

SCDC Role in the former Bayersite Works



South
Cambridgeshire
District Council

Contaminated Land Identification

Under Part IIa of the Environmental Protection Act 1990, Local Authorities must identify land which may be contaminated within its district. The former Bayer site was determined as Contaminated Land in 2003 due to the risk posed to the groundwater and nearby watercourses. It was then designated a Special Site for regulation by the Environment Agency.

Local Planning Authority

The site has since been taken forward for redevelopment and South Cambridgeshire District Council have responsibility, as the Local Planning Authority, for regulating the planning conditions set out in the planning permissions.

In order to assess the information submitted and regulate the planning conditions, SCDC consult a number of internal and external specialists. These include the Councils Health and Environmental Services, the Environment Agency, the NHS and Health Protection Agency.

Statutory Nuisance

Health and Environmental Services also has responsibility under Part III of the Environmental Protection Act 1990 to inspect its area from time to time to detect any statutory nuisances and to take such steps as are reasonably practicable to investigate any complaint of a statutory nuisance made by a person living within its area. With respect to operations at the Bayer site, enforcement using these powers would require the sanction of the Secretary of State due to it also being regulated under an Environment Agency Environmental Permit.

What is SCDC doing while the remediation works are being carried out?

Officers within the Council visit the site on a weekly basis to ensure that the remediation works are being carried out in accordance with the remediation planning consent.

Officers review all the monthly reports and any information submitted as required by the planning conditions.

Officers take part in regular Multi Agency Meetings between SCDC, Environment Agency, Health Protection Agency, NHS Cambridgeshire, Harrow Estates, Vertase Fli and Atkins to update on progress and current issues.

Officers work closely with the Environment Agency to address any complaints received.

Officers address enquiries and queries that come in to the dedicated Bayersite email address bayersite@scambs.gov.uk

Planning Applications

There are two planning consents granted in February 2010 for this site:

- Remediation application **S/2307/06/F**
- Redevelopment application **S/2308/06/O**

The redevelopment application has a condition attached that means the redevelopment will not go ahead until a Verification Report has been submitted and agreed showing that there is no longer an unacceptable risk to human health or the environment.

Planning Updates

Condition 2

- Submission and agreement of Revised Controlled Waters Risk assessment

Condition 4

- Routine submission of Monthly Reports
- Variation to reduce frequency of groundwater level monitoring

Condition 5

- Amendment to allow removal of southern freestanding section of bentonite wall
- Submission of method statement to remove bentonite wall

Condition 9

- Routine submission of risk assessments for any additional contaminants

All submissions can be viewed on the dedicated webpages at www.scambs.gov.uk/bayersite

Planning Updates – Revised Controlled Waters Risk Assessment (Condition 2)

Why does the Risk Assessment need revising?

The Remediation Method Statement, agreed as part of the remediation planning application, gave provision for the original risk assessments to be revised as more information about the site conditions was gained through the remediation works.

What affect does this have?

The revisions have been made to the risk assessment relating to surface water and groundwater, also known as Controlled Waters.

There have been no changes made to the risk assessment relating to human health.

Planning Updates – Frequency of Groundwater Level Monitoring (Condition 4)

Why does the frequency need to be changed?

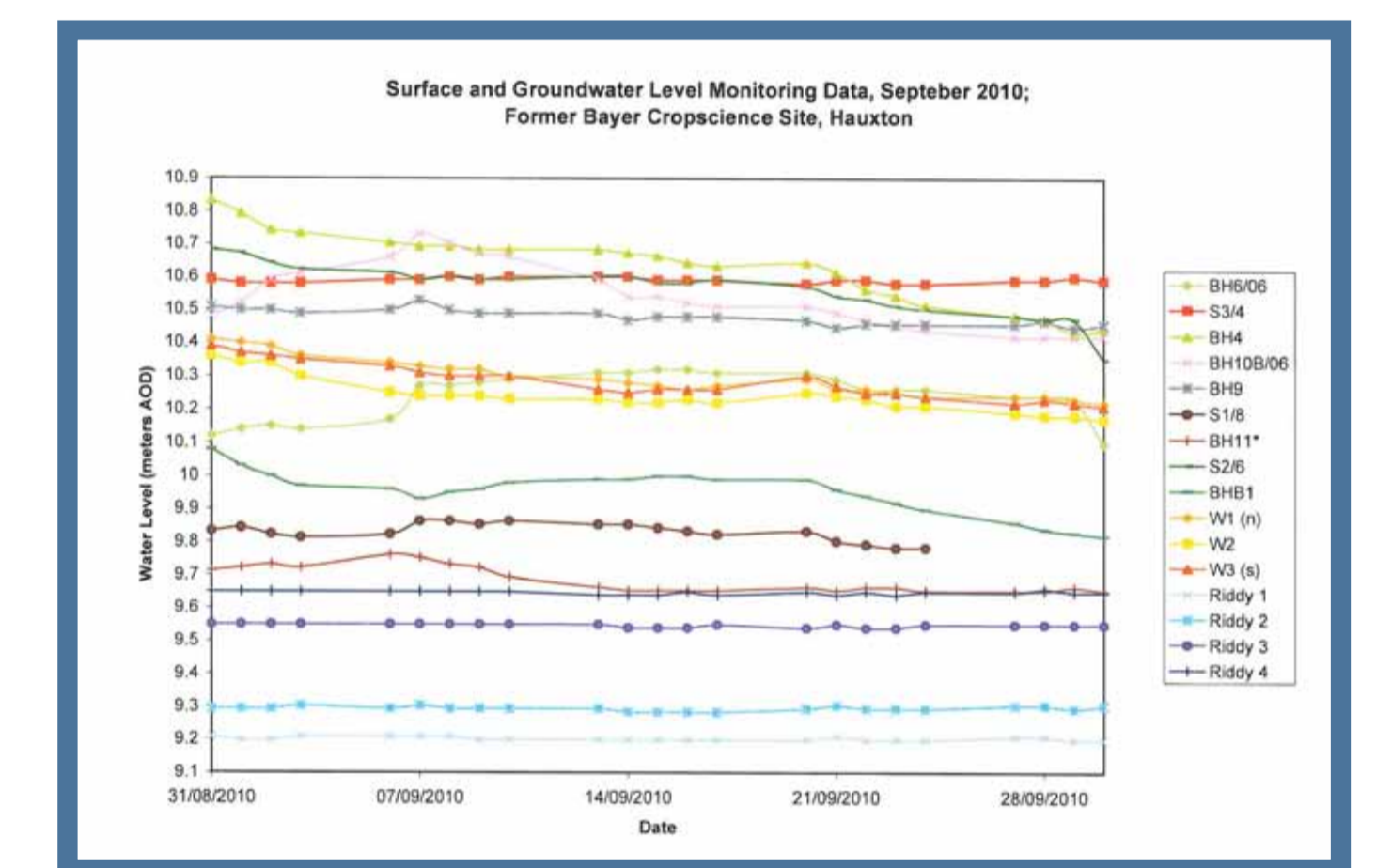
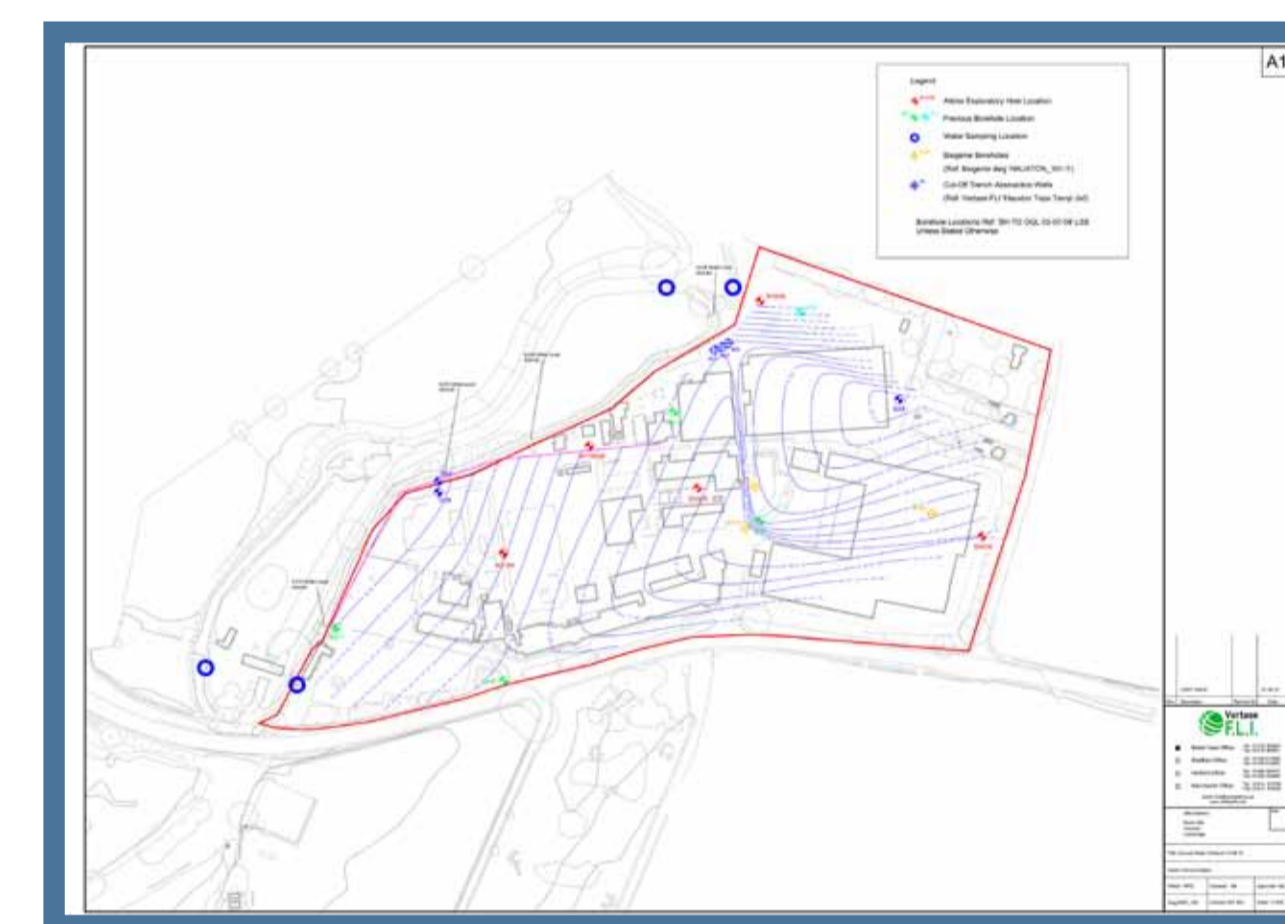
It was envisaged from prior ground investigation works that a significant amount of groundwater was present on site that would require monitoring to ensure that remediation works on site caused no issues or impact to the adjacent water courses.

Since starting the remediation works, it is apparent that there is not a significant water body on site.

What changes have been made?

Measurements of the depth of groundwater across the site were being taken daily. A variation to Condition 4 and the Remediation Method Statement has been made to reduce the frequency of monitoring to twice weekly unless a rainfall event greater than 6mm in a 24 hour period occurs in which case the levels will be monitored twice within the following 3 days.

Condition 4 of the remediation consent also required that weekly groundwater level contour maps were provided in the monthly report. This has now been changed to graphs to allow a clearer comparison of changes in groundwater level.



Planning Updates – Removal of Southern Section of Bentonite Wall (Condition 5)

What is the Bentonite Wall?

The bentonite wall is an underground barrier wall designed to prevent contamination entering the adjacent water courses.

The majority of the bentonite wall runs in close proximity to the site boundary and the adjacent watercourse. The southern section of the bentonite wall juts into the site rather than follow the site boundary.

Why remove the southern section of the bentonite wall?

Excavation of soils on either side of the southern section of the wall means that this section was effectively free standing. It therefore served no purpose and was no longer required to perform its intended function of protecting the nearby controlled waters from any contamination held behind it as the soils had been removed from that area.

Condition 5 requires an options appraisal and full method statement is required to be submitted and agreed prior to any works being undertaken on the wall.

Since the short southern section was not directly adjacent the site boundary and adjacent water course and was effectively freestanding, a request was made to remove this section to allow remediation works to continue in this area.

What about the rest of the Bentonite wall?

A submission has recently been received providing a full remediation proposal for the main section of the bentonite wall. This is currently being reviewed by the relevant specialists.

