Internal Memo

TO: Planning & New Communities – Michael Huntington

FROM: Health & Environmental Services – Contaminated Land

SUBJECT: Relocated railway station comprising platforms, pedestrian bridges, access road, pedestrian and cycle routes, car and cycle parking, with other associated facilities and infrastructure. - Land between Cody Road and railway, north of Waterbeach, Cambs

REF: S/0791/18/FL

I wish to confirm that I have received a copy of the above application and have considered the implications of the proposals.

The above site comprises an agricultural area and railway land, which may have potential for contamination to be present. The proposal is for a new railway station. A Phase I Environmental Desk Study has been submitted by Mott Macdonald, dated Feb 2018. We have reviewed the report and agree with the findings that a Phase 2 investigation is appropriate for this site. Therefore I recommend that no development approved by this permission shall be commenced, unless otherwise agreed, until parts b – e below have been satisfied:

a) The application site has been subject to a detailed desk study, including site walkover and preliminary Conceptual Site Model, to be submitted to and approved by the Local Planning Authority.

b) The application site has been subject to a detailed scheme for the investigation and recording of contamination and remediation objectives have been determined through risk assessment and agreed in writing by the Local Planning Authority.

c) Detailed proposals for the removal, containment or otherwise rendering harmless any contamination (the Remediation method statement) have been submitted to and approved in writing by the Local Planning Authority.

d) The works specified in the remediation method statement have been completed, and a Verification report submitted to and approved in writing by the Local Planning Authority, in accordance with the approved scheme.

e) If, during remediation and/or construction works, any contamination is identified that has not been considered in the remediation method statement, then remediation proposals for this material should be agreed in writing by the Local Planning Authority.
Reason – To ensure that risks from land contamination to the future users of the land and neighbouring land are minimised, together with those to controlled waters, property and ecological systems, and to ensure that the development can be carried out safely without unacceptable risks to workers, neighbours and other offsite receptors in accordance with Policy DP/1 of the adopted Local Development Framework 2007

Please return a copy of the decision notice regarding this application when it has been determined.

Helen Bord
Scientific Officer (Contaminated Land)