

JOINT DEVELOPMENT CONTROL COMMITTEE MEETING – 17 November 2021

Amendment/De-brief Sheet

MAJOR PLANNING APPLICATIONS

CIRCULATION: First

ITEM: APPLICATION REF: S/1355/17/FL

Location: Darwin Green 1 balancing pond - Land Immediately West Of The
Electricity Pylon And Foul Pump Station Histon Road Impington

Target Date: n/a

To Note:

Additional conditions regarding ground contamination and pollution control.

Amendments to Text:

None

Pre-Committee Amendments to Recommendation:

Insert additional conditions:

18. No development including preparatory works shall commence until a contaminated land assessment and associated remedial strategy, together with a timetable of works, has been submitted to and approved in writing by the local planning authority. The contaminated land assessment and associated remedial strategy shall adhere to the following points:

a) The contaminated land assessment shall include a desk study to be submitted to the local planning authority for approval. The desk study shall detail the history of the site uses including any use of radioactive materials and propose a site investigation strategy based on the relevant information discovered by the desk study. No investigations shall occur on site prior to approval of the investigation strategy by the local planning authority.

b) The site investigation, including relevant soil, soil gas, radioactivity, surface and groundwater sampling, shall be carried out by a suitable qualified and accredited consultant/contractor in accordance with a quality assured sampling and analysis methodology.

c) A site investigation report detailing all investigative works and sampling on site, together with the results of the analysis, risk assessment to any receptors and a proposed remediation strategy shall be submitted to the local planning authority for approval. The approval in writing of the local planning authority to such remedial works as are required shall be obtained prior to any remediation commencing on site. The works shall be of such a nature as to render harmless the identified contamination given the proposed end use of the site and surrounding environment including any controlled waters.

d) Approved remediation works shall be carried out in full on site under a quality assurance scheme to demonstrate compliance with the proposed methodology and best practice guidance.

e) If, during the works, contamination is encountered which has not previously been identified then the additional contamination shall be fully assessed and an appropriate remediation scheme agreed in writing with the local planning authority

f) Upon completion of the works, a closure report shall be submitted to and approved by the local planning authority. The closure report shall include details of the proposed remediation works and quality assurance certificates to show that the works have been carried out in accordance with the approved methodology. Details of any post-remedial sampling and analysis to show the site has reached the required clean-up criteria shall be included in the closure report together with the necessary documentation detailing what waste materials have been removed from site.

REASON: In order to ensure that any contamination of the site is identified and remediation measures are appropriately undertaken to secure full mitigation in the interests of environmental and public safety (South Cambridgeshire Local Plan 2018 policy SC/11).

19. No development including preparatory works shall commence until a scheme for the provision and implementation of pollution control of the water environment has been submitted to and approved in writing with the local planning authority. Development shall be carried out only in accordance with the approved details thereafter.

REASON: To prevent the increased risk of pollution to the water environment. (South Cambridgeshire Local Plan 2018 policy CC/7)

DECISION: