

**NOTICE THAT DECISION THAT LAND IS REQUIRED TO BE DESIGNATED AS A
SPECIAL SITE HAS TAKEN EFFECT**

ENVIRONMENTAL PROTECTION ACT1990

SECTIONS 78C(6)

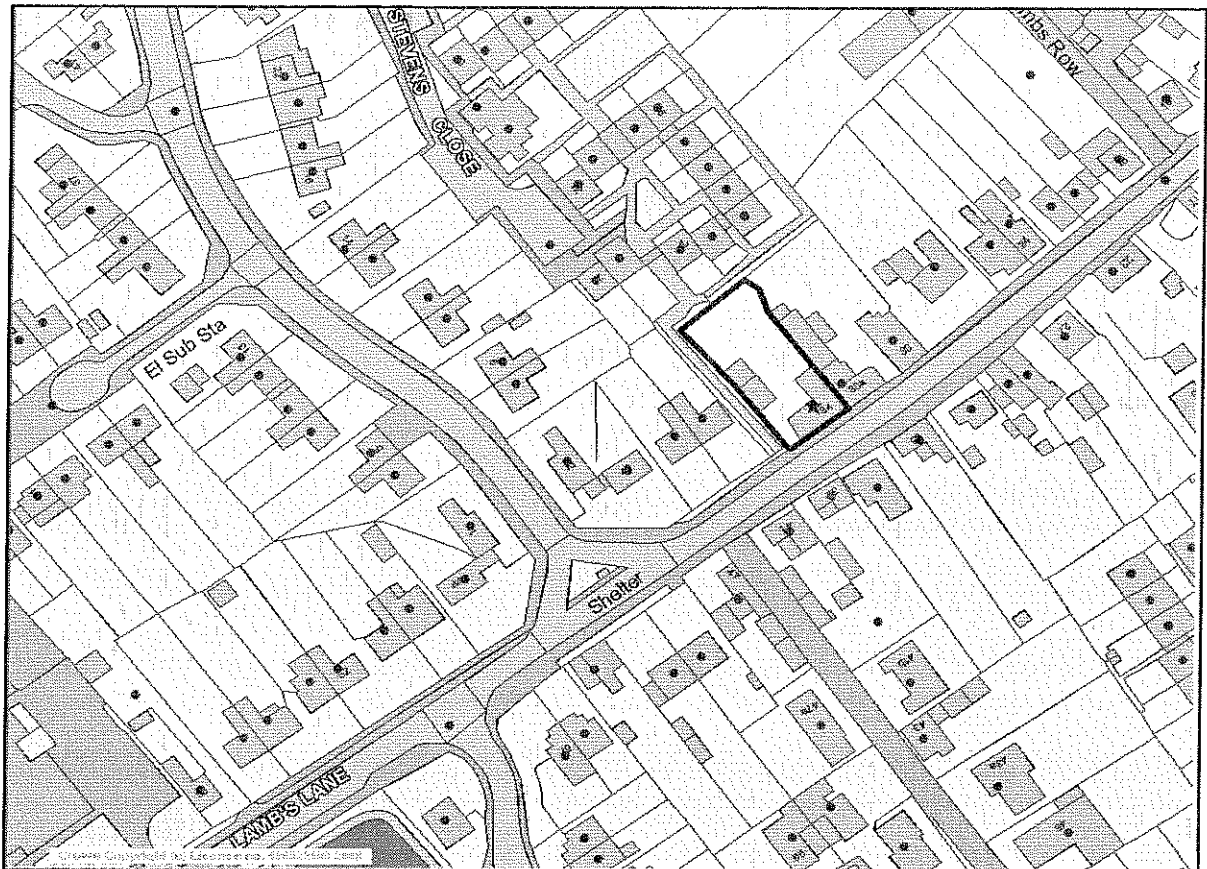
To: The Owners of 34 Lambs Lane, Cottenham

1. In relation to the land described in the Schedule to this Notice ("the Land") South Cambridgeshire District Council ("the Local Authority") decided, under Section 78C(1)(b) of the Environmental Protection Act 1990 ("the Act") that the land described in the Schedule is contaminated land which is required to be designated as a special site.
2. Notice of that decision was given to the appropriate Agency on 27th May 2010.
3. In accordance with Section 78C(6) that decision took effect on 18th June 2010
4. This notice that the decision has taken effect is given to you pursuant to Section 78C(6) as a relevant person as defined in Section 78C(2), namely as
 - a) the owner of the land
 - b) the person who appears to the Local Authority to be in occupation of the whole of the land
 - c) the person who appears to the Local Authority to be an appropriate person
5. Eileen Young of the Environment Agency, Bromholme Lane, Brampton, Huntingdon, PE28 4NE has been notified in her role as representative of an appropriate agency.
6. Should you wish to make any representation in response to this Notice, or to seek further information, please contact the following as soon as possible:

S Walford
Health Protection Team Leader
South Cambridgeshire District Council
South Cambridgeshire Hall
Cambourne Business Park
Cambourne
Cambridgeshire
CB23 6EA

SCHEDULE

The land determined as Contaminated Land and required to be designated as a special site is the land at 34 Lambs Lane Cottenham. The area of land is outlined in the map below:



Dated: 18th June 2010

Signed: *[Handwritten Signature]*

S Walford
Health Protection Team Leader
South Cambridgeshire District Council
South Cambridgeshire Hall
Cambourne Business Park
Cambourne
Cambridgeshire
CB23 6EA

Environmental Protection Act 1990 (the 1990 Act), section 78H(7)

The Contaminated Land (England) Regulations 2006 (si2006/1380)

Remediation Statement prepared by the Environment Agency

This remediation statement is prepared by the Environment Agency (the Agency) in relation to contaminated land identified by South Cambridgeshire District Council under s78B of the Environmental Protection Act 1990 (the 1990 Act) and designated as a special site under section 78C of the 1990 Act.

The location and extent of the contaminated land (the Land) to which this remediation statement relates are set out in Schedule 1.

The Agency, as enforcing authority in relation to the Land, is precluded by s78H(5) (d) of the 1990 Act from serving a remediation notice and has therefore prepared this remediation statement in accordance with s78H(7) and (8).

The things which have been done by way of remediation and the date of completion are set out in Schedule 2.

Particulars of the substances and the significant harm and pollution of controlled waters that have resulted in the land being contaminated land are set out in Schedule 3.

The current use of the Land is residential.

The name and address of the person who has done each of the things set out in Schedule 2 to this remediation statement is: Central Area, Anglian Region, Environment Agency, Bromholme Lane, Brampton, Huntingdon, Cambridgeshire PE28 4NE.

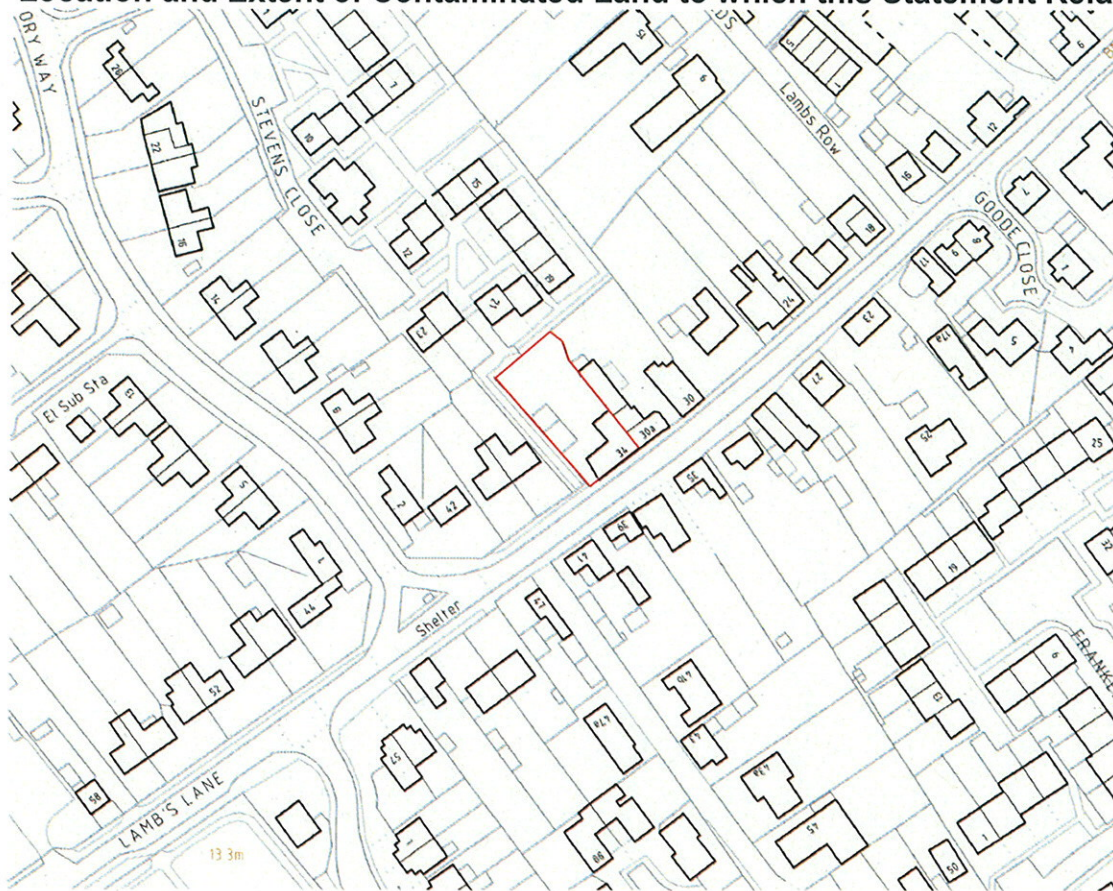
The Agency's address and other contact details for the purposes of this Remediation Statement and the remediation actions set out in Schedule 2 are stated below.

Signed: Cedric [Signature]
Position: Area Manager - Central
Date: 9/8/2012

The Enforcing Authority's address for the purposes of this Statement is:
Environment Agency, Bromholme Lane, Brampton, Huntingdon, Cambridgeshire, PE28 4NE. Tel: 01480 483011

Contact name for the purposes of this Statement is:
Eileen Young, Technical Specialist
Tel: 01480 483011; email: Eileen.young@environment-agency.gov.uk

SCHEDULE 1 of REMEDIATION STATEMENT
Location and Extent of Contaminated Land to which this Statement Relates



The land to which this statement applies is at 34 Lamb's Lane, Cottenham, Cambs CB24 8TA, at National Grid Reference TL 4481 6764 and is outlined in red.

SCHEDULE 2 of REMEDIATION STATEMENT
Remediation Requirements, Responsibilities and Periods
in accordance with Section 78H(5)(b) of the 1990 Act.

In this Schedule:-

- "Remedial Treatment Action" is defined by Section 78A(7)(b) of Part 2A of the 1990 Act.

Type of Remediation Action:

It is specifically a "Remedial Treatment Action" that is being recorded by this Statement

Significant Pollutant Linkage Requiring Remediation:

The significant pollution linkages to which the remedial treatment action applies are given in Schedule 3(below).

Remedial Treatment Action:

Broadly, the scope of works comprised excavation of shallow soils and replacement with validated clean soils in the private garden. The following scheme was implemented between 9 January 2012 and 29 February 2012:

- Site preparation, including decommissioning of monitoring wells within the excavation area, removal of vegetation and investigation of subsurface anomalies identified by geophysical survey;
- Excavation and off-Site disposal of shallow soils in the Site's garden area to a minimum depth of 600mm;
- Excavation and off-Site disposal to approximately 1.2m depth in a 'hotspot' area to remove a pocket of free phase tar;
- Deployment of ORC using geoprobe direct push injections which were targeted to locations of the contaminant mass on the property;
- Placement of a permeable geotextile membrane at the base of the excavation to act as a marker layer and prevent significant mixing between underlying soils and imported topsoil;
- Placement of imported subsoil and topsoil, validated as 'suitable for use', in the excavation;
- Basic re-instatement of garden features; and
- A single round of groundwater monitoring to identify potential changes to the condition of the aquifer after the excavation works.

Final extent of remediation

Soil

The remediation has involved all of the soft landscaped areas of the original garden as well as a circular decorative patio area that was originally situated in the centre of the garden. Shallow soil was excavated to a minimum depth of 600mm bgl and to a maximum depth of 1200mm in the area of a hazardous soil hotspot around former monitoring well WS104 located immediately to the north of the garage outbuilding.

After placing a geotextile membrane at the base of the excavation, the site was backfilled with clean subsoil and topsoil supplied with validation certificates. The validation certificates indicated that the subsoil and topsoil met the remediation validation criteria for contaminants of concern. In addition, the topsoil was demonstrated to be suitable for use in accordance with British Standard BS3882:2007, 'Specification for Topsoil'.

Post-Remediation Property Condition

After the remediation works, the garden area comprised paved areas closest to the back of the house with lawn areas in the centre of the garden. Semi mature trees were re-planted along part of the western and northern boundary and shrubs were planted along the west side of the garage. A narrow pathway adjacent to the eastern site boundary links the back of the house with a rectangular patio area, located in the centre of the garden and close to the western boundary.

Summary of Post-Remediation Conceptual Site Model

At the completion of the remediation activities, following the evaluation of potential contaminant sources, human and environmental receptors, and exposure pathways, it is considered that the two Part 2A significant pollutant linkages have been addressed to the extent that they are not significant in the context of Part 2A of the 1990 Act.

Since the shallow soils from all soft landscaped garden areas, which posed a potentially significant risk to the site occupiers, were excavated and replaced with validated clean soils, the source and exposure pathways of concern (including soil ingestion, dust ingestion, dust inhalation and dermal contact) have been removed.

The excavations also reduced the mass of naphthalene present in the unsaturated zone, which was considered to be an ongoing source of contamination to the underlying aquifer. Therefore the near-surface source for the groundwater pollutant linkage has been removed.

SCHEDULE 3 of REMEDIATION STATEMENT

1 of 1

Particulars of Significant Harm and Particulars of Substances
in accordance with Schedule 3, Regulation 13 of the CL(e)R 2006.

Pollutant As required by Regulation 4(1)(f)	Source Location	Pathway As required by Regulation 4(1)(e)	Receptor As required by Regulation 4(1)(e)	Receptor Location	Description of harm As required by Regulation 4(1)(e)
Benzo(a)pyrene (a carcinogenic substance)	In the garden of 34 Lambs Lane	Direct/indirect contact, ingestion and inhalation	Humans	Residents of 34 Lambs Lane	Significant possibility of significant harm to health
Naphthalene (a substance which constitutes poisonous, noxious or polluting matter)	in, on or under the land	Leaching/migration of contaminants through the soil and unsaturated zone	Scheduled aquifer, Lower Cretaceous sandstone	Woburn Sands beneath the soils at the site	Pollution of Controlled Water

South Cambridgeshire District Council determined the Site as contaminated land under Part 2A of the Environmental Protection Act 1990 on 18 May 2010 on the basis of two significant pollutant linkages (SPLs), viz.:

SPL	Source	Pathway	Receptor
1	Benzo(a)pyrene (a carcinogenic substance) in, on or under the land	Direct/indirect contact, ingestion and inhalation	Humans (Residents of 34 Lambs Lane)
2	Naphthalene (a substance which constitutes poisonous, noxious or polluting matter) in, on or under the land	Leaching/migration of contaminants through the soil and unsaturated zone	Controlled waters comprising groundwater in the Woburn Sands (a formation of the Lower Cretaceous Sandstone)

SCDC also designated the property a Special Site by virtue of Regulation 3(c) of the Contaminated Land (England) Regulations 2006.