

South Cambridgeshire Hall
Cambourne Business Park
Cambourne
Cambridge
CB23 6EA

t: 03450 450 500
f: 01954 713149
dx: DX 729500 Cambridge 15
minicom: 01480 376743
www.scambs.gov.uk



Memo

To: Fiona Bradley, Principal Planning Officer

From: Lesley McFarlane, Development Officer, Health Specialist

Date: 31/8/2022

Proposal: A hybrid planning application for: a) An outline application (all matters reserved apart from access and landscaping) for the construction of: three new residential blocks providing for up to 425 residential units and providing flexible Class E and Class F uses on the ground floor (excluding Class E (g) (iii)); and two commercial buildings for Use Classes E(g) i (offices), ii (research and development) providing flexible Class E and Class F uses on the ground floor (excluding Class E (g) (iii)), together with the construction of basements for parking and building services, car and cycle parking and infrastructure works. b) A full application for the construction of three commercial buildings for Use Classes E(g) i (offices) ii (research and development), providing flexible Class E and Class F uses on the ground floor (excluding Class E (g) (iii)) with associated car and cycle parking, the construction of a multi storey car and cycle park building, together with the construction of basements for parking and building services, car and cycle parking and associated landscaping, infrastructure works and demolition of existing structures.

Location: Land North of Cambridge North Station Milton Avenue, Cambridge

Applicant: Bidwells

Reference: 22/02771/OUT

Thank you for forwarding the above planning application for this development proposed on land north of Cambridge North Station. As per the Council's Supplementary Planning Document on Health Impact Assessment (HIA SPD) I have reviewed the outline application using the HIA Review Package checklist contained in Appendix 3. The outcome of that assessment is that the Health Impact Assessment as submitted has been assessed as grade B. **Grade B meets the required standard of the HIA SPD policy (only HIA's graded A or B are acceptable).**

General comments on the HIA

Areas of concern:

There is an absence of information contained in the report which covers the community engagement element. Neither can I find any other reports within the submitted documents which covers community engagement which would be expected of an application of this size.

The community engagement should include representation from identified vulnerable population groups.

Furthermore, as outlined in the HIA review document, the proposed site lies within 60m of Sunningdale Caravan Site, a known Gypsy traveller site, there are approximately 30 homes on this site with as many as 90 residents including children. The demolition and construction phases will cause severe disruption, noise, vibration, dust and light pollution over an extended period of time for this community. It is not clear from the documentation what consultation has taken place or what mitigation is in place to minimise the negative impacts associated with the demolition and construction phases. Before any permissions are granted, the health and wellbeing needs of this community must be taken into consideration and appropriate and proportionate mitigation in place. **Please consult our Gypsy, Roma, Traveller liaison Officer, Stevie Kuch for advice on how to proceed. Stephanie.Kuch@scambs.gov.uk**

Active Travel during Construction

Promote walking and cycling / Reduce car use:

In response to the evaluation of impact of active travel during construction, it is worth highlighting that the County Council are in the process of drafting an Active Travel strategy for the County, including an active travel toolkit for new developments. Could I refer the agent to this strategy which is out for consultation now? Preparing for implementation early 2023.

We agree with the suggestions to mitigate for construction workers to be secured by condition.

Safety:

We would like to see, as part of the CEMP, deliveries made by HGV during the demolition and construction phases limited to outside commuter travelling times to ease congestion around the Cowley Road area to further improve the safety of cyclists and pedestrians.

Connectivity:

No further comments

Healthy Environment during Construction

Air Quality:

Please refer to the conditions as outlined by the Environmental Health Team, Air Quality Officer.

Safety:

No further comments

Connectivity

No further comments

Noise & Vibration

Please refer to the conditions as outlined by the Environmental Health Team, Noise Assessment Officer.

Contaminated Land

Please refer to the conditions as outlined by the Environmental Health Team, Contaminated Land Specialist Officer.

Access to open space

No further comments

Flood risk:

No further comments

Vibrant Neighbourhood during Construction

Local employment:

In addition to the planned actions to mitigate the impacts for local employment; a condition should be sought from the developer to advertise jobs locally, exclusively for the first 2 weeks prior to advertising more widely beyond the locality of Cambridge City and South Cambs; including liaising with Cambridge Regional College to implement an apprenticeship programme on the site.

Access to Amenities and Local Food:

Mobile food outlets selling healthier options should be invited onto the site during construction hours to improve access to healthy food. A list of licenced mobile food providers selling healthier options can be sought from the licensing teams at Cambridge City and South Cambs District Councils. To proactively help construction workers make healthier choices it is proposed that as a condition of this application, the developers seek to provide healthier food options for construction workers on site.

Healthy Housing during Operation

I am satisfied with the proposed mitigation for this element of the report.

Active travel during Operation

Walking & Cycling.

I am satisfied with the proposed mitigation to encourage active travel.

Safety: Infrastructure to promote early adoption of active travel should be ready at the outset prior to first resident occupation; as proposed in the draft Active Travel Toolkit for New Communities, appended to the draft CCC Active Travel Strategy.

Healthy Environment during Operation

Please see previous note in relation to the Sunningdale Caravan Site.

The mechanical services plant should be situated as far from any residential dwellings to minimise disruption for families living within close proximity to the site.

Open space, play space and access to nature:

It is recommended as a condition that public toilets are provided for people using the open green space. Public toilets play an important role in public health. Not only does it encourage people to spend time outside of their homes, but they can also stay outside for longer. This is particularly important for the elderly, women (menstruation), young children, delivery drivers and those with medical conditions. It also provides a space for people to wash their hands. Unavailability of public toilets leads to deliberate dehydration to avoid the urge to use a toilet over prolonged periods.

There are serious health effects to deliberate dehydration (to avoid using toilets outside the home) as reported by the Royal Society for Public Health. And a global movement to improve the provision of public toilets and hand washing facilities by the World Health Organisation.

Please refer to policy SC/4 of the Local Plan – Meeting Community Needs.

Local Food Growing:

There should be equity of access to the Chesterton Gardens and rooftop community growing area, regardless of tenure.

The evidence of benefit should be broadened beyond the direct health impacts of home-grown food and extend to the health benefits of social connection. These types of community initiative bring people together over a common interest, can be multi-generational and address loneliness and isolation.

Overheating:
No additional comments

Flood Risk:
Greater use of permeable surfaces to avoid flooding and increase drain off to be considered.

Vibrant Neighbourhood during Operation

Healthcare services

Developer to liaise with the local PCN to secure appropriate funding to ensure capacity is available locally for new residents. The direct contact here is Lucy MacLeod lucy.macleod4@nhs.net
The increased population increases demand on the ambulance service too and it is recommended that early engagement with the ambulance service is established.
The contact here is Zoe May - Zoe.May@eastamb.nhs.uk.

Education:

The report states that there is existing capacity within the Local Study Area to accommodate nursery and pre-school age children, primary age children and secondary school children. However, this has not been evidenced or referenced in the report. It is also unclear if the cumulative impact of this site together with others, listed in paragraph 11.133) be considered in the context of demand on education. Further evidence is required to ensure sufficient mitigation has been considered.

Access to social infrastructure, public buildings and spaces

Please see comments above in Healthy Environment in relation to public toilets.

Local Employment:

Please see comments above in Local Employment (Construction).