



18<sup>th</sup> January 2023

**Report to:** South Cambridgeshire Planning  
Committee

**Lead Officer:** Joint Director of Planning and Economic Development  
Kate Poyser

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**Ref. no. 22/03561/FUL**

**Site address – Bourn Quarter, Bourn Airfield, St Neots Road, Bourn**

Proposal: Erection of 15,056sqm/162,090sqft of commercial floorspace falling within use classes E(g)(ii) Research and Development, E(g)(iii) Industrial processes and B8 Warehouse and Distribution, landscaping, access and associated infrastructure works at Phase 2 of Bourn Quarter. This application is the subject of an Environmental Impact Assessment.

Applicant: Diageo Pension Trust Ltd

Key material considerations:

1. The principle of the development and whether the proposed increase in commercial floorspace on this site would amount to sustainable development.
2. The impact on the appearance of the locality.
3. Any effect upon nearby residential amenity.

Date of Member site visit: N/A

Is it a Departure Application? No

Application brought to Committee because: Application raises special planning policy or other considerations.

Officer Recommendation: Approval subject to conditions.

Presenting officer: Kate Poyser

### **Update**

The Committee is advised of the following update:

Following the drafting of the committee report, further discussions have taken place with the applicant regarding pre-commencement conditions and conditions at the

early stages of development. The applicant seeks an early start on site and therefore wishes to minimise the number of such conditions.

It is recommended that the wording of two of the conditions, Conditions 4 and 22, should be amended, as set out below.

Condition 4 as worded in the officer report to committee:

**4. Land Investigation and remediation (original)**

No development shall take place until:

- a) The application site has been subject to a detailed desk study and site walkover, to be submitted to and approved by the Local Planning Authority.
  
- b) The application site has been subject to a detailed scheme for the investigation and recording of contamination and remediation objectives have been determined through risk assessment and agreed in writing by the Local Planning Authority.
  
- c) Detailed proposals for the removal, containment or otherwise rendering harmless any contamination (the Remediation method statement) have been submitted to and approved in writing by the Local Planning Authority

Reason: To protect and prevent the pollution of controlled waters from potential pollutants associated with current and previous land uses in line with National Planning Policy Framework, paragraphs 174, 179 and 188 and Environment Agency Groundwater Protection Position Statement and in the interests of human health in accordance with Policies SC/11 and SS/6 of the South Cambridgeshire Local Plan 2018.

Condition 4 as amended:

**4 Land Investigation and remediation (amended)**

The development hereby approved shall be carried out in accordance with the submitted Discovery Method Statement and verification Plan Rev D, April 2022.

Reason: To protect and prevent the pollution of controlled waters from potential pollutants associated with current and previous land uses in line with National Planning Policy Framework, paragraphs 174, 179 and 188 and Environment Agency Groundwater Protection Position Statement and in the interests of human health in accordance with Policies SC/11 and SS/6 of the South Cambridgeshire Local Plan 2018.

Reason for change: The requested information has been submitted. The Council's Environmental Health Officer (contamination) advises that the condition can be dispensed with in these circumstances, subject to the work being carried out in accordance with the submitted information.

Condition 22 as worded in the officer report:

## **22. Surface water design details (original)**

No laying of services, creation of hard surfaces or erection of a building shall commence until a detailed design of the surface water drainage of the site has been submitted to and approved in writing by the Local Planning Authority. Those elements of the surface water drainage system not adopted by a statutory undertaker shall thereafter be maintained and managed in accordance with the approved management and maintenance plan.

The scheme shall be based upon the principles within the agreed documents:

Flood Risk Assessment and Drainage Strategy, HDR Consulting, Ref: 18-006 Rev V3,

Dated: 15 July 2022

Drainage Layout and External Levels All Sheets, HDR Consulting, Ref: 10354337-HDR-XXXX-DR-C-323 Rev P4, Dated: 10 October 2022

and shall also include:

a) Full calculations detailing the existing surface water runoff rates for the QBAR, 3.3% Annual Exceedance Probability (AEP) (1 in 30) and 1% AEP (1 in 100) storm events;

b) Full results of the proposed drainage system modelling in the above-referenced storm events (as well as 1% AEP plus climate change), inclusive of all collection,

conveyance, storage, flow control and disposal elements and including an allowance for urban creep, together with an assessment of system performance;

c) Detailed drawings of the entire proposed surface water drainage system, attenuation and flow control measures, including levels, gradients, dimensions and pipe reference numbers, designed to accord with the CIRIA C753 SuDS Manual (or any equivalent guidance that may supersede or replace it);

d) Full detail on SuDS proposals (including location, type, size, depths, side slopes and cross sections);

e) Site Investigation and test results to confirm infiltration rates;

f) Details of overland flood flow routes in the event of system exceedance, with demonstration that such flows can be appropriately managed on site without increasing flood risk to occupants;

g) Demonstration that the surface water drainage of the site is in accordance with DEFRA non-statutory technical standards for sustainable drainage systems;

h) Permissions to connect to a receiving watercourse or sewer;

i) Measures taken to prevent pollution of the receiving groundwater and/or surface water.

Reason: To ensure that the proposed development can be adequately drained and to ensure that there is no increased flood risk on or off site resulting from the proposed development and to ensure that the principles of sustainable drainage can be incorporated into the development, noting that initial preparatory and/or construction works may compromise the ability to mitigate harmful impacts.

Condition 22 as amended:

## **22 Surface Water Run-off (amended)**

No laying of services, creation of hard surfaces or erection of a building shall commence until a detailed surface water drainage scheme for the site, based on the agreed documents:

Flood Risk Assessment and Drainage Strategy, HDR Consulting, Ref: 18-006 Rev V4, Dated: 22 November 2022

Drainage Layout and External Levels All Sheets, HDR Consulting, Ref: 10354337-HDR-XXXX-DR-C-323 Rev P4, Dated: 10 October 2022

- Surface Water Network Calculations, HDR Consulting, Ref: Version 1, Dated: 10 October 2022
- Drainage Technical Note, HDR Consulting, Ref: 18-006-NDH-22-062-C, Dated: 10 October 2022
- Response to LLFA, HDR Consulting, Ref: 10354337-22-069-C-NDH, Dated: 22 November 2022
- Temporary Construction Drainage Layout, HDR Consulting, Ref: 10354337-HDR-XX-XXDR-C-330 Rev P1, Dated: July 2022
- Drainage Exceedance Routes, HDR Consulting, Ref: 10354337-HDR-XX-XX-DR-C-329 Rev P1, Dated: July 2022

has been submitted to and approved in writing by the Local Planning Authority. The scheme shall subsequently be implemented in full accordance with the approved details prior to occupation of the first dwelling.

#### Reason

To prevent the increased risk of flooding, to improve and protect water quality, and improve habitat and amenity in accordance with National Planning Policy Framework and the South Cambridgeshire Local Plan 2018, Policies NH/4, NH/6, T1/8 and CC/7.

Reason for change: In response to additional information received relating to flood risk and drainage layout and in accordance with the recommendation of the Lead Local Floor Authority.

#### 1. **Recommendation**

That the officer report be amended as outlined above.

**Report Author:** Kate Poyser (telephone 07714 639810)