

Report to:

Joint Development Control
Committee

18 February 2022

Lead Officer:

Joint Director of Planning and Economic Development

21/04337/FUL– Land At Robinson Way, Addenbrookes Hospital (Queen Edith's Ward)

Proposal: Construction of an underground service corridor to serve the proposed new Cambridge Children's Hospital

Applicant: Cambridge University Hospitals NHS Foundation Trust (CUH), Cambridgeshire and Peterborough NHS Foundation Trust (CPFT) and the University of Cambridge

Key material considerations:

- Principle of development
- Context, site, design, and external spaces
- Access and transport
- Environmental considerations (including water management, drainage and flood risk)

Date of Member site visit: n/a

Is it a Departure Application?: No

Decision due by: 25/02/2022 (Extension of time)

Application brought to Committee because: This is an application for development which relates to site-wide infrastructure that fulfils a strategic purpose. Given the relationship of the proposals with the new Cambridge Children's Hospital (the report for which can be found elsewhere on this Agenda), officer consider it appropriate that this application should be determined by JDCC.

Presenting officer: Philippa Kelly, Strategic Sites Delivery Manager

Executive Summary

1. The proposal is for an underground service corridor to serve the proposed new Cambridge Children's Hospital (21/04336/REM). The subject application is submitted separately, but alongside the Reserved Matters application for the proposed new Cambridge Children's Hospital (21/04336/REM).
2. The proposed development would provide a link for services connections and the movement of goods, deliveries and waste between the proposed new Cambridge Children's Hospital and the existing underground service network.
3. The proposed underground service corridor includes flood mitigation measures, including an emergency flood barrier, and the ability to collect and remove any water which has entered the tunnel.

Recommendation

4. The application proposals are **recommended for approval**, subject to the conditions and informatives set out at the end of this report, with authority delegated to officers to undertake minor amendments of those conditions and informatives prior to issue of the planning permission.

Relevant planning history

5. On the Cambridge Biomedical Campus Phase 1 site and strategic Masterplan area, a number of key developments have been delivered or are under construction.

The relevant site history is as follows:

Planning Reference	Description	Outcome
21/04336/REM	Reserved Matters application pursuant to 06/0796/OUT (as amended by 21/01584/S73) for a new Cambridge Children's Hospital (CCH), hard and soft landscaping, internal roads, and ancillary infrastructure. Discharge of Condition 14 (Amenity Space Strategy) pursuant to outline approval 06/0796/OUT.	Current planning application
21/03510/SCRE	Screening request under EIA Regulations 2017: Reserved matters application pursuant to outline consent 06/0796/OUT for the Cambridge Children's Hospital.	Screening request issued 02 September 2021 – no EIA required.
Various S73 applications,	AstraZeneca variation of CBC outline re construction hours.	Granted.

most recently 21/01584/S73		
06/0796/OUT	<p>Phase 1 Cambridge Biomedical Campus:</p> <p>Up to 215,000 sqm of floorspace (excluding plant areas) comprising 60,000sqm of clinical research and treatment (D1 and/or clinical in-patient treatment), 115,000sqm of biomedical and biotech research and development (B1(b), 15,000sqm of biomedical and biotech research and development (B1(b)) or clinical research and treatment (D1 and/or clinical in-patient treatment), and 25,000sqm of either clinical research and treatment (D1 and/or clinical in-patient treatment) or higher education or sui generis medical research institute uses, and including related support activities within use classes A1, A3, B1, D1 (creches/nurseries) or sui generis uses, with no individual premises used for support activities to exceed 500sqm; new areas of public realm; landscaping; parking areas; highway works; drainage works and all other associated infrastructure.</p>	Granted 15 October 2009

Planning policies

National Guidance

6. National Planning Policy Framework (NPPF) 2021
National Planning Practice Guidance (NPPG)
National Design Guide (NDG)

Cambridge Local Plan (CLP) 2018

7. Policy 1: The presumption in favour of sustainable development.
Policy 8: Setting of the city.
Policy 14: Areas of Major Change and Opportunity Areas – general principles.
Policy 17: Cambridge Biomedical Campus (including Addenbrooke's Hospital Area of Major Change).
Policy 27: Site specific development opportunities.

Policy 28: Carbon reduction, community energy networks, sustainable design and construction, water use.

Policy 31: Integrated water management and the water cycle.

Policy 32: Flood Risk.

Policy 33: Contaminated land.

Policy 35: Protection of human health and quality of life from noise and vibration.

Policy 36: Air quality, odour and dust.

Policy 55: Responding to context.

Policy 56: Creating successful places.

Policy 59: Designing landscape and the public realm.

Policy 70: Protection of priority species and habitats.

Policy 71: Trees; and

Policy 81: Mitigating the transport impact of development.

Supplementary Planning Documents (SPD)

8. Greater Cambridge Shared Planning Sustainable Design and Construction SPD (2020).

Cambridgeshire Flood and Water SPD (2016).

Cambridgeshire and Peterborough Waster Partnership (RECAP): Waste Management Design Guide (February 2012)

Other Material Considerations

Cambridge University Hospitals NHS Foundation Trust (CUH) Strategic Masterplan (2010)

Cambridge City Council Public Art SPD (2010)

Publicity

- | | |
|------------------------|-----|
| 9. Advertisement | YES |
| Adjoining Owners: | YES |
| Site Notice Displayed: | YES |

Consultation

10. The below responses are a summary of the comments that have been received. Full details of the consultation responses can be inspected on the application file.

11. Cambridgeshire County Council (Highways Development Management):

No objection. As Robinson Way is not an adopted public highway the Highway Authority has no comment to make in regard of this application.

12. Cambridgeshire County Council Lead Local Flood Authority (LLFA):

No objection. The risk of flooding is recognised and addressed through the use of automatic flood barriers either side of the corridor. There is no increase in impermeable area as a result of the proposals.

13. Cambridgeshire County Council Archaeological Officer:

No objection. This site retains low potential for cohesive survival of important archaeological remains of all periods.

14. Greater Cambridge Shared Planning Service Urban Design Team:

No objection. Detailed comments provided. The proposals are acceptable in urban design terms. Minor clarifications requested related to the emergency smoke extract Hatch, open metal grillage, and their impact on the footway/public realm.

15. Greater Cambridge Shared Planning Service Sustainable Design and Construction Officer:

No objection. The proposals do not trigger any of the Council's sustainable design and construction policies and as such there are no material sustainable design and construction issues.

16. Cambridge City Nature Conservation Projects Officer

No objection. Content with Ecology Statement detailing no ecological implications to the proposal

17. Greater Cambridge Shared Planning Service Sustainable Drainage Engineer:

No objection. Clarification requested regarding flood resilience measures related to the basement service corridor, to ensure robust flood resilience measures, and existing water ingress issues which require further attention. These elements can be addressed by relevant recommended conditions.

18. Greater Cambridge Shared Planning Service Landscape Architect:

No objection. Requests conditions covering impact assessment and tree protection plan to be undertaken prior to works on site.

19. Cambridge City Health and Environmental Services:

No objection. Recommends conditions relating to the following: Construction / demolition hours; Demolition / construction collections / deliveries; Construction/demolition - noise/vibration & piling; Dust condition;

20. Anglian Water:

No comments to make.

21. Environment Agency:

No objection. Recommends informatives relating to environmental permitting and contaminated land.

22. Cambridgeshire Constabulary Designing Out Crime Officer:

No comments to make.

Representations from members of the public

No public representations have been received

The site and its surroundings

23. The Cambridge Biomedical Campus (CBC) comprises biomedical research, patient care and education on a single site. It is located south of Cambridge City centre, accessed via the Cambridgeshire Guided Busway and via Long Road to the north, the Hills Road/Fendon Road/Robinson Way Roundabout to the east, and from the south-west via Addenbrooke's Road.

24. The application site occupies a central location within the CBC, which was consented in 2009 through the outline planning permission for Phase 1 (06/0796/OUT). The site is currently hardstanding as part of the Rosie Maternity Hospital entrance forecourt and Robinson Way, and extends north of Robinsons way between the Rosie Maternity Hospital to the west and the Addenbrooke's Dialysis Unit Building to the east.

25. The site comprises a tarmac road surface, covering an area of approximately 120metres squared (30metres long and 4metres wide).

26. To the south of the site is the location of the proposed Cambridge Children's Hospital which the proposed tunnel will serve. This site is partly occupied by the temporary 40 bed Regional Surge Centre (RSC) which forms part of the CUH Covid-19 response.

27. This application, alongside the Cambridge Children's Hospital, forms part of the wider Addenbrooke's Masterplan which was prepared for the site in 2010 by Allies and Morrison, and is currently in the process of being updated on behalf of the Cambridge University Hospitals NHS Foundation Trust. These proposed developments are a partnership between Cambridge University

Hospitals, NHS Foundation Trust (CUH), Cambridgeshire and Peterborough NHS Foundation Trust (CPDT) and the University of Cambridge.

The Proposal

28. This application is for full planning permission for an underground service corridor to serve the proposed new Cambridge Children's Hospital. The tunnel would connect the existing basement of the Rosie Hospital to the basement of the proposed Children's Hospital. This application is submitted separately, but alongside the Reserved Matters application for the proposed new Cambridge Children's Hospital. The proposed underground service corridor will be 120metres squared (30metres long and 4metres wide).
29. The proposed development will provide a link for services connections and the movement of goods, deliveries and waste by foot or tug between the proposed new Cambridge Children's Hospital and the existing, well-established, underground service network. The proposed service tunnel would also allow for connections between the existing and future developments in line with the masterplan sites.
30. The construction of the proposed development would comprise the diversion of existing services (temporarily to facilitate construction, and permanently where they currently occupy the position of the proposed corridor structure). The site will be excavated, and the tunnel installed; once the structure has been constructed the temporarily diverted services will be reinstated before the existing road is restored. The service tunnel will not be visible at ground level, with the exception of an emergency smoke extract hatch.
31. The proposed underground service corridor includes flood mitigation measures, including an emergency flood barrier and the ability to collect any water which has entered the tunnel from the Rosie Hospital basement.
32. In addition to the application forms, covering letter and architectural drawings, the application is accompanied by the following supporting information:
 - Design and Access Statement, prepared by Hawkins Brown;
 - Ecology Statement, prepared by Logika Noise and Air Quality Consultants;
 - Drainage Strategy and SUDs Report, prepared by Ramboll; and
 - Archaeology Memo, prepared by Granta Heritage Ltd

Pre-application Engagement

33. Through the design process of the Cambridge Children's Hospital, the project team have engaged extensively with the clinical user groups and various stakeholders to develop the dovetailed brief for the Children's Hospital building. Through this process the connecting underground service corridor was discussed. The development proposals have been the subject of detailed pre-application dialogue with officers since April 2021, as well as technical sessions relating to Design, Drainage and Environmental Health Issues.
34. In August 2021 the pre-application proposals for the Cambridge Children's Hospital scheme were reviewed by the Cambridgeshire Quality Panel and Disability Consultative panel and presented to the Joint Development Control Committee.

Planning Assessment

35. From the consultation responses and representation received and from inspection of the site and surroundings, the key issues are:
- Principle of development
 - Context, site, design, and external spaces
 - Access and transport
 - Environmental considerations
 - Water Management, Drainage and Flood Risk
 - Environmental Impact Assessment

Principle of development

36. The principle of development is established under policy 17 of the Cambridge Local Plan 2018 relating to the Cambridge Biomedical Campus Area of Major Change. Policy 17 of the Cambridge Local Plan 2018 relating to the Cambridge Biomedical Campus Area of Major Change supports development where it can be demonstrated that development is required to meet a local, regional or national health care need or for biomedical and biotechnological research and development activities within class B1(b), related higher education and sui generis medical research institutes.
37. The underground service corridor directly supports and serves the proposed new Cambridge Children's Hospital which meets an identified local and regional healthcare need on the Cambridge Biomedical Campus. It also helps enable continued future use and supports activities of the hospital and wider Addenbrookes site. The principle of development is therefore acceptable.

CUH Masterplan (January 2010), Outline Planning Permission (06/0796/OUT) and Parameter Plans

38. The site falls partly within the outline approval 06/0796/OUT (amended by section 73 approval 17/2258/S73). The proposal directly supports the proposed new Cambridge Children's Hospital and is in accordance with outline planning permission and the parameter plans (related supporting activities) for application 06/0796/OUT.
39. A strategic vision set out in a masterplan prepared by Allies & Morrison for the CUH Addenbrooke's site was published in January 2010. This set out guiding principles for restructuring and site and externalising entrances and activating a street-based approach to the campus. The strategic masterplan establishes the guiding principles to support the development of the wider Cambridge Biomedical Campus and sets the direction to ensure integration of development on the CBC Phase 1 land and within the wider CBC Campus.
40. Whilst the CUH masterplan was not formally adopted by the Council, reference is made to it at paragraph 8 of the supporting text to Policy 17 of the Cambridge Local Plan (2018). Discussions on an update to the masterplan are currently underway.
41. The CUH masterplan establishes the requirement for below ground level servicing for buildings. The proposed conforms with this and supports the function of the proposed new Cambridge Children's Hospital.

Principle of Development - Conclusion

42. The proposed development plays a key role in supporting the proposed new Cambridge Children's Hospital and the proposals are acceptable in principle. The proposed development is therefore in accordance with policy 17 of the Cambridge Local Plan 2018.

Context, site, design, and external spaces

43. The proposed underground service tunnel will not be visible at ground floor level, except for an emergency smoke extract hatch. Details of this hatch have not been submitted; therefore these details will be secured through a planning condition.
44. The application proposals state that the existing road would be reinstated on completion which is not considered to have an impact on the character of the area. Therefore, once complete the proposed development would not be publicly visible, except for an emergency smoke extract hatch. This accords with policies 55 and 56 of the Cambridge Local Plan.
45. The development is located close to 6no. trees, of which 2no. are considered to be potentially affected by the proposed excavation of the site. The proposals state that during construction there would be protective measures in place to prevent damage to the retained trees. Policy 71 of the

Cambridge Local Plan 2018 has been considered, and the Council's Landscape Architect recommends an impact assessment and tree protection plan be undertaken as per the arboriculturalist consultant's advice. This would be secured by planning condition.

46. The proposed development will be constructed below ground level and beneath existing hardstanding. The development will not require the removal of vegetation or other features of biodiversity value. The site is considered to have a low biodiversity value and there are no ecological implications to the proposal, this is supported by the Council's Nature Conservation Projects Officer. The proposals are considered in accordance with policy 70 of the Cambridge Local Plan 2018.

Access and Transport

47. The proposed development is not served by adopted public highway, therefore the Local Highways Authority has not commented. The location of the underground service tunnel is likely to cause some small localised interruptions to the highway network on the Cambridge Biomedical Campus during construction. This will be temporary as the Robinsons Way surface is to be reinstated once the construction is complete.
48. The construction of the proposed service tunnel will cause a temporary increase in HGV trips to enable the completion of the works. The development once complete is unlikely to cause any increase in traffic flows. Therefore, the proposed development accords with policy 81 of the Cambridge Local Plan 2018.
49. The development, upon completion, will be accessed via the existing underground service corridor, serving Rosie Hospital, and via the proposed new Cambridge Children's Hospital (21/04336/REM). This access is to enable the corridor to be used for facilities maintenance, enabling key services to be centralised.

Environmental and Amenity Issues

Air Quality, odour, and dust

50. The site clearance and construction phase of the proposed development have the potential to affect amenity if not controlled. Controls on construction dust are proposed through conditions recommended by the Council's Environmental Health Officer. No impact on air quality is expected from the operation of the tunnel.

Noise and Vibration

51. There are nearby existing noise and vibration sensitive areas, including other hospital and research buildings. Therefore, in the interests of safeguarding amenity and to prevent unacceptable adverse impact arising, a condition is recommended to assess and mitigate noise and vibration during construction. The application does not indicate any potential sources of long-term noise or vibration. It is therefore operational noise is not a concern. The proposed is in accordance with policy 35 of the Cambridge Local Plan.

Contaminated Land

52. The Council's Environmental Health Officers have advised the proposed underground service tunnel is not considered to give rise to any significant contaminated land issues. A condition is recommended by the council's Environmental Health officer as a precautionary measure to address any unexpected contamination found during construction. The proposals are in accordance with policy 33 of the Cambridge Local Plan.

Archaeology and Heritage

53. The proposed site is considered to have a low potential for cohesive survival of important archaeological remains, and no further archaeological work is required. This is supported by the County Council Archaeology officer.

Conclusion

54. The environmental implications of the proposals have been assessed through the supporting documentation and considered by officers. Subject to the recommended conditions, the proposed development is in accordance with policies 33, 35 and 36 of the Cambridge Local Plan and the NPPF.

Water Management, Drainage and Flood Risk

55. Considering the small footprint of the site and that the current site is an area of hard standing it is not considered to increase the risk of surface water flooding, in accordance with policies 31, 32 of the Cambridge Local Plan.
56. There are historical events of flooding within the existing underground tunnels servicing the Cambridge Biomedical Campus. The proposals include the introduction of mitigation measures; passive flood defence barriers, and a slopped corridor profile with a collection point at the lowest point of the corridor to temporarily store and pump any water to the existing surface water network. Further clarity is sought on the detail of the flood resilience measures by the Council's Sustainable Drainage Engineer through relevant conditions.

Conclusion

57. On the basis of the above considerations, it is considered that the proposed underground service corridor is in accordance with the development plan and other material planning considerations, subject to the conditions set out below. The proposals would support and serve the proposed new Cambridge Children's Hospital and therefore accords with the Cambridge Local Plan 2018 and the NPPF.

Recommendation

Officers recommend that the Planning Committee **approve** planning application 21/04337/FUL subject to the conditions and informatives listed below, with authority delegated to officers to undertake minor amendments of those conditions and informatives prior to issue of the planning permission.

Conditions

1. Time Limits

The development hereby permitted shall be begun before the expiration of three years from the date of this permission.

Reason: In accordance with the requirements of Section 91 of the Town and Country Planning Act 1990 (as amended by Section 51 of the Planning and Compulsory Purchase Act 2004).

2. Plans Compliance

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

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

3. Detailed Arboricultural Method Statement and Tree Protection Plan

No development shall take place until such time as fencing for the protection of any retained tree within, adjacent to, or which overhangs the application site has been fully erected in accordance with a detailed Arboricultural Method Statement and Tree Protection Plan which shall have been submitted to and approved in writing by the local planning authority in advance. The fencing shall be retained intact for the full

duration of the development until all equipment, materials and surplus materials have been removed from the site. Nothing shall be stored or placed in any fenced area in accordance with this condition and the ground levels within those areas shall not be altered, nor shall any excavations be made without the written consent of the local planning authority.

Reason: In the interests of visual amenity and safeguarding trees that are worthy of retention in accordance with section 197 of the Town and Country Planning Act 1990 and Cambridge Local Plan 2018 Policy 71.

4. Emergency Smoke Hatch

Prior to the commencement of development, further details of the Emergency smoke extract hatch to the underground service corridor shall be submitted to and approved in writing by the local planning authority.

Reason: To satisfy the Local Planning Authority that the Emergency smoke extract hatch and open meal grillage shall not negatively impact the footway and public realm in accordance with policies 55 and 56 of the Cambridge Local Plan 2018.

5. Noise Construction Hours

No construction or demolition work shall be carried out and no plant or power operated machinery operated other than between the following hours: 0800 hours and 1800 hours on Monday to Friday, 0800 hours and 1300 hours on Saturday and at no time on Sundays, Bank or Public Holidays, , unless otherwise previously agreed in writing with the Local Planning Authority.

Reason: To protect the amenity of the adjoining properties. (Cambridge Local Plan 2018 policy 35).

6. Demolition and Construction Deliveries

There should be no collections from or deliveries to the site during the demolition and construction stages outside the hours of 0800 hours and 1800 hours on Monday to Friday, 0800 hours to 1300 hours on Saturday and at no time on Sundays, Bank or Public Holidays unless otherwise previously agreed in writing with the Local Planning Authority.

Reason: To protect the amenity of the adjoining properties. (Cambridge Local Plan 2018 policy 35).

7. Noise Attenuation (Demolition and Construction)

No development (including demolition, enabling works or piling shall commence until a demolition/construction noise and vibration impact assessment associated with the development, has been submitted to and approved in writing by the local planning authority. The assessment shall be in accordance with the provisions of BS 5228:2009 Code of Practice for noise and vibration on construction and open sites and include details of any piling and mitigation/monitoring measures to be taken to protect local residents from noise or vibration. The development shall be carried out in accordance with the approved measures.

Reason: To protect the amenity of the adjoining properties. (Cambridge Local Plan 2018 policy 35)

8. Dust

No development shall commence until a scheme to minimise the spread of airborne dust from the site including subsequent dust monitoring during the period of demolition and construction, has been submitted to and approved in writing by the local planning authority. The development shall be implemented in accordance with the approved scheme.

Reason: To protect the amenity of nearby properties (Cambridge Local Plan 2018 policy 36).

9. Contamination – Unexpected

If unexpected contamination is encountered during the development works which has not previously been identified, all works shall cease immediately until the Local Planning Authority has been notified in writing. Thereafter, works shall only restart with the written approval of the Local Planning Authority following the submission and approval of a Phase 2 Intrusive Site Investigation Report and a Phase 3 Remediation Strategy specific to the newly discovered contamination.

The development shall thereafter be carried out in accordance with the approved Intrusive Site Investigation Report and Remediation Strategy.

Reason: To ensure that any unexpected contamination is rendered harmless in the interests of environmental and public safety (Cambridge Local Plan 2018 policy 33).

10. Detailed Flood Resilience Measures

Prior to commencement of the new children's hospital basement service corridor detailed design of the flood resilience works must be submitted to and approved in writing by the Local Planning Authority

Reason: To ensure there is no increased flood risk on site resulting from the proposed development and that the measures are robust and fully meet the needs of both hospitals in ensuring water entry has been reduced to an acceptable level of risk. (Cambridge Local Plan 2018, policies 31 and 32).

11. Flood Resilience Works Timing

Prior to the new children's hospital being serviceable all agreed flood resilience measures must have been completed in relation to the proposed underground service corridor and its connection into the existing underground services corridor.

Reason: To ensure that there is no increased flood risk on site resulting from the proposed development. (Cambridge Local Plan 2018, policies 31 and 32).

12. Flood Resilience Scheme Verification

Upon completion of the development barriers and any other flood resilience measures and prior to their handover to a management company or hospital estates function; a survey and report from an independent surveyor shall be submitted to and approved in writing by the Local Planning Authority. The survey and report shall be carried out by an appropriately qualified Chartered Surveyor or Chartered Engineer and demonstrate that the surface water drainage system has been constructed in accordance with the details approved under the planning permission and subsequent discharge of condition information. Where necessary, details of corrective works to be carried out along with a timetable for their completion, shall be included for approval in writing by the Local Planning Authority. Any corrective works required shall be carried out in accordance with the approved timetable and subsequently re-surveyed by an independent surveyor, with their findings submitted to and approved in writing by the Local Planning Authority.

Reason: To ensure the effective operation of the flood resilience measures following construction of the development. (Cambridge Local Plan 2018, policies 31 and 32).

Informatives

1. Environment Agency Permitting

The applicant is advised to contact the Agency's National Permitting team direct to discuss any new permitting requirements, and/or revision to any existing permit. This is irrespective of any planning approval.

Advice to applicant: Environmental Permitting. The Environmental Permitting (England and Wales) Regulations 2016 state that permitted sites should not harm human health or pollute the environment. The operator is therefore required to have measures in place which will include:

- prevention of pollution.
- to ensure that there is no harm to human health, the quality of the environment (including land, water environment and air), or the surrounding amenity.

See following link; www.gov.uk/guidance/check-if-you-need-an-environmental-permit

2. Ground water and Contaminated Land

We have reviewed the application and have the following informative regarding any potential construction dewatering, as this may require future licences or permits from the Environment Agency. If the developer is unsure of their licence/permit requirements we strongly encourage them to have pre-application discussion with the Environment Agency as these will be assessed independently of the planning permission and conditions.

Advice to applicant: Dewatering informatives.

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. The need for a licence will be dependant on the duration of abstraction and the volume to be abstracted. Further information is available at

<https://www.gov.uk/guidance/watermanagement-abstract-or-impound-water>

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

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

3. Dust Condition informative

To satisfy the dust minimisation condition, it is required that any dust management plan should reference and have regard to various national and industry best practical technical guidance such as:

- Guidance on the assessment of dust from demolition and construction, version 1.1 (IAQM, 2016)
- Guidance on Monitoring in the Vicinity of Demolition and Construction Sites, version 1.1 (IAQM, 2018)

4. Environmental Health General Requirements

In terms of any general Environmental Health material planning considerations relating to construction / demolition and operational: artificial lighting, contaminated land, noise / sound, air quality (including Electric Vehicle Charge Point provision) and odours / fumes / smoke, - any impact assessment and mitigation as appropriate / necessary, shall be in accordance with the scope, methodologies and requirements of relevant sections of the 'Greater Cambridge Sustainable Design and Construction Supplementary Planning Document, (Adopted January 2020)'

<https://www.cambridge.gov.uk/greater-cambridge-sustainable-design-and-construction-spd> and in particular section '3.6 - Pollution (pages 76-144) and subsections Light Pollution/Contaminated Land/Noise Pollution(including vibration)/Air Quality/Odour and Other Fugitive Emissions to Air'.

Due regard should also be given to relevant and current up to date Government / national and industry British Standards, Codes of Practice and best practice technical guidance.

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