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## Internal Memo

Date: 13-07-2022

To: Greater Cambridge Shared Planning – Fiona Bradley

From: Climate, Waste and Environment – Contaminated Land

Proposal: A hybrid planning application for: a) An outline application (all matters reserved apart from access and landscaping) for the construction of: three new residential blocks providing for up to 425 residential units and providing flexible Class E and Class F uses on the ground floor (excluding Class E (g) (iii)); and two commercial buildings for Use Classes E(g) i(offices), ii (research and development) providing flexible Class E and Class F uses on the ground floor (excluding Class E (g) (iii)),together with the construction of basements for parking and building services, car and cycle parking and infrastructure works. b) A full application for the construction of three commercial buildings for Use Classes E(g) i (offices) ii (research and development), providing flexible Class E and Class F uses on the ground floor (excluding Class E (g) (iii)) with associated car and cycle parking, the construction of a multi storey car and cycle park building, together with the construction of basements for parking and building services, car and cycle parking and associated landscaping, infrastructure works and demolition of existing structures.

Site Address: Land North Of Cambridge North Station, Milton Avenue, Cambridge, Cambridgeshire

Reference: 22/02771/OUT

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I wish to confirm that I have received a copy of the above application and considered the implications in terms of risk from potential contamination. Specifically, the following documentation has been reviewed:

- Environmental Statement Chapter 16 Soils and Groundwater by Bidwells dated June 2022
- Appendix 16.1 Phase I Geoenvironmental Assessment by PJA dated April 2022

*The following comments relate to risk in terms of human health only. Consideration of risks to controlled waters is outside the remit of this consultation. Given the site overlies a Secondary A Aquifer, comment should be sought from the Environment Agency in relation to assessment of controlled waters risks.*

*The geotechnical content of the report is outside the scope of this consultation and has not been reviewed*

The proposed residential use is sensitive to contamination and the site has a potentially contaminative historical usage comprising former railway sidings and associated works, in addition to areas of filled ground.

The Desk Study has identified a range of potentially contaminative land uses both on site and within the surrounding area posing a low to moderate risk to the proposed development. Ground investigation is therefore recommended to further assess the soil & groundwater and make an assessment of any ground gas present to determine the suitability of the site and whether any mitigation is required in the form of remediation. The further assessment of contamination may be dealt with by way of conditions attached to any planning consent granted.

I am in agreement with the assessment and conclusions within the Environmental Statement Chapter 16, regarding effects and the implementation of mitigation measures.

If the further assessment of ground conditions is not made available prior to determination of the planning application, please attach the following standard contaminated land conditions, with part 1a not required as it has already been completed, to the subsequent decision notice:

- 1) No development shall take place until:
  - a) ~~The application site has been subject to a detailed desk study and site walkover, 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.
- 2) Prior to the first occupation of the dwellings hereby permitted, the works specified in any remediation method statement detailed in Condition 1 must be completed and a Verification report submitted to and approved in writing by the Local Planning Authority.
- 3) If, during remediation or construction works, any additional or unexpected contamination is identified, then remediation proposals for this material should be agreed in writing by the Local Planning Authority before any works proceed and shall be fully implemented prior to first occupation of the dwellings hereby approved.

Reason – To ensure that risks from land contamination to the future users of the land 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 SC/11 of the adopted South Cambridgeshire Local Plan 2018.

**Claire Sproats**  
**Scientific Officer (Contaminated Land)**  
**Climate, Waste and Environment**