

St John's Innovation Park

20/03523/ful

CONDITIONS AND INFORMATIVES LIST

Erection of a 5 storey building and a 6 storey building for commercial/business purposes, erection of a transport hub, gymnasium, surface parking, landscaping and associated infrastructure including demolition of the existing building (St John's House) and associated structures.

Conditions

1. Time limits

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. Approved plans

The development hereby permitted shall be carried out in accordance with the following approved plans:

Drawings

Site location plan 02001-PO1
Surface finishes plan TOWN711(08)5003 R10
Site sections 02006-PO1
Building 1_02231 PO2-Elevations
Building 1_02232 PO2-Elevations
Building 1_02401 P01-Bay Study 1
Building 1_02402 PO2-Bay Study 2
Building 1_02403 PO2-Bay Study 3
Building 1_02201 PO2-Ground Floor
Building 1_02202 PO1-Levels 01-02
Building 1_02203 PO1-Levels 03-04
Building 1_02204 PO1-Level 05-plant room
Building 1_02205 PO1-Roof level
Building 2_02231 PO2-Elevations
Building 2_02232 PO2-Elevations

Building 2_02251 PO2-Sections
Building 2_02201 PO2-Ground Floor
Building 2_02202 PO1-Levels 01-02
Building 2_02203 PO1-Levels 03-04
Building 2_02204 PO1-Plant room
Transport Hub_02231 PO2-Elevations
Transport Hub_02251 PO2-Sections
Transport Hub_02401 P02-Bay Study 1
Transport Hub_02201 P02-Ground Floor
Transport Hub_02202 P01-Levels 1-2
Transport Hub_02203 P01-Level 3 Roof
Tree Planting plan TOWN711(08)4001 RO2
Roof plan TOWN711(08)5006 RO1
Levels Plan TOWN711(08)5010 RO2
Section TOWN711(08)7002 RO2
Cycle parking 02502 PO1

Documents

Acoustic Planning Statement
Design and Access Statement
Design Note 04 – SUDS Design
Energy Strategy and Climate Change Mitigation Summary
Flood Risk Assessment
Travel Plan 70051988-WSP-TP-001

(Reason – 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).

3. Levels

No development, other than demolition and site clearance, shall take place until a plan showing the finished floor levels of the proposed development in relation to the existing and proposed ground levels of the surrounding land has been submitted to and approved in writing by the Local Planning Authority. The development shall be constructed in accordance with the approved details. Ground floor levels should be set so that should groundwater emerge in extreme conditions, water would not be able to enter directly into the building.

(Reason – for the avoidance of doubt and to ensure that the levels of the buildings are built to ensure protection from groundwater flooding in accordance with Policy HQ/1 of the South Cambridgeshire Local Plan 2018).

4. Demolition and Construction Management Plan

No development, including demolition, shall commence until a site wide Demolition and Construction Environmental Management Plan (DCEMP) has been submitted to and approved in writing by the Local Planning Authority.

The DCEMP shall include the consideration of the following aspects of demolition and construction:

- a) Demolition, construction, and phasing programme.
- b) Details of any proposed temporary structures, works, plant or machinery required in relation to construction of the building of more than 10m above existing ground level in height.
- c) Contractors' access arrangements for vehicles, plant and personnel including the location of construction traffic routes to, from and within the site, details of their signing, monitoring, and enforcement measures.
- d) Construction/Demolition hours which shall be carried out between 0800 hours to 1800 hours Monday to Friday, and 0800 hours to 1300 hours on Saturday and at no time on Sundays, Bank or Public Holidays, unless in accordance with agreed emergency procedures for deviation.
- e) Delivery times and collections / dispatches for construction/demolition purposes shall be carried out between 0800 to 1800 hours Monday to Friday, 0800 to 1300 hours on Saturdays and at no time on Sundays, bank or public holidays, unless otherwise agreed in writing by the Local Planning Authority
- f) Soil Management Strategy having particular regard to potential contaminated land and the reuse and recycling of soil on site, the importation and storage of soil and materials including audit trails.
- g) Noise impact assessment methodology, mitigation measures, noise monitoring and recording statements in accordance with the provisions of BS 5228-1:2009+A1:2014 Code of Practice for noise and vibration control on construction and open sites.
- h) Vibration impact assessment methodology, mitigation measures, monitoring and recording statements in accordance with the provisions of BS 5228-2:2009+A1:2014 Code of Practice for noise and vibration control on construction and open sites. Details of any piling construction methods / options, as appropriate.
- i) Dust mitigation, management / monitoring, and wheel washing measures in accordance with the provisions of Control of dust and emissions during construction and demolition - Greater Cambridge supplementary planning guidance 2020.
- j) Use of concrete crushers.
- k) Prohibition of the burning of waste on site during demolition/construction.

- l) Site artificial lighting including hours of operation, position and impact on neighbouring properties.
- m) Drainage control measures including the use of settling tanks, oil interceptors and bunds.
- n) Screening and hoarding details.
- o) Details of tree protection measures.
- p) Access and protection arrangements around the site for pedestrians, cyclists and other road users.
- q) Procedures for interference with public highways, including permanent and temporary realignment, diversions and road closures.
- r) External safety and information signing and notices.
- s) Implementation of a Stakeholder Engagement/Residents Communication Plan, Complaints procedures, including complaints response procedures.
- t) Membership of the Considerate Contractors Scheme.

Development shall be carried out in accordance with the approved DCEMP.

(Reason: To ensure the environmental impact of the construction of the development is adequately mitigated and in the interests of the amenity of residents/occupiers in accordance with Policy CC/6 of the South Cambridgeshire Local Plan 2018).

Materials

5. Materials

No development above base course level shall take place until samples of the materials to be used in the construction of the external surfaces of the development hereby permitted 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 that the appearance of the external surfaces of the proposed buildings are appropriate in accordance with policy HQ/1 of the South Cambridgeshire Local Plan 2018).

6. Materials

No development above base course level shall take place until full details of all non-masonry walling systems, windows, doors, cladding panels, or other external screens including structural members, infill panels, edge, junction and coping details, colours, surface finishes/textures and relationships to glazing and roofing have been submitted to and approved in writing by the Local Planning Authority. This may consist of large-

scale drawings and/or samples. The development shall be carried out in accordance with the approved details.

(Reason - To ensure that the appearance of the external surfaces of the proposed buildings are appropriate in accordance with policy HQ/1 of the South Cambridgeshire Local Plan 2018).

Sustainable development

7. Energy Delivery Strategy

The development, hereby permitted, shall not be occupied, or used until the approved approach to meet a reduction in carbon emissions of at least 35% compared to the Building Regulations Part L 2013 Carbon Factors baseline has been fully implemented, as set out in the Energy Strategy and Climate Change Mitigation Strategy Summary by Hoare Lea dated 24 August 2021. Any associated renewable and/or low carbon technologies shall thereafter be retained and remain fully operational in accordance with a maintenance programme, which shall be submitted to and approved in writing by the local planning authority before the development is first occupied.

(Reason - To ensure an energy efficient and sustainable development in accordance with policies CC/1, CC/3 and CC/4 of the South Cambridgeshire Local Plan 2018 and the Greater Cambridge Sustainable Design and Construction SPD 2020).

8. BREEAM

The buildings shall be constructed to meet the applicable approved BREEAM 'excellent' rating with 5 credits for Wat01 (water consumption). Prior to the occupation of any of the buildings, a certificate following a post-construction review shall be issued by an approved BREEAM Assessor to the Local Planning Authority, indicating that the relevant BREEAM rating has been met. In the event that such a rating is replaced by a comparable national measure of sustainability for building design, the equivalent level of measure shall be applicable to the proposed development.

(Reason: In the interests of reducing carbon emissions and promoting principles of sustainable construction and efficient use of buildings in accordance with policies CC/1, CC/3 and CC/4 of the South Cambridgeshire Local Plan 2018 and the Greater Cambridge Sustainable Design and Construction SPD 2020).

Transport

9. Cycle Parking Provision

Notwithstanding the approved plans, no occupation of either building shall take place until details of the storage provision for all cycles and scooters for that building, including non-standard cycles, such as cargo bikes, and electric bikes, as well as details of the mechanism to raise the double tier cycle parking shall be submitted to and approved in writing by the Local Planning Authority. The approved cycle parking provision shall be installed and made available in accordance with the approved plans prior to the occupation of either building. The cycle facilities shall thereafter be retained and shall not be used for any other purpose.

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

10. Cycle route details

Notwithstanding the approved plans, no development above base course shall take place until detailed designs of the cycle routes within the site have been submitted to and approved in writing by the Local Planning Authority. The detailed designs will follow the principles of Local Transport Note 1/20.

The details shall include the consideration of the following aspects:

- a) Crossing points
- b) Levels and sections
- c) Materials

The development shall be implemented in accordance with the approved designs before the occupation of any building.

(Reason: To ensure the appropriate design of cycle routes within the site in accordance with policies HQ/1 and TI/2 of the South Cambridgeshire Local Plan 2018).

11. Low emissions strategy

No development above base course shall take place until a site based Low Emission Strategy (LES) has been submitted to and approved in writing by the Local Planning Authority. The LES shall include details and an implementation plan for the delivery of the following:

- a) Electric vehicle charging point details (at least 50% of the new car parking spaces to have electric charging points with passive provision for the remainder).
- b) Additional electric charging points on future demand (details of demand criteria and delivery timeline)
- c) Cycling scheme
- d) Car share and car club
- e) Public transport

The development shall be implemented in accordance with the approved scheme.

(Reason: In the interests of reducing the impact of developments on local air quality and encouraging sustainable forms of transport in accordance with Policies SC/12 and TI/2 of the South Cambridgeshire Local Plan 2018 and the Greater Cambridge Sustainable Design and Construction SPD 2020, section 3.6. Pollution).

12. Travel Plan compliance

The development shall be undertaken in accordance with the details provided in the Framework Travel Plan prepared by WSP.

(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.)

13. Car Park Management Plan

Prior to the occupation of the first building, a Car Parking Management Strategy (CPMS) shall be submitted to and approved in writing by the local planning authority. The CPMS shall include details of how parking provision will be phased throughout the site wide development to ensure that sustainable travel provision is balanced with appropriate on-site parking including the allocation of spaces to car sharing and off peak journeys. The CPMS should identify how the permitted travel hub will be used for the whole development, as well as any temporary provision for contractor parking during construction.

(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).

14. Cowley Road

Works to upgrade the junction of St Johns Innovation Park with Cowley Road shall be completed before any part of the development is occupied.

(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).

15. Traffic management

No demolition or construction works shall commence on site until a traffic management plan has been agreed with the Planning Authority in consultation with the Highway Authority. The principal areas of concern that should be addressed are:

- i) Movements and control of muck away lorries (all loading and unloading should be undertaken off the adopted public highway)
- ii) Contractor parking, for both phases all such parking should be within the curtilage of the site and not on street.
- iii) Movements and control of all deliveries (all loading and unloading should be undertaken off the adopted public highway)
- iv) Control of dust, mud and debris, please note it is an offence under the Highways Act 1980 to deposit mud or debris onto the adopted public highway. The development shall be carried out in accordance with the approved details.

(Reasons - In the interests of highway safety).

16. Adopted highway

Prior to the occupation of any development, the proposed access be constructed so that its falls and levels are such that no private water from the site drains across or onto the adopted public highway and should be constructed of a bound material for the first 5m from the highway boundary to prevent debris from spilling out onto the adopted public highway.

(Reasons - In the interests of highway safety).

Landscaping and Ecology

17. Hard and soft landscaping

No development above slab level shall take place until full details of both hard and soft landscaping have been submitted to and approved in writing by the Local Planning Authority.

Hard landscaping details shall include proposed finished levels or contours; means of enclosure; car parking layouts, other vehicle and pedestrian access and circulation areas; hard surfacing materials; minor artefacts and structures (e.g. furniture, refuse or other storage units, signs, lighting); proposed and existing functional services above and below ground (e.g. drainage (particularly near tree planting), power, communications cables, pipelines indicating lines, manholes, supports), bridges and retaining structures.

Soft landscaping details shall include indications of all existing trees and hedgerows on the land and details of any to be retained. The details shall also include specification of all proposed trees, hedges, and shrub planting, which shall include details of species, density, tree pits, and size of stock.

The development shall be carried out in accordance with the approved details.

(Reason – In the interests of visual amenity in accordance with Policy HQ/1 of the South Cambridgeshire Local Plan 2018).

18. Hard and soft landscaping – timing and implementation

All hard and soft landscaping works shall be carried out in accordance with the approved details. The works shall be carried out within the first planting season after the occupation of Building 1. If within a period of five years from the date of 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 reasonably practicable.

(Reason: To ensure the development is satisfactorily assimilated into the area and enhances biodiversity in accordance with Policies HQ/1 and NH/2 of the South Cambridgeshire Local Plan 2018).

19. Green roof

Details of the green roof shall be submitted to and approved in writing by the Local Planning Authority prior to any superstructure works commencing on site. Details of the green roof(s) shall include means of access for maintenance, plans and sections showing the make-up of the sub-base to be used and include the following:

- a) Roofs can/will be biodiverse based with extensive substrate varying in depth from between 80-150mm,
- b) The biodiverse roof shall not be used as an amenity or sitting out space of any kind whatsoever and shall only be used in the case of essential maintenance or repair, or escape in case of emergency,

- d) Where solar panels are proposed, biosolar roofs should be incorporated under and in-between the panels. An array layout will be required incorporating a minimum of 0.75m between rows of panels for access and to ensure establishment of vegetation,
- f) Evidence of installation shall be required in photographic form prior to handover.

The biodiverse roof(s) shall be carried out strictly in accordance with the details so approved and shall be maintained as such thereafter.

(Reason: To ensure the development provides the maximum possible provision towards water management and the creation of habitats and valuable areas for biodiversity in accordance with Policy NH/4 of the South Cambridgeshire Local Plan 2018).

20. Public Art

Prior to occupation of Building 1, a site-wide Public Art Delivery Plan (PADP) shall be submitted to and approved in writing by the Local Planning Authority. The PADP shall include the following:

- a) Details of the public art and artist commission;
- b) Details of how the public art will be delivered, including a timetable for delivery;
- c) Details of the location of the proposed public art on the application site;
- d) The proposed consultation to be undertaken;
- e) Details of how the public art will be maintained;
- f) How the public art would be decommissioned if not permanent;
- g) How repairs would be carried out;
- h) How the public art would be replaced in the event that it is destroyed;

The approved PADP shall be fully implemented in accordance with the approved details and timetabling. Once in place, the public art shall not be moved or removed otherwise than in accordance with the approved maintenance arrangements.

(Reason: To ensure that the scheme provides suitable public art strategy in accordance with Policies HQ/1 and HQ/2 of the South Cambridgeshire Local Plan 2018).

21. Biodiversity management and monitoring plan

No development shall take place (including demolition, ground works, vegetation clearance) until a Construction Ecological Management Plan (CEcMP) has been submitted to and approved in writing by the local planning authority. The CEcMP shall include the following:

- a) Risk assessment of potentially damaging construction activities.
- b) Identification of “biodiversity protection zones”.
- c) Practical measures (both physical measures and sensitive working practices) to avoid or reduce impacts during construction (may be provided as a set of method statements).
- d) The location and timings of sensitive works to avoid harm to biodiversity features.
- e) The times during which construction when specialist ecologists need to be present on site to oversee works.
- f) Responsible persons and lines of communication.
- g) The role and responsibilities on site of an ecological clerk of works (ECoW) or similarly competent person.
- h) Use of protective fences, exclusion barriers and warning signs if applicable.

The approved CEcMP shall be implemented in accordance with the approved details.

(Reason - To minimise disturbance, harm, or potential impact upon protected species in accordance with Policy NH/4 of the South Cambridgeshire Local Plan 2018).

22. Lighting design for biodiversity

No development shall be occupied until a “lighting design strategy for biodiversity” for features or areas that are proposed to be lit, shall be submitted to and approved in writing by the local planning authority. The strategy shall:

- a) Identify those areas/features on site that are particularly sensitive for bats and that are likely to cause disturbance in or around their breeding sites and resting places or along important routes used to access key areas of their territory, for example, for foraging; and
- b) show how and where external lighting will be installed (through the provision of appropriate lighting contour plans and technical specification) so that it can be clearly demonstrated that areas to be lit will not disturb or prevent the above species using their territory or having access to their breeding sites and resting places.

All external lighting shall be installed in accordance with the specifications and locations set out in the strategy, and these shall be maintained thereafter in accordance with the strategy.

(Reason - To minimise disturbance, harm, or potential impact upon protected species in accordance with Policy NH/4 of the South Cambridgeshire Local Plan 2018).

23. Landscape and Ecological Management Plan (LEMP)

No development above base course shall take place until a Landscape and Ecological Management Plan (LEMP) has been submitted to and approved in writing by the Local Planning Authority. The content of the LEMP shall include the following:

- a) Description and evaluation of features to be managed.
- b) Ecological trends and constraints on site that might influence management.
- c) Aims and objectives of management, including how a minimum of 10% in biodiversity net gain will be achieved on site.
- d) Appropriate management options for achieving aims and objectives.
- e) Prescriptions for management actions.
- f) Prescription of a work schedule (including an annual work plan capable of being rolled forward over a five-year period).
- g) Details of the body or organisation responsible for implementation of the plan.
- h) Ongoing monitoring and remedial measures.

The LEMP shall also include details of the legal and funding mechanism(s) by which the long-term implementation of the plan will be secured by the developer with the management body(ies) responsible for its delivery. The plan shall also set out (where the results from monitoring show that conservation aims and objectives of the LEMP are not being met) contingencies and/or remedial action will be identified, agreed, and implemented so that the development still delivers the fully functioning biodiversity objectives of the originally approved scheme. The approved plan will be implemented in accordance with the approved details.

(Reason - To minimise disturbance, harm, or potential impact upon protected species in accordance with Policy NH/4 of the South Cambridgeshire Local Plan 2018).

Drainage

24. Surface water drainage

No development above base course level shall commence until a detailed design of the surface water drainage of the site, including details of how the scheme would be managed and maintained, 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 Phase 1 drainage strategy and SuDS Report prepared by Ramboll (ref: SJIP-RAM-XX-XX-C-RP-000100) dated July 2020 and shall also include:

- a) 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);
- b) Full detail on SuDS proposals (including location, type, size, depths, side slopes and cross sections);
- c) Temporary storage facilities if the development is to be phased;
- d) A timetable for implementation if the development is to be phased;
- e) Full details of the proposed attenuation and flow control measures
- 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) Full details of the maintenance/adoption of the surface water drainage system.
- i) Measures taken to prevent pollution of the receiving groundwater and/or surface water
- j) Formal agreement from a third party if discharging into their system is proposed, including confirmation that sufficient capacity is available.

(Reason - To ensure that the proposed development can be adequately drained, 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, in accordance with Policy CC/8 and CC/9 of the South Cambridgeshire Local Plan 2018).

25. Surface water drainage scheme maintenance

No development shall commence until details of measures indicating how additional surface water run-off from the site will be avoided during the construction works, have been submitted to and approved in writing by the Local Planning Authority. The applicant may be required to provide collection, balancing and/or settlement systems for these flows. The approved measures and systems shall be brought into operation before any works to create buildings or hard surfaces commence.

(Reason: To ensure surface water is managed appropriately during the construction phase of the development, so as not to increase the flood risk to adjacent land/properties or within the development itself; recognising that initial works to prepare the site could bring about unacceptable impacts in accordance with Policies CC/8 and CC/9 of the South Cambridgeshire Local Plan 2018).

26. Fire hydrants

No dwellings shall be occupied until a scheme for the provision of fire hydrants has been submitted to and agreed in writing by the Local Planning Authority. The scheme shall include a phasing strategy for the implementation of the hydrants. All hydrants shall be fully installed in accordance with the approved scheme and phasing arrangements.

(Reason: To ensure the provision of adequate water supply infrastructure to protect the safe working environment for all users and visitors).

Informatives

Contaminated land

If during the development contamination not previously identified is found to be present at the site, such as putrescible waste, visual or physical evidence of contamination of fuels/oils, backfill or asbestos containing materials, then no further development (unless otherwise agreed in writing with the Local Planning Authority) shall be carried out until the developer has submitted, and obtained written approval from the Local Planning Authority for, a remediation strategy detailing how this unsuspected contamination shall be dealt with. The remediation strategy shall be implemented as approved to the satisfaction of the Local Planning Authority.

Green Roofs

All green roofs should be designed, constructed, and maintained in line with the CIRIA SuDS Manual (C753) and the Green Roof Code (GRO).

Surface Water Drainage and Infiltration Sustainable Drainage Systems (SuDS)

All surface water from roofs shall be piped direct to an approved surface water system using sealed downpipes. Open gullies should not be used.

Only clean, uncontaminated surface water should be discharged to any soakaway, watercourse or surface water sewer.

The water environment is potentially vulnerable and there is an increased potential for pollution from inappropriately located and/or designed infiltration (SuDS). We consider any infiltration (SuDS) greater than 2.0 m below ground level to be a deep system and are generally not acceptable. All infiltration SuDS require a minimum of 1.2 m clearance between the base of infiltration SuDS and peak seasonal groundwater levels. All need to meet the criteria in our Groundwater Protection: Principles and Practice (GP3) position statements G1 to G13 which can be found here:

<https://www.gov.uk/government/collections/groundwater-protection>.

In addition, they must not be constructed in ground affected by contamination and if the use of deep bore soakaways is proposed, we would wish to be re-consulted. The proposals will need to comply with our Groundwater protection position statements G1 and G9 to G1.

Pollution Control

Surface water from roads and impermeable vehicle parking areas shall be discharged via trapped gullies.

Prior to being discharged into any watercourse, surface water sewer or soakaway system, all surface water drainage from lorry parks and/or impermeable parking areas for fifty car park spaces or more and hardstandings should be passed through an oil interceptor designed compatible with the site being drained. Roof water shall not pass through the interceptor.

Site operators should ensure that there is no possibility of contaminated water entering and polluting surface or underground waters.

Oil tanks

Notwithstanding the provision of the Town and Country Planning General Permitted Development Order 1995 (or any order revoking or re-enacting that Order), any oil storage tank shall be sited on an impervious base and surrounded by oil tight bunded walls with a capacity of 110% of the storage tank, to enclose all filling, drawing and overflow pipes. The installation must comply with Control of Pollution Regulations 2001, and Control of Pollution (Oil Storage) Regulations 2001.

Site operators should ensure that there is no possibility of contaminated water entering and polluting surface or underground waters.

Dewatering during construction

Any small scale dewatering in the course of building or engineering works which is greater than 20 cubic metres per day and does not meet the conditions of the groundwater abstraction exemption under Regulation 5 of the Water Abstraction and Impounding (Exemptions) Regulations 2017 will require an abstraction licence from the Environment Agency.

The Environment Agency assesses applications to abstract water against local water availability. In groundwater bodies where water is already fully committed, there is a presumption against issuing new consumptive groundwater licences. In the case of dewatering we consider a licence to be consumptive where the water cannot be returned locally to the aquifer. Whilst this may be deemed acceptable for short-term dewatering where water is returned to the environment, this would be assessed on a case-by-case basis. However, in such cases a consumptive groundwater licence may not be issued long-term and the applicant must ensure that any construction is

engineered such that permanent dewatering will not be required. This is especially important if the development is proposing sub surface structures such as basements.

If you consider that dewatering may be necessary, please contact your local EA office at your earliest convenience or submit a pre-application to receive up to 15 hours of free pre-application advice. For more information visit:

<https://www.gov.uk/guidance/water-management-apply-for-a-water-abstraction-or-impoundment-licence#types-of-licence>