

Internal Memo

Date: 27/04/2021

TO: Greater Cambridge Shared Planning – Mary Collins
FROM: Shared Waste and Environment – Contaminated Land
SUBJECT: **Demolition of existing buildings and erection of a care home (Use Class C2) with external amenity space, access, parking, landscaping and other associated works | Former Hotel Felix Whitehouse Lane Cambridge Cambridgeshire CB3 0LX**
REF: **21/00953/FUL**

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

- Phase 1 Desk Study by Solmek dated December 2020.

The proposed residential use is sensitive to contamination and the site has a potentially contaminative historical usage. Table 4 in the report highlights some of the potential concerns for contamination, including contaminants from made ground, and the risks for ground gas.

Therefore, we welcome the recommendation in the report for further investigative ground works including a gas monitoring regime and sampling in proposed soft landscaping areas. We look forward to receiving a Phase 2 Investigation report for this proposed development.

If this information is not made available prior to determination of the planning application, please attach the following conditions to the subsequent decision notice (note that part a is fulfilled by details already submitted):

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 development 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.

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

Jordan Hill

Scientific Support Officer (Contaminated Land)