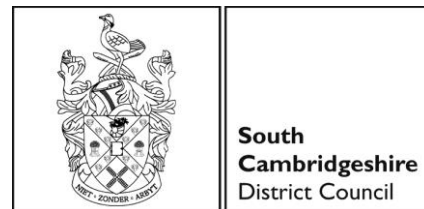


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Tuesday 09 April 2024

To: Chair – Councillor Dr. Martin Cahn
Vice-Chair – Councillor Peter Fane
All Members of the Planning Committee - Councillors Ariel Cahn,
Bill Handley, Geoff Harvey, Dr. Tumi Hawkins, Dr Lisa Redrup,
Peter Sandford, Heather Williams, Dr. Richard Williams and Eileen Wilson

Quorum: 3

Substitutes Councillors Graham Cone, Sue Ellington, Bunty Waters,
if needed: Dr. Shrobona Bhattacharya, Anna Bradnam, Helene Leeming,
William Jackson-Wood, Corinne Garvie and Henry Batchelor

Dear Councillor

You are invited to attend the next meeting of **Planning Committee**, which will be held in the **Council Chamber, First Floor** on **Wednesday, 10 April 2024 at 10.00 a.m.. A weblink to enable members of the press and public to listen to the proceedings will be published on the relevant page of the Council's website , normally, at least 24 hours before the meeting.**

Yours faithfully
Liz Watts
Chief Executive

Supplementary Agenda

6. **23/03080/OUT - Former Waste Water Treatment Facility, Cambridge Road, Hauxton**
Outline application for demolition of existing structures and redevelopment for employment (office and laboratory) floorspace E(g)(i)(ii) alongside a new amenity building (including F2(b)(c)), country park and associated infrastructure with all other matters reserved for future determination apart from access, layout, scale

Pages
3 - 6

Exclusion of Press and Public

The law allows Councils to consider a limited range of issues in private session without members of the Press and public being present. Typically, such issues relate to personal details, financial and business affairs, legal privilege and so on. In every case, the public interest in excluding the Press and Public from the meeting room must outweigh the public interest in having the information disclosed to them. The following statement will be proposed, seconded and voted upon.

"I propose that the Press and public be excluded from the meeting during the consideration of the following item number(s) in accordance with Section 100(A) (4) of the Local Government Act 1972 on the grounds that, if present, there would be disclosure to them of exempt information as defined in paragraph(s) of Part 1 of Schedule 12A of the Act."

If exempt (confidential) information has been provided as part of the agenda, the Press and public will not be able to view it. There will be an explanation on the website however as to why the information is exempt.

Notes

- (1) Some development control matters in this Agenda where the periods of consultation and representation may not have quite expired are reported to Committee to save time in the decision making process. Decisions on these applications will only be made at the end of the consultation periods after taking into account all material representations made within the full consultation period. The final decisions may be delegated to the Corporate Manager (Planning and Sustainable Communities).
- (2) The Council considers every planning application on its merits and in the context of national, regional and local planning policy. As part of the Council's customer service standards, Councillors and officers aim to put customers first, deliver outstanding service and provide easy access to services and information. At all times, we will treat customers with respect and will be polite, patient and honest. The Council is also committed to treat everyone fairly and justly, and to promote equality. This applies to all residents and customers, planning applicants and those people against whom the Council is taking, or proposing to take, planning enforcement action. More details can be found on the Council's website under 'Council and Democracy'.

The Council is committed to improving access to its agendas and minutes for all members of the community. We try to take all circumstances into account, but if you have any specific needs we will do what we can to help you. Please contact Democratic Services on 01954 713 000 or email democratic.services@scambs.gov.uk.

Further information for members of the public can be found at the below link.
[Link to further information for members of the public attending South Cambridgeshire District Council meetings.](#)

If you wish to ask a question or make a statement at a meeting, please refer to the Public Speaking Scheme at the below link.
[Link to the Public Speaking Scheme](#)

Further information for Councillors
[Declarations of Interest – Link to Declarations of Interest - Information for Councillors](#)

Councillors are reminded that Democratic Services must be advised of substitutions in advance of meetings. It is not possible to accept a substitute once the meeting has started.

Agenda Item 6



Planning Committee Date	10 April 2024
Report to	South Cambridgeshire District Council Planning Committee
Lead Officer	Joint Director of Planning and Economic Development
Reference	23/03080/OUT
Site	Former Waste Water Treatment Facility, Cambridge Road, Hauxton
Ward / Parish	Hauxton
Proposal	Outline application for demolition of existing structures and redevelopment for employment (office and laboratory) floorspace E(g)(i)(ii) alongside a new amenity building (including F2(b)(c)), country park and associated infrastructure with all other matters reserved for future determination apart from access, layout, scale
Applicant	Bridgemere Land Ltd
Presenting Officer	Katie Christodoulides

Update Report

Amendments in bold and deletions struck through as shown below.

Additional Representations

Additional representations received 08/04/2024 below.

Cam Valley Forum – Neutral

Concerned about the toxic chemicals leaching out of this highly contaminated industrial waste disposal site, and the impact on the health of users of the River Granta and River Cam. Requests an independent ground/ground water survey should be carried out, to include how to safely and thoroughly remediate the site

given its proximity to the river and tendency to flood. Contamination of the River Granta and River Cam is of particular concern to Cam Valley Forum given the potential health risk to river users. The River Cam has been shortlisted by Defra for Bathing Water designation, with the announcement due by 30th April 2024.

Cllr Thornburrow Ward Councillor for Petersfield, Cambridge City –

Concerned about the application and impact on Cambridge city and the increase in sewage and waste water being taken to the Haslingfield Waste Water Works, and any toxic chemicals within the soil at the site. Both Cambridge City and South Cambridgeshire District Council have called for and supported a Bathing Water Directive for a section of the River Cam. This will provide clear direction to Anglian Water to reduce the pollution within the River Cam, after the collection of evidence of pollution from up river coming from the Haslingfield Waste Water Works. Questions how can we reconcile the stated aims and efforts of both Councils to reduce pollution, while ensuring that major planning applications do not put additional strain on the waste water infrastructure?

Concerns also raised about the nature of this site, and the reliance on an assessment report from the applicants for the ground risk assessment, remediation and monitoring and that the risk of the historic use of the site would warrant an independent assessment. Questions how can planning conditions ensure the right level of assessment and monitoring to protect the future users of the site and ensure that the water ways are not polluted?

Comments on representations

The representation and comments received regarding water supply, waste water and environmental impacts are noted.

In terms of an independent assessment, the consultant's insurance and professional membership of the authors should give confidence in the accuracy of the information being produced.

Due to the nature of the site, it benefits from additional regulatory scrutiny by way of support from specialists within UKHSA as well as review by technical specialists within South Cambridgeshire District Council and the Environment Agency. This regulatory team has had considerable dialogue with the applicant and their technical specialists throughout this application and the site has been subject to extensive investigation over a number of years to ensure a thorough understanding of site conditions.

A substantial amount of the risk assessment, method statement, odour management plan and communications strategy documentation was originally produced for the discharge of condition application for the residential consent, where again extensive discussion with the applicant and their consultants was had. As regulators, we have requested more recent updates to these reports to incorporate any new data or guidance now available. It is not anticipated that this will result in significant changes to the remediation methods already submitted to, and agreed by, regulators.

The recommended conditions will ensure that revised documents are agreed prior to commencement of remediation and that construction of the development does not commence until the main remedial works have been completed, verified and signed off.

The applicants have submitted a Flood Risk Assessment and Drainage Strategy. As set out in the main report the Local Lead Flood Authority have raised no objection in principle and commented that the surface water from the proposal can be managed through the use of an attenuation basin and permeable paving restricting surface water discharge to QBAR (mean annual flood) and providing water quality treatment which is of particular importance when discharging into a watercourse. Anglian Water have raised no objections subject to conditions in regard to a phasing plan and on-site foul water drainage.

The proposal is not considered to result in harm in terms of pollution and waste water from the site and development to adjacent land and water ways, subject to the suite of conditions recommended.

Amendments to Report

None.

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