



NORTHSTOWE PHASE 2 PLANNING APPLICATIONS

**Environmental Statement (Volume II):
Appendix G Geology, Hydrogeology and
Soils**

August 2014

G1 Consultation responses

Alison Pugh

From: Laura Cohu
Sent: 14 July 2014 19:00
To: Alison Pugh
Subject: FW: CCC/2014/20506 - Northstowe Development, Cambs
Attachments: image001.png

From: Anglian Central, Customer Contact [ANC.enquiries@environment-agency.gov.uk]
Sent: 14 July 2014 16:55
To: Laura Cohu
Subject: CCC/2014/20506 - Northstowe Development, Cambs

Dear Laura

Northstowe Development, Cambs

Thank you for your enquiry which was received on 19 June 2014 and subsequent payment received on 20 June 2014.

We respond to requests under the Freedom of Information Act 2000 and Environmental Information Regulations 2004.

Please find our comments to the following points which were raised in your email of 29 January 2014.

1. Are you aware of any previous contaminated land site investigations/ site risk assessments for the site. If so, are you able to provide any details?

We act as a statutory consultee to Local planning authorities for several types of planning application related to our statutory duties on the protection of land and water quality, where it is assessed that there is or may be a potential risk to the water environment from pollution. Therefore, we are directly consulted by the relevant Planning Authority to provide our response to applications. We recommend that you refer to the relevant Local Authority who will hold any relevant information and reports.

We can confirm that we have previously reviewed and commented on a Scoping Report and Environmental Statement prepared for the Northstowe development (application reference S/0352/12: Construction of B1(a) office building together with associated landscaping car parking and Sustainable Urban Drainage, S/7006/07: Creation of the New Town of Northstowe comprising of 9500 dwellings and associated community and highway infrastructure and S/0388/12/OL: Outline planning application for phase 1 of Northstowe comprising up to 1,500 Dwellings and Associated Development & Infrastructure.

2. Do you have any details any past contaminative land uses at the site (anecdotal or otherwise)?

Please see point 1.

3. Are you aware of any storage, disposal or leakage of any hazardous/ dangerous substances at the site or within 100m of the site?

Please see point 1.

4. Are there any Part B activities under the Environmental ,Permitting Regulations within 250m of the subject site, including:
- Authorisation holder,
 - Location/ grid reference,
 - Nature of authorisation.

Part B activities are regulated by local authorities who will inspect the installation to ensure that it is complying with the conditions of the environmental permit. Please, therefore, refer to your relevant Local Authority.

5. Private water supplies within 500m of the subject site, including:
- Location/ grid reference,
 - Details of source and abstraction purpose.

Our records show that there are two active abstraction licences within 1km of the subject site.

a. Licence Holder: Cambridge Golf Club, NGR: 539943,267239, Location: Station Road, Longstanton, Cambs, Purpose: Spray/Irrigation, Source of Supply: Groundwater from Fluvial Sands and Gravels

b. Licence Holder: Hayden, NGR: 540394,266900, Location: Larkfield, Rampton Road, Longstanton, Cambs, Purpose: Spray/Irrigation, Source of Supply: Groundwater from Fluvial Sands and Gravels

6. Pollution incidents/ known areas of contaminated land within 500m of the subject site including:
- Location/ grid reference,
 - Previous uses,
 - Nature/ source of pollution,
 - Any further details.

Our records show that there are three reported pollution incidents within 1km of the subject site.

a. NGR: 541524,264897, Previous use: Foul Sewer, Nature/Source of pollution: Containment failure, crude sewage, Impact: Minor impact to water, Date: 09/02/2013

b. NGR: 541098,263758, Previous use: Stables, Nature/Source of pollution: Field heap, solid manure Impact: no impact, Date: 29/05/2013

c. NGR:539575,266838, Previous use: Foul Sewer, Nature/Source of pollution: Containment failure, crude sewage, Impact: Minor impact to water, Date: 31/10/2012

7. Is there anything environmentally pertinent in relation to the site that we should be aware of.

Outline application S/0388/12/OL: elevated TPH recorded in groundwater samples (sand and gravels river terrace deposits)

I have attached our Standard Notice or licence which explains the permitted use of this information.

Please get in touch if you have any further queries or contact us within two months if you'd like us to review the information we have sent.

Yours Sincerely

Ann Young

Customers & Engagement Officer
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www.gov.uk/environment-agency<https://www.gov.uk/environment-agency>

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Laura Cohu
Hyder Consulting Ltd

Our ref: EH/HB/243657/230614

Your ref:

Date: 23rd June 2014

Health & Environmental Services

Contact: Helen Bord

Direct dial: 01954 713444

Direct email: Helen.Bord@scambs.gov.uk

Dear Ms Cohu,

PART NORTHSTOWE PHASE TWO ENQUIRY

Thank you for your email requesting information in relation to Northstowe Phase 2.

I have interrogated our database and spoken with Environmental Health and can offer you the following responses to your queries:

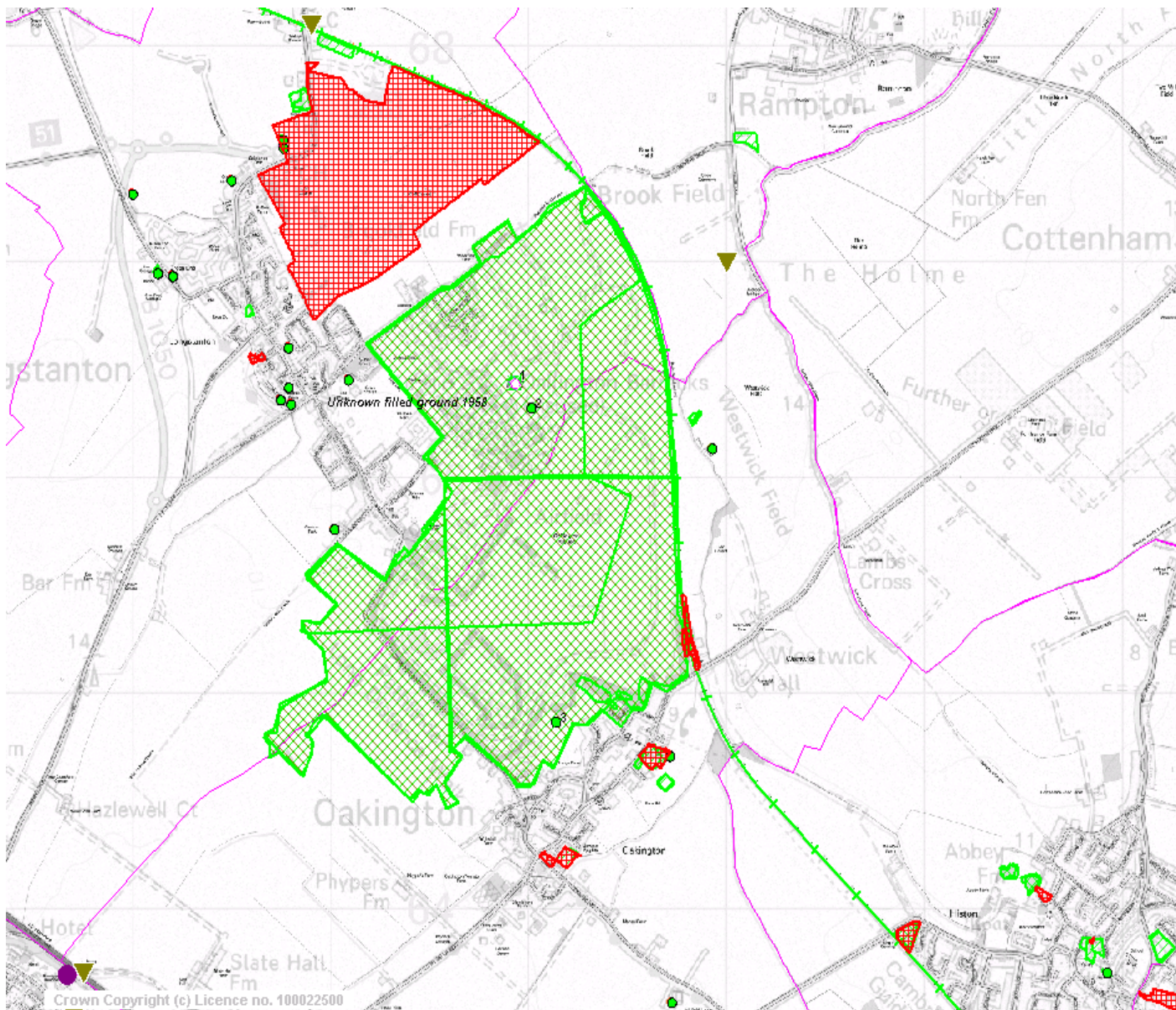
1. We hold no records of pre licence landfill sites in the study area. You may wish to speak with the EA for further information.
2. There are no known pollution incidents within 500m of the study site, again you may wish to ask the EA for further information.
3. There are no current Part B activities within the study site. Potentially there may be a biomass boiler at OAKington Tomato Farm on Oakington Road, but as yet this is not up and running.
4. There are no Part IIA designated sites within the study site.
5. A large section of the site as a whole has been identified as potentially contaminated land due to the presence of the former military land and associated Oakington Barracks. As yet this has still not been generally investigated.

Cont.....



INVESTOR IN PEOPLE

Here is a plan incorporating the study site:



6. The *unknown filled ground* relates to the green dot above it and refers to potential infilled ground or quarrying circa 1958
7. The other points (1,2 and 3) also refer to unknown filled ground dated 1981, 1981 and 1951 respectively, and points 1 and 2 also may have been subject to quarrying.
8. The large green hatched area depicts the entire boundary of the former military land and Oakington Barracks, which is classed as potentially contaminated land.
9. We have no further information relating to site investigations or remediation within the study area.

10. We are unaware of any former nuisance issues relating to the site or of any storage / leakage of hazardous substances.

11. We don't hold any information regarding flammable storage at the site. Further information may be available from Trading standards. We would expect there to have been such a use associated with the old Oakington Barracks and Military Land.

I hope this information addresses your query. The invoice will follow via email.

Yours sincerely

Helen Bord.
Scientific Officer (Contaminated Land)



Date: 23 June 2014
Our ref: 123895
Your ref: Northstowe



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BY EMAIL ONLY

Dear Ms Pugh

**Planning consultation: Northstowe Phase 2
Location: Northstowe, Oakington, Cambridge**

Thank you for your consultation dated and received by Natural England on 13 June 2014.

Full information can be obtained from www.magic.gov.uk which provides a simple interactive map providing much of the information on the location of protected land and other land classifications that you may need. Information from Defra, Natural England, Environment Agency, Forestry Commission and English Heritage is all collated in this website providing a useful service.

I hope this information will help you complete your search.

Yours sincerely
Aileen Finlayson
Customer Service Consultation Team



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