

Regulator's Comments on future development for St Neots Mobile Home Park.

The remedial works and verification checks have been carried out to ensure the pollution linkage between the soil contaminants and the mobile home occupiers have been broken.

In its current state the land at St. Neots Mobile Home Park no longer satisfies the statutory definition of "contaminated land" as defined in Part IIA of the Environmental Protection Act 1990.

Should there be any development or disturbance of the soil on the site, the local authority should reassess the risks associated with exposure to ground contamination to future occupants of the site.

There are some areas within the site that have not been remediated, such as the soil beneath the mobile home floor slabs and the soil at a depth greater than 0.6m, and if alterations were to allow this soil to become exposed to future receptors, a new detailed investigation would have to be undertaken in order to assess the potential risks.

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