



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.