

# Planning Committee



**GREATER CAMBRIDGE**  
SHARED PLANNING

# MAJOR APPLICATIONS

**24/04859/FUL**

**The Paddocks, 347 Cherry Hinton Road,  
Cambridge**

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**Hybrid planning application comprising:**

- a) Full application for Phase 1, to include: the demolition of existing buildings and structures, and erection of building (Use Class E(g)) with associated site infrastructure, landscaping, car and cycle parking provision and access, including changes to the existing access road off Cherry Hinton Road.**
- b) Outline application for Phases 2a, 2b, 3, 4 and 5 (with all matters reserved), to include: the demolition of existing buildings and structures, and erection of buildings (Use Class E(g))**

# Site Location Plan





# Full Application (Phase 1)

## Site Boundary

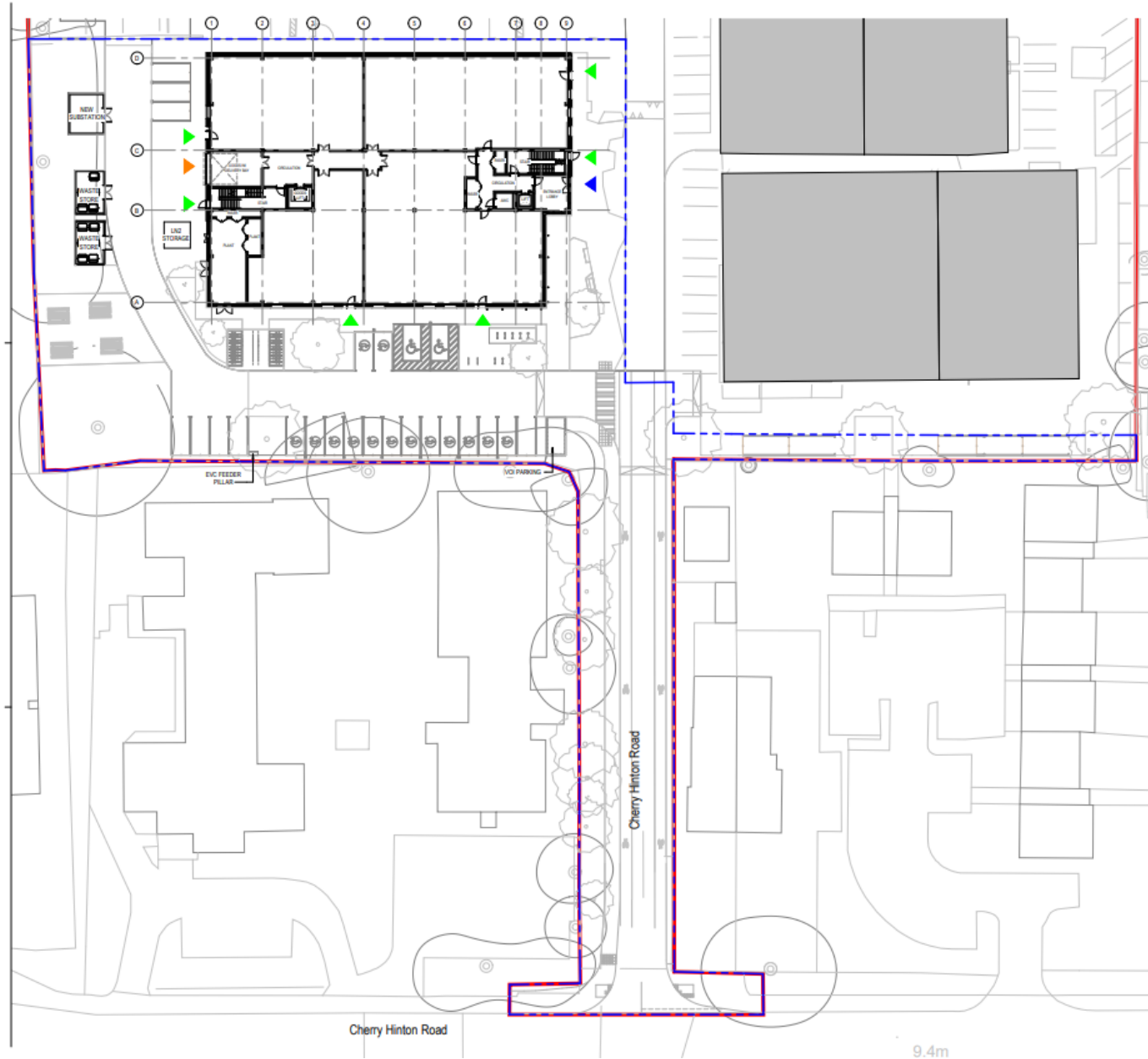


# Outline Application (Phases 2 to 5)

## Site Boundary

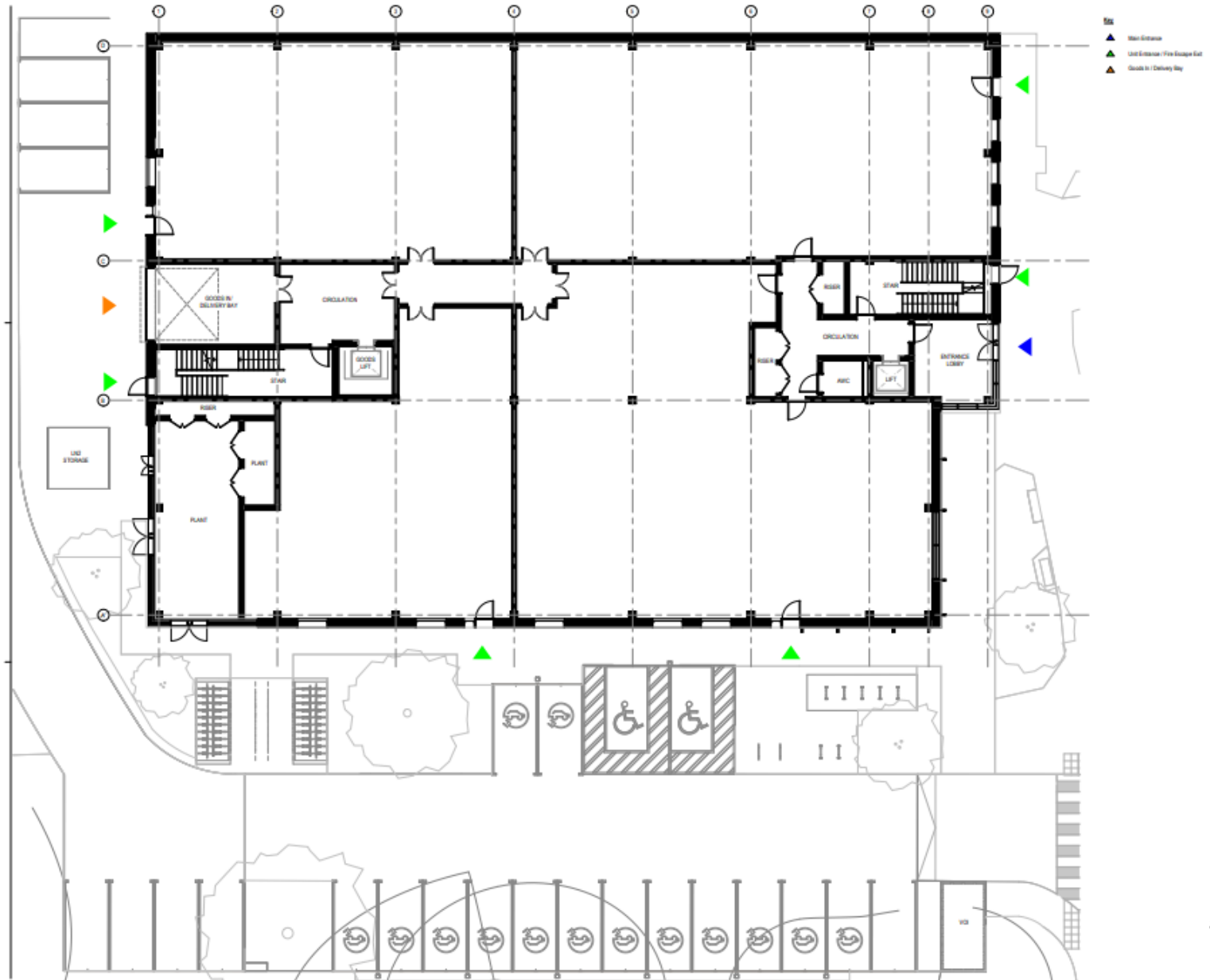


# Phase 1 Site Plan

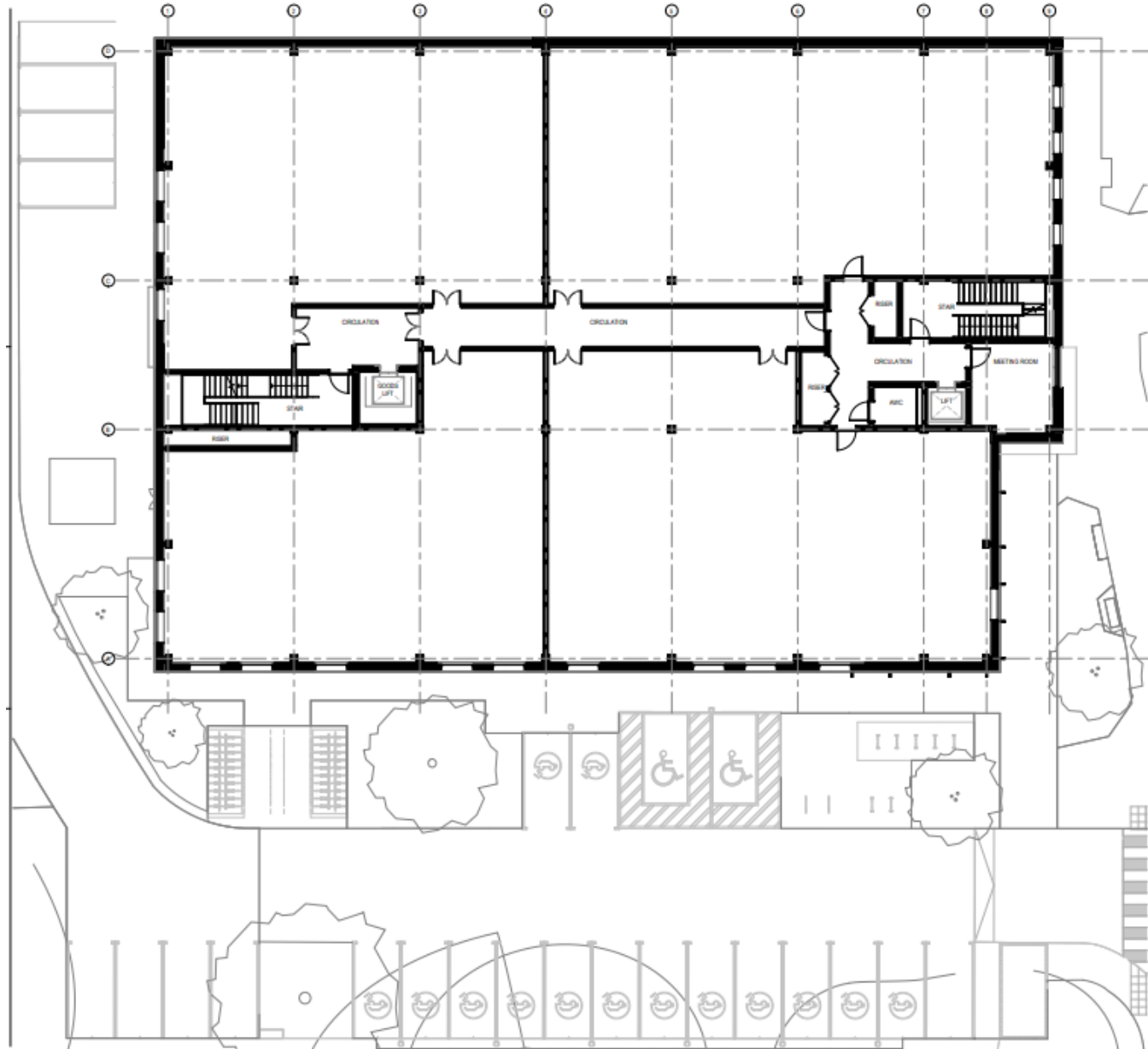


# Phase 1 Ground Floor Plan

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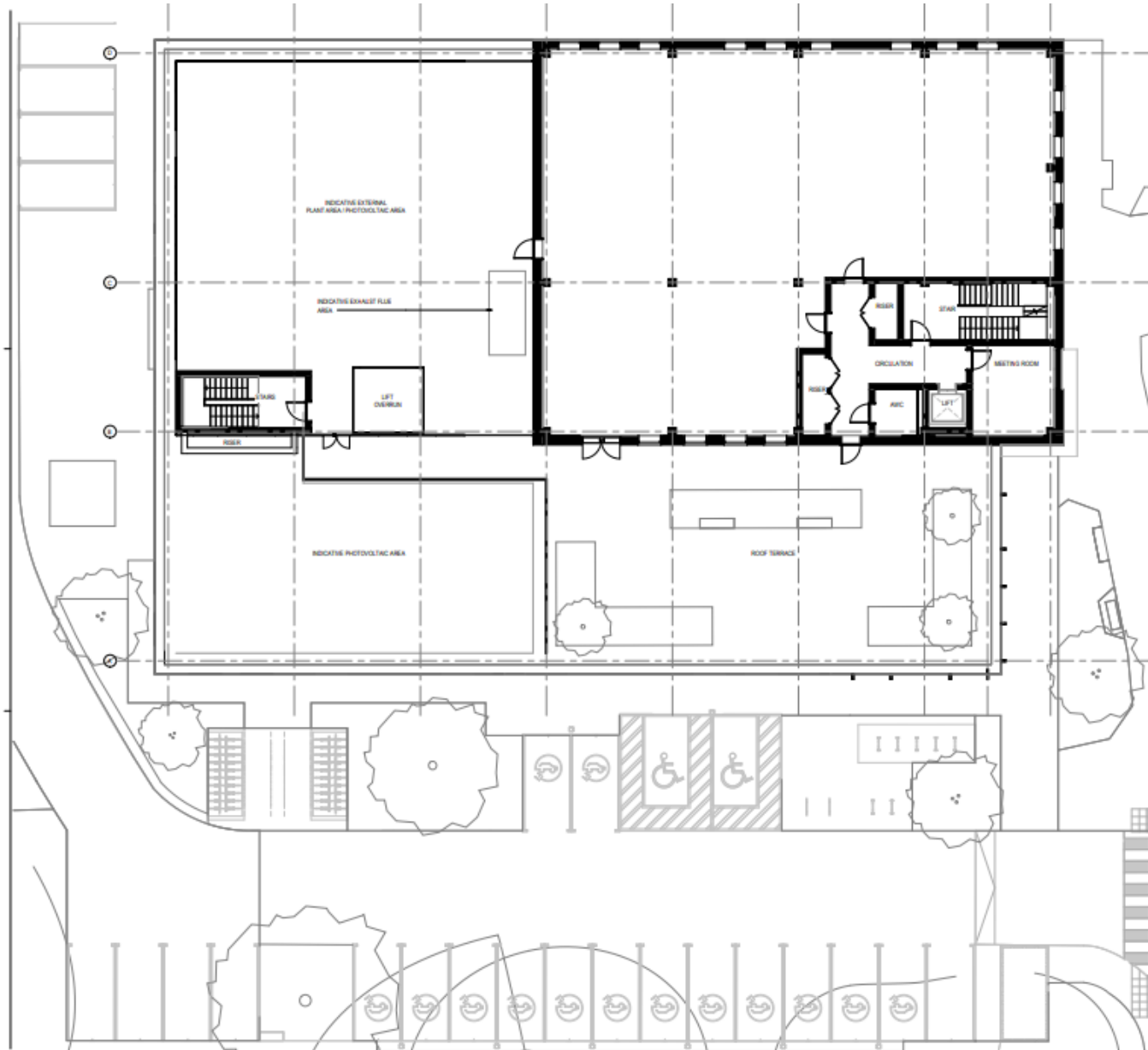


# Phase 1 Mezzanine Plan

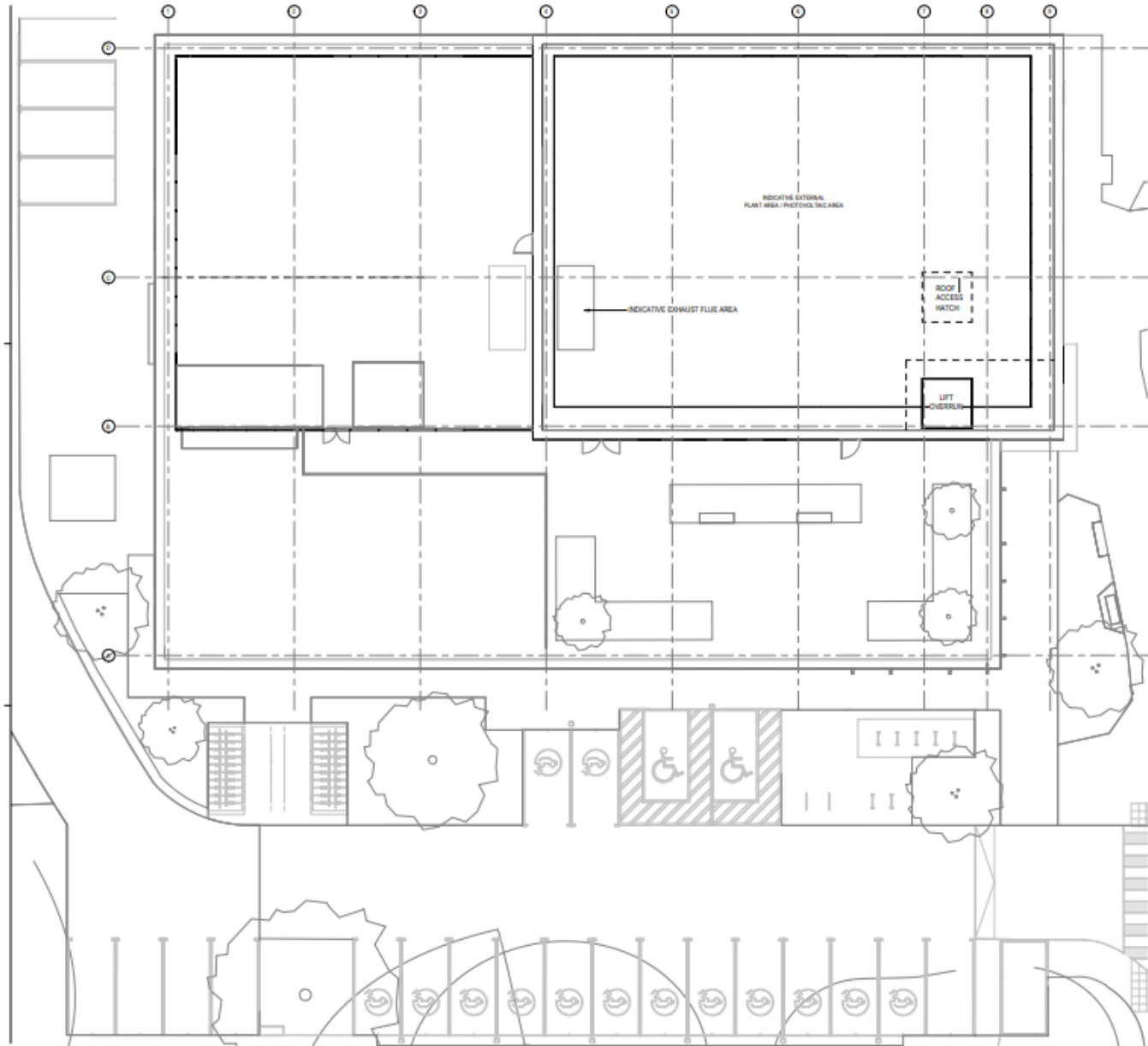


# Phase 1 First Floor Plan

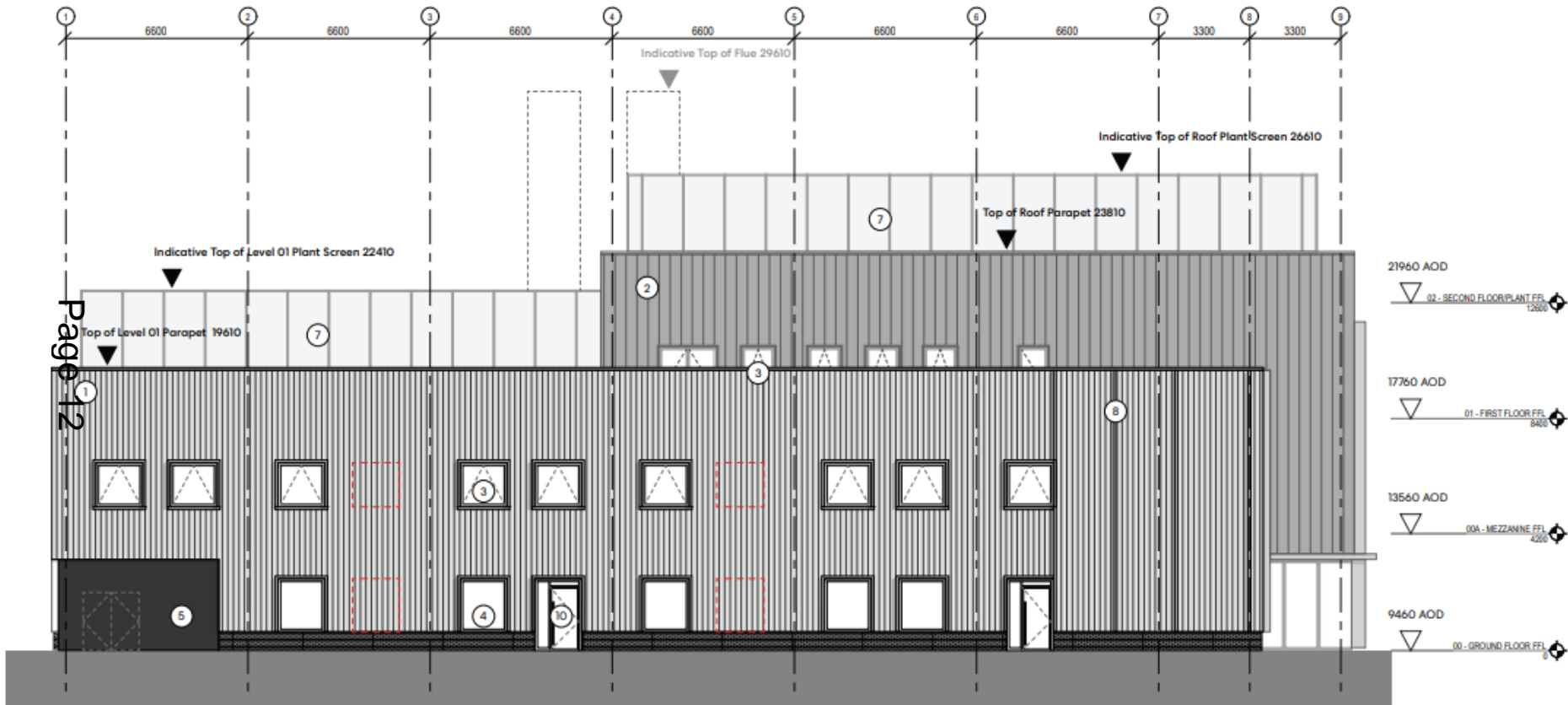
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# Phase 1 Roof Plan



# Phase 1 South Elevation

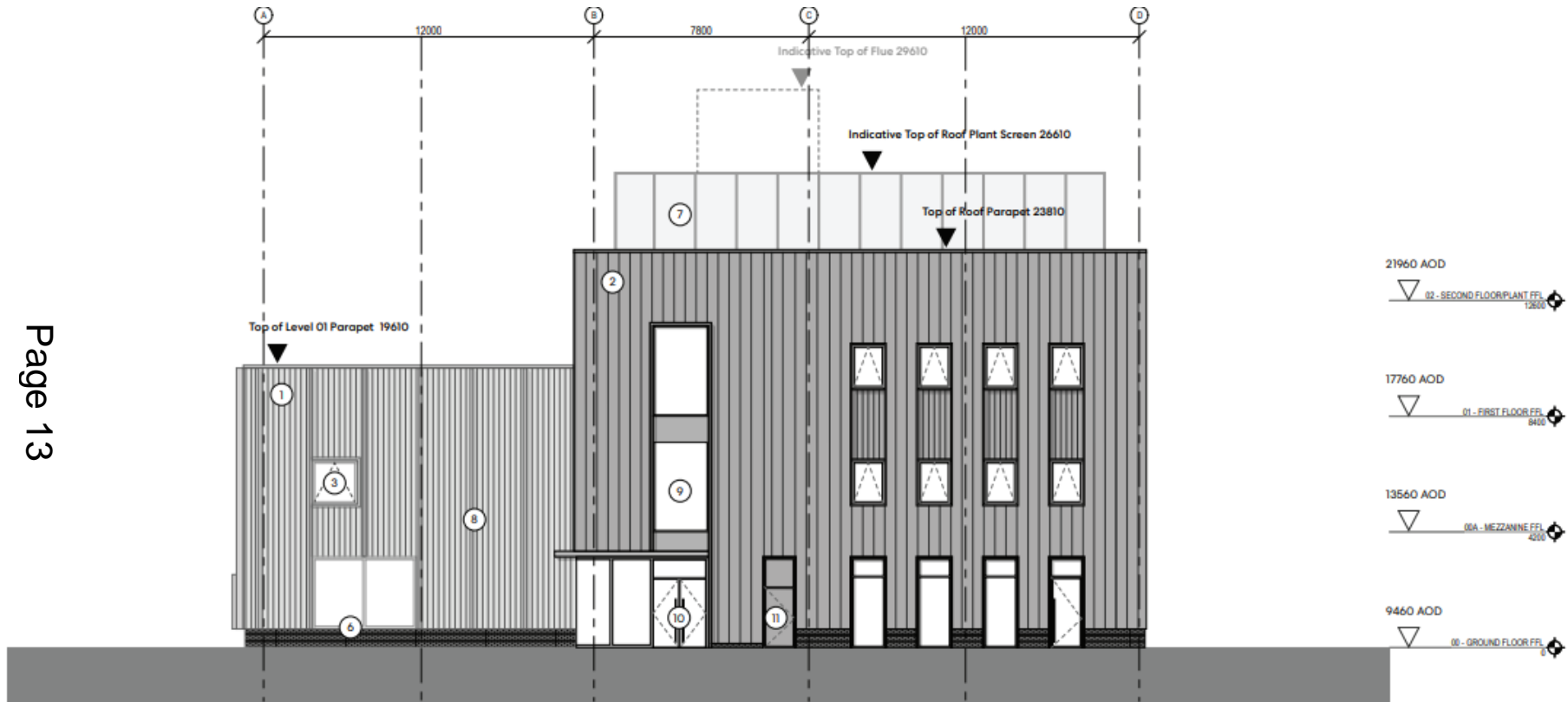


1 Phase 1 Proposed Elevation - South  
1:100



# Phase 1 East Elevation

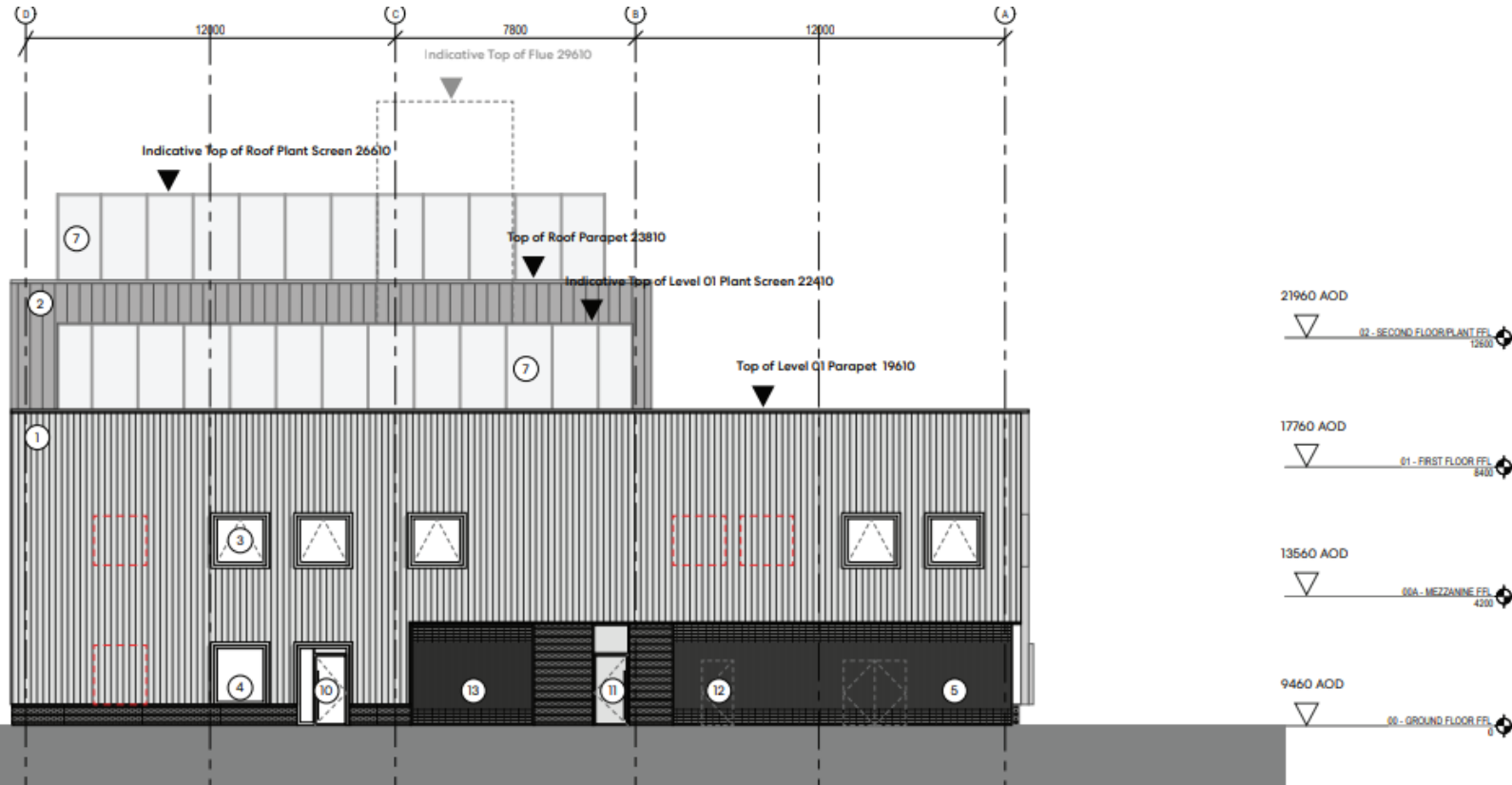
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① Phase 1 Proposed Elevation - East  
1:100

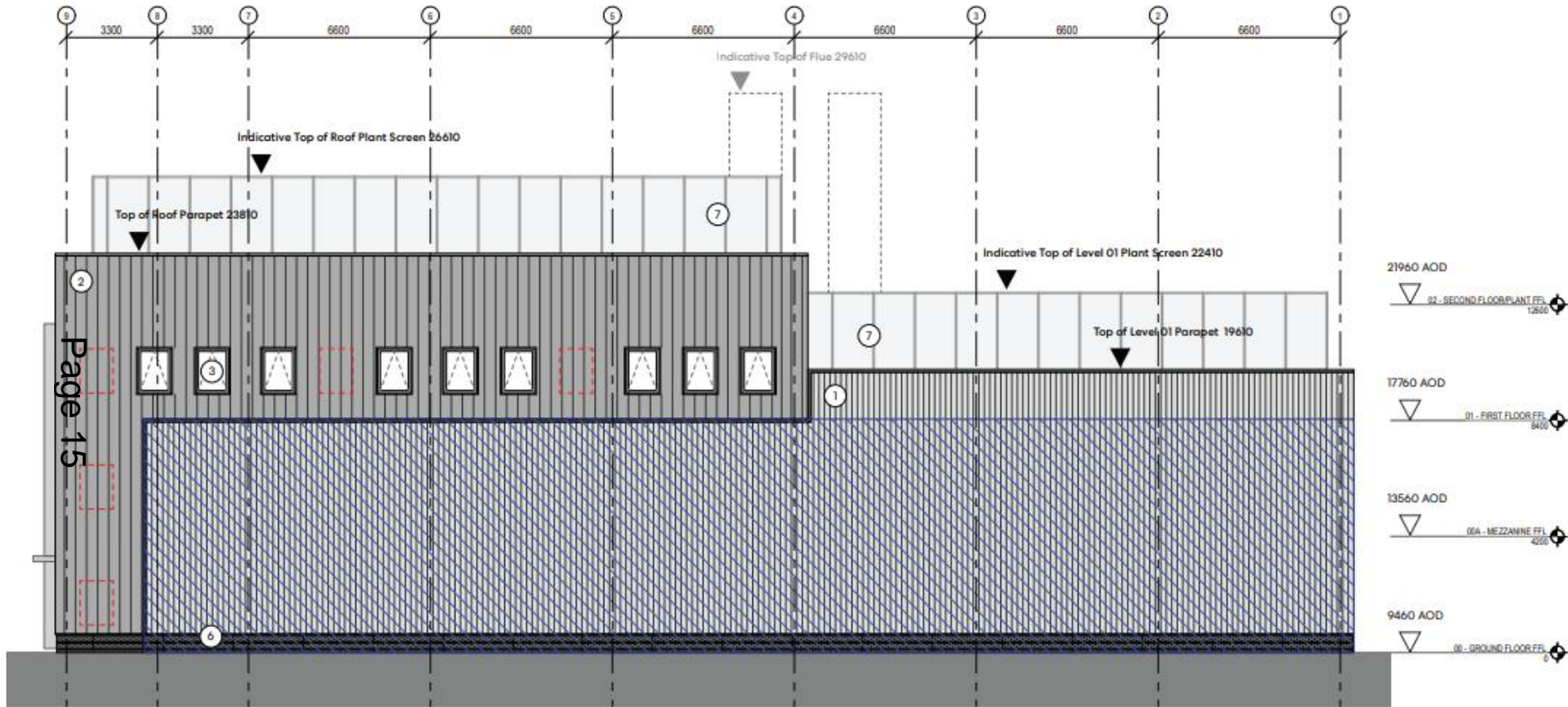
# Phase 1 West Elevation

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② Phase 1 Proposed Elevation - West  
1:100

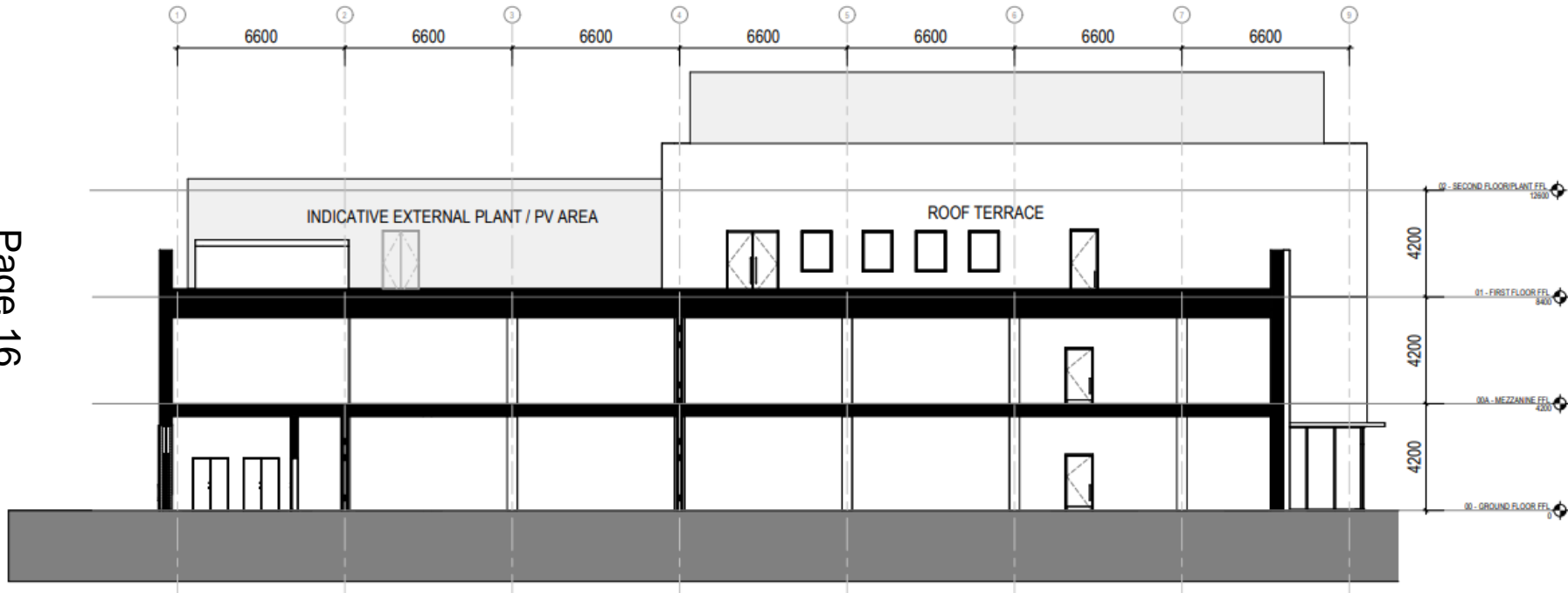
# Phase 1 North Elevation



② Phase 1 Proposed Elevation - North  
1:100

# Phase 1 Section (South)

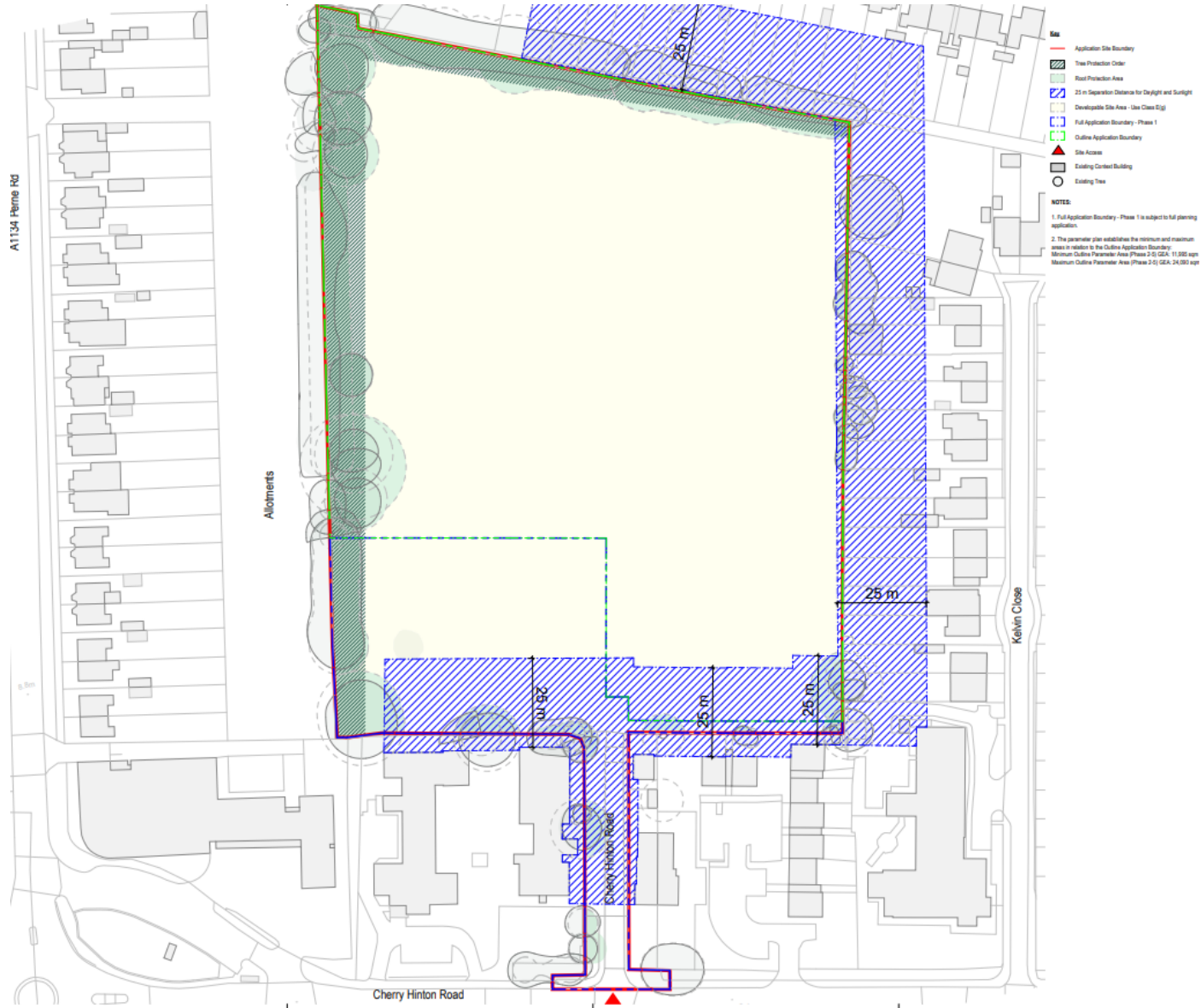
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1 Proposed Phase 1 Section AA  
1:100

# Phases 2 to 5

## Land Use Parameter Plan



# Phases 2 to 5

## Building Heights and Layout Parameter Plan

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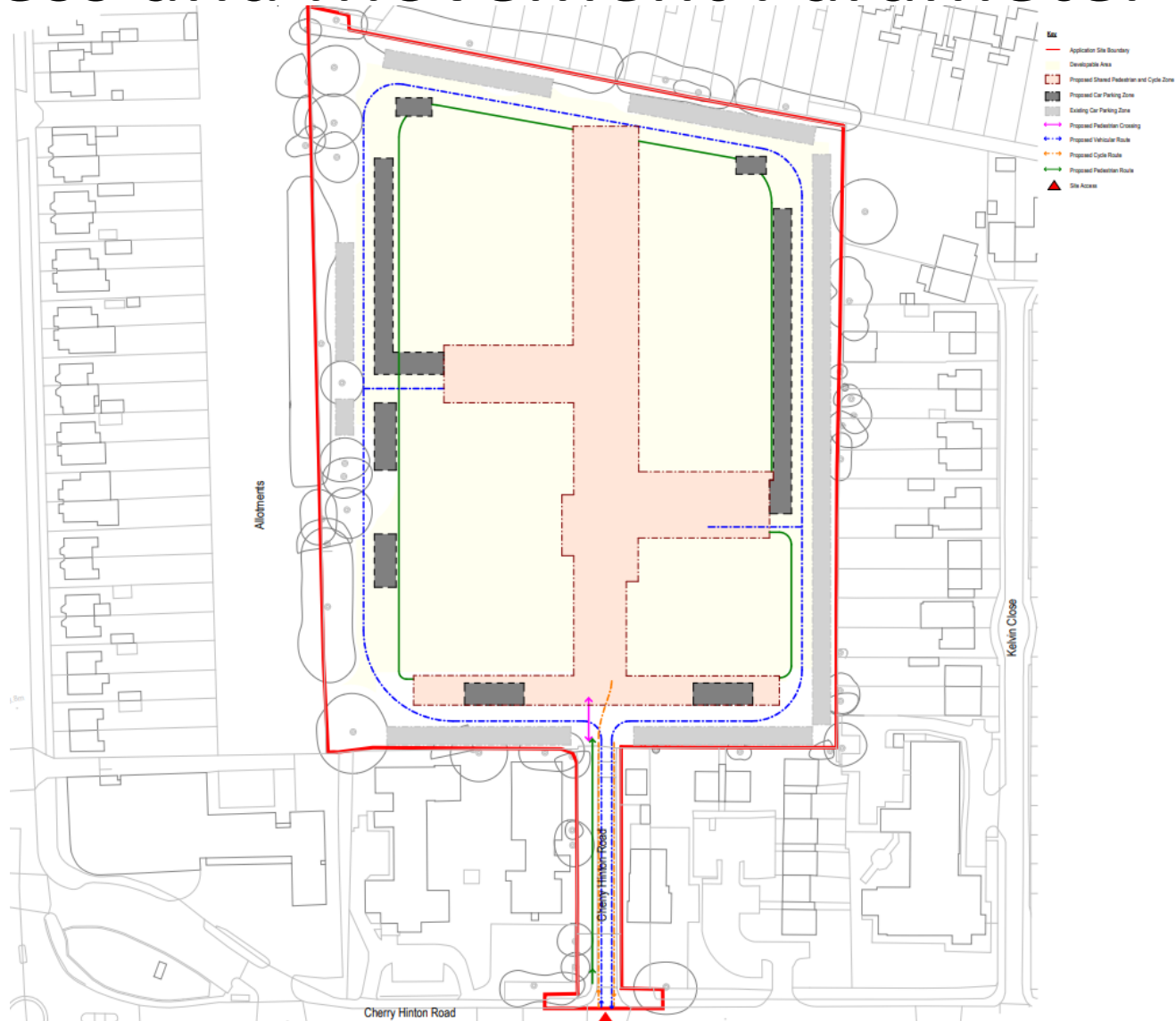
# Phases 2 to 5

## Landscape and Green Infrastructure Parameter Plan



# Phases 2 to 5

## Access and Movement Parameter Plan





# Phases 2 to 5 Illustrative Masterplan



# Site Wide Sections

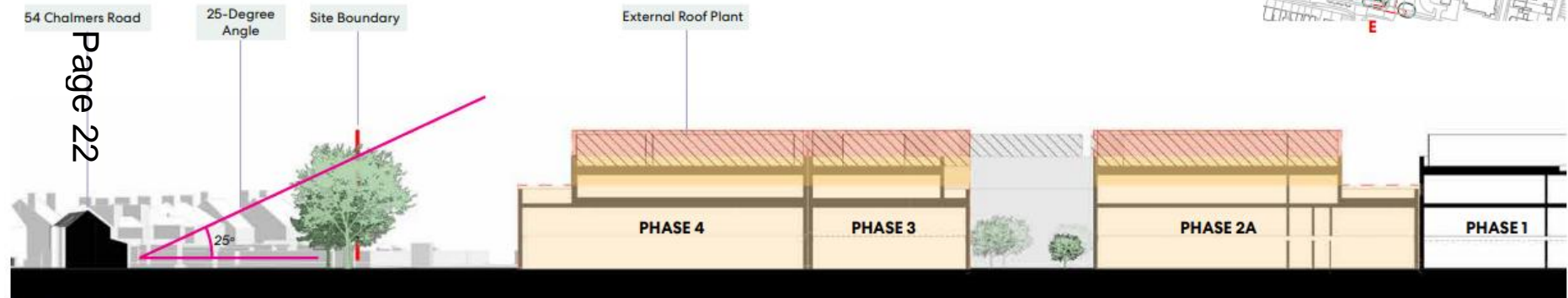
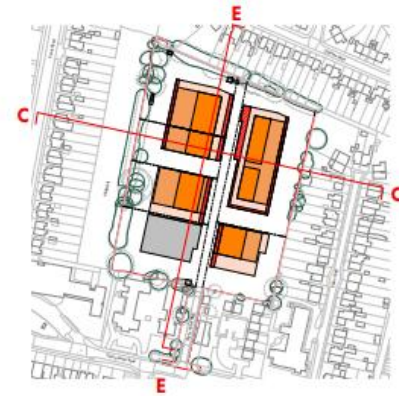
## 01. Phase 4 & 5 Parameter Plans

### 1.4 Sitewide Sections

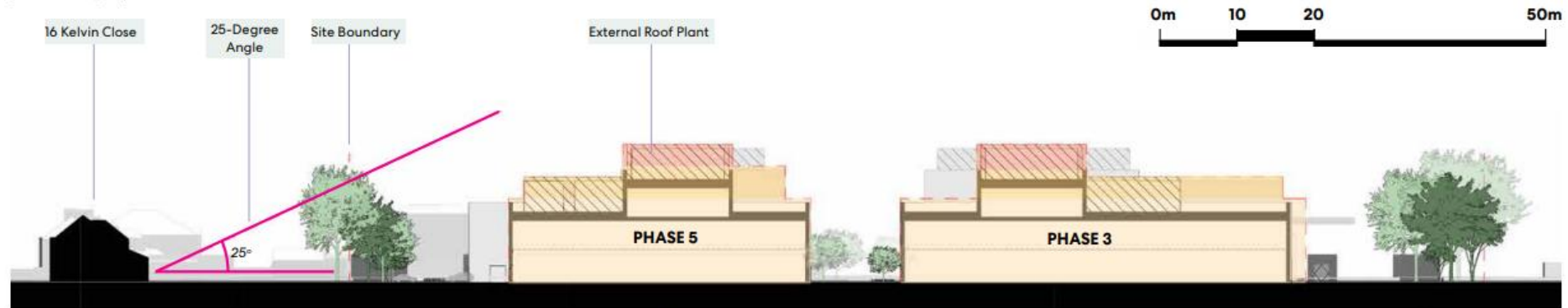
A 25-degree angle is shown from the closest residential windows. This shows that the proposed buildings sit comfortably below the BRE daylight and sunlight test (25 degree angle).

#### Key

- Application Site Boundary
- +10.750m Above Ground Level
- +14.950m Above Ground Level
- +17.750m Above Ground Level
- External Roof Plant
- ∠ 25-Degree Angle
- Illustrative Building Section



Above: The Paddocks Sitewide Section EE - Proposed Illustrative Buildings overlaid with Maximum Outline Masterplan (Scale 1:500 @ A3)



Above: The Paddocks Sitewide Section CC - Proposed Illustrative Buildings overlaid with Maximum Outline Masterplan (Scale 1:500 @ A3)

# Neighbour relationships



# Neighbour relationships- Chalmers Road

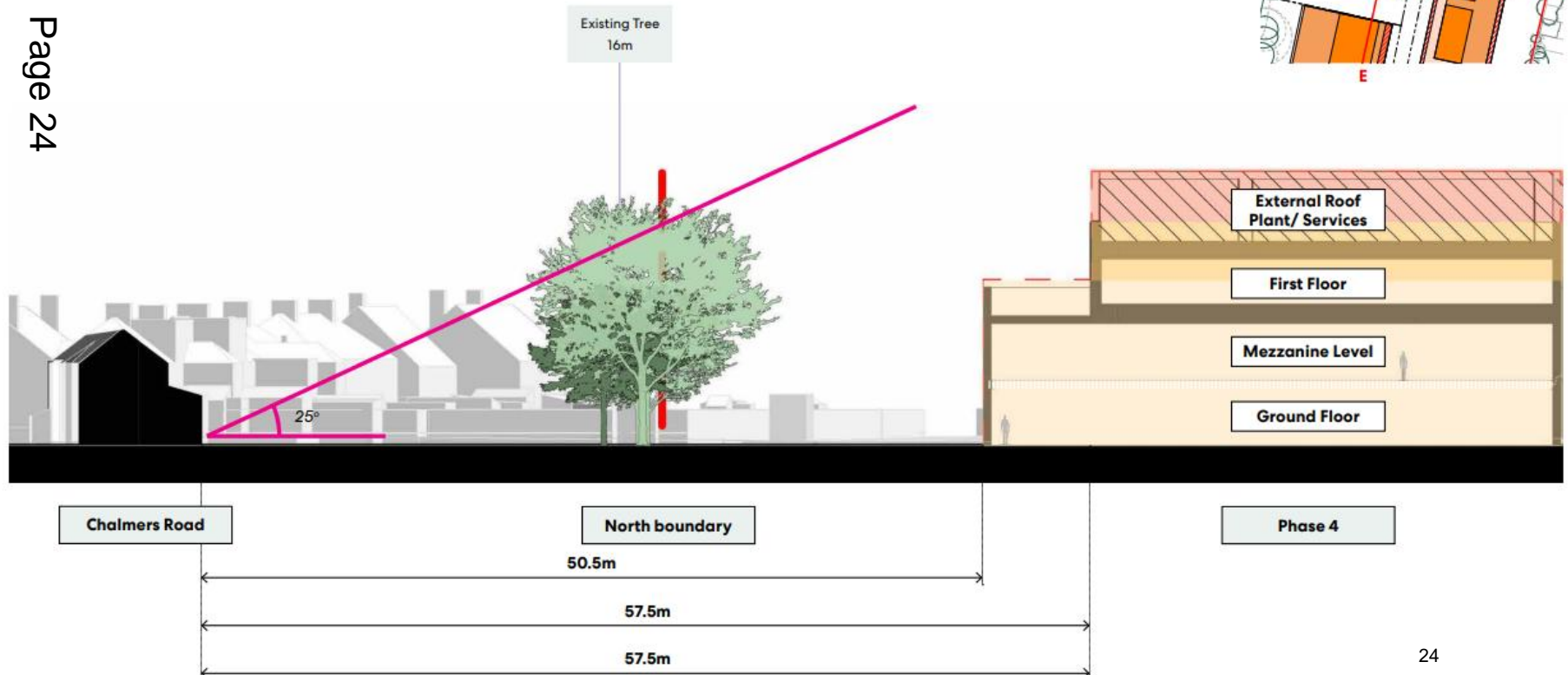
## 01. Phase 4 & 5 Parameter Plans

### 1.5 Phase 4 Section - Chalmers Road

The proposed buildings are set back from the northern boundary and step up away from the boundary towards the centre of the Site. The existing trees act as a natural buffer. These measures ensure visual impact is reduced.

#### Key

- Application Site Boundary
- +10.750m Above Ground Level
- +14.950m Above Ground Level
- +17.750m Above Ground Level
- External Roof Plant
- 25-Degree Angle
- Illustrative Building Section



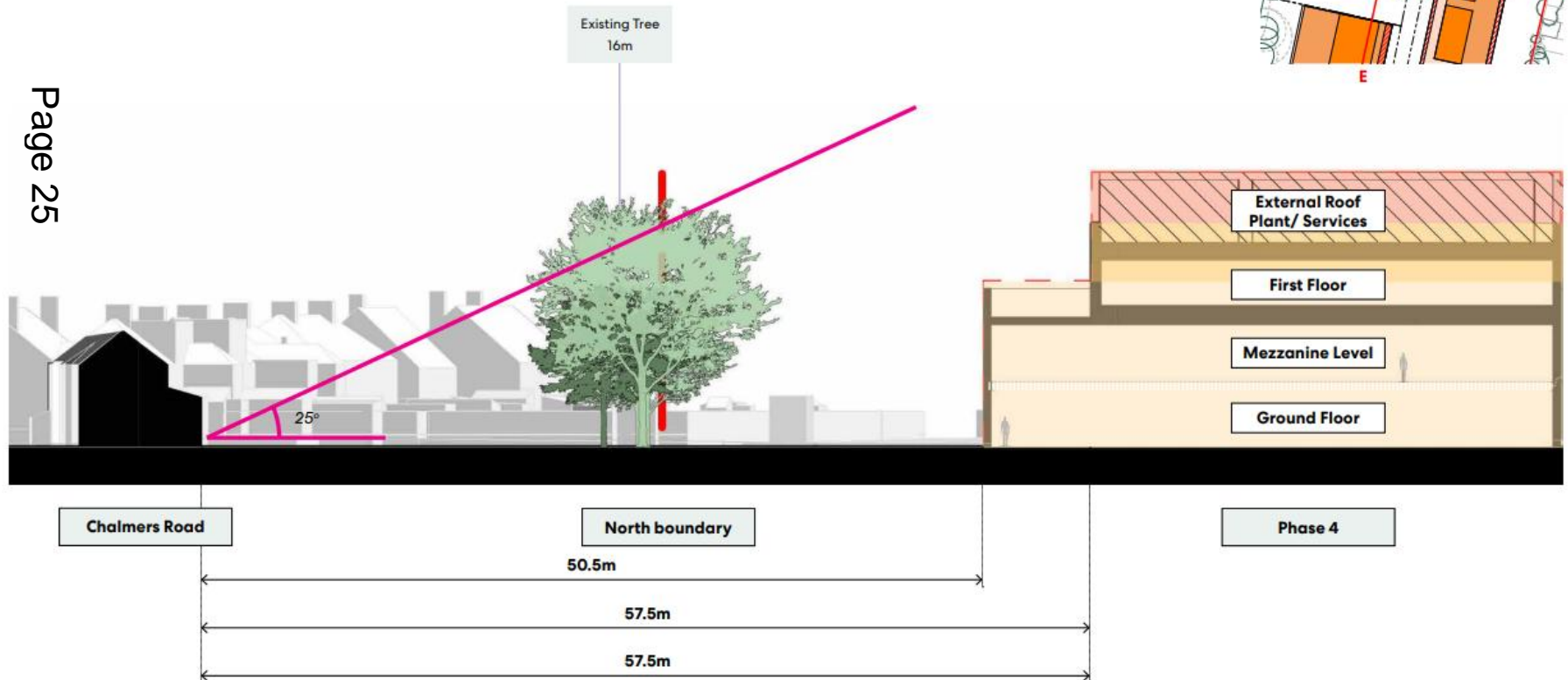


# Neighbour relationships- Kelvin Close

## 01. Phase 4 & 5 Parameter Plans

### 1.5 Phase 4 Section - Chalmers Road

The proposed buildings are set back from the northern boundary and step up away from the boundary towards the centre of the Site. The existing trees act as a natural buffer. These measures ensure visual impact is reduced.



# Indicative Elevation – Phases 4 and 5

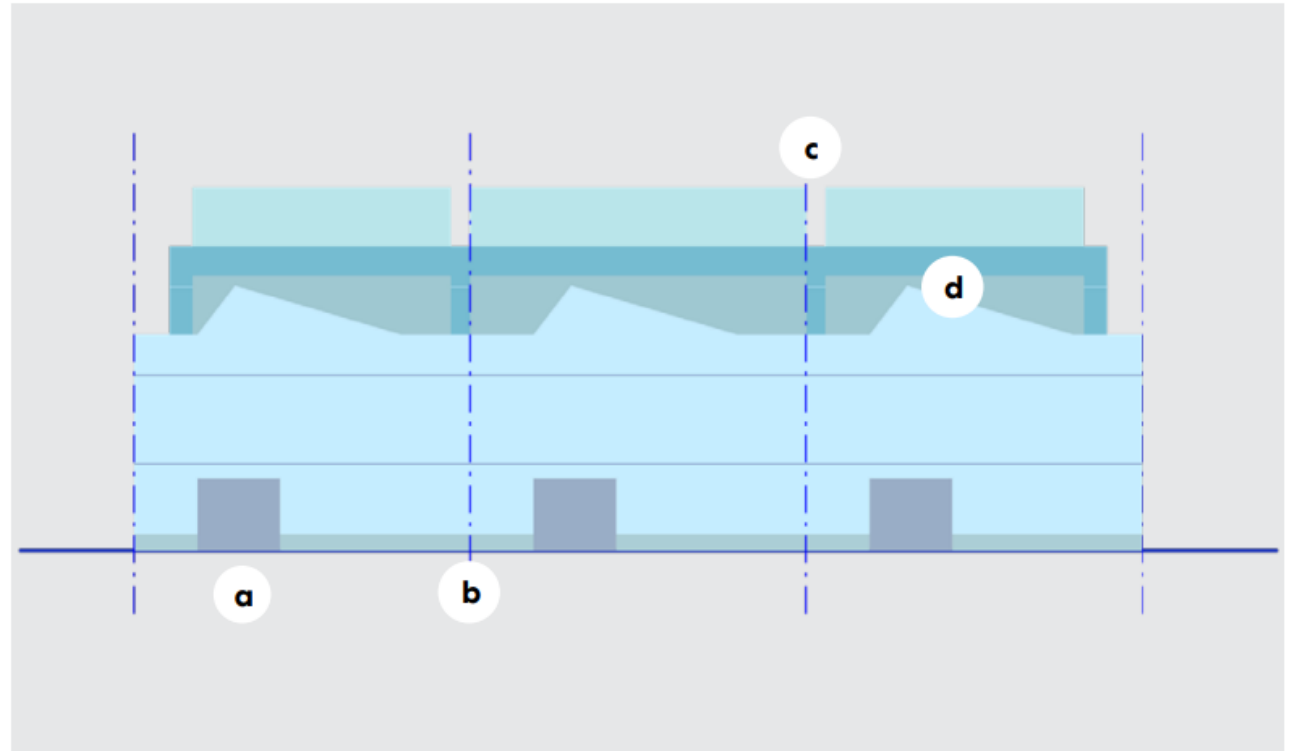
## 1.7 Building Typology

The simplified elevation diagram (right) describes the articulation to the facades facing onto both the east and west boundaries. The design will provide interest and variation along the buildings.

Openings (for windows/ doorways/ ventilation) in these facades will be limited due to the perimeter servicing route allowing delivery access to the units.

The mezzanine level is optional as part of a flexible design to accommodate integrated plant services/ workspaces. Where integrated plant zones are installed, outlook will be limited towards the neighbouring residential areas and shielded by trees.

The future building facades will be detailed at the Reserved Matters Application stage and will be subject to further consultation.



**Above:** Illustrative Elevation and Roofscape Diagram

### KEY

- a** Express large openings and articulate the facade through fenestration and projections where appropriate to orientation.
- b** Express unit division, as a minimum break the elevational plane every 13m
- c** Rooftop plant setback and length divided, in relation to unit division.
- d** Dynamic roofscape facing perimeter route.

# Landscaping & Green Infrastructure

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# Design Process: Green Spine

## 6.8 Central Green Spine

The central spine is inherently linear, commencing at the point of access to the Site. The public realm design has been developed to create an accessible and meandering route through, with planting and points of interest along the way. The width of the spine varies to create a series of places with differing characteristics. These are linked to the entrances and form an immersive experience. From the arrival off Cherry Hinton Road, the variety of outdoor spaces will support biodiversity through a rich planting strategy and landscape proposals that support both movement and resting through materials and furniture.

Refer to Section 09 for further detail.

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# Visualisation: Entrance





# Visualisation: Phase 1

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# Visualisation: Phase 1

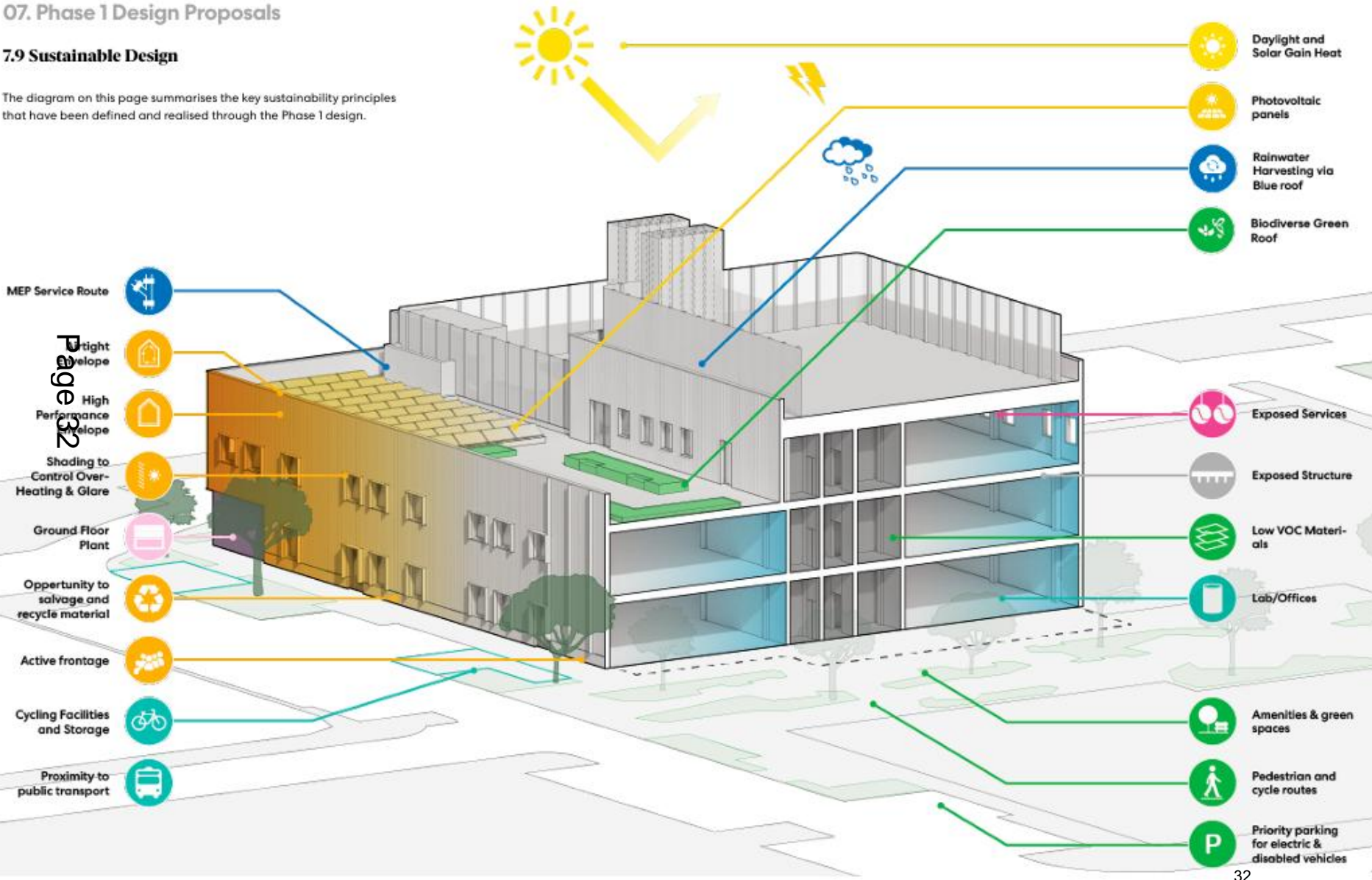
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07. Phase 1 Design Proposals

7.9 Sustainable Design

The diagram on this page summarises the key sustainability principles that have been defined and realised through the Phase 1 design.



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# Planning Balance

## Approval

Key material considerations

- Retention of employment development on a brownfield site in a sustainable location
- Midtech employment uses where a need has been identified
- Flexible and adaptable buildings
- Provision of approximately 926 jobs
- Biodiversity net gain
- BREEAM Excellent



## Refusal

Key material considerations

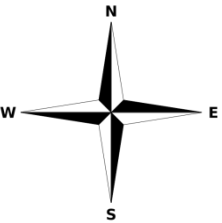
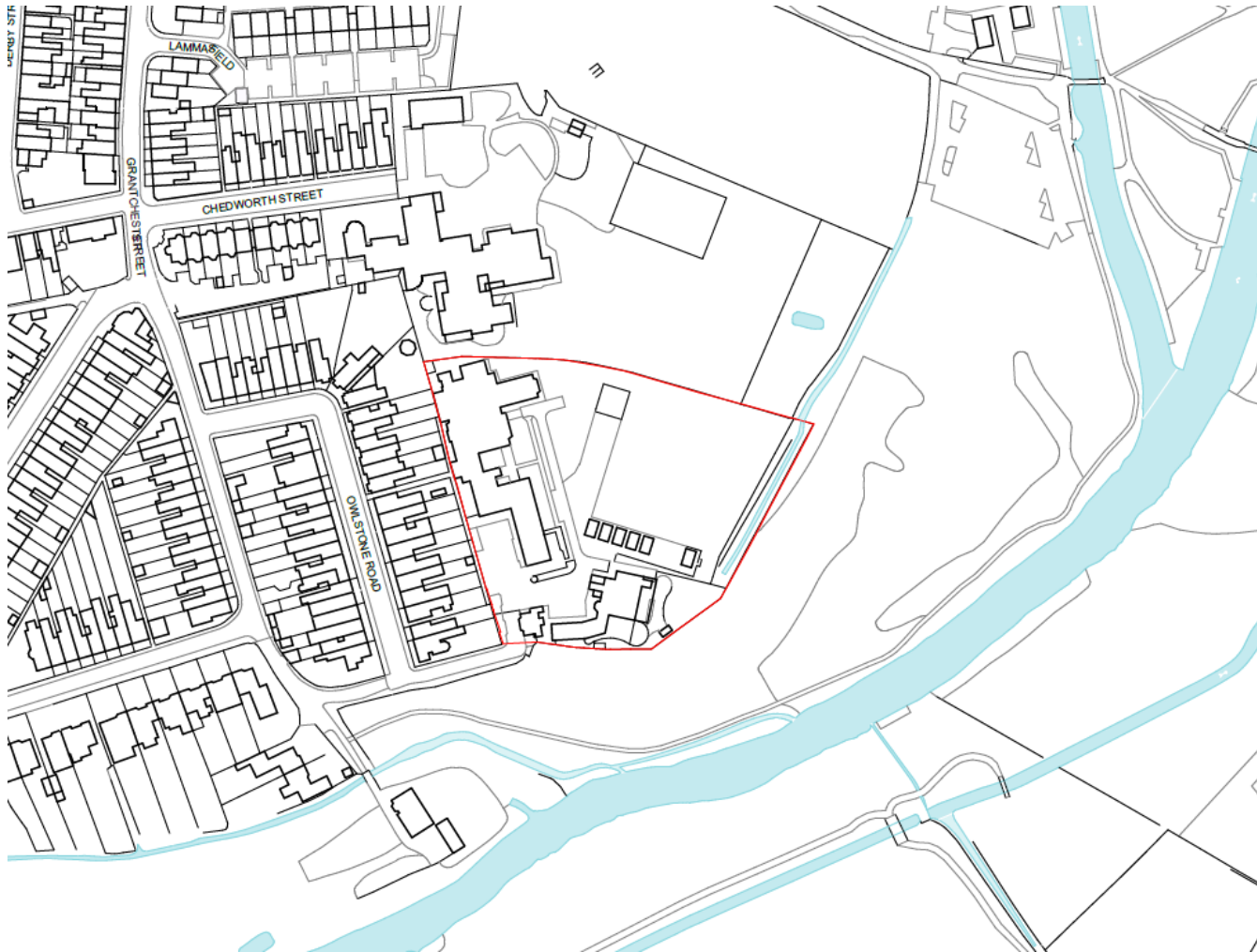
- Loss of the residential allocation for approximately 123 dwellings on the site under Policy 27 of the Local Plan

Officer Recommendation: Approve

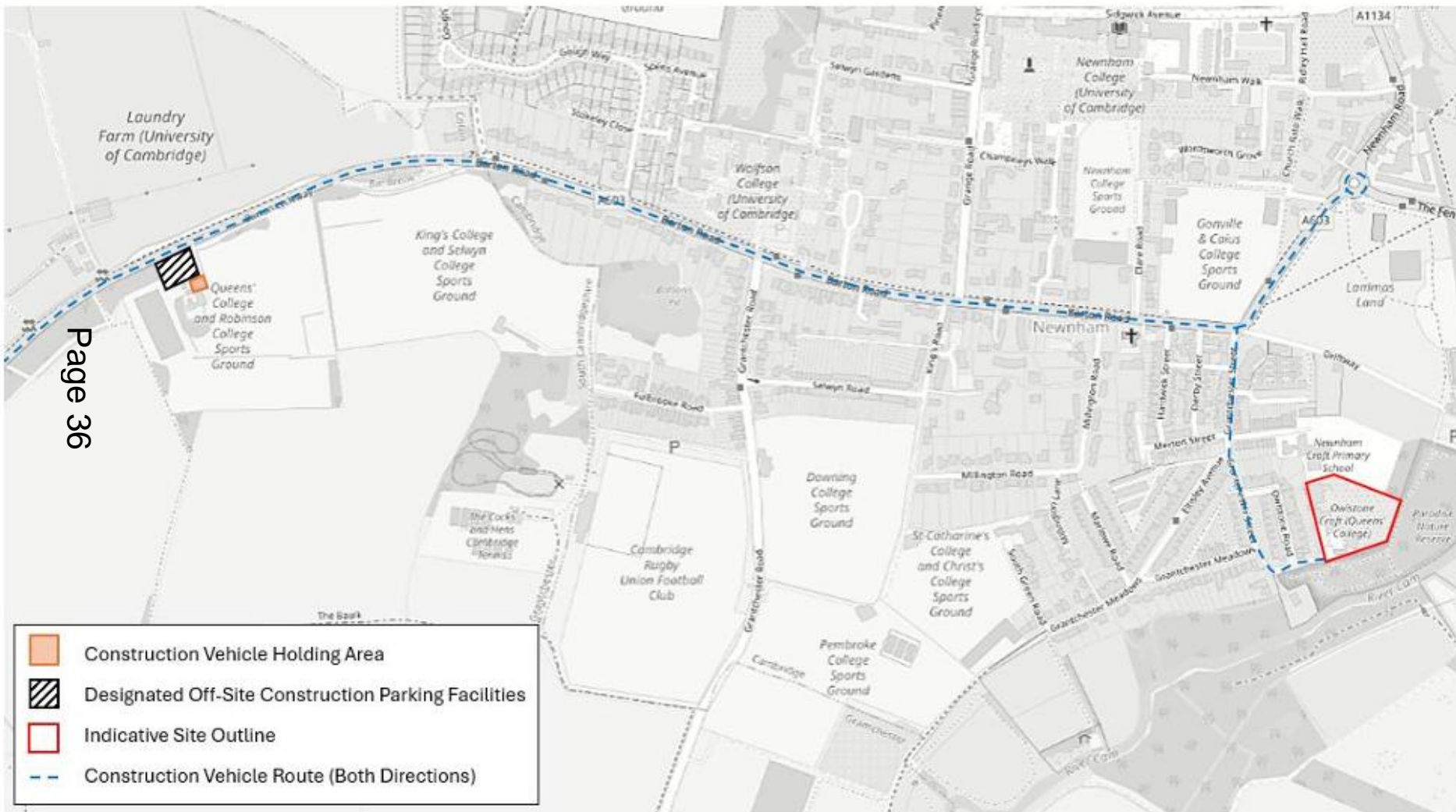
# MINOR APPLICATIONS

# *22/02066/CONDR/Owlstone Croft, Owlstone Road*

## Site Location Plan



# Site access route





# Owlstone Croft Entry Swept Path



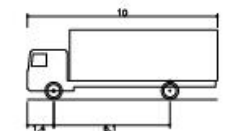
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Morgan Sindall  
Ashwell Point  
Babraham Road  
Sawston  
Cambridgeshire  
CB22 3LJ

Owlstone



# Owlstone Croft Exit Swept Path

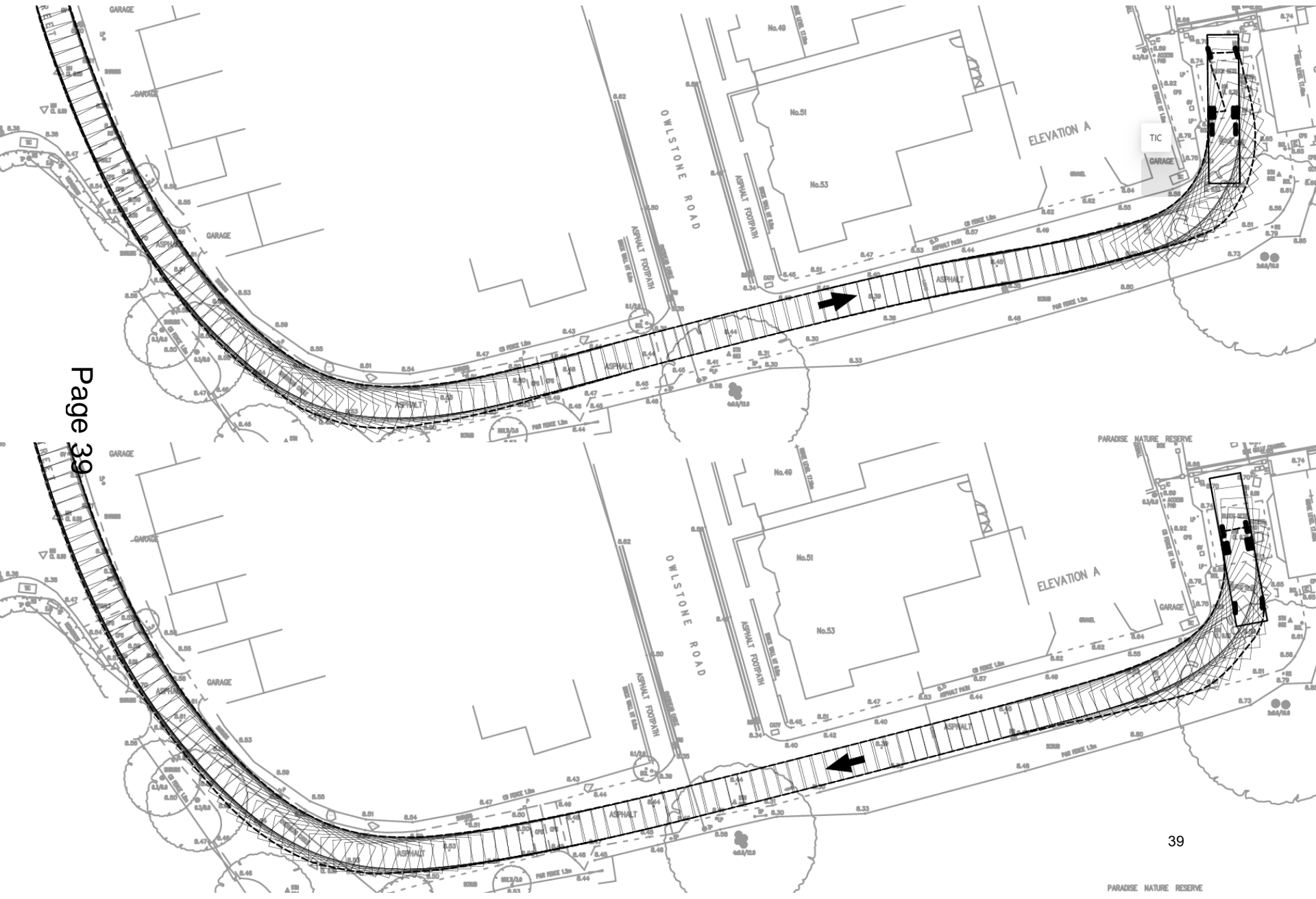


15/16 Tonne Rigid Vehicle (2016)	10,000m
Overall Length	10,000m
Overall Width	2,400m
Overall Height	3,500m
Min. Turn Radius	11,000m
Min. Turn Radius	11,000m
Min. Turn Radius	11,000m
Min. Turn Radius	11,000m

Morgan Sindall  
Ashwell Point  
Babraham Road  
Sawston  
Cambridgeshire  
CB22 3LJ

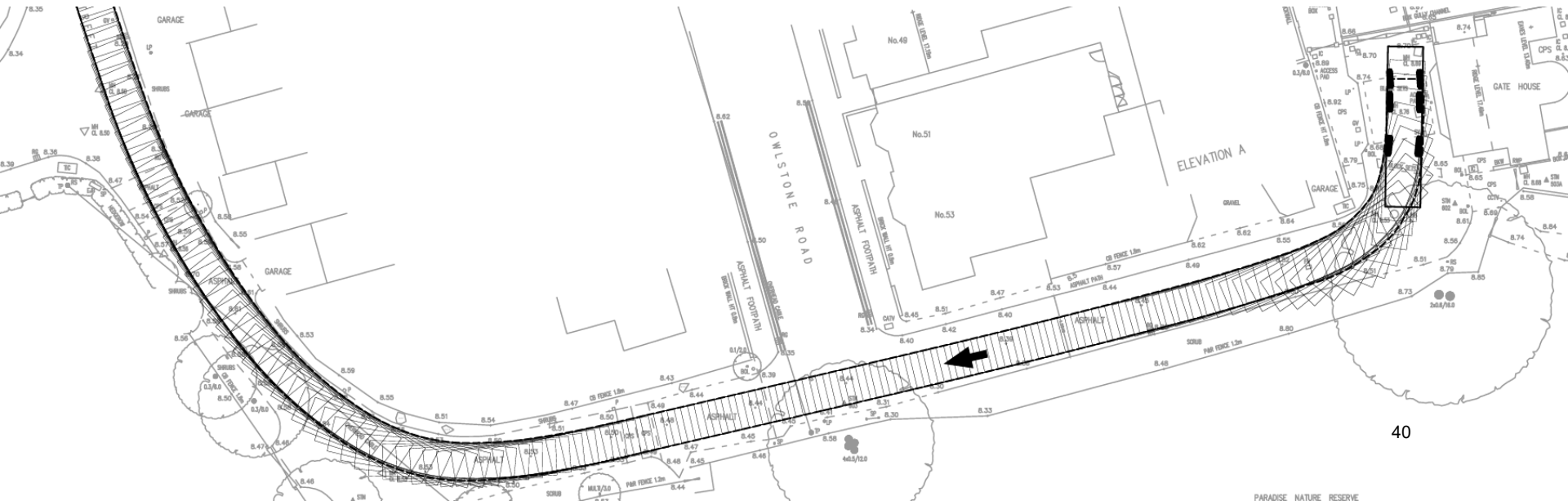
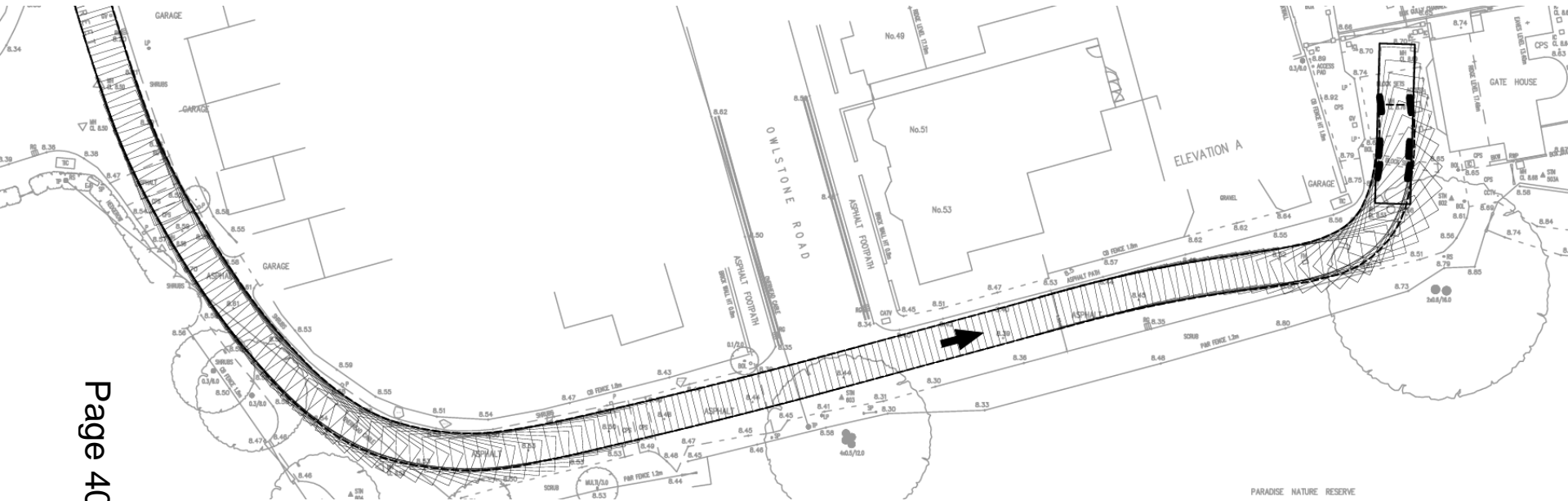
Project Name and Address  
Owlstone

# Swept paths for 11.9 metre rigid vehicle



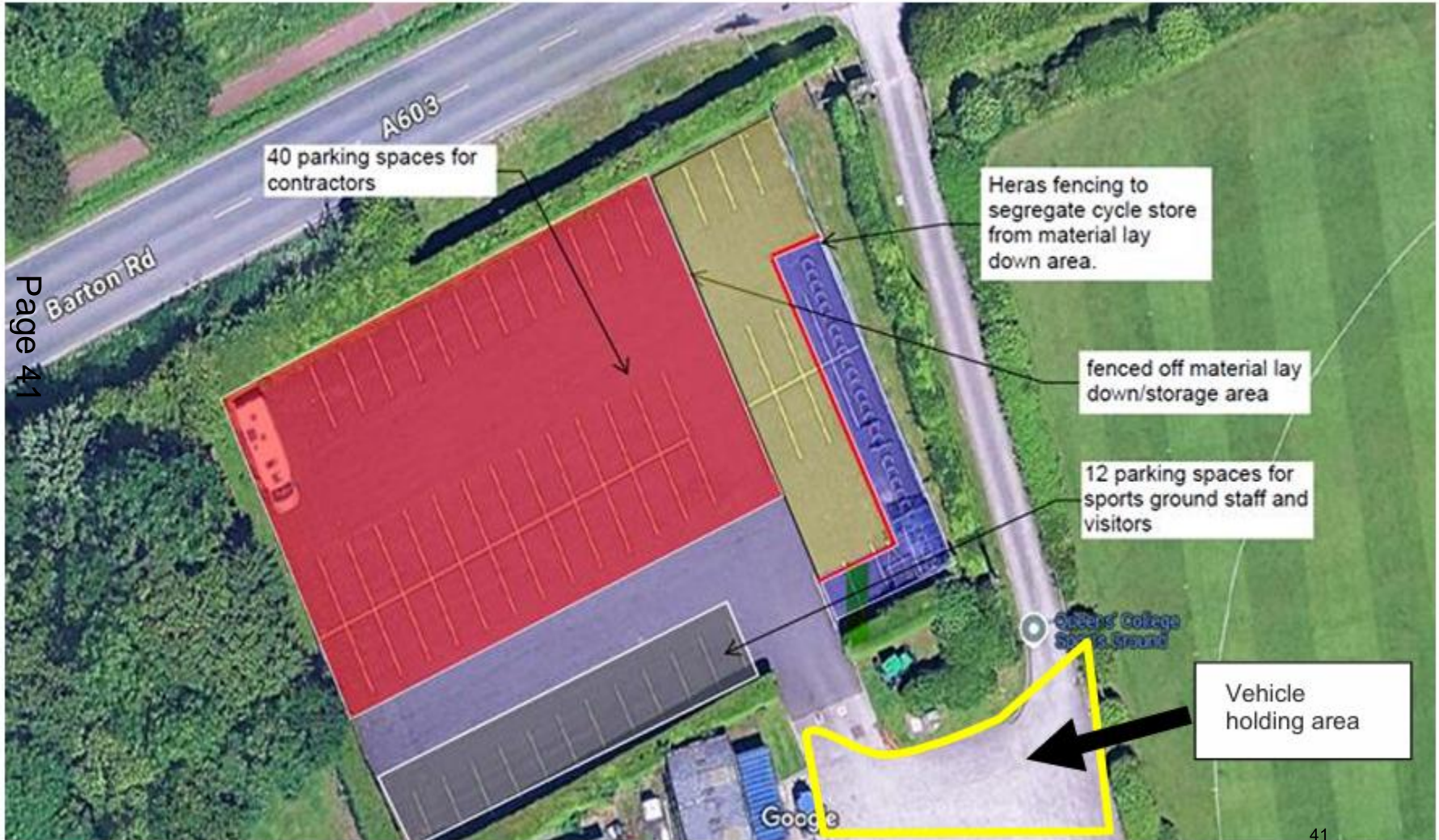
# Swept paths for mobile crane

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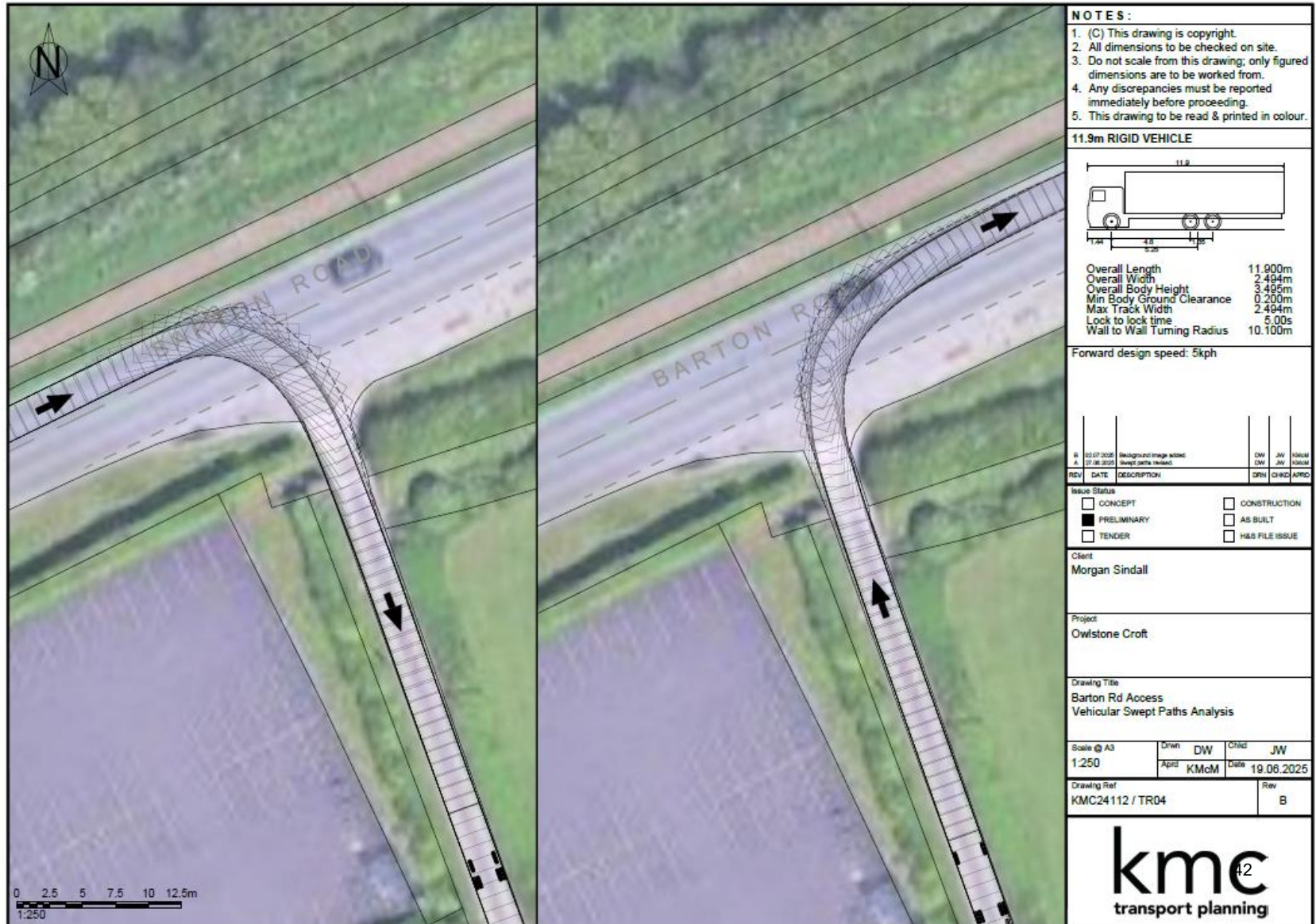


# Contractor parking and vehicle holding area





# Sports ground entry and exit swept paths





# Sports ground access dimensions



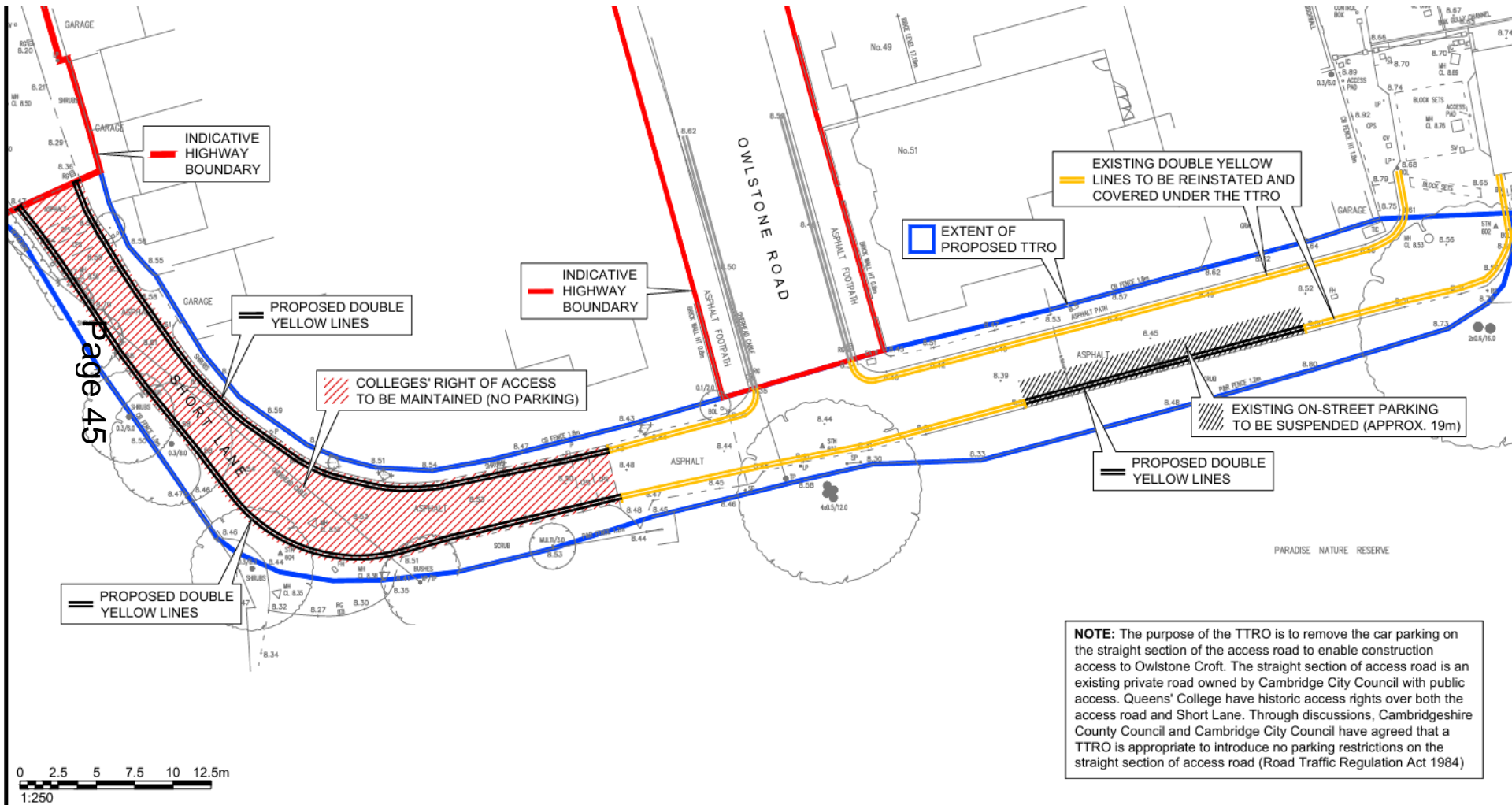
# Sports ground internal swept path

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# TTRO Plan



# Planning Balance

Approval

Refusal



Key material considerations

- The information has been reviewed by technical consultees including the LHA and the LPA's own highways consultant.
- The information demonstrates the acceptability of movements and control of muck away and delivery vehicles.
- Sufficient swept path details are provided for the type of vehicles to be used during demolition/construction.
- Potential conflict with pedestrians and cyclists using Short Lane and the access road is to be mitigated through the use of accredited banks-persons.

**Officer Recommendation: Approve**

# 22/02066/CONDF/Owlstone Croft, Owlstone Road Site Location Plan

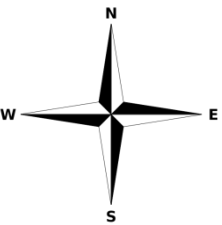
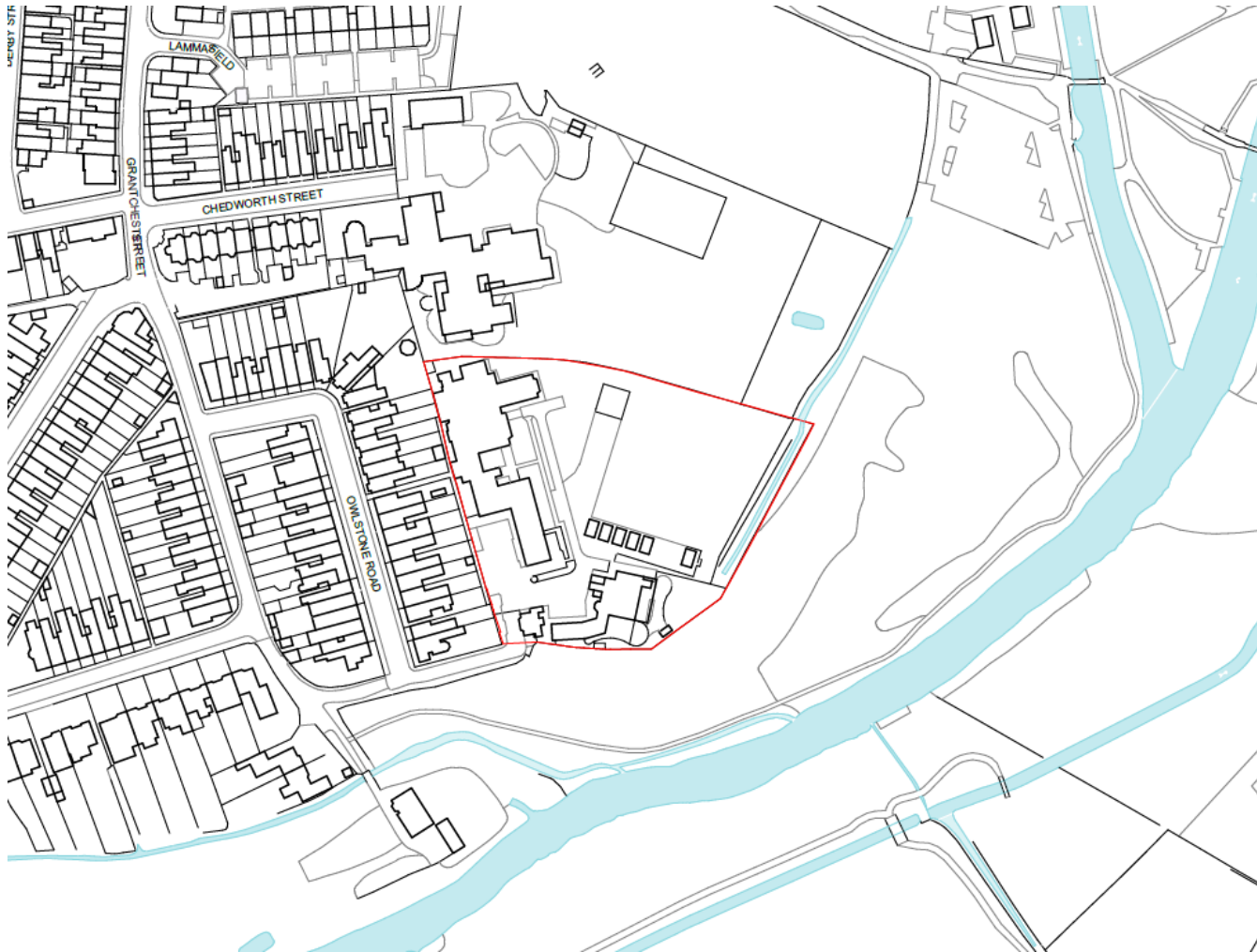


Table 1-1: Summary of Risk of Impacts Without Mitigation

Source	Dust Soiling	Human Health	Ecology
Demolition	Medium Risk	Low Risk	Negligible
Earthworks	Medium Risk	Medium Risk	Low Risk
Construction	Medium Risk	Medium Risk	Low Risk
Trackout	Negligible	Negligible	Negligible



Figure 4-1: Site and Equipment Plan and Nearest Sensitive Receptors





Figure 7-1: Proposed Dust Monitoring Locations

Table 7-1: Site Action Levels (SALs)

Pollutant	Alert Level	Concentration	Averaging Period
PM <sub>10</sub>	Lower Alert	150 µg/m <sup>3</sup>	60 minutes
	Action Alert	190 µg/m <sup>3</sup>	60 minutes

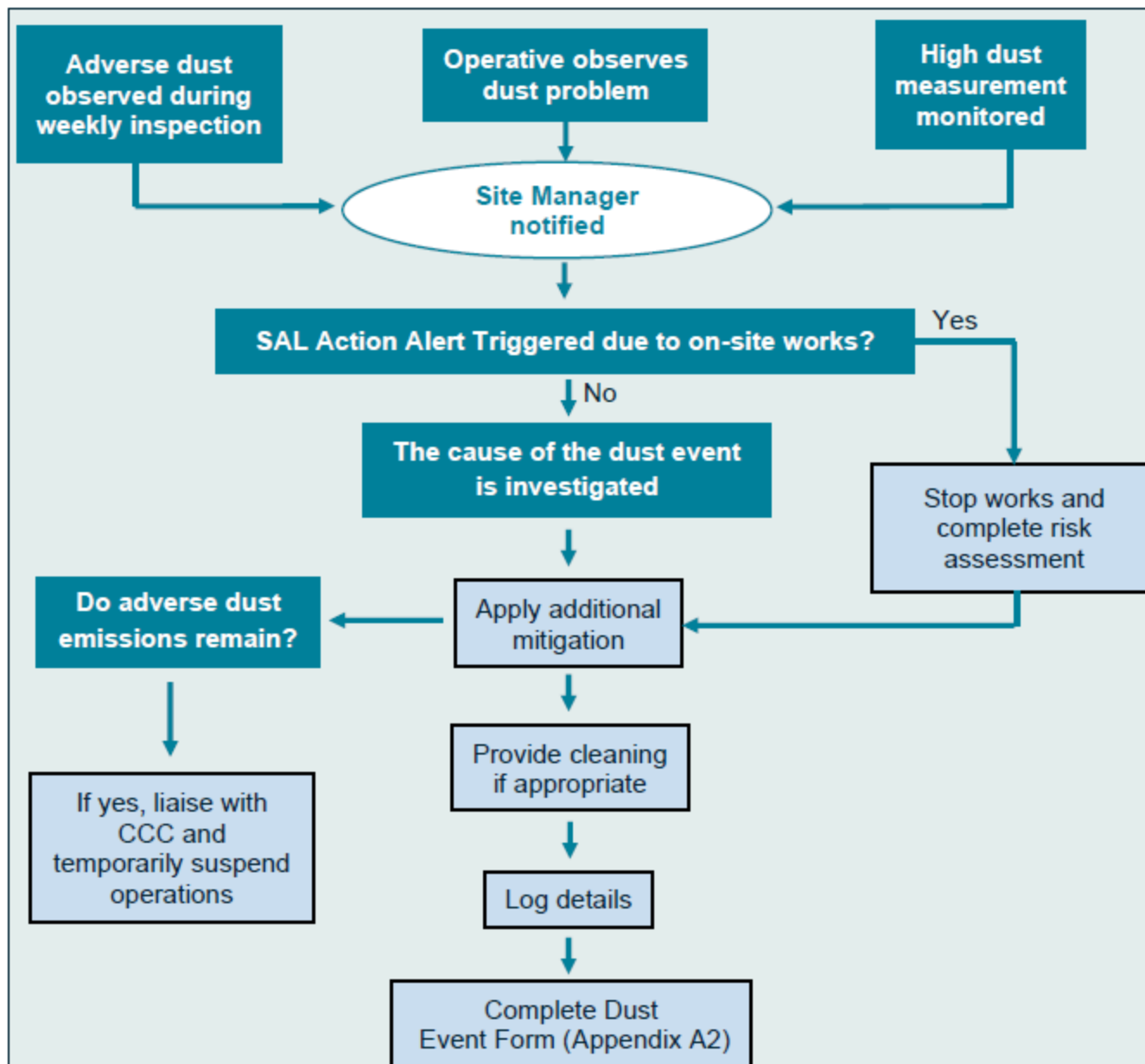


Figure 8-1: Dust Event Response Flowchart

# Planning Balance

Approval

Refusal

## Key material considerations

- The information is in accordance with the appropriate Institute of Air Quality Management (IAQM) and represents 'best practice'.
- Site specific mitigation will protect local residents and NCPS from unacceptable dust and emission impacts.
- Site and equipment information, a timetable of works, the complaints procedure, dust management strategy details and the approach should levels be exceeded have been provided to the satisfaction of officers including the Environmental Health Officer.

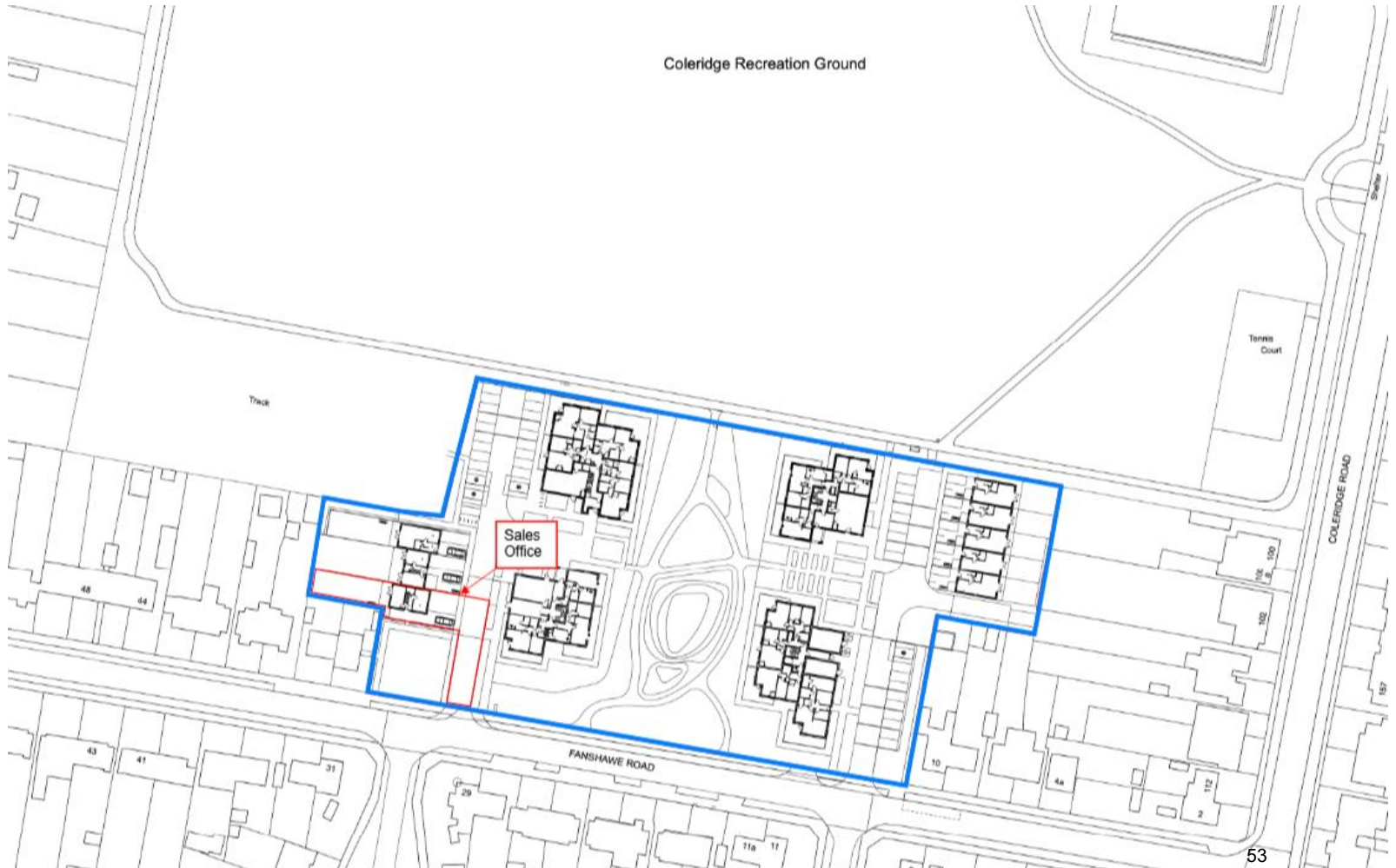


**Officer Recommendation: Approve**

**25/01496/FUL**  
**Land at 12-34 Fanshawe Road**

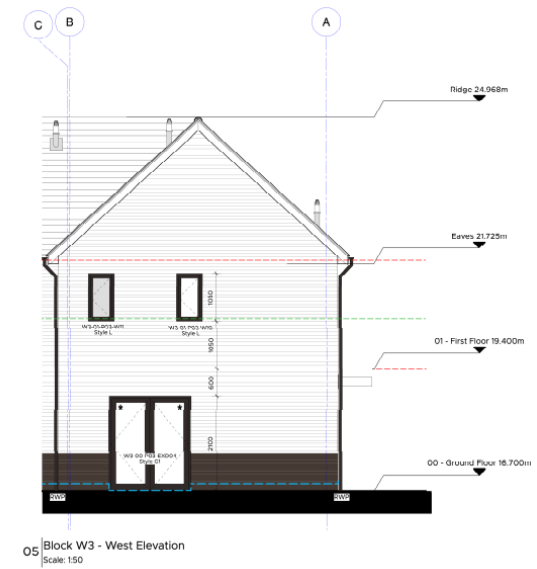
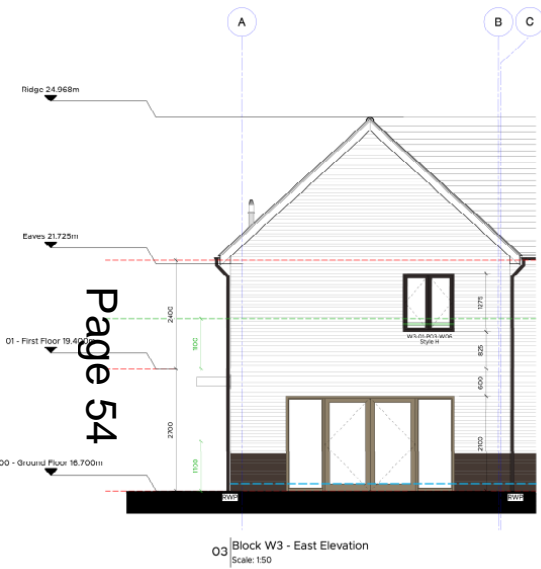
**Temporary use of the approved Plot 3, block W3 into a sales office for a temporary period of 3 years . Sales office to be converted back at the end of this period to residential.**  
**Installation of temporary parking for 5 parking spaces including 1no disabled parking space, EV chargers, bollard lighting, soft landscaping and cycle parking.**

# Site Location Plan

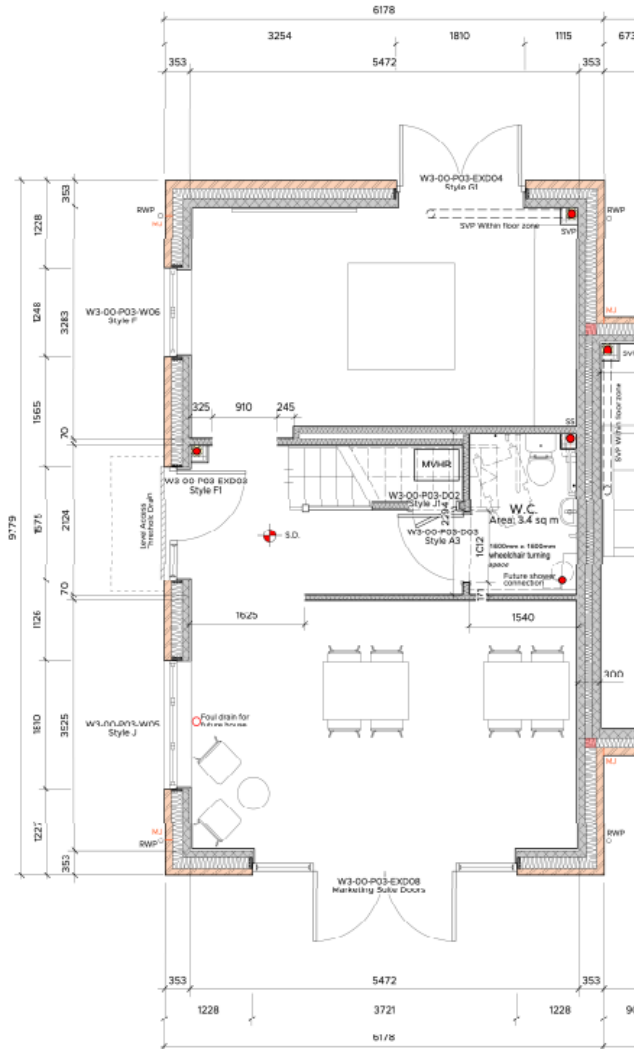




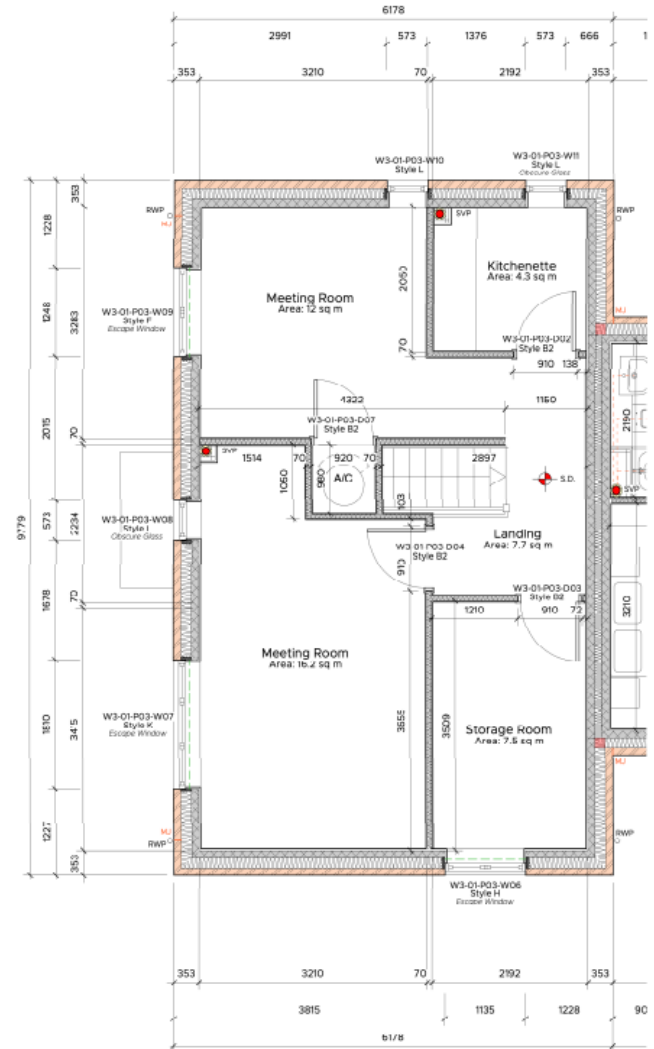
# Proposed Temporary Elevations



# Proposed Temporary Floorplans



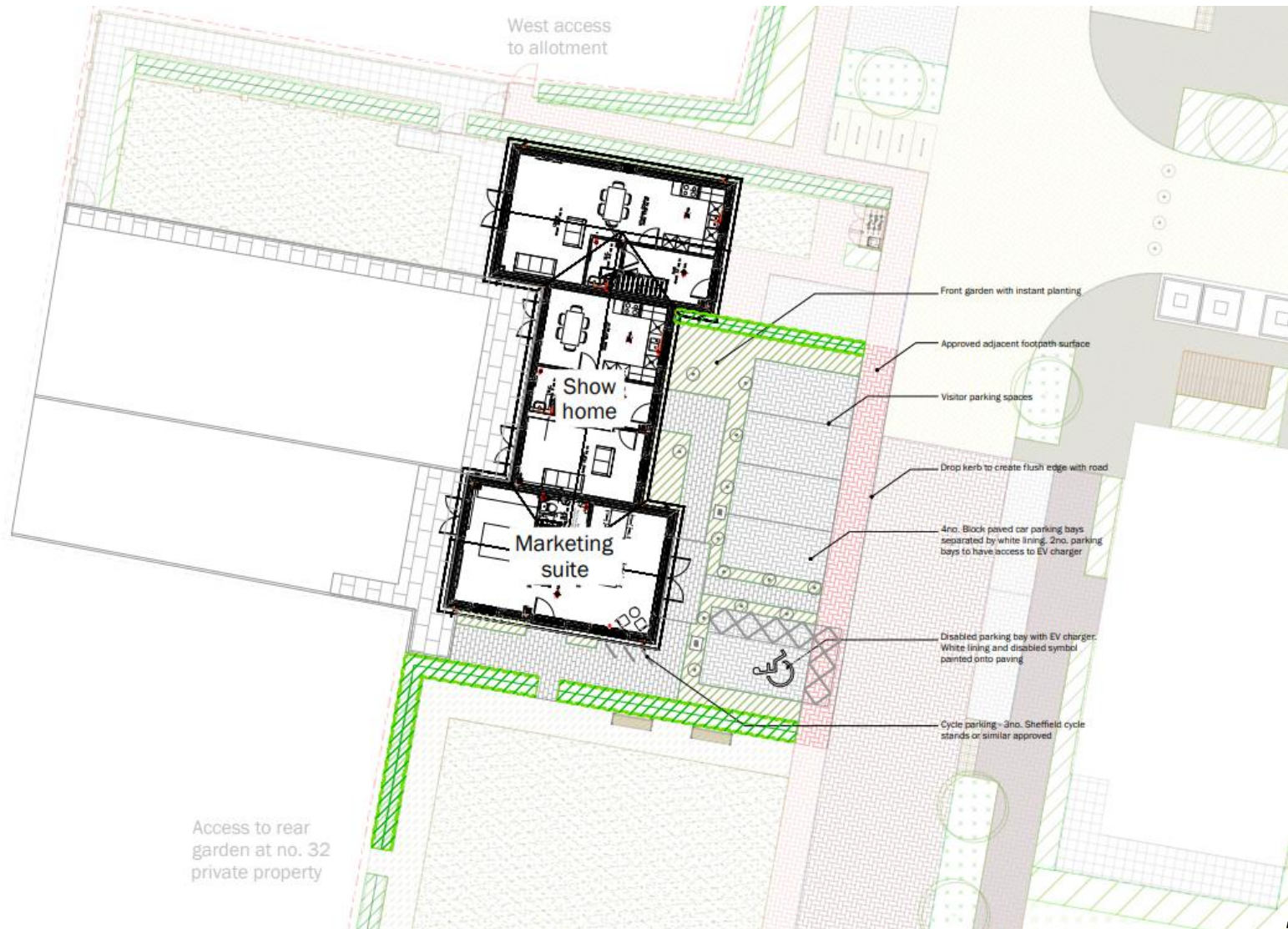
01 Block W3 - Marketing Suite Ground Floor Plan  
Scale: 1:50



02 Block W3 - Marketing Suite First Floor Plan  
Scale: 1:50

# Proposed temporary landscape layout

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# Planning Balance

## Approval

## Refusal

### Key material considerations

- The proposed temporary use of plot 3 as a sales office / marketing suite is acceptable.
- The design and scale of the temporary proposals are acceptable and in accordance with policy 55, 57 and 59.
- The proposed development would not cause any harm to the amenity of neighbouring properties.



**Officer Recommendation: Approve**

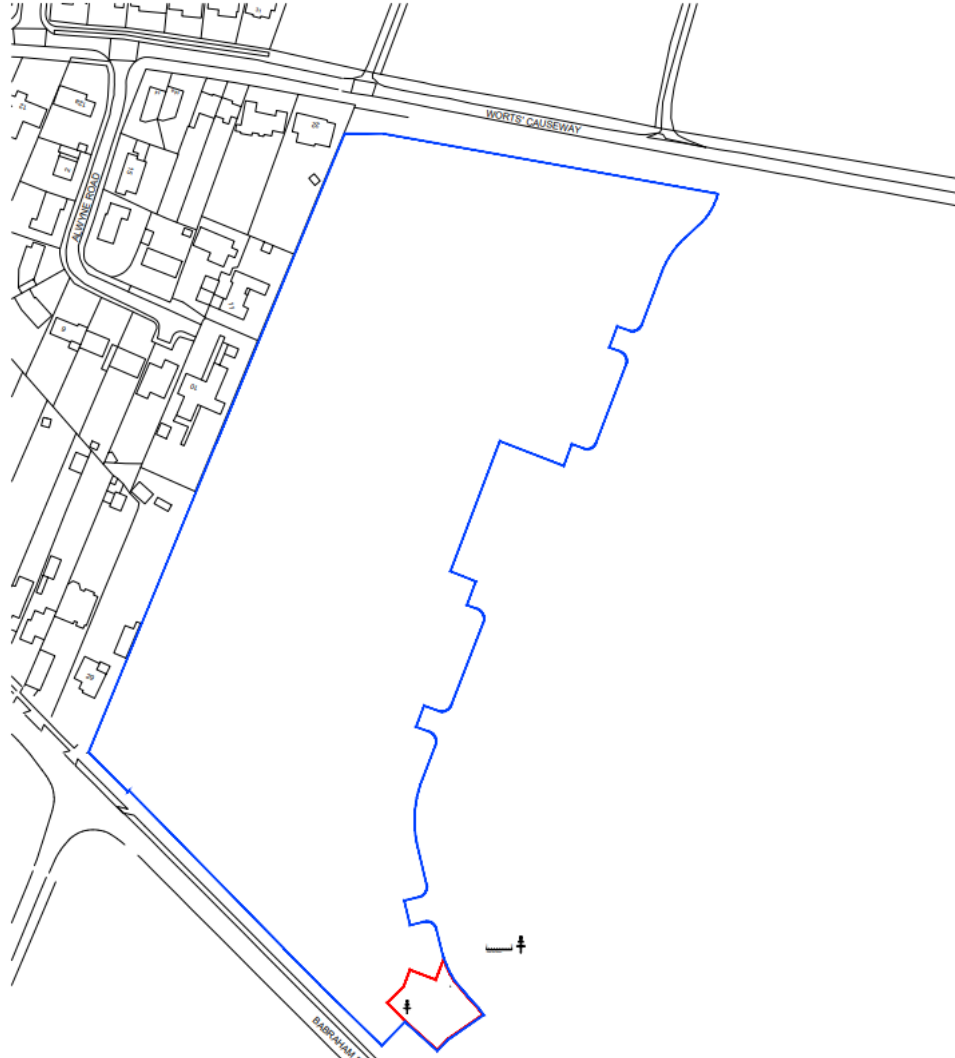
## **25/01900/FUL**

**Land at Newbury Farm, Cambridge.**

**Temporary use of the approved plot 2 (of application reference 24/01531/REM) for a 3 year period as a sales suite. Plot 2 is proposed to be subject to temporary facade and internal layout changes to facilitate a sales suite for the duration of the sales period. Installation of temporary car parking which includes a disabled car parking bay, EV charging, soft landscaping and associated works.**



# Site Location Plan



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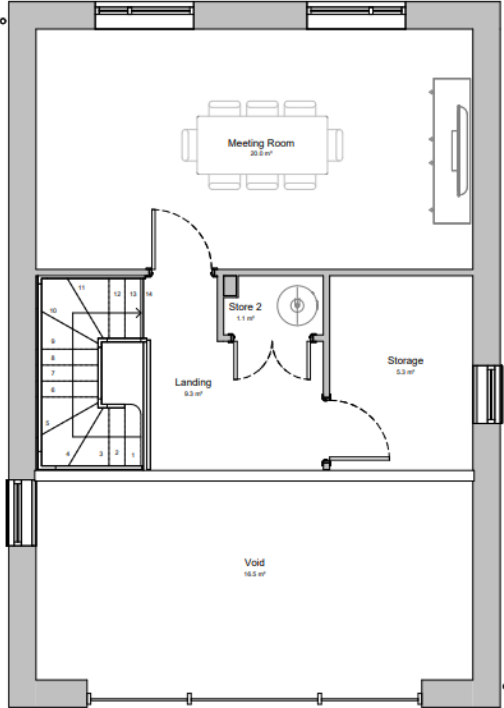
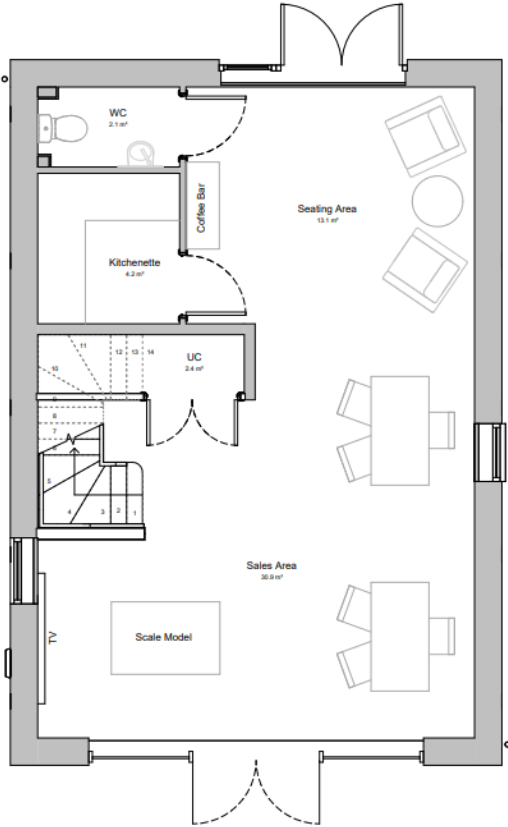
Client  
Hill Residential Limited  
The Courtyard, Abbey Barns,

## Proposed Temporary Elevations



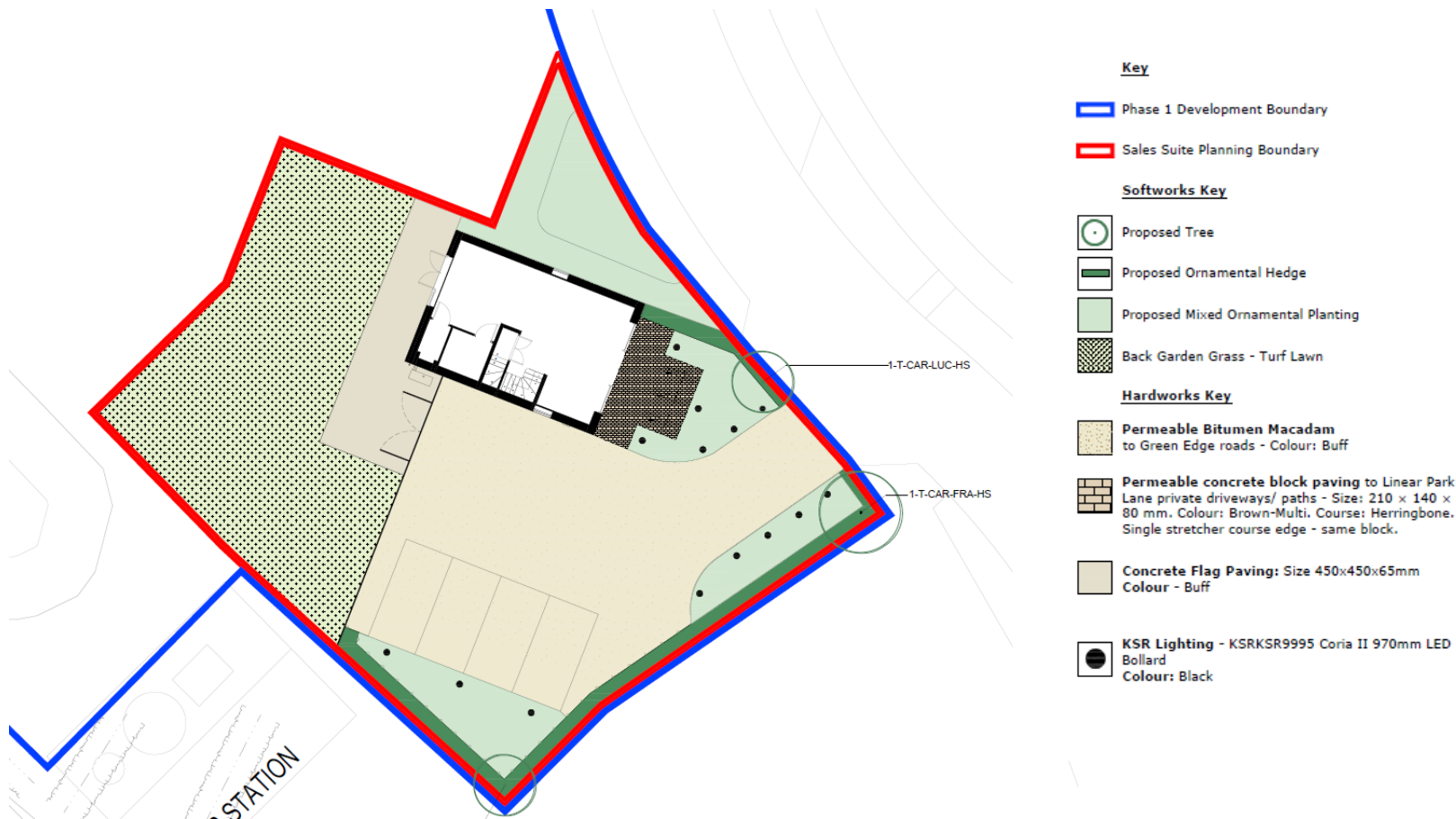
Proposed temporary floor plans

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# Proposed temporary landscape layout

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# Landscape layout of the permanent development (24/01531/REM)





# Planning Balance

## Approval

### Key material considerations

- The proposed temporary use of plot 2 as a sales office / marketing suite is acceptable.
- The design and scale of the temporary proposals are acceptable and in accordance with Cambridge Local Plan 2018 policies.
- The proposed development would not cause any harm to the amenity of neighbouring properties.



## Refusal

**Officer Recommendation: Approve**