

SOUTH CAMBRIDGESHIRE DISTRICT COUNCIL

REPORT TO: Planning Committee

6 November 2013

AUTHOR/S: Planning and New Communities Director

S/1020/13/FL– BOURN

**Proposed demolition and replacement of buildings to provide B1, B2 and B8 uses,
Thyssen Krupp Tallent Ltd, The Airfield for Gestamp Tallent Ltd**

Recommendation: Delegated Approval

Date for Determination: 15 August 2013

Notes:

This Application has been reported to the Planning Committee for determination as the officer recommendation of delegated approval is contrary to the recommendation of refusal from the Parish Council

To be presented to the Committee by Paul Sexton

Site and Proposal

1. Members will recall deferring this application at the October meeting (Item 4) so that officers could draw up a full list of planning conditions which would be included in any consent, should Members be minded to approve the application. The officer report to the October meeting is set out again below, and incorporates the additional consultation responses reported in the update report to the October meeting, and the comments of the Environment Agency, along with other revisions/additions. A meeting has been held between officers, the applicant and agent, and local members to go through the draft list of conditions and further revisions have been made as a result.
2. This full application, as amended by drawings received 26 July 2013, proposes redevelopment of an existing 9.40ha site on the west side of Bourn Airfield, south of the A428, by the demolition of existing industrial, storage and office buildings and replacement with new buildings providing Class B2 General Industry with ancillary accommodation including Class B1 and B2 uses. The existing main building consists of three hangars and a more modern addition. The total floor area of new building would be 17,723m², comprising 16,850m² for Class B2 and B8 uses, with 873m² for ancillary offices, compared to the existing total of 18,729m², a reduction of 1006m².
3. The new building would be erected in a similar location to the existing, although the distance from the east boundary is increased by 15m. It comprises five domed sections with a maximum height of 14.6m which compares to a maximum height of 14.4m for the existing buildings. The office area is located on the north east corner of the building. Materials will have be facing brick, metal cladding panels with band stripe, and profiled roof sheeting.
4. An existing grass bund inside the east and south boundaries is to be retained and existing landscaping retained wherever possible and enhanced. A total of 356 car parking spaces are to be provided in an area to the north of the building, where

existing parking is located, however the new layout will be rationalised. 104 cycle parking spaces will be provided. An existing office building in the north west corner of the site is to be demolished and the area landscaped.

5. The site has been unoccupied for approximately 2 years, but was previously occupied by the applicant for the manufacturing of car parts and operated 24 hours a day. The current application seeks to retain 24 hour working.
6. The site is within Parish of Bourn although it is located adjacent the boundary with Caldecote to the east. The site is accessed from the north via Wellington Way, which joins the old St Neots Road at the Caldecote roundabout. To the west is another group of industrial buildings occupied by the David Ball Group.
7. To the east is a landscaped area beyond which are the rear of properties in West Drive and The Willows in Caldecote. To the north and south is land within the area of Bourn Airfield. Further to the north west of the opposite side of the St Neots Road area residential properties at Two Pots Farm
8. The application is accompanied by a Design and Access Statement, Planning Statement, Flood Risk Assessment, Noise Assessment, Energy Statement, Sustainability Assessment, Ecological Survey, Bat Inspection Report, Phase 2 Site Investigation Report, Transport Statement, Framework Travel Plan, Environmental Assessment, Historic Environment Assessment, and Landscape, Visual Impact Assessment, HIA Screening, Methodology for Demolition and Waste Design Toolkit

History

9. There have been a considerable number of planning applications affecting this site which are listed below.

S/0284/74/O – Erection of warehouse – Approved
S/1254/75/EU – Engineering and sheet metal fabrications – Certificate issued
S/0275/76/D – Erection of warehouse – Approved
S/0188/78/F – Part change of use of warehouse to industry – Approved
S/0189/78/F – Installation of bulk storage argon gas unit – Approved
S/2169/78/F – Part change of use of warehouse to industry - Approved
S/0237/79/F – Building and compound for baling machine – Approved
S/0486/79/F – Inflatable building (Temporary consent) – Approved
S/1634/89/F – Offices – Approved
S/1686/89/F – Extension to roof- Approved
S/1788/93/F – Single storey office - Approved
S/0434/94/F – 2-Storey office block (revision of S/1788/93/F) - Approved
S/0593/95/F – Loading/unloading bay extension to factory - Approved
S/1319/95/F – Change of use from storage to ancillary offices in connection with engineering use – Approved
S/1002/97/F – Factory extension for storage purposes - Approved
S/1778/00/F – Noise attenuation bund - Approved
S/1361/05/F – Housing for scrap conveyor - Approved
S/1957/05/LDC – Scrap conveyor system - Refused
S/1802/06/LDC – External scrap conveyor system - Approved
S/0900/08/F – Removal of condition 2 (noise attenuation) of S/1361/05/F - Approved

Planning Policy

10. National Planning Policy Framework 2012

11. **South Cambridgeshire LDF Core Strategy DPD 2007**
ST/6 Group Villages
12. **Local Development Framework Development Control Policies 2007:**
DP/1 Sustainable Development
DP/2 Design of New Development
DP/3 Development Criteria
DP/7 Development Frameworks
ET/1 Limitations on the Occupancy of New Premises in South Cambridgeshire
ET/5 Development for the Expansion of Firms
SF/6 Public Art
NE/1 Energy Efficiency
NE/3 Renewable Energy Technology in New Developments
NE/6 Biodiversity
NE/11 Flood Risk
NE/12 Water Conservation
NE/14 Lighting Proposals
NE/15 Noise
NE/16 Emissions
TR/2 Car and Cycle Parking Standards

13. **South Cambridgeshire LDF Supplementary Planning Documents**
District Design Guide SPD – adopted March 2010
Landscape in New Developments SPD
Health Impact Assessment SPD
Public Art SPD

14. **South Cambridgeshire Local Plan Proposed Submission July 2013**
SS/6 – New Village at Bourn Airfield

Consultation by South Cambridgeshire District Council as Local Planning Authority

15. **Bourn Parish Council** originally stated that it was unable to approve recommendation of the application at present because not enough was known about enforcing conditions. However, if the application was approved by SCDC then the Parish Council would like the following conditions to be applied.
- All use must be confined within the building
 - No storage of dyes, scrap or finish materials to be kept outside
 - Lighting outside the building is to be restricted
 - Inner noise levels should be less than 85 decibels
 - Consideration should be given to a continuous noise monitoring system
 - A breach of conditions should trigger a working hours restriction
16. Following consideration of the draft list of conditions suggested by the Environmental Health Officer the Parish Council recommends approval 'given that the conditions seem to be sufficient to meet with Caldecote Parish Council concerns, BUT that date monitoring equipment is installed to back up the issue of enforcement.'
17. **Caldecote Parish Council** recommends refusal. A full copy of its initial comments on the application is attached at Appendix 1. In response to the additional

information received it comments that there is still no information on the hours of use; insufficient assurances that noise and environmental disturbances can be sufficiently mitigated against; unknown type, and placement of machinery, no mention of Section 106 contribution.

18. The **Environmental Health Officer** initial comments expressed concerns regarding the proposed use in relation to the potential for noise disturbance to be caused, as there has been a history of noise complaints resulting from the previous use of this site by the applicants. Whilst the noise report appeared technically sound there were no specific details of plant or operations to be carried out on site. The noise report makes reference to this and assumes a level of 85dB Leq is being produced. There are concerns that assuming a steady noise level may under represent the annoyance produced by intermittent and sudden impulse noise eg impact noise, mechanical processes and material handling, especially at night when background noise levels will be lower.

Consequently the initial noise report was undermined by lack of specific detail with regard to processes and equipment to be employed at the site, and as a result it was not possible to comment further without this additional information.

Further information has now been provided, which addresses these concerns and a set of draft conditions has been provided, which cover the period of demolition and construction, operational noise levels, noise insulation scheme, attenuation measures, odour generation and control, and artificial lighting.

In respect of noise issues, including fixed plant and equipment, noise breakout/leakage through the roof, doors, windows etc, and vehicular deliveries and operation of forklifts, it is concluded that these can be adequately assessed and controlled by noise assessment/insulation scheme condition to ensure that the impact of potential noise sources and activities are assessed and an adequate level of protection against operational noise is provided as appropriate, to ensure a significant adverse impact on the health and quality of life for existing and proposed residential premises does not arise. However, further detailed design information is required and as further quantitative noise assessment with detailed noise specifications are only likely to be available at the detailed design stages, a noise insulation type condition is required for both buildings and plant/equipment. In addition a Noise Management Strategy type condition could be considered.

There has been a history of odours complaints mainly associated with the paint spraying and finishing of products manufactured on site. The proposal may include similar odour generating activities and has the potential to generate process odours and other emissions to the atmosphere which have the potential to have significant adverse impact on health and the quality of life of nearby sensitive residential premises. Odours can be a prevalent problem even at low levels of concentrations and has the potential to impact on a wide area and affect amenity. Notwithstanding these concerns if odour abatement/mitigation measures are implemented as appropriate and/or an appropriate ductwork height to discharge upwards to an agreed specification to minimise odour impact, then this should be sufficient to protect amenity in the general area. However, in the absence of any detailed design to ensure odour nuisance is not caused and to protect the amenity of neighbouring premises, details of the odour/fume extraction systems and abatement if necessary are required by condition.

No consideration appears to have been given to the impact of artificial lighting, which has the potential to cause nuisance to and be detrimental to the amenity of existing

residential. A lighting impact assessment/scheme should be provided and should cover such matters as, light spillage, hours of illumination, light levels, column heights, the levels of impact on nearby dwellings including horizontal and vertical isolux contours and methods of mitigating any adverse effects.

In respect of the submitted Health Impact Assessment it is confirmed that the submitted report meets the required standard in this case.

19. The **Local Highway Authority** has no objection
20. The **Highways Agency** has no objection.
21. The **Landscapes Officer** has no objection in principle, but requires further clarification/revisions to the landscaping scheme.
22. **Cambridgeshire Archaeology** has commented that the site lies within an area of high archaeological potential and considers that the site should be subject to a programme of investigation, to be commissioned and undertaken at the expense of the developer. The programme of work can be secured by condition.

The proposed development will also result in the loss of structures of relevance to the wartime heritage of the site and it is recommended that a record of these structures is made in accordance with English Heritage guidance, to be secured by condition.

23. **Anglian Water** has no objection.
24. The **Ecology Officer** comments that although the application is supported by a bat survey it does not consider the potential for any other species to be negatively affected. It is noted that there are two ponds in close association with the site, and there is a large population of great crested newts on the other side of the airfield, and it is therefore reasonable to assume that they may also have colonised these ponds. In this case a condition should be included in any consent to secure a suitable scheme for mitigation for the protection of the ponds within the site during the course of development. The scheme should include some form of barrier to prevent contractors and materials from disturbing the ponds, and to prevent amphibians entering the area of demolition and construction. If Great Crested Newts are found on site then an application for a licence to lawfully disturb the newts will be required.

It is noted that the bat survey found no roosts in the existing buildings, however the report recommends a number of working procedures, which should be secured by condition.

25. The **Planning Policy Team** comments that the Proposed Submission Local Plan policy SS/6 concerns the development of a new village at Bourn Airfield. The policy requires the new village to include employment development, 'to include the existing ThyssenKrupp site, appropriate to a residential area in Use Class B1. Where distant from residential areas the site could also include other employment uses. The Area Action Plan will consider how this site can be integrated with the new village'.

The policy clearly envisages a mix of uses including B2 and B8 type activities as well as B1, together with mitigation measures to protect future residents of development on the Airfield and existing village residents. These mitigation measures will include modern buildings with improved acoustic control performance, the disposition of land uses on the wider site and any necessary physical works such as the use of landscaped earth bunds to mitigate noise impact. On this basis and subject to

appropriate conditions to the satisfaction of Environmental Health as are proposed, the redevelopment of this site could be permitted in advance of the more detailed site planning which would be established in an Area Action Plan.

26. The **Environment Agency** is of the view that planning consent should only be granted if the conditions it has put forward in respect of groundwater, contaminated land and flood risk are included in any consent. It also provides a number of informatives in respect of the conditions.

Representations by Members of the Public

27. The occupiers of 5 The Willows, 14 and 36 West Drive object:
- i. The location of the site so close to residential properties is not suitable for heavy engineering use.
 - ii. Considerable attention has been paid to the aesthetics and personal employee comforts but little concerning the reduction in noise which is the major concern to local residents, as has been the case for the 14 or 15 years that the company operated using extremely heavy press machinery. This caused sleep disturbance.
 - iii. Previous disregard of agreement to limit working hours and noise levels leading to lack of faith.
 - iv. Concern that heavy press machinery will be re-installed in the new building, with resultant noise day and night. Noise of lorries being loaded and unloaded at all hours was also a major disruption. Noise combined with fumes and metallic smell became unbearable at times. Despite reconstruction of the site there are no preventative measures that will reduce these health hazards.
 - v. The earth mounds and woodland mentioned in the application as providing acoustic screening will not be sufficient to prevent the transmission of heavy press machinery noise, which travels through the ground and air and will not prevent the smells drifting through to residential areas.
 - vi. No agreed measurable maximum noise levels given in the design, and no undertakings that if these are not adhered to that the Council will take immediate legal action against the company to prevent them operating from the factory
 - vii. Absolute proof should be provided that all noise from installed machinery would be completely masked by soundproofing within the building construction.
 - viii. Operations should be limited to daily working hours and to a five day working week, with production between the hours of 8am and 10pm.
 - ix. Doors are shown in the building facing Caldecote
 - x. No indication of where/how scrap metal would be collected/disposed of. This caused major disturbance previously when scrap disposal took place outside, and at the closest point to housing, which is totally unacceptable.

- xi. There are a large number of rooflights but there is no mention how these will be soundproofed.
 - xii. No indication of where vents/fans will be situated. Previously these were sited above the lime of the bund/wall, with many directly aimed at the village resulting in 24 hours of noise that was clearly audible.
 - xiii. There is no statement on the limitation on the use of reversing beepers on lorries and forklifts etc, which was a cause of consistent noise day and night.
 - xiv. No information on the internal configuration of the building. Presses sited at the furthest point from the village would help to mitigate noise.
 - xv. Increase in traffic
28. One letter from the occupier of 56 West Drive is in favour of small business development of the site to provide employment without increasing the traffic significantly in the area and into Cambridge.

Material Planning Considerations

29. The key issues for Members to consider are the principle of development, visual impact, residential amenity, highway safety, drainage, ecology, archaeology, use of renewable energy and public art.

Principle of development

30. The application proposes redevelopment of the existing brownfield site for a new development which carries on the established use of the existing site, and with a slight overall reduction in floorspace. Although the site is in a countryside location replacement of the existing floorspace and for a similar use is acceptable in principle, subject to compliance with other policies in the plan.
31. The site is located within the area which forms the proposed New Village at Bourn Airfield allocation (Policy SS/6) in the Proposed Submission Local Plan 2013. The policy states that the proposed allocation will include employment development, which is to include the current application site, for uses appropriate to a residential area in Class B1. Where distant from residential areas the site could also include other employment uses.
32. The comments of the Planning Policy Team in respect of how this application sits alongside the proposed Policy SS/6 will be reported, however the new redevelopment of the site offers the opportunity to provide modern replacement buildings designed to high standards, in particular for acoustic control, which would provide a substantial improvement over the existing buildings. This, combined with the ability to plan any layout of the redevelopment of Bourn Airfield to maximise separation should ensure that proposed Policy SS/6 is not prejudiced by the current application.

Visual impact

33. Although the proposed building is located in a similar position to the existing buildings, the bulk and height will be slightly greater. The Landscape and Visual Impact Assessment submitted application concludes that there will be an impact of Minor Adverse significance to the landscape character of the surrounding areas, the main impact being when the site is viewed from the St Neots Road to the north.

34. Officers agree with this assessment and the proposed mitigation planting will help to reduce impact and be beneficial in terms of landscape character, although the Landscapes Officer has asked for clarification/revisions to the submitted landscape scheme, which can be secured by condition.

Residential amenity

35. Although the site is currently not operational, and has not been in use since 2011, previous activities have resulted in numerous noise complaints being received from residents of properties in West Drive and The Willows in Caldecote. The complaints have raised issues which include noise, vibration from the use of heavy presses, which have led to sleep disturbance, and fumes/metallic smells.
36. There is therefore understandable concern from both Bourn and Caldecote Parish Councils, and residents in Caldecote about the environmental implications of the current application. There is concern that the site is not suitable for such a use close to residential properties and if consent is granted that is a need to ensure that previous problems do not occur, with conditions imposed which prevent adverse impact on nearby properties, and that these conditions will be enforced should breaches occur.
37. The site benefits from a lawful use for engineering and sheet metal fabrication, and although the site is not currently operational that use could recommence. The existing consents do not adequately control operations on the site, and allow for 24 hours. Given the existing lawful use of the site officers are of the view that it would be unreasonable to prevent such a use continuing, but only subject to the ability to control the impact of future use of the site by appropriate conditions.
38. Negotiations and discussions have been taking place between the applicants acoustic consultant and officers from the Councils Environmental Health Section to arrive at a set of draft conditions which will adequately control the use of the site, allowing, if possible, for the continued 24 hour use of the site. Additional information has been supplied by the applicant which has allowed the Environmental Health Officer to propose the conditions set out in the recommendation of this report, which have now been modified to reflect further discussions since the October meeting.
39. The applicant has indicated that the precise internal layout of the building is not currently known, but it is not anticipated that there will be a need to install presses at this site. It is stressed however that the impacts experienced previously in terms of noise and vibration were as a result of the age of the equipment and poor insulation of the buildings and pit areas. Modern machinery and construction would mean that these problems would not occur if presses were to be installed, and the noise and vibration conditions proposed by the Environmental Health Officer are designed to ensure this. Large openings originally proposed in the east elevation have been removed in the amended drawings. A condition should be included to prevent further openings being added in the future in the east and south facing elevations.
40. A condition is proposed which will require the applicant to undertake noise monitoring should a complaint be received, which is deemed by the Council to be justified. There has been a wish expressed locally for permanent monitoring equipment to be set up, however the view of the Environmental Health Officer is that this is not necessary and unless the equipment is permanently manned, it is often not possible to identify the source of a particular noise reading. Officers have however raised the

possibility of post installation noise monitoring being carried out as part of the commissioning of equipment, and this will be pursued with the applicant.

41. Officers are of the view that the suggested conditions will adequately protect amenity, but accept that if any proven breaches occur, which give rise to unreasonable loss of amenity that appropriate action will need to be taken.
42. In respect of the Environmental Health conditions at the end of this consent Conditions 22-26 deal with the construction and demolition phase of the development. Condition 27 deals with vibration levels and is the subject of further discussion with the applicant/agent and local members. At the moment officers have included the wording for this condition as set out in the October report, along with the suggested wording from the agents, which is said to better fit the aims of the condition and lowers one of the levels as suggested at last months meeting. Condition 28 restricts noise levels and deals with monitoring points. Condition 29 seeks to control noise by requiring details of the insulation of the building, details of plant and equipment and external vehicular noise (including HGV's and fork lifts), along with a requirement for post installation monitoring of plant and machinery. Condition 30 requires the appointment and notification to the Local Planning Authority of a nominated person at the Company who will act as a contact point for local residents. Condition 31 sets out the procedure to be followed in the event of a complaint being received. The timescales in the final paragraph of this condition have been modified from that set out in the October agenda. Condition 32 requires the submission of an Operational Noise Minimisation Plan. Condition 33 deals with matters such as odour and fumes, and Condition 34 controls external lighting

Highway safety

43. Neither the Highways Agency nor Local Highway Authority has raised an objection to the application, which is for the same scale of development as previously existed on the site and will use the existing established access. The application is accompanied by a Framework Travel Plan, which can be secured by condition.

Drainage

44. Anglian Water has confirmed that it has no comment to make in this case.
45. The Environment Agency has now confirmed that the application is acceptable subject to the imposition of a number of conditions regarding contamination, surface water drainage and pollution control.

Ecology

46. The matters raised by the Ecology Officer can be covered by condition.

Archaeology

47. The request for an archaeological investigation can be secured by condition.
48. In respect of the request for a record of the existing structures the applicant has commented that the Historic Environment Assessment, submitted with the application, provides an in depth history of the site, as well as a number of photographs both internally and externally, and officers are of the view that this is adequate in this case.

Use of renewable energy and water conservation

49. The application states that the building will use a combination of good building fabric and renewable energy generation to reduce the carbon footprint of the scheme by 12.4% over Building Regulations. The proposed installation of 28m² of PV panels contributes a 10.4% reduction in the predicted energy demand of the scheme, but that the location of the skylights on the roof to allow daylighting of the internal space place a natural limit on the amount of PV panels that can be installed. The application states that low flow fittings will be installed throughout the scheme to reduce water requirements on site.
50. These measures can be secured by condition.

Public art

51. Caldecote Parish Council has queried that there is no mention of a Section 106 contribution. In this case the only obligation that would apply is the encouragement under Policy SF/6 to provide public art.
52. In this case the applicant has commented that in this case the site is not public, and there would be no views from any public vantage point, and therefore no community benefit. The applicant therefore considers that public art is not appropriate in this case and that it should also be noted that the cost of providing such art is also a concern given the level of investment required to bring the site forward.
53. The Public Art SPD states that where provision on site is not appropriate an off-site contribution can be considered and officers will discuss this further with the applicant. It should be noted however that Policy SF/6 states that public art should be sought through negotiation, but is not a mandatory requirement.

Consultative committee

54. The applicant has indicated the willingness to set up a consultative committee for the site, which would give an opportunity for residents to raise and discuss any issues or concerns. This would be in addition to the measures controlled by conditions of any planning consent. The need for a consultative committee was also raised by members at last months meeting. Officers are of the view that whilst it is not possible to require this by condition an informative should be included in any consent strongly suggesting that a committee is set up.

Conclusion

55. It is recognised that this site has had a difficult planning history with considerable disturbance being caused to local residents at times, but that the age of machinery used, lack of modern insulated buildings and suitable planning conditions has contributed to this.
56. The redevelopment of the site, although for the same use, affords that opportunity to provide modern purpose built premises and include appropriate planning conditions to ensure that the amenity of neighbouring properties is protected. The conditions are designed to allow for 24 hour working.
57. Any further comments or modifications to the proposed conditions, in particular that relating to vibration, will be reported at the meeting. however officers will recommend

that delegated powers of approval are given, subject to the satisfactory resolution of any outstanding matter.

58. At last months meeting it was asked whether a condition could be included in any consent imposing a penalty in respect of the operations on the site should a breach of planning conditions occur. Officers are of the view that such a condition would not be deemed to be lawful or reasonable and any breach of conditions would need to be followed up by officers in the usual way. If necessary a Breach of Condition Notice could be served which would have to set out the steps needed to comply with the notice and a timetable for doing so.

Recommendation

59. That delegated powers of approval are given to officers subject to the matters outlined in the preceding paragraph being satisfactorily addressed. Any consent to be subject to conditions to include the following:
1. The development hereby permitted shall be begun before the expiration of 3 years from the date of this permission.
(Reason - To ensure that consideration of any future application for development in the area will not be prejudiced by permissions for development, which have not been acted upon.)
 2. The development hereby permitted shall be carried out in accordance with the following approved plans:*to be specified in final decision notice*
(Reason - To facilitate any future application to the Local Planning Authority under Section 73 of the Town and Country Planning Act 1990.)
 3. No development shall take place until full details of both hard and soft landscape works have been submitted to and approved in writing by the Local Planning Authority. These details shall include indications of all existing trees and hedgerows on the land and details of any to be retained, together with measures for their protection in the course of development. The details shall also include specification of all proposed trees, hedges and shrub planting, which shall include details of species, density and size of stock.
(Reason - To ensure the development is satisfactorily assimilated into the area and enhances biodiversity in accordance with Policies DP/2 and NE/6 of the adopted Local Development Framework 2007.)
 4. All hard and soft landscape works shall be carried out 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, 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 DP/2 and NE/6 of the adopted Local Development Framework 2007.)
 5. No development (other than the demolition of the existing buildings) shall take place on the application site until the implementation of a programme of archaeological work has been secured in accordance with a written scheme of investigation which has been submitted to and approved in writing by the Local Planning Authority.
(Reason - To secure the provision of archaeological excavation and the

subsequent recording of the remains in accordance with Policy CH/2 of the adopted Local Development Framework 2007.)

6. No development approved by this planning permission shall take place until a remediation strategy that includes the following components to deal with the risks associated with contamination of the site shall each be submitted to and approved, in writing, by the local planning authority:
 - i. A preliminary risk assessment which has identified:
 - a) All previous uses
 - b) Potential contaminants associated with those uses
 - c) A conceptual model of the site indicating sources, pathways and receptors
 - d) Potentially unacceptable risks arising from contamination at the site
 - ii. A site investigation scheme, based on (i) to provide information for a detailed assessment of the risk to all receptors that may be affected, including those off site.
 - iii. The results of the site investigation and the detailed risk assessment referred to in (ii) and, based on these, an options appraisal and remediation strategy giving full details of the remediation measures required and how they are to be undertaken.
 - iv. A verification plan providing details of the data that will be collected in order to demonstrate that the works set out in the remediation strategy in (iii) are complete and identifying any requirements for longer-term monitoring of pollutant linkages, maintenance and arrangements for contingency action. Any changes to these components require the express written consent of the local planning authority. The scheme shall be implemented as approved.
(Reason - To protect and prevent the pollution of controlled waters (particularly the underlying principal aquifer, EU Water Framework Directive drinking water protected area and several on-site and nearby surface water features, including the tributary to Bourn Brook) from potential pollutants associated with current and previous land uses (including the engineering works, former airfield and associated infrastructure) in line with National Planning Policy Framework (NPPF; paragraphs 109, 120, 121), EU Water Framework Directive, Anglian River Basin Management Plan and Environment Agency Groundwater Protection (GP3:2012) position statements A4 to A6, D1 to D4 and N7.)
7. No occupation of any part of the permitted development shall take place until a verification report demonstrating completion of works set out in the approved remediation strategy and the effectiveness of the remediation shall be submitted to and approved, in writing, by the local planning authority. The report shall include results of sampling and monitoring carried out in accordance with the approved verification plan to demonstrate that the site remediation criteria have been met. It shall also include any plan (a 'long-term monitoring and maintenance plan') for longer-term monitoring of pollutant linkages, maintenance and arrangements for contingency action, as identified in the verification plan. The long-term monitoring and maintenance plan shall be implemented as approved.
(Reason - To protect and prevent the pollution of controlled waters (particularly the underlying principal aquifer, EU Water Framework Directive drinking water protected area and several on-site and nearby surface water features, including the tributary to Bourn Brook) from potential pollutants associated with current and previous land uses (including the engineering works, former airfield and

associated infrastructure) in line with National Planning Policy Framework (NPPF; paragraphs 109, 120, 121), EU Water Framework Directive, Anglian River Basin Management Plan and Environment Agency Groundwater Protection (GP3:2012) position statements A4 to A6, D1 to D4 and N7.)

8. If, during development, contamination not previously identified is found to be present at the site then no further development (unless otherwise agreed in writing with the local planning authority) shall be carried out until the developer has submitted a remediation strategy to the local planning authority detailing how this unsuspected contamination shall be dealt with and obtained written approval from the local planning authority. The remediation strategy shall be implemented as approved.
(Reason - To protect and prevent the pollution of controlled waters (particularly the underlying principal aquifer, EU Water Framework Directive drinking water protected area and several on-site and nearby surface water features, including the tributary to Bourn Brook) from potential pollutants associated with current and previous land uses (including the engineering works, former airfield and associated infrastructure) in line with National Planning Policy Framework (NPPF; paragraphs 109, 120, 121), EU Water Framework Directive, Anglian River Basin Management Plan and Environment Agency Groundwater Protection (GP3:2012) position statements A4 to A6, D1 to D4 and N7.)
9. Development shall not begin until a scheme for surface water disposal has been submitted to and approved in writing by the local planning authority. Infiltration systems shall only be used where it can be demonstrated that they will not pose a risk to groundwater quality. The scheme shall be implemented as approved.
(Reason - To protect and prevent the pollution of controlled waters (particularly the underlying principal aquifer, EU Water Framework Directive drinking water protected area and several on-site and nearby surface water features, including the tributary to Bourn Brook) in line with National Planning Policy Framework (NPPF; paragraphs 109, 121), EU Water Framework Directive, Anglian River Basin Management Plan and Environment Agency Groundwater Protection (GP3:2012) position statements G1 to G13, N7 and N10. The water environment is potentially vulnerable and there is an increased potential for pollution from inappropriately located and/or designed infiltration sustainable drainage systems (Suds) such as soakaways, unsealed porous pavement systems or infiltration basins.)
10. Piling or any other foundation designs and investigation boreholes using penetrative methods shall not be permitted other than with the express written consent of the local planning authority, which may be given for those parts of the site where it has been demonstrated that there is no resultant unacceptable risk to groundwater. The development shall be carried out in accordance with the approved details.
(Reason - To protect and prevent the pollution of controlled waters (particularly the underlying principal aquifer, EU Water Framework Directive drinking water protected area and several on-site and nearby surface water features, including the tributary to Bourn Brook) in line with National Planning Policy Framework (NPPF; paragraphs 109, 121), EU Water Framework Directive, Anglian River Basin Management Plan and Environment Agency Groundwater Protection (GP3:2012) position statement N7. Piling or any other foundation designs using penetrative methods can result in risks to potable supplies from, for example, pollution / turbidity, risk of mobilising contamination, drilling through different aquifers and creating preferential pathways. Thus it should be demonstrated that any proposed piling will not result in contamination of groundwater.)

11. Development shall not begin until a detailed Surface Water Drainage Strategy for the site, based on sustainable drainage principles and an assessment of the hydrological and hydro-geological context of the development, has been submitted to and approved in writing by the local planning authority.

The surface water drainage strategy shall include:

- a) Details of existing and proposed drainage routes demonstrating that no property is at risk from flooding both on and off site.
- b) Detailed calculations for any proposed storage and water control units, including precautionary factors for dilapidation allowances between maintenance periods and potential future impermeable expansion areas or extensions to the impermeable development area.
- c) Detailed calculations for any proposed discharge rates to watercourses where applicable.
- d) Details of where a reduction in flows is achieved to show betterment from the existing system.

The scheme shall be fully implemented and subsequently maintained, in accordance with the timing / phasing arrangements embodied within the scheme or within any other period as may subsequently be agreed, in writing, by the local planning authority.

(Reason - To prevent the exacerbation of flooding by ensuring the satisfactory disposal of surface water from the site, that flooding does not occur outside the design parameters of the surface water drainage system and that no additional discharge is made into surrounding watercourses or onto surrounding land than that naturally discharging from the site in its current undeveloped form.)

12. The development hereby permitted shall not be commenced until such time as a detailed scheme for the future responsibilities for the management of the surface water drainage scheme has been submitted to, and approved in writing by, the Local Planning Authority.

The scheme shall be fully implemented and subsequently maintained, in accordance with the timing/phasing arrangements embodied within the scheme, or within any other period as may subsequently be agreed, in writing, by the Local Planning Authority.

(Reason - To ensure the satisfactory management of the surface water scheme in perpetuity with the development.)

13. The development hereby permitted shall not be commenced until such time as a detailed scheme for on-site foul water drainage has been submitted to, and approved in writing by, the Local Planning Authority.

The scheme shall be fully implemented and subsequently maintained, in accordance with the timing/phasing arrangements embodied within the scheme, or within any other period as may subsequently be agreed, in writing, by the local planning authority.

The scheme shall also include details of how the drainage pipe-work and infrastructure shall be fully monitored during implementation.

(Reason - To prevent the increased risk of flooding and/or pollution of the water environment and to ensure no surface or ground water infiltration.)

14. The building hereby permitted shall not be occupied until the car parking and cycle parking provision has been provided within the site in accordance with the details shown on Drawing N0 13-165 GA005 RevB. Those areas shall not

thereafter be used for any purpose other than the parking of cars and bicycles.
(Reason - To ensure the provision and retention of adequate car and cycle parking facilities within the site in the interests of highway safety and in accordance with the requirements of Policies DP/3 and TR. of the adopted Local Development Framework 2007.)

15. Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) Order 1995 (or any order revoking and re-enacting that Order with or without modification), no windows, doors or openings of any kind, other than those expressly authorised by this permission, shall be constructed east and south elevations of the building, hereby permitted, unless expressly authorised by planning permission granted by the Local Planning Authority in that behalf.

(Reason - To safeguard the amenity of adjoining occupiers in accordance with Policies DP/3 and NE/15 of the adopted Local Development Framework 2007.)

16. The building hereby permitted shall not be occupied until a Travel Plan has been submitted to and approved in writing by the Local Planning Authority. The site shall thereafter be operated in accordance with the approved plan unless the Local Planning Authority gives prior written consent to any variation.

(Reason - To reduce car dependency and to promote alternative modes of travel in accordance with Policy TR/3 of the adopted Local Development Framework 2007.)

17. Development shall take place in accordance with the recommendations contained with the report 'Nocturnal Bat Survey Report - Tallent Factory, Bourn Airfield' MKA Ecology Ltd August 2012. Any variation to the approved report shall firstly be agreed in writing with the Local Planning Authority.

(Reason - To ensure that bat conservation measures are suitably implemented at the site.)

18. No development shall take place until a scheme of mitigation for the existing ponds within the site during the period of demolition and construction, has been submitted to and approved in writing by the Local Planning Authority. The scheme shall be implemented in accordance with the approved scheme unless any variation has been previously approved in writing by the Local Planning Authority.)

(Reason - To ensure that existing habitats within the site are adequately protected during the course of demolition and construction work.)

19. Prior to the commencement of any development, other than works in respect of the demolition of existing buildings, details of a scheme for the use of renewable energy technology to provide at least 10% of the predicted energy requirements as required by Policy NE/3 of the Local Development Framework 2007, shall have been submitted to and approved in writing by the Local Planning Authority; the development shall be carried out in accordance with the approved details.

(Reason - To ensure an energy efficient and sustainable development in accordance with the aims of Policy NE/1 and NE/3 of the adopted Local Development Framework 2007).

20. Prior to the commencement of any development, other than works in respect of the demolition of existing buildings, details of a strategy for water conservation measures to be incorporated within the development have been submitted to and approved in writing by the Local Planning Authority; the development shall be carried out in accordance with the approved details.

(Reason - To ensure compliance with the aims of Policy NE/12 of the adopted Local Development Framework 2007).

21. No development shall commence (other than demolition of the existing buildings) until a plan identifying any areas outside the building to be used for storage has been submitted to and approved in writing by the Local Planning Authority. The site shall thereafter be operated in accordance with the approved plan and no areas within the site, others than those shown on the approved plan, shall be used for outside storage.

(Reason - In the interests of residential (noise) and visual amenity in accordance with the aims of Policy DP/3 of the adopted Local Development Framework 2007.)

EHO Conditions

22. No construction/demolition work and or construction/demolition related dispatches from or deliveries to the site shall take place other than between the hours of 08.00 to 18.00 on Monday to Friday, 08.00 to 13.00 hours on Saturdays and no construction works or collection/deliveries shall take place on Sundays, Bank or Public Holidays unless otherwise approved in writing by the Local Planning Authority.

(Reason - To protect the amenities of nearby residential properties in accordance with South Cambridgeshire Local Development Framework Development Control Policies 2007, Policy NE/15-Noise Pollution, NE/16- Emissions & DP/6- Construction Methods.)

23. In the event of the foundations for the proposed development requiring piling, prior to the development taking place the applicant shall provide the Local Planning Authority with a report/method statement for approval, detailing the type of piling and mitigation measures to be taken to protect local residents noise and or vibration. Potential noise and vibration levels at the nearest noise sensitive locations shall be predicted in accordance with the provisions of BS 5528, 2009 - Code of Practice for Noise and Vibration Control on Construction and Open Sites Parts 1 - Noise and 2 -Vibration (or as superseded). Development shall be carried out in accordance with the approved details.

(Reason - To protect the amenities of nearby residential properties in accordance with South Cambridgeshire Local Development Framework Development Control Policies 2007, Policy NE/15-Noise Pollution, NE/16- Emissions & DP/6- Construction Methods.)

24. No development shall commence until a programme of measures to minimise the spread of airborne dust (including the consideration of wheel washing and dust suppression provisions) from the site during the construction period or relevant phase of development has been submitted to and approved in writing by the Local Planning Authority. Works shall be undertaken in accordance with the approved details/scheme unless the Local Planning Authority approves the variation of any detail in advance and in writing.

(Reason - To protect the amenities of nearby residential properties in accordance with South Cambridgeshire Local Development Framework Development Control Policies 2007, Policy NE/15-Noise Pollution, NE/16- Emissions & DP/6- Construction Methods.)

25. No development (apart from demolition of the existing buildings) shall take place until a comprehensive construction programme identifying each phase of the development and confirming construction activities to be undertaken in each phase and a timetable for their execution submitted to and approved in writing by

the Local Planning Authority in writing. The development shall subsequently be implemented in accordance with the approved programme unless any variation has first been agreed in writing by the Local Planning Authority.

(Reason - To protect the amenities of nearby residential properties in accordance with South Cambridgeshire Local Development Framework Development Control Policies 2007, Policy NE/15-Noise Pollution, NE/16- Emissions & DP/6- Construction Methods.)

26. No development shall take place until details of the following have been submitted to and approved in writing by the Local Planning Authority:

- a) Contractors' access arrangements for vehicles, plant and personnel;
- b) Contractors' site storage area(s) and compound(s);
- c) Parking for contractors' vehicles and contractors' personnel vehicles;
- d) Method statement for the control of debris, mud and dust arising from the development during the construction period.

(Reason - In the interests of residential amenity and highway safety in accordance with Policies DP/3 and DP/6 of the adopted Local Development Framework 2007.)

27. Vibration levels from the approved use, as defined and measured in accordance with BS6472: 2008 'Guide to evaluation of human exposure to vibration in buildings', or as superseded, shall not exceed a 16 hour daytime vibration dose value (VDV_d, 16, hours) of $0.4 \text{ m/s}^{-1.75}$ between 07:00 - 23:00hrs Monday to Friday and $0.1 \text{ m/s}^{-1.75}$ at any other time, either as a VDV_d 16hours between 07:00 - 23:00hrs Saturday and Sunday or VDV_d 8hours between 23:000 - 07:00 hrs, measured either at the position of a building foundation at or at the centre of any floor of any residential property adjacent to the site. Where it is not practicable to measure inside dwellings or at foundation positions, measurements may be made at other positions and foundation levels calculated according to a methodology to be agreed for a scheme for periodic monitoring.

(Reason – To ensure that occupiers of nearby residential properties are adequately protected from loss of amenity due to excess vibration in accordance with the aims of Policy DP/3 and NE/15 of the adopted Local Development Framework 2007.)

Suggested version of condition by RPS

“Vibration levels from the approved use, as defined and measured in accordance with BS 6472: 2008 'Guide to evaluation of human exposure to vibration in buildings', or as superseded, shall not exceed a daytime vibration dose value (VDV_{b,16h} or VDV_{d,16h}) of $0.2 \text{ ms}^{-1.75}$ between 07:00 - 23:00 hrs Monday to Friday and $0.1 \text{ ms}^{-1.75}$ at any other time, either as a daytime VDV_{b,16h} or VDV_{d,16h} between 07:00 - 23:00 hrs Saturday and Sunday or as a night-time VDV_{b,8h} or VDV_{d,8h} between 23:00 - 07:00 hrs, measured on any floor of any residential property adjacent to the site. Where it is not practicable to measure inside dwellings, measurements may be made at other positions and levels in the floors calculated according to a methodology to be agreed for a scheme for periodic monitoring”

28. The 'rating' level of noise emitted from the site/attributable to the approved uses, as defined in BS 4142, shall not exceed 36 dB LAeq, 1 hour, during any one hour period between 07:00 and 23:00 hours Monday to Friday and 25 dB LAeq, 5-minute or a maximum noise level of 55 dB L_{Amax,F} at any other time, (with all noise parameters measured / evaluated free-field) on the western boundaries of residential properties on The Willows and West Drive at monitoring points to be agreed with the Local Planning Authority; and the south boundary of Two Pots

Farm House (538834, 259936) or at the property boundary of any residential property, either existing or the subject of a valid planning consent at the date of this consent. Levels may be measured directly or derived from a combination of measurement and calculation using propagation corrections. The rating noise level will be assessed and determined according to the principles and methodology of BS 4142 and all measurements shall be carried out in accordance with the requirements of BS7445: "Description and measurement of environmental noise". as measured at the monitoring points to be agreed as above.

(Reason – To ensure that occupiers of nearby residential properties are adequately protected from loss of amenity due to excess noise in accordance with the aims of Policy DP/3 and NE/15 of the adopted Local Development Framework 2007.)

29. Before development commences (other than the demolition of the existing building) a scheme for the insulation of the building(s), associated plant/equipment and or vehicular related external noise and or consideration of any other noise mitigation/attenuation measures such as engineering, layout, administrative/management, as appropriate, in order to minimise and control the level of noise/vibration emanating from the said uses and to demonstrate compliance with the specified noise rating and vibration levels detailed in Conditions 26 and 27, respectively, shall be submitted to and approved in writing by the Local Planning Authority. The noise/vibration insulation/mitigation scheme as approved shall be fully implemented before the use hereby permitted is commenced and shall thereafter be maintained in strict accordance with the approved details. No equipment installed within the buildings shall be brought into formal use until it has been subject to a programme of post installation monitoring, in accordance with a scheme to the submitted to and approved in writing by the Local Planning Authority.

(Reason – To ensure that occupiers of nearby residential properties are adequately protected from loss of amenity due to excess noise in accordance with the aims of Policy DP/3 and NE/15 of the adopted Local Development Framework 2007.)

30. No development shall commence (other than in respect of the demolition of existing buildings) until there has been submitted to the Local Planning Authority details of a nominated representative for the development to act as a point of contact for local residents (including a telephone number and email address for that person), together with subsequent arrangements for notifying and approving any subsequent change in the nominated representative. The nominated representative shall have responsibility for dealing with any noise complaints made during the construction and operation of the development hereby permitted, and liaison with the Local Planning Authority in connection with Condition 30 below.

(Reason – To ensure that occupiers of nearby residential properties are adequately protected from loss of amenity due to excess noise in accordance with the aims of Policy DP/3 and NE/15 of the adopted Local Development Framework 2007.)

31. Following written notification from the Local Planning Authority, that a justified noise and or vibration complaint relating to the approved use has been received from a local resident, the applicant or use operator shall at their own expense, employ a suitably competent and qualified person/s to measure and assess by a methodology or a scheme of noise/vibration monitoring, to be submitted to and approved in writing by the Local Planning Authority, to demonstrate compliance

with the specified noise rating and vibration levels detailed in Conditions 26 and 27, respectively.

The scheme shall be based upon the methodology contained within BS 4142/BS6472 and commensurate with the guidance contained within BS 7445. Such an assessment/compliance scheme should encompass:

- Methodology for measurements
- Background noise/vibration levels
- Location for noise/vibration monitoring
- Timing of noise/vibration monitoring
- Frequency of monitoring
- Notification of results

The assessment/compliance scheme assessment shall be commenced within 14 days of the notification, unless a longer time is approved in writing by the Local Planning Authority. A copy of the assessment report, together with all recorded noise/vibration measurement, metrological data and audio files as appropriate obtained as part of the assessment shall be provided to the Local Planning Authority within a time period to be agreed with the Local Planning Authority as appropriate to each case.

32. Prior to commencement of development (other than the demolition of the existing buildings) an Operational Noise Minimisation Management Plan/Scheme shall be submitted in writing to the Local Planning Authority for approval. This shall include details of site wide measures to be undertaken and implemented to minimise and mitigate noise activities/operations as far as is reasonably practicable. The approved plan/scheme shall be retained thereafter unless otherwise approved in writing by the Local Planning Authority and shall be reviewed and revised as necessary at the reasonable request of the Local Planning Authority following the receipt of any justified noise complaints. The Operational Noise Minimisation Management Plan/Scheme should include consideration of but not exhaustively the items listed in the informative at the bottom of this decision notice.
33. Before development commences (other than the demolition of the existing buildings), details of equipment/systems for the purpose of extraction and/or filtration and/or abatement of fumes and or odours shall be submitted to and approved in writing by the Local Planning Authority. The approved extraction/filtration/abatement scheme/s shall be installed and be operational before the use hereby permitted is commenced and shall be retained thereafter. Any approved scheme/system shall not be altered without prior approval.

Any approved extraction/filtration/abatement scheme/s or system installed shall be regularly maintained in accordance with the manufacturer's specification / instructions to ensure its continued satisfactory operation to the satisfaction of the Local Planning Authority.

(Reason: To protect the health and quality of life / amenity of nearby and future residential premises in accordance with South Cambridgeshire District Council Local Development Framework Development Control Policies DP/3, NE/15.)

34. Prior to the commencement of the development (other than the demolition of the existing buildings) an artificial lighting scheme, to include details of any external lighting of the site such as street lighting, floodlighting, security/residential lighting and an assessment of impact on any sensitive residential premises on and 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 protect local residents from light pollution/nuisance and protect/safeguard the health and quality of life/amenity of nearby existing and proposed residential properties in accordance with NE/14- Lighting Proposals.)

Informatives – To include setting up of Consultative Committee

Background Papers: the following background papers were used in the preparation of this report:

- South Cambridgeshire Local Development Framework Core Strategy (adopted January 2007)
- South Cambridgeshire Local Development Framework Development Control Policies (adopted July 2007)
- Planning File Ref: S/1020/13/FL

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