



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/Revised Representations

- 6.1 Hauxton Parish Council –~~No Objection~~ **Support**
- 6.53 Landscape Officer – Object
- 6.56 Cannot support due to the location of the site in the Greenbelt and being outside of the development framework. ~~The extents of the car park on either side of Building 1 is not supported. Whilst most of the main car park will be~~

~~screened, the parking associated with either side of Building 1 is poorly located and reflects poorly on the setting of the building.~~ Should the application be found to be acceptable despite the objections, conditions should apply including hard and soft landscaping to the strategic and communal areas, to the REM applications of individual plots, groundworks condition to ensure appropriate distribution of site wide soils and landscaping and a landscape maintenance and management plan.

Amendments to Report

Green Belt Openness and Purposes

- 9.35 The proposal would result in the introduction of a significant amount of built form on the site, with the proposed buildings being significantly higher and larger in size than the buildings and structures which exist on site; as well as being higher and larger than the extant two storey residential scheme under application (S/2184/16/OL – ~~which had a condition restricting the height of the proposed buildings to 9.5m~~ **Approved Parameter Plan-Max 2.5 storeys, 9.3 metres above FFL with a 10% tolerance**); and the introduction of a large volume and siting of surface level car parking. Therefore, the proposal would inevitably reduce openness which the NPPF describes as an essential characteristic of the Green Belt.

Very Special Circumstances

- 9.65 The proposal once operational would create ~~900m²~~ **185m²** of ancillary training space which will be dedicated to knowledge transfer activities.
- 9.88 The site is heavily contaminated due to its former use as a waste water treatment facility. ~~This benefit has already been considered as a very special circumstance under the approved outline residential scheme under planning reference (S/2184/16/OL) and which would be delivered under this approval.~~
- 9.89 Officers consider that ~~limited~~ **significant** weight could be given to the remediation of the site through the proposal.

Character and Appearance of the Area

- 9.109 Officers acknowledged that the matters of appearance and landscaping are reserved, and therefore the appearance and materiality of the development is to be subject to reserved matters application. However, the proposed scale of the development, which falls to be assessed under this application, is considered to be significantly greater in scale than the extant permission on the site for residential development at ~~9.5m~~ **9.3 metres above FFL with a 10% tolerance**.

Water Resources

9.183 This application is ~~not~~ EIA development and, notwithstanding the objection from the EA, officers acknowledge that the development will result in a decrease in water demand compared to the waste water treatment plant and the extant approved housing development, which will reduce the strain on water resources and the environment.

Transport

9.222 Cambridge County Council, Transport Assessment Team have requested as part of a S106 Agreement, that the developer is required to submit a Travel Plan to monitor the travel mode shares and cycle parking use, a Car Park Management Plan including monitoring of parking demand on and off site, a contribution of ~~£802,000~~ **£682.000** towards the Melbourn Greenway and/or South West Travel Hub, submission of a Transport Note detailing trip generation with a trip cap for vehicles prior to commencement of each phase, a contribution of £20,000 to Hauxton Parish Council for maintenance of the new bus shelters on Church Road, a contribution of £5,000 to be used for additional waiting restrictions in the surround area and to install two new bus shelters at the two bus stops on Church Road near to the A10.

Planning Balance

9.238 In terms of the environmental benefits, the proposal would result in the delivery of a comprehensive remediation scheme for the heavily contaminated site, **which should be afforded significant weight. The proposal would** improve the visual amenity by removing unsightly existing structures, making safe the site which currently poses a risk to human, result in planting, habitat enhancement and ecological improvements. This should be afforded limited weight as a benefit given these have already been considered as a very special circumstance under the approved outline residential scheme under planning reference (S/2184/16/OL) and which would be delivered under this approval.

Amendments to Planning Conditions

Time Limit

1. Application(s) for approval of the reserved matters shall be made to the Local Planning Authority before the expiration of ~~three~~ **five** years from the date of this permission. The development hereby permitted shall be begun either before the expiration of three years from the date of this permission, or before the expiration of two years from the date of approval of the last of the reserved matters to be approved, whichever is the later.

Reason: In accordance with the requirements of Section 92 of the Town and Country Planning Act 1990 (as amended by Section 51 of the Planning and Compulsory Purchase Act 2004).

The time limit has been changed from three to five years as the applicant has stated that the demolition and remediation could take two years to complete and if

the remediation programme becomes extended, it would be close to the three year limit. A five year consent would allow for the site specific circumstances and the extraordinary remediation works that needs to take place as the first action.

Outline Planning Permission- Reserved Matters

2. No development, **except demolition and remediation**, shall commence until details of the appearance and landscaping (hereinafter called the 'reserved matters') have been submitted to and approved in writing by the Local Planning Authority. The development shall be carried out as approved.

Reason: This is an Outline permission only and these matters have been reserved for the subsequent approval of the Local Planning Authority.

Approved Plans

3. The development hereby permitted shall be carried out in accordance with the approved plans as listed on this decision notice.

22-088-PL001- Site Location Plan

22-088-A-002-A Proposed Masterplan

22-088-A-007-F Parameter Plan- Maximum Building Heights

22-088-A-008-F Parameter Plan- Access and Connection

22-088-A-009-C Parameter Plan- Remediation and Demolition

22-088-A-010H Parameter Plan- Land Use and Layout

22-088-A-011-F Parameter Plan- Phasing Plan

~~22-088-A-010-H Parameter Plan-Land Use and Layout~~

KMC22082/019(1) Rev B Proposed Highway Improvements General Arrangements

KMC22082/019 (2) Rev B Proposed Highway Improvements Vehicular Swept Paths Analysis using FTA Design Articulated Vehicle

KMC22082/019 (3) Rev B Proposed Highway Improvements Vehicular Swept Paths Analysis using 18.5 m New Longer Semi trailer (trial version only)

Design Code 05(Rev C) 15 January 2024

Reason: In the interests of good planning, for the avoidance of doubt and to facilitate any future application to the Local Planning Authority under Section 73 of the Town and Country Planning Act 1990.

Walking and Cycling Infrastructure

14. No development **except demolition and remediation**, shall commence until details of the pedestrian and cycle infrastructure shown in principle in the Parameter Plan – Access and Connection (drawing number 22-088-A-008-F) including: the provision of the Greenway to connect to the proposed Mobility Hub to the north and link to Haslingfield Greenway and public footpath to the south-west; internal pedestrian and cycle links; and the accesses onto the A10, have been submitted to and approved in writing by

the local planning authority. The details shall be submitted in accordance with guidance contained in LTN 1/20 on Cycle Infrastructure Design and Manual for Streets, and shall include details of the following:

- (a) Surfacing, which should be bound and sealed
- (b) Lighting, taking into account the safety and security of the users and the likely high use between the proposed Mobility Hub and the site
- (c) ~~The structures over the two water courses to the north of the site~~
The alignment and details of the pedestrian and cycle route connecting the site north to the South West Transport Hub inclusive of any structures required to facilitate it.
- (d) Widths and segregation of footways and cycleways in accordance with LTN 1/20. The development shall not be occupied until the walking and cycling infrastructure has been constructed and completed in accordance with the approved details.

Reason: In the interests of encouraging sustainable travel to and from the site in accordance with Policy TI/2 of the South Cambridgeshire Local Plan 2018, Paragraph 116 of the NPPF and national design guidance in LTN 1/20 and Manual for Streets.

Lighting

17. ~~Prior to the commencement of~~ **to any above ground works, excluding remediation** the development an artificial lighting scheme, to include details of any external lighting of the site such as street lighting, floodlighting, Security lighting and an assessment of impact on any sensitive residential premises off site, shall be submitted to and approved in writing by, the Local Planning Authority. The scheme shall include layout plans / elevations with luminaire locations annotated, full Isolux contour map / diagrams showing the predicted illuminance in the horizontal and Vertical plane (in lux) at critical locations within the site, on the boundary of the site and at adjacent properties, hours and frequency of use, a schedule of equipment in the lighting design (luminaire type / profiles, mounting height, aiming angles / orientation, angle of glare, operational controls) and shall assess artificial light impact in accordance with the Institute of Lighting Professionals "Guidance Notes for the Reduction of Obtrusive Light GN01:2011". The approved lighting scheme shall be installed, maintained and operated in accordance with the approved details / measures unless the Local Planning Authority gives its written consent to any variation.

Reason: To minimise the effects of light pollution on the surrounding area and to protect biodiversity interests in accordance with Policies SC/9 and NH/4 of the South Cambridgeshire Local Plan 2018.

Community Use Agreement

26. No development shall commence on the construction of the amenity building until a community use agreement prepared in consultation with Sport England has been submitted to and approved in writing by the Local

Planning Authority, and a copy of the completed approved agreement has been provided to the Local Planning Authority. The agreement shall apply to the amenity building, sports pitches, cricket nets and tennis courts and shall include details of pricing policy, hours of use, access by the community, management responsibilities and a mechanism for review. The amenity building shall not be used otherwise than in strict compliance with the approved agreement.

Reason: To secure well managed safe community access to the sports facilities, to ensure sufficient benefit to the development of sport and to accord with Section 8 of the NPPF.

Hard and Soft Landscaping

31. No development above ground level, other than demolition **and remediation**, within each phase of the development as agreed in the Site Wide Phasing Plan shall commence until details of a hard and soft landscaping scheme including the strategic and communal areas have been submitted to and approved in writing by the Local Planning Authority. These details shall include:

a) proposed finished levels or contours; car parking layouts, other vehicle and pedestrian access and circulation areas; hard surfacing materials; minor artefacts and structures (e.g. Street furniture, artwork, play equipment, refuse or other storage units, signs, lighting, CCTV installations and water features); proposed (these need to be coordinated with the landscape plans prior to being installed) and existing functional services above and below ground (e.g. drainage, power, communications cables, pipelines indicating lines, manholes, supports); retained historic landscape features and proposals for restoration, where relevant;

b) planting plans; written specifications (including cultivation and other operations associated with plant and grass establishment); schedules of plants, noting species, plant sizes and proposed numbers/densities where appropriate and an implementation programme;

If within a period of five years from the date of the planting, or replacement planting, any tree or plant is removed, uprooted or destroyed or dies, another tree or plant of the same species and size as that originally planted shall be planted at the same place as soon as is reasonably practicable, unless the Local Planning Authority gives its written consent to any variation.

c) boundary treatments (including gaps for hedgehogs) indicating the type, positions, design, and materials of boundary treatments to be erected.

d) a landscape maintenance and management plan, including long term design objectives, management responsibilities and maintenance schedules for all landscape areas.

All hard and soft landscape works shall be carried out and maintained in accordance with the approved details. The works shall be carried out prior to the occupation of any part of the development or in accordance with a programme agreed in writing with the Local Planning Authority. If within a period of five years from the date of the planting, or replacement planting, any tree or plant is removed, uprooted or destroyed or dies, another tree or plant of the same species and size as that originally planted shall be planted at the same place as soon as is reasonably practicable, unless the Local Planning Authority gives its written consent to any variation.

Reason: To ensure the development is satisfactorily assimilated into the area and enhances biodiversity in accordance with Policies HQ/1 and NH/4 of the South Cambridgeshire Local Plan 2018.

Cycle Parking

~~39. The development, hereby permitted, shall not be occupied or the use commenced, until details of facilities for a minimum of 306 covered, secure parking of cycles for use in connection with the development have been submitted to and approved in writing by the Local Planning Authority. The details shall include the means of enclosure, materials, type and layout. Space shall also be allocated to allow for additional parking if required as demonstrated by monitoring through the travel plan. The facilities shall be provided in accordance with the approved details and shall be retained as such.~~

~~Reason: To ensure appropriate provision for the secure storage of bicycles in accordance with Policy TI/3 of the South Cambridgeshire Local Plan 2018.~~

Condition 15 requires cycle parking, therefore condition 39 is not necessary.

Renewables 10% Details Compliance

46. The approved renewable/low carbon energy technologies (as set out in the Energy Statement and/or as shown on the approved plans) shall be fully installed and operational prior to the occupation **of each building** of the development and thereafter maintained in accordance with a maintenance programme, details of which shall have previously been submitted to and approved in writing by the local planning authority. Where grid capacity issues subsequently arise, written evidence from the District Network Operator confirming the detail of grid capacity and a revised Energy Statement to take account of this shall be submitted to and approved in writing by the local planning authority. The revised Energy Statement shall be implemented and thereafter maintained in accordance with the approved details.

Reason: In the interests of reducing carbon dioxide emissions in accordance with Policy CC/3 of the South Cambridgeshire Local Plan 2018

and the Greater Cambridge Sustainable Design and Construction SPD
2020.