



Cambridge City Council Planning

Date: Wednesday, 23 July 2025

Time: 11.00 am

Venue: Council Chamber, The Guildhall, Market Square, Cambridge, CB2 3QJ [access the building via Peashill entrance]

Contact: democratic.services@cambridge.gov.uk, tel:01223 457000

Agenda

10am Second Pre-application Briefing by the Developer - Kett House, Station Road

Purpose of Briefing

The purpose of this meeting is to give Members a further insight, following the last presentation in May, into further evolving proposals for the comprehensive redevelopment of the Kett House site for commercial use. The presentation offers an opportunity for Members to ask questions.

Site Context

Kett House occupies the corner of Station Road/Hills Road. The existing 1960s building which was substantially refurbished externally and internally in the early 2000s replaced the original wood and stone carvers building (built in approximately 1851) known as Rattee and Kett House.

The wider CB1 area to the east has a rich planning history. The majority of this has been permitted and completed. Botanic House is located to the west of the application site on the opposite side of Hills Road. Immediately to the south of Botanic House is Botanic Place, a major development that was allowed at appeal which is currently undergoing construction.

Although outside the CB1 development to the east, the site as identified in the 2004 Station Development Framework and since 2006 has been identified within the Local Plan designated 'Area of Major Change' (Policy 21) (see appendix 1) but has not been specifically allocated as a proposal site (for example as the Flying Pig Site (M44) or Cambridge Station Area (M14)). The site is also within the Cambridge Railway Station, Hills Road Corridor to

the City Centre 'Opportunity Area' (Policy 25) (appendix 2) where the emphasis is on place-making, character and high quality public realm.

The application site is located within the New Town and Glisson Road Conservation Area. Within the application site's immediate setting are several Grade II Listed Buildings and structures including the War Memorial, a Grade II* Registered Park and Garden (Cambridge Botanic Garden) and Buildings of Local Interest. Within the setting though at a further distance are the Grade I Listed Church (The Church of Our Lady of the Assumption and the English Martyrs) and Grade II* Wanstead House.

Councillor attendance

Whilst any subsequent planning application relating to this site will be determined by the Planning Committee, all Councillors are invited to attend and take part in this pre-application developer presentation.

Purpose of the meeting

These meetings allow developers an opportunity to present proposals for future planning applications to elected members of the Council.

The process allows Councillors to feed into the process at pre-application stage and raise any questions or concerns that can then be addressed by the developer prior to a formal planning application being submitted.

Whilst the meetings will be held in public, they do not form part of the formal decision-making process. All planning applications will be determined in line with formal processes as adopted by Cambridge City Council.

Format of the Meeting

For each Briefing:

- Introduction by the Head of Planning Services or a Senior Planning Officer – up to 10 minutes
- Presentation by the developer of the proposal – up to 30 minutes
- Opportunity for Members to ask questions, raise issues, seek clarification, comment on the apparent positive and less positive aspects of the proposal – up to 40 minutes

During this part of the meeting it is important that Councillors who may ultimately make the decision on any subsequent planning application do not feel unduly constrained by what they can ask or raise. However they should avoid expressing views that might give any appearance that they are approaching the proposal with a closed mind. The discussion should not be used for negotiations with the developer. These should take place with

officers separately from the meeting. Members of the public must refrain from entering into the discussion at the meeting.

- Summing up – up to 10 minutes

A Planning Department representative will take notes of the meeting, which will be a summary of the proceedings. Nothing said by Councillors at the meeting will in any way be binding on the Committee that subsequently determines the application. The notes will be uploaded to the City Council's website upon completion.

11am Planning Committee

1 Order of Agenda

The Planning Committee operates as a single committee meeting but is organised with a three part agenda and will be considered in the following order:

- **Part One**
Major Planning Applications
- **Part Two**
Minor/Other Planning Applications
- **Part Three**
General and Enforcement Items

There will be a forty-five minute lunch break some time between 12noon and 2pm. With possible short breaks between agenda items subject to the Chair's discretion.

If the meeting should last to 6.00pm, the Committee will vote whether or not the meeting will be adjourned.

2 Apologies

3 Declarations of Interest

4 Minutes To follow

Part 1: Major Planning Applications

5 24/04859/FUL The Paddocks, Cherry Hinton Road To follow

Part 2: Minor/Other Planning Applications

6	22/02066/CONDR Owlstone Croft TMP	(Pages 7 - 64)
7	22/02066/CONDF Owlstone Croft AQDMP	(Pages 65 - 114)
8	25/01496/FUL 12-34 Fanshawe Road	(Pages 115 - 124)
9	25/01900/FUL Land at Newbury Farm	(Pages 125 - 134)

Part 3: General and Enforcement Items

10	Appeals Information	(Pages 135 - 140)
11	Compliance Report Cambridge City Council July 2025	(Pages 141 - 150)

Planning Members: Smart (Chair), Baigent (Vice-Chair), Dryden, Flaubert, Howard, Illingworth, Thornburrow and Todd-Jones

Alternates: Ashton, Bennett, Gawthrope Wood, Lokhmotova and Porrer

Emergency Evacuation Procedure

In the event of the fire alarm sounding all persons should vacate the building by way of the nearest escape route and proceed directly to the assembly point in front St Mary's Church. The duty Officer will assume overall control during any evacuation, however in the unlikely event the duty Officer is unavailable, this responsibility will be assumed by the Committee Chair.

Information for the public

The public may record (e.g. film, audio, tweet, blog) meetings which are open to the public.

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- Website: <http://democracy.cambridge.gov.uk>
- Email: democratic.services@cambridge.gov.uk
- Phone: 01223 457000

Cambridge City Council is committed to being transparent and open when the Council and its members are involved in taking decisions. The Council will endeavour to live stream/record the Planning Committee. Public speakers are reminded that by speaking/appearing in this meeting you are giving consent to being recorded. The livestream can be watched online as the meeting happens or the recording can be watched after the meeting via the Council's YouTube page [<https://www.youtube.com/@camcitco/streams>]. On some occasions this may not be possible, due to a technical fault with the equipment. Whilst this is frustrating it is important to note that there is no legal requirement to record or livestream meetings. The meeting may proceed in person only should there be an ICT failure on the day.

Those wishing to address the meeting will be able to do so virtually via Microsoft Teams, or by attending to speak in person. You must contact Democratic Services democratic.services@cambridge.gov.uk by 12 noon two working days before the meeting.

Information for Councillors

After the publication of the agenda, if any committee members have any questions, they should be sent to officers up to 12 noon 2 days in advance of the meeting – these will be responded to as part of officer presentation (together with any queries raised by Members at the committee site visit).



22/02066/CONDR – Owlstone Croft, Owlstone Road

Report to: Planning Committee

Lead Officer: Joint Director of Planning and Economic Development

Ward/parish: Newnham

Proposal: Submission of details required by condition 14 (Traffic Management Plan) of planning permission 22/02066/FUL

Applicant: Queen's College

Presenting officer: Tom Gray

Reason presented to committee: Application raises special planning policy or other considerations

Member site visit date: N/A

Key issues: Whether the details are acceptable and in conformity with the reasons and policy requirements for this condition.

Recommendation: Approve

1.0 Executive Summary

- 1.1 The application seeks to discharge condition 8 of planning consent 22/02066/FUL attached by the Planning Inspector.

No demolition or construction works shall commence on site until a traffic management plan for that phase has been submitted to and agreed in writing by the Local Planning Authority. The principal areas of concern that should be addressed are:

- i) Movement and control of muck away vehicles (all loading and unloading should be undertaken where possible off the adopted public highway, Short Lane and the access road)*
 - ii) Contractor parking, with all such parking to be within the curtilage of the site where possible*
 - iii) Movements and control of all deliveries (all loading and unloading should be undertaken off the adopted public highway, Short Lane and the access road where possible.)*
 - iv) Control of dust, mud and debris, and the means to prevent mud or debris being deposited onto the adopted public highway, Short Lane and the access road.*
 - v) The requirements for a banksperson(s)*
- Details shall also include tracking/swept path analysis of the type of vehicles to be used during construction/demolition and how potential conflict with pedestrian and cyclists using Short Lane/access road can be avoided.*

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

- 1.2 The reason for this condition is to mitigate any harms arising from demolition/construction traffic. The Planning Inspector states in Paragraph 45 of the Appeal Decision (see Appendix i) that whilst parts of the local highway network are narrow, there would be sufficient width to allow construction vehicles to access the site and that subject to the imposition of a condition to manage delivery routes, the timing of deliveries and the use of bankpersons, any harms can be mitigated during the construction period.
- 1.3 The previous discharge of condition application (22/02066/CONDK) was refused by the Council on several grounds. The revised submission has been subject to consultation with the Local Highways Authority and a review by an independent transport consultant on behalf of the Local Planning Authority. The submission has been further amended to address the concerns raised.
- 1.4 The revised submission is predicated on the use of a Temporary Traffic Road Order (TTRO), which imposes parking restrictions along the access road. This TTRO has been approved by the County Council's Street Works Team.

- 1.5 The number of vehicular movements and swept paths of the type of vehicles to be used during construction/demolition have been provided. These details demonstrate that the size of the vehicles proposed can access the site and the designated vehicle holding area under existing arrangements subject to the TTRO being in place and temporary removal of Owlstone Lodge's gates. Within both the application site and the designated vehicle holding area, the details submitted demonstrate that vehicles can manoeuvre, turn and exit in forward gear.
- 1.6 All deliveries will be pre-booked and allocated set arrival times via the delivery management system with contractors/suppliers notified of the waiting location and maximum dwelling time. If required, vehicles will use the designated vehicle holding area at Queen's College Sports Ground. Contractor parking will also be located at Queen's College Sports Ground, with employees provided a minibus shuttle service to the application site itself.
- 1.7 The installation of an on-site wheel washing facility will prevent mud or debris being deposited onto surrounding roads whilst street cleansing vehicles/equipment will be used on a regular basis to remove dirt/debris from adopted roads, Short Lane and the access road.
- 1.8 Two trained bankspersons will be deployed to facilitate the safe movement of all HGVs from the junction of Short Lane/Grantchester Street through to the application site and vice versa, and therefore conflict with pedestrians and cyclists can be avoided.
- 1.9 A gatesperson will be appointed to oversee all traffic management operations, and internal procedures outlined should contractors/suppliers not comply with the requirements. Contact details will be provided for all stakeholders and investigations/remedial actions carried out in a timely manner.
- 1.10 Following a thorough assessment by officers, the Local Highways Authority and the independent transport consultant, the submission is considered to satisfy the condition requirements imposed by the Planning Inspector.
- 1.11 Officers advise that if this condition is not discharged prior to the start of the 2025 summer school holidays then it is inevitable that demolition/construction will be delayed, and the construction period lengthened considerably. The delay would also put the Council at risk of appeal and potential appeal costs if the proposal were to be unreasonably refused.
- 1.12 Officers recommend that the Planning Committee approve without delay the details submitted and discharge condition 14 of planning permission 22/02066/FUL.

Consultee/Representation	Object / No objection / No comment	Paragraph reference
Cambridge City Council Biodiversity Manager	No objection	6.0
Local Highways Authority	No objection	6.0
South Newnham Neighbourhood Forum	Objection	6.0
Third Party Representations	95 in objection, 1 in support	7.0
Member Representations	3 in objection	8.0
Local Interest Groups and Organisations / Petition	Objection	9.0

Table 1 Consultee/Representation summary

2.0 Site Description and Context

Controlled Parking Zone	X	Adjacent to Tree Preservation Orders	X
Conservation Area	X	City/County Wildlife Site and Local Nature Reserve	X
Adjacent to Protected Open Space	X	Flood Zone 1, 2, 3	X
Building of Local Interest	X	Adjacent to Green Belt	X

- 2.1 Owlstone Croft is owned by Queens' College and the application site is situated within the Newnham Croft Conservation Area. The Porter's Lodge is identified as a Building of Local Interest (BLI), and Block A (Owlstone House) is listed as a positive building within the Newnham Croft Conservation Area Appraisal. Block A is the original Owlstone House which has seen a series of extensions built during the 20th Century. This building currently consists of 29 student rooms, a dining room, kitchen, common room, computer room, archive room and store.
- 2.2 The existing site comprises several other buildings. Block B (former nurses accommodation) is a four storey building and houses 68 student

rooms and WCs; Block D (nursery building) was originally built in the 1930s and was significantly altered in 2013 when it was converted to a nursery with 5 student rooms above; outbuildings behind the Lodge connect to Block D and are used as garaging and for storage; finally, cycle sheds and a refuse storage area are located on part of the site of former Block C (built in 1963 and demolished above slab level in 2001). Consent was granted in 2021 for two storage containers used as a temporary gym within this area. The remainder of the site comprises hardstanding, parking areas and a large lawned area.

- 2.3 The site is located immediately north and west of the Paradise Nature Reserve (a semi-wetland habitat), which is a Local Nature Reserve (LNR), Protected Open Space and County/City Wildlife Site. This area borders the river Cam on its eastern side. The application site is also adjacent to existing Green Belt land to the east.
- 2.4 The site is located to the east of residential properties' gardens along Owlstone Road and the south of playing fields of Newnham Croft Primary School (NCPS).
- 2.5 The vast majority of the application site is within Flood Zone 1 with areas near and on the eastern boundary of the site within Flood Zone 2 and 3. Several trees are situated along the eastern and northern boundaries of the site. Vehicular access is via residential streets, leading from Barton Road. The nearest residential streets of Owlstone Road and Grantchester Meadows are controlled parking zones.

3.0 The Proposal

- 3.1 The application seeks to discharge condition 14 (Traffic Management Plan) of planning permission 22/02066/FUL.
- 3.2 Condition 14 states:

No demolition or construction works shall commence on site until a traffic management plan for that phase has been submitted to and agreed in writing by the Local Planning Authority. The principal areas of concern that should be addressed are:

- i) Movement and control of muck away vehicles (all loading and unloading should be undertaken where possible off the adopted public highway, Short Lane and the access road)*
- ii) Contractor parking, with all such parking to be within the curtilage of the site where possible*
- iii) Movements and control of all deliveries (all loading and unloading should be undertaken off the adopted public highway, Short Lane and the access road where possible.)*
- iv) Control of dust, mud and debris, and the means to prevent mud or debris being deposited onto the adopted public highway, Short Lane and the access road.*

v) The requirements for a banksperson(s)

Details shall also include tracking/swept path analysis of the type of vehicles to be used during construction/demolition and how potential conflict with pedestrian and cyclists using Short Lane/access road can be avoided.

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

4.0 Relevant Site History

Application	Description	Outcome
22/02066/FUL	Demolition of nursery building, part of outbuildings; partial demolition, refurbishment and extension of other existing college buildings and the erection of four accommodation blocks containing 60 rooms for postgraduate students; associated landscaping, car and cycle parking, refuse and other storage and new electricity substation within outbuildings	Refused, Appeal Allowed
22/02066/CONDA	Submission of details required by condition 26 (arboricultural method statement) of planning permission 22/02066/FUL	Discharged in Full
22/02066/CONDB	Submission of details required by condition 20 (Hydrological Report) of planning permission 22/02066/FUL	Discharged in Full
22/02066/CONDC	Submission of details required by condition 17 (written scheme of investigation) of planning permission 22/02066/FUL	Discharged in Full
22/02066/CONDD	Submission of details required by condition 35 (non-translucent fence) of planning permission 22/02066/FUL	Discharged in Full
22/02066/CONDE	Submission of details required by condition 3 (Phasing Strategy) of planning permission 22/02066/FUL	Discharged in Full
22/02066/CONDF	Submission of details required by condition 8 (Air Quality and Dust Management Plan) of planning permission 22/02066/FUL	Pending Consideration
22/02066/CONDG	Submission of details required by condition 28 (Replacement Nursery Provision) of planning permission 22/02066/FUL	Refused to Discharge
22/02066/CONDH	Submission of details required by conditions 30 (Landscape and Ecological Management Plan), 31(Bird and Bat Boxes), and 33 (Ecological Design Strategy) of planning permission 22/02066/FUL	Discharged in Full

22/02066/CONDI	Submission of details required by condition 29 (Construction Ecological Management Plan) of planning permission 22/02066/FUL	Discharged in Full
22/02066/CONDJ	Submission of details required by condition 19 (surface water run-off) of planning permission 22/02066/FUL	Discharged in Full
22/02066/CONDK	Submission of details required by condition 14 (Traffic Management plan) of planning permission 22/02066/FUL	Refused to Discharge
22/02066/CONDL	Submission of details required by condition 7 (Demolition/construction noise and vibration impact assessment) of planning permission 22/02066/FUL	Discharged in Full
22/02066/CONDM	Submission of details required by condition 28 (replacement nursery provision) of planning permission 22/02066/FUL	Discharged in Full
22/02066/CONDN	Submission of details required by condition 10 (materials management plan) of planning permission 22/02066/FUL	Discharged in Full
22/02066/CONDO	Submission of details required by condition 18 (surface water drainage scheme) of planning permission 22/02066/FUL	Discharged in Full
22/02066/CONDP	Submission of details required by condition 4 (noise assessment) of planning permission 22/02066/FUL	Pending Consideration
22/02066/CONDQ	Submission of details required by condition 32 (artificial lighting) of planning permission 22/02066/FUL	Pending Consideration
22/02066/CONDS	Submission of details required by condition 23 (external surfaces - Block B - brick) of planning permission 22/02066/FUL	Pending Consideration
22/02066/CONDT	Submission of details required by partial discharge of condition 23 (Block B windows) of planning permission 22/02066/FUL	Pending Consideration
22/02066/CONDU	Submission of details required by partial discharge of condition 23 (Block B Render) of planning permission 22/02066/FUL	Pending Consideration

5.0 Policy

5.1 National Policy

National Planning Policy Framework 2024
Circular 11/95 (Conditions, Annex A)

5.2 Cambridge Local Plan 2018

Policy 81: Mitigating the transport impact of the development

5.3 Neighbourhood Plan

6.0 Consultations

Cambridge City Council Biodiversity Manager – No Objection subject to cross-referencing of the construction ecological management plan.

Local Highways Authority Officer – No Objection

South Newnham Neighbourhood Forum (SNNF) (and Railton TPC Limited) – Comments following June submission: CTMP remains deficient and does not provide a robust basis for safe construction transport operations for the following reasons:

- Identifies an increased peak construction period (from 11 months to 14 months) and a significant increase in overall HGV movements (from an average of 275 per month to an average of 315 per month), leading to a significantly greater impact than previously anticipated.
- Risk of collisions remain e.g. to the Lodge and to footway on the opposite side of the road.
- Internal vehicle turning, parking and circulation have not been demonstrated.
- It appears likely that the proposed arrangements at the Queen's College Sports Ground to manage HGV deliveries, provide an off-site set-down area and accommodate construction workers' vehicles would lead to significant adverse highway safety impacts for those using the sports facilities and may not be feasible since HGVs are unable to turn into the access road within the available space.
- It has not been demonstrated that large vehicles are able to access the site within the available width of Short Lane. Indeed, the latest information in the form of the TTRO plan suggests that access for large vehicles is not possible since the swept paths of large vehicles pass outside of the area designated as 'college's right of access'.
- Clearance of shrubs, trees, bollards and rocks around the inside of the bend on Short Lane, impacting highway safety and altering the street environment. The previous comments from the Trees Officer makes it clear that the proposed works on Short Lane (i.e. the clearance of vegetation and obstacles around the inside of the bend) are not approved.
- There appear to be significant problems with vehicle parking, loading/unloading and manoeuvring within the site. Insufficient information is provided to demonstrate that these problems will not lead to adverse highway safety impacts for highway users.
- The proposed system to manage deliveries recognises the extreme sensitivity of Short Lane and the access road but relies on an extremely high and consistent level of staffing. No guarantee is

provided that the proposed level of vehicle supervision could be maintained throughout the construction period.

- No measures are proposed to mitigate adverse safety and amenity impacts on vulnerable highway users along Grantchester Street, such as the residents of Lammas Court sheltered accommodation.
- Working hour restrictions fail to protect vulnerable groups associated with children who arrive at or leave the primary school at lunchtime.

It would not be reasonable for the Council to approve a CTMP for this condition that would impose this level of risk and harm to our whole neighbourhood for a period of at least two years with such major unresolved difficulties with access and safety.

Previous comments on May submission: The updated CTMP remains deficient and does not provide a robust basis for safe construction transport operations. The following points from the previous refusal have not been addressed:

- It has not been demonstrated that large vehicles are able to access the site under existing arrangements. Swept paths pass outside of the existing carriageway into well-maintained planting and trees. There is likely to be conflict with the Lodge Gatehouse and communication pillar and overrun of the opposite footway and garage on the corner.
- Delivery system relies on high and consistent level of staffing.
- Working hours fail to protect nursery groups/those arriving/leaving school and lunchtime. No provision to protect vulnerable elderly and disabled groups.
- Swept paths fail to show HGVs can access and exit Grantchester Street. Right turn is not permitted. Left turn onto A603 may not be possible. Lack of accurate swept path analyses.
- Minibus service details not provided.
- Significant problems with vehicle parking, loading/unloading and manoeuvring within the site and its impact on highway safety on upon users.
- Lack of explanation regarding how large vehicles can be safely accommodated at the sports field. Arrival of a second HGV would lead to complex manoeuvres. Significant highway safety impacts for those using the sports facilities.
- Penalties not proposed for Queens' or Morgan Sindall.
- Daily check of offsite mud and debris is not sufficient. Request this to be hourly and a recording mechanism required.
- No reference to supply issues/contingency plans which are likely to impact on the timetable.

7.0 Third Party Representations

7.1 95 representations have been received.

7.2 Those in objection have raised the following issues:

Overall Construction Impact

- Excessive number and size of construction vehicles. Smaller vehicles should be considered.
- Parking pressure and suspension of existing parking bays along Grantchester Street and Owlstone Road.
- Inadequate road width of Short Lane.
- Unacceptable construction route. No backup routing plan or clear construction schedule.
- Lack of details on vehicle types and movements.
- Reliance on site manager is inadequate.
- Impact upon school drop-off/pick-up.
- Temporary Traffic Regulation Order (TTRO) ends before construction is anticipated to be complete.

Pedestrian & Cyclist Safety

- Lack of restrictions on smaller vehicles (less than 3.5 tonnes)
- Narrow pavements and high pedestrian traffic, sloping camber on Grantchester Street that cause high-sided vehicles to tilt.
- Dangerous junctions and tight turns.
- History of accidents and near misses in the area.
- Pedestrians often walk in the road to avoid inadequate footway.
- Danger to children, elderly, and disabled individuals and access to Paradise Nature Reserve.
- Conflict with children leaving the school at lunchtime.
- No bankspersons proposed along Grantchester Street.
- No pedestrian crossing or traffic calming measures.
- Conflict with pedestrians and cyclists along Short Lane.
- Mounting of pavements and footpaths by vehicles including on turning into the application site.

Traffic & Road Safety

- U-turn on Fen Causeway roundabout may not be possible.
- Illegal or logistically impossible vehicle manoeuvres.
- Lack of passing spaces along Grantchester Street for construction vehicles going in opposite directions in addition to meeting other large vehicles.
- Speeding of construction vehicles.
- Impact on emergency vehicle access into Newnham.
- Inadequacy of off-site vehicle holding area.
- Damage to No.53's shed.

Other Matters

- Principle of development is unsuitable.
- Why have previous conditions been discharged?
- Lack of community engagement particularly with vulnerable groups.
- Change of use to Grantchester Street and Short Lane
- Vehicle overrun into vegetation.
- Felling of trees and bushes.
- Noise, vibration and air pollution upon wildlife and habitats.
- Mud and debris into nature reserve.

- No environmental impact assessment carried out.
- No clear responsibility for repairs to Owlstone Road/Short Lane. Short Lane lacks the strength to allow HGVs.
- Noise, dust, and vibration nuisances and damage to houses.
- Impact upon underground utilities.
- Loss of housing value and trade.
- Disruption to daily life and conflict with shop deliveries, buses, and library services.
- Hours of construction not appropriate.
- Conflict with No.52's garage door.
- Debris/mud will block drainage.
- Traffic management plan was not available during application and appeal stages.
- Ongoing application to designate Short Lane as a public right of way.
- Trial run showed vehicles unable to navigate entrance into application site.
- Removal of boulders along Short Lane.

7.3 Those in support have raised the following issues:

- Representations in objection are counter productive.

7.4 The above representations are a summary of the comments that have been received. Full details of the representations are available on the Council's website.

8.0 Member Representations

8.1 Councillor Jean Glasberg – Objection summarised as follows:

Highway Safety Issues

- Pedestrian and cyclist safety is compromised due to sloping camber, narrow footways, and lack of protective measures.
- Illegal right turns from Barton Road onto Grantchester Street are occurring. HGVs turning left onto Barton Road may encroach into oncoming traffic lanes.
- Swept path analyses are incomplete and inaccurate, posing risks to vulnerable road users.
- Temporary Traffic Regulation Order (TTRO) cannot legally cover Short Lane, which is not owned by the City Council.
- Further TTROs likely.
- Queen's College lacks exclusive access rights over Short Lane and Owlstone Track.
- Construction traffic issues were not addressed during the original planning or appeal stages.

Other Matters

- Vegetation removal along Short Lane is not approved and violates Policy 15 of the South Newnham Neighbourhood Plan.
- Potential damage to infrastructure (e.g. water and sewage pipes).

- Noise, fumes, and vibrations could harm local wildlife, including protected bat species.
- Long-term community disruption.
- Change of use application including arboricultural and ecological assessments are required.
- Lack of coordination with UK Power Networks plans to close Grantchester Street and Owlstone Road (July–August) for cabling works and GCP’s Barton Greenway construction along Barton Road.
- Call-in to Planning Committee is requested for proper scrutiny.

8.2 Councillor Peter Rees – Objection summarised as follows:

Highway Safety Issues

- Grantchester Street is too narrow and unsafe for HGV traffic, especially at key junctions.
- HGV manoeuvres are often illegal and hazardous.
- Unauthorised and problematic access via Short Lane. Short Lane is a private road with no permission granted for HGV use.
- Residents with access rights were not consulted.
- There is an active application to designate it as a public footpath.
- The proposal fails to address previous reasons for refusal.
- It is incompatible with the local Neighbourhood Plan.

Other Matters

- No Environmental Impact Assessment has been conducted.
- Prolonged HGV traffic poses risks to local wildlife due to noise, pollution, and vibrations.
- The TTRO application was not made public, preventing proper consultation. Residents were denied the opportunity to review or respond.

8.3 Councillor Hugh Clough – Objection summarised as follows:

- Reiterates Cllr Glasberg and South Newnham Neighbourhood Forum’s objections.
- Call-in to Planning Committee is requested for proper scrutiny.

9.0 Local Groups / Petition

- 9.1 Newnham Croft Conservation Group – Excessive HGV movements; difficulties especially for pedestrians accessing the western gate of Paradise Nature Reserve; damage to vegetation and wildlife; approach roads will be unsafe for a prolonged period of time.
- 9.2 Friends of Paradise Nature Reserve – No ecological impact assessment. Ecological damage from traffic noise and pollution.
- 9.3 The above representations are a summary of the comments that have been received. Full details of the representations are available on the Council’s website.

10.0 Assessment

- 10.1 This discharge of condition application follows the planning consent granted at appeal under reference 22/02066/FUL in which the Planning Inspector attached condition 14 (Traffic Management Plan (TMP)).
- 10.2 The Planning Inspector in Paragraph 45 of the Appeal Decision (Appendix i) states the following:

“Whilst parts of the local highway network are narrow, there would be sufficient width to allow construction vehicles to access the site. However, due to the presence of on-street parking particularly along Short Lane, if construction traffic is not managed appropriately, it could result in harm to highway safety including conflict with pedestrians. The effects of construction traffic could be controlled via planning conditions to manage delivery routes and the timing of deliveries. In respect of the movement of larger vehicles, the use of bankspersons would provide satisfactory control over their movement to and from the site which can be secured via a traffic management condition. Therefore, I am satisfied that subject to the imposition of such conditions, any harms can be mitigated during the construction period.” [text underlined for emphasis]

- 10.3 On the basis of the appeal decision and whilst third party comments are noted, the principle of the demolition/construction vehicular route (via Grantchester Street and Short Lane) as shown in both the Outline Construction Traffic Management Plan submitted within the original planning application 22/02066/FUL, and in the detailed Traffic Management Plan (TMP) submission to satisfy condition 14 of this planning consent is considered to be acceptable.
- 10.4 Third parties and local members consider that construction traffic triggers a change of use of the streets, however, given that the route will utilise an existing right of access for the College and other road users and this right of access is for unrestricted vehicular traffic and noting the Inspector’s view that traffic management plan details could be conditioned as part of the approval, officers do not consider that any further planning consent is required for the change of use of any of these access routes.
- 10.5 The previous discharge of condition application, reference 22/02066/CONDK, was refused by the Council under delegated powers for the following reasons:
- The widening of the access track requires separate planning consent and cannot be considered as part of this discharge of condition application.
 - The information provided fails to demonstrate that vehicles can access the site under existing arrangements.

- The information provided fails to demonstrate how the safety of all users including pedestrians and cyclists will be ensured.
- The information provided lacks clarification in terms of inbound/outbound routes and the accompanying swept path analysis.
- The information provided fails to provide numbers, volumes and types of vehicles to be used.
- The information provided fails to demonstrate how vehicles can manoeuvre within the application site to exit the site in forward gear.
- The details provided for the vehicle holding area is insufficient.
- The information provided fails to provide details of the proposed procedure for reporting non-compliance and addressing concerns from all stakeholders nor the actions to be taken following concerns raised.
- The information provided fails to ensure that non-adopted roads are swept of debris and mud.
- The timetable provided fails to ensure all works during demolition, construction and landscaping etc. are covered.
- The information provided fails to provide details of drainage for the wheel wash.

- 10.6 In accordance with condition 3, the proposed development will be carried out in one phase and therefore a traffic management plan has been submitted for the entirety of the approved scheme.
- 10.7 The previous discharge of condition application (22/02066/CONDK) was refused due to the lack of timetabling. Within the revised submission, construction is anticipated to take approximately 94 weeks (22 months). Demolition works will be undertaken during the school holidays with other construction activities carried out in accordance with Table 3 of the TMP and in line with the timetable provided with the Air Quality Dust Management Plan addendum submitted for condition 8 (22/02066/CONDF). On this basis, the information provided ensures that all works are covered. Whilst SNNF (South Newnham Neighbourhood Forum) have questioned the tightness of the timetabling and reliance on suppliers and staffing, it is the responsibility of the principal contractor to coordinate deliveries etc to ensure the timetabling, staffing and compliance with the planning conditions are adhered to.
- 10.8 Whilst third party's comments regarding construction hours are noted, condition 15 of the planning consent restricts vehicles in excess of 3.5 tonnes (Heavy Goods Vehicles (HGVs)) during school term times to be between the hours of 9:30am-2.30pm Monday to Friday and Saturdays only. On this basis, all deliveries within school term times in excess of 3.5 tonnes will be scheduled on weekdays between the hours of 9.30am-2.30pm to avoid peak traffic hours and school pick-up/drop off times. Outside of these times, condition 6 restricts deliveries to between 8am-6pm Monday to Friday and 8am-1pm on Saturdays. Whilst further construction hours limitations have been suggested by third parties such

as preventing HGVs during school lunchtime and time restrictions on smaller vehicles, this is considered unnecessary, was not required by the planning inspector to make the development acceptable and if introduced will also elongate the period of construction.

- 10.9 This discharge of conditions application has been subject to a formal consultation with the Local Highways Authority. Following several amendments to the submission, they have commented that they have no objection to the submitted details.
- 10.10 Following consultation with the Local Highways Authority and third parties including SNNF, the applicant has revised the submission in response to the points raised and provided the following information to support this discharge of condition application:
- Covering Letter V3 (received 9th July 2025)
 - Construction Traffic Management Plan – Owlstone Croft V12 (dated 9th July 2025)
 - Cambridgeshire County Council Temporary Traffic Road Order (received 8th July 2025)
 - Appendix A – CLOCS (received 9th July 2025)
 - Appendix B – TTRO Plan Rev B (received 9th July 2025)
 - Appendix C1 – TRO1 Rev D – Vehicle Swept Path Analysis using 11.9m Rigid Vehicle (received 9th July 2025)
 - Appendix C2 – TRO3 Rev B – Vehicle Swept Path Analysis using Mobile Crane (received 9th July 2025)
 - Appendix D1 – TR04 Rev B – Barton Road Access Vehicle Swept Path Analysis (received 9th July 2025)
 - Appendix D2 – 003 Rev A – Barton Road Access Visibility Splays (received 9th July 2025)
 - Appendix D3 – TR05 – Sports Ground Area Vehicle Swept Path Analysis (received 9th July 2025)
 - Appendix D4 – TR05 Rev A – Sports Ground Area Vehicle Swept Path Analysis with imagery (received 9th July 2025)
 - Appendix E1 – Owlstone Logistics Plan Rev P – No swept path (received 9th July 2025)
 - Appendix E2 – Owlstone Logistics Plan Rev P – Entry swept path (received 9th July 2025)
 - Appendix E3 – Owlstone Logistics Plan Rev Q – Exit swept path (received 9th July 2025)

Each part of the condition is to be commented on, in light of the information received and the comments on this application.

(i) and (iii) Movements and control of muck away vehicles and all deliveries (all loading and unloading should be undertaken where possible off the adopted public highway, Short Lane and the access road). Details shall also include tracking/swept path analysis of the type of vehicles to be used during construction/demolition and how potential conflict with pedestrian and cyclists using Short Lane/access road can be avoided.

- 10.11 The previous discharge of conditions submission (under reference 22/02066/CONDK) to widen the access has been removed from this revised Traffic Management Plan (TMP) submission.
- 10.12 The revised TMP is predicated on the use of a Temporary Traffic Road Order (TTRO). This TTRO will be implemented to prohibit the use of the existing parking bays located on the southern side of the access road serving the application site to enable construction vehicular access along this section of road. In addition, the TTRO will include the installation of double yellow lines in the area currently used for parking and also along Short Lane. This TTRO has been submitted and approved by the Cambridgeshire County Council's Street Works Team and the submitted TMP confirms that there is agreement with Cambridge City Council with the TTRO approach along this access road.
- 10.13 Whilst the period of time for the TTRO will be for only 18 months (the maximum period for an order), a further order could be applied for and made to cover the additional construction/fit out requirements under S.15(8) of the Road Traffic Regulation Act 1984.
- 10.14 The TTRO will temporarily suspend a 19-metre stretch of unrestricted parking along the access road. No TTRO is proposed along Grantchester Street. Whilst third parties' comments regarding the suspension of approximately 5 parking spaces are noted, it is not considered that the loss of such parking will result in undue parking pressure. Notwithstanding this, TTROs are used to enable construction work to be undertaken and a need has been demonstrated under separate legislation and therefore is acceptable on this basis.
- 10.15 Section 4 of the TMP outlines the weight and dimensions of the 11.9 metre rigid vehicle and mobile crane to be used during construction/demolition. The dimensions of these vehicles represent the maximum size of vehicles to be used during construction/demolition.
- 10.16 Third party and local member comments concerning inappropriate/illegal HGV manoeuvres/turns are noted. Following further revisions, the inbound and outbound vehicle routes have been amended within Section 5.2 Detailed Route of the TMP. This involves vehicles completing a U-turn at the A603 Barton Road/A1134 Fen Causeway roundabout and a left turn onto Grantchester Street, followed by turning south onto Short Lane which becomes the Owlstone Croft access road. Outbound construction vehicles will complete these steps in reverse. Signage will be installed along Grantchester Street for HGVs taking the outbound journey to prevent them turning left onto Barton Road.
- 10.17 Whilst third parties have raised concerns with the lack of backup routing plan, as noted within the TMP, if this is required to change due to road closures etc., the prescribed diversion routes will be utilised and communicated to HGV drivers in advance.

- 10.18 The previous discharge application was refused on the lack of information regarding vehicle volumes, types and numbers. The revised information within Table 3 of the TMP demonstrates that there will be on average 15 vehicles (HGVs and non-HGVs) per day during the majority of the construction period.
- 10.19 Whilst third parties have raised concerns regarding this number of vehicular movements, subject to the management of these which will be discussed below, officers have no reason to object subject to appropriate management of these movements being in place. Moreover, any disruption to the community's amenity will be more temporary than if the number of movements were reduced which would ultimately result in a longer construction period.
- 10.20 Whilst third party and SNNF comments concerning the lack of information on the shuttle minibus have been provided, given that the expected vehicular dimensions will fall well below the maximum sizes of construction vehicles used, this information is not considered to be necessary. On this basis, the submitted information is considered to overcome the previous lack of information regarding numbers, volumes and types of vehicles to be used.
- 10.21 The previous submission was refused amongst other reasons on the basis that the information provided failed to demonstrate that vehicles can access the site under existing arrangements, the lack of detail regarding manoeuvring within the application site, lack of clarification regarding inbound/outbound routes and the lack of demonstration that vehicles can exit in forward gear.
- 10.22 A swept path analysis of the type of vehicles to be used during construction/demolition has been provided and these have been further revised following concerns raised. Inbound and outbound routes are clearly identified on the amended TMP whilst a swept path for the 11.9 metre rigid vehicle has been provided to demonstrate that this vehicle type can manoeuvre within the application site and exit in forward gear. Whilst SNNF comments are noted, the internal swept paths demonstrate that HGVs can utilise the existing and proposed temporary hardstanding to ensure this is possible. It has also been demonstrated that the U-turn around Fen Causeway roundabout is achievable.
- 10.23 Furthermore, whilst local member, third party and SNNF comments are noted, the swept paths within the amended TMP demonstrate that the largest construction vehicles used are able to navigate along the proposed route utilising only the carriageway and without passing over trees and hedging including along Short Lane and avoiding conflict with buildings including Owlstone Lodge and No.53's rear garage. To ensure that the application site's access allows the manoeuvring of HGVs, the existing Owlstone Lodge iron gates will be temporarily removed and replaced with alternative security gates. Whilst third parties have raised concerns with

the mounting of footways, the TMP demonstrates that this is not the case, and HGVs are able to avoid potential conflict with pedestrians.

- 10.24 On this basis, the TMP demonstrates that construction vehicles of the size proposed can access the site under existing arrangements subject to the TTRO being in place.
- 10.25 Whilst third party and local member comments regarding the camber of the road and narrow footways along Grantchester Street are acknowledged, high-sided vehicles including the Council's refuse HGVs frequently use this route. Whilst narrow, there are footways on either side of Grantchester Street to safeguard pedestrians. Notwithstanding this, if a substantial risk to users is identified, as commented upon by the Local Highways Authority, further TTROs could be applied for and made if a clear need by the applicant is demonstrated.
- 10.26 The amended TMP states that all loading and unloading of muck-way and delivery vehicles will be undertaken entirely within the application site and a designated loading area will be established away from the site entrance. This is indicated within the Site Logistics Plan.
- 10.27 The previous submission was refused on the basis amongst several reasons including that there were insufficient details for the vehicle holding area.
- 10.28 All deliveries will be pre-booked and allocated set arrival times via a delivery management system in addition to delivery instructions sent to all contractors and suppliers including the waiting location and maximum dwelling times. If required, vehicles (with the exception of the mobile crane) will wait at the designated vehicle holding area. The delivery management system will be used to avoid more than one vehicle arriving at a single time. Moreover, whilst third parties' concerns are noted, the scheduling of deliveries will help avoid the situation whereby HGVs meet each other along Grantchester Street.
- 10.29 Whilst third parties have raised concerns with the management of vehicle movements, radio communication between the sports ground gate house banksperson and the on-site banksperson will take place to ensure that deliveries are timed to avoid HGVs meeting on the narrow streets of Newnham. In addition, whilst SNNF comments regarding potential conflict with existing users of the sports ground such as cyclists are noted, site operatives and bankspersons will be in place to manage vehicle movements, ensure the flow of traffic and avoid any conflicts between the movement of HGVs from the holding area and the access/egress from the contractor car parking area.
- 10.30 Third party and SNNF comments regarding the inadequacy of information on the vehicular holding area are noted. Following further information, the TMP states that this holding area will be utilised only for vehicles travelling from the west (making a right turn into the sports ground). Vehicles will

then be held until bankpersons are happy for the HGV to continue its journey eastwards along Barton Road into the application site. The swept path analysis submitted demonstrates that up to two HGVs can park, turn and exit in forward gear within the confines of the site. Any vegetation removal to facilitate these movements would be the applicant's responsibility. Moreover, the necessary visibility splays either side of this access can be achieved subject to the continued management of vegetation under the Local Highway Authority's powers.

- 10.31 Following several amendments being made and a review by the Local Highways Authority, the revised details are considered to be acceptable.
- 10.32 On this basis, it is considered by officers that the submission provides sufficient information to satisfy criterion (i and iii) of condition 14 with regards to the movements of vehicles and the use of swept paths to demonstrate how conflict with pedestrians and cyclists can be avoided, and officers consider that the previous reasons for refusal has been overcome.
- 10.33 Section 3 and 4 of the TMP refer to the requirement of bankpersons. This is discussed in more detail under (v) of this condition below.

ii) Contractor parking, with all such parking to be within the curtilage of the site where possible

- 10.34 Contractor parking will be located at Queen's College Sports Fields and managed by a designated individual. 40 spaces for contractors will be provided and a register of all construction employees' vehicles will be maintained. From this location, two 8-seater minibuses will provide a shuttle bus service between the College Grounds and the site. Alternatively, employees will be able to cycle/walk to the application site via Fulbrooke Road.
- 10.35 Although the parking will not be within the curtilage of the application site, it will be sited within the applicant's ownership with provision in place to provide employees with a shuttle service to the application site itself. Following a formal consultation with the Local Highways Authority, there is no objection to this contractor parking strategy.
- 10.36 The existing sports ground use will be unaffected, and the remaining parking spaces will be sufficient for all users, staff and visitors. Site operatives and bankpersons will be in place to manage vehicle movements, maintain efficient flow of traffic and avoid any conflicts with other existing users of the site.
- 10.37 On this basis, it is considered by officers that the submission provides sufficient information with regards contractor parking to satisfy criterion (ii) of condition 14 and the previous reason for refusal has been overcome.

iv) Control of dust, mud and debris, and the means to prevent mud or debris being deposited onto the adopted public highway, Short Lane and the access road.

- 10.38 One of the previous refusal reasons concerned the lack of information regarding the sweeping of mud and debris on non-adopted roads and the lack of details of the wheel washing facility.
- 10.39 In order to prevent mud or debris being deposited onto surrounding roads, a wheel washing facility will be installed adjacent to the entrance/exit point. Whilst third parties have raised concerns regarding pollution risk, details regarding surface water management from this facility required under condition 19 have been discharged under application reference 22/02066/CONDJ which includes provision within the application site to avoid water entering the surrounding watercourses.
- 10.40 The TMP states that street cleansing vehicles or similar equipment will be used to remove dirt/debris immediately. In addition, a banksperson will inspect the vehicle access route on a daily basis to identify any debris and to ensure none remains at the end of each working day. This will also avoid drains being blocked. Whilst third parties and SNNF have requested more regular cleaning, following a formal consultation with the Local Highways Authority, this degree of regularity is considered acceptable in this instance.
- 10.41 On this basis, it is considered by officers that the submission provides sufficient information with regards the control of dust, mud and debris and its prevention to satisfy criterion (iv) of condition 14, and the previous reason for refusal has been overcome.

v) The requirements for a banksperson(s). How potential conflict with pedestrian and cyclists using Short Lane/access road can be avoided.

- 10.42 It is acknowledged that the latter sections of the route including Short Lane are narrow and lack a footway. With this in mind, the Planning Inspector considered it necessary to require the use of bankpersons to avoid conflict between larger vehicles and pedestrians/cyclists.
- 10.43 Section 3 of the TMP states that two trained (LANTRA qualified) bankspersons (one positioned either end of the vehicle) will be deployed to facilitate the safe movement of all HGVs (any commercial vehicle weighing more than 3.5 tonnes) on and off the site.
- 10.44 These bankspersons will guide the relevant vehicles through key points along Short Lane which are the site access point, junction of Short Lane/Grantchester Street and the access point to the footpath from Short Lane. This is to avoid conflict with pedestrians and cyclists using Short Lane and entering/exiting Paradise Nature Reserve. Therefore, whilst third party concerns are noted, through the appropriate use of bankspersons, conflict with all users of this route section can be avoided. Moreover,

pedestrians will still be able to access the nature reserve through these access points.

- 10.45 In addition, bankspersons will communicate via radio to manage the scheduled deliveries and use an online system for delivery management, to plan, manage and record deliveries and thus avoid potential conflicts between delivery vehicles.
- 10.46 Whilst third parties and the SNNF have requested additional traffic calming measures and bankspersons to be in place along Grantchester Street to mitigate impacts upon other vulnerable highway users, given the existing pedestrian infrastructure already in place, this is not considered necessary in this instance.
- 10.47 On this basis, criterion (v) of condition 14 is satisfied and it is considered that through the use of trained bankspersons, conflict with pedestrians and cyclists using Short Lane/access road can be avoided, and the previous reason for refusal has been overcome.

Other Considerations

- 10.48 The previous reason for refusal related to the lack of procedure for reporting non-compliance and addressing concerns from stakeholders in these events.
- 10.49 The TMP states that a gatesperson will be appointed to oversee all traffic management operations, ensuring that safety protocols and compliance standards are maintained.
- 10.50 Compliance with the TMP will be a contractual requirement for all contractors and suppliers. An audit will be undertaken by Morgan Sindall on a monthly basis to review standards such as wheel washing systems, road sweeping etc. Incidences of non-compliance will be dealt with in accordance with the procedures outlined.
- 10.51 Additionally, Morgan Sindall uses the Considerate Constructors Scheme, which will be used to log complaints and monitor works. Inspections will be carried out quarterly as part of this scheme. Whilst SNNF and third party comments question the lack of action should Morgan Sindall or Queen's College breach the details within the TMP, this will be a matter for Council's planning compliance officers to investigate and act upon as required if complaints from stakeholders are made.
- 10.52 In addition, section 5 and 8 sets out the reporting mechanism for stakeholders including the implementation of a dedicated phone line and email address for stakeholders to contact. All reports will be logged and investigated by the Site Manager within 24 hours and corrective actions taken which may include retraining, issuing warnings or terminating contracts for repeated non-compliance. Stakeholders will be informed of the outcome of investigations and any actions taken. A monthly

compliance report will be submitted to the Local Highways Authority detailing all reported incidents and actions taken.

- 10.53 Furthermore, any HGVs reported for breaching approved routes for inappropriate behaviour on designated routes will be subject to investigation and corrective action where necessary.
- 10.54 **Other Matters**
- 10.55 Third party, SNNF and local member comments regarding the potential vehicle overrun into existing vegetation along Short Lane/access road are noted. The amended TMP within Section 4.1.4 states that a set of works to lift the crowns of trees and maintain the edge of the hedgerow as per condition 26 (Arboricultural Method Statement, under reference 22/02066/CONDA) has been agreed to ensure an appropriate clearance over the vehicle path. This includes tree crown lift and also the maintenance of the hedgerow on the inside of Short Lane to ensure that it does not overhang the metalled surface. No arboricultural works are proposed other than in connection with the existing road layout. Whilst comments have been received quoting the Trees Officer comments in relation to condition 26, the Trees Officer comments were in response to the previous CTMP which proposed to widen the access road which in arboricultural terms were not considered to be acceptable. Therefore, whilst third party, SNNF and local member comments are noted, the TMP aligns with the consent granted for tree/hedging management under discharge of condition application 22/02066/CONDA and there is no conflict with the South Newnham Neighbourhood Forum Neighbourhood Plan (2024) in this regard.
- 10.56 Whilst the TMP states that vegetation clearance as already consented is sufficient, if further works are required to trees then a further discharge of condition will be required prior to commencement of development.
- 10.57 Whilst third party and local member comments raise concerns regarding air pollution and noise and request that an ecological impact assessment upon the wildlife and habitats in the nature reserve, the principle of this construction route has been accepted by the Planning Inspector to be acceptable, and following comments from the Council's Biodiversity Manager, given that there will be limited vegetation removal, no additional artificial lighting and construction vehicle movements will be controlled, and any further survey work is not considered to be proportionate. The amended TMP includes a cross reference to condition 29 (construction ecological management plan, under reference 22/02066/CONDI) and condition 19 (surface water management plan, under reference 22/02066/CONDJ) to ensure that any ecological impacts from vehicle movements can be mitigated. Furthermore, the air quality risk impacts on ecological receptors within condition 8 (air quality and dust management plan, under reference 22/02066/CONDF) are noted to be negligible and no further mitigation to safeguard protected species is therefore required in

this instance. Mud and debris along the access roads will be cleared daily to prevent this being washed into the nature reserve.

- 10.58 Whilst third party and local member concerns about damage to non-adopted roads, impact upon underground infrastructure, potential damage to homes through vibrations, loss of housing value and trade, conflict with No.52's garage door if opened over into Short Lane, and disruption to daily life are all noted, these are not material planning considerations to be taken into account of under this application assessment.
- 10.59 Third parties have questioned why other conditions have been discharged. The status of the other discharge of condition applications under this planning consent are detailed in the table within Paragraph 4 of this officer report and in line with the relevant scheme of delegation at the time. The submission of details for conditions that have been discharged have been considered by officers in consultation with the relevant consultees to have been deemed to be acceptable.
- 10.60 Whilst third parties have raised difficulties with the trial run on accessing Owlstone Croft, this is understood to have been due to parked cars along the access road which the TTRO will ensure will be removed prior to commencing the development.
- 10.61 Whilst third party comments regarding the speeding of vehicles within Newnham are noted, the streets off Barton Road have a 20mph limit. Notwithstanding this, given that this is a police enforcement matter, this issue falls outside of this planning assessment.
- 10.62 Whilst third party comments refer to the impact upon emergency vehicle access, HGV drivers will be expected to prioritise emergency vehicles in those instances.
- 10.63 Whilst the local member's concerns regarding additional disruption with cabling works is acknowledged, it is understood that some coordination has taken place to ensure that this combined disruption is contained within the summer school holidays.
- 10.64 Whilst third parties have raised concerns with the removal of the boulders, these are currently positioned within the verges of Short Lane, and they are not proposed to be removed. Notwithstanding this, this is a civil matter that falls outside of the planning assessment.
- 10.65 The ongoing application to designate Short Lane/access road as a public footpath is acknowledged, however, following discussions with the County Council Definitive Map Officer, the proposed TMP allows for the continued use of Short Lane/access road for all users during the construction period and it is not considered that any formal designation of this route will have any physical effect on the ground if this is made.

- 10.66 Whilst local member comments concerning the lack of consultation with third parties that have a right over Short Lane is noted, there is no requirement under this application to consult nearby properties. Any further consultation is a civil matter outside of this planning assessment. Whilst comments specifically regarding the lack of consultation process for TTRO are noted, this is not a matter for consideration by the Council and falls outside the scope of this planning assessment.
- 10.67 Whilst local members' have raised concerns that a TTRO cannot be made along Short Lane (not owned by the City Council), this is a civil matter and the ability for vehicles to access the application site is not predicated on the TTRO concerning this stretch i.e. installation of double yellows.
- 10.68 Local member call-in requests are acknowledged. The representation in support is also noted.

10.69 Conclusion

- 10.70 Officers consider that the information provided 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. The details submitted are therefore acceptable and in conformity with the reasons given for imposition and policy requirements.
- 10.71 It is inevitable that with this application site in particular, developing out the permission will in practice cause a degree of temporary harm and disruption to local residents and users of surrounding roads. It is rarely possible to carry out any development, particularly in a densely populated City ward such as this, without temporary harmful impacts. The use of planning conditions is more generally to seek to minimise such harm to limit its adversity and to control the construction process as far as is reasonably practicable.
- 10.72 In this context members of the planning committee should be mindful that the condition has been reviewed by technical consultees, including the LHA and the LPA's own highways consultant, in order to ensure fair and robust scrutiny of the submission and that, within reason, the construction impacts are mitigated.
- 10.73 The proposal is not an opportunity to revisit whether planning permission should have been granted in the first place, or to revisit ecological principles or impacts which sit outside of the scope of the condition. The principle of development has been settled by the Inspectorate, full permission has been granted and, in forming a view on this proposal, members of the planning committee should be mindful of the technical experts who have provided their advice and who raise no objection.

10.74 Given this context, and more generally the amendments to the condition submission which have addressed in detail the previous concerns, officers advise that the planning committee approach the proposal in a fair minded way, as any refusal to discharge the condition is likely to result in both an elongated construction period and the potential for a further planning appeal which would include an associated costs option for the applicant.

10.75 Officers invite members to approve the discharge of the condition.

11.0 Recommendation

11.1 Approval of the following details:

- Covering Letter V3 (received 9th July 2025)
- Construction Traffic Management Plan – Owlstone Croft V12 (dated 9th July 2025)
- Cambridgeshire County Council Temporary Traffic Road Order (received 8th July 2025)
- Appendix A – CLOCS (received 9th July 2025)
- Appendix B – TTRO Plan Rev B (received 9th July 2025)
- Appendix C1 – TRO1 Rev D – Vehicle Swept Path Analysis using 11.9m Rigid Vehicle (received 9th July 2025)
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- Appendix D3 – TR05 – Sports Ground Area Vehicle Swept Path Analysis (received 9th July 2025)
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- Appendix E3 – Owlstone Logistics Plan Rev Q – Exit swept path (received 9th July 2025)

Background Papers:

The following list contains links to the documents on the Council's website and / or an indication as to where hard copies can be inspected.

- Cambridge Local Plan 2018
- Cambridge Local Plan SPDs

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Appeal Decision

Inquiry Held 26 - 29 September and 3 - 6 October 2023

Site visit made on 28 September 2023

by Philip Mileham BA (Hons) MA MRTPI

an Inspector appointed by the Secretary of State

Decision date: 15th November 2023

Appeal Ref: APP/Q0505/W/23/3323130

Owlstone Croft, Owlstone Road, Cambridge CB3 9JJ

- The appeal is made under section 78 of the Town and Country Planning Act 1990 against a refusal to grant planning permission.
 - The appeal is made by The Queen's College of St. Margaret and St. Bernard against the decision of Cambridge City Council.
 - The application Ref 22/02066/FUL, dated 22 April 2022, was refused by notice dated 13 January 2023.
 - The development proposed is described as the demolition (in a conservation area) of nursery building and part of outbuildings; partial demolition, refurbishment and extension of other existing college buildings and the erection of four accommodation blocks containing 60 rooms for postgraduate students; associated landscaping, car and cycle parking, refuse and other storage and new electricity substation within outbuildings.
-

Decision

1. The appeal is allowed and planning permission is granted for the demolition (in a conservation area) of nursery building and part of outbuildings; partial demolition, refurbishment and extension of other existing college buildings and the erection of four accommodation blocks containing 60 rooms for postgraduate students; associated landscaping, car and cycle parking, refuse and other storage and new electricity substation within outbuildings at Owlstone Croft, Owlstone Road, Cambridge CB3 9JJ in accordance with the terms of the application, Ref 22/02066/FUL, dated 22 April 2022, subject to the conditions set out in the attached schedule at Annex A.

Preliminary matters

2. During the course of the Inquiry, it was identified that part of the appeal site along its eastern boundary falls within the designation of Protected Open Space (POS) which was not otherwise referenced on the Council's decision notice. I have therefore addressed this point as part of my consideration of the first main issue.
3. A Statement of Common Ground (SoCG) between the appellant and the Council confirmed that the first part of reason for refusal number 3 relating to the layout of the proposal for future students adversely affecting the ecological relationship with the Paradise Local Nature Reserve (PLNR) was no longer being pursued by the Council (or indeed any other parties to this appeal).

4. Since the appeal was lodged, the Government has published a revised National Planning Policy Framework (the Framework) in September 2023. The parties did not indicate that any of the new or amended paragraphs of the Framework were of relevance to this appeal nor have any paragraph numbers of relevance to this appeal altered. However, I have nonetheless had regard to the latest iteration of the Framework in reaching my decision.
5. The Friends of Paradise Nature Reserve (FPNR) and Newnham Croft Primary School (NCPS) were both granted Rule 6 status and took part as main parties to the appeal.
6. A legal agreement has been submitted along with this appeal which secures a number of planning obligations and I discuss these later in my decision.
7. The final sitting day of the Inquiry was 6 October 2023. It was agreed that the final signed planning obligation was to be submitted by not later than 16 October and this was subsequently provided on 12 October.

Main Issues

8. The main issues are the effect of the proposed development on:
 - the character and appearance of the area;
 - the recreational and amenity value of the Paradise Local Nature Reserve; and
 - ecology and biodiversity having regard to the Paradise Local Nature Reserve.
9. The decision will also consider any benefits that would arise from the proposed development and this forms part of my conclusions as set out below.

Reasons

Character and appearance

10. The appeal site comprises a number of existing buildings including the Owlstone House building (referred to as block A on the plans) which has previously been subject to a number of alterations. To the immediate south of Owlstone House is a four-storey accommodation block (block B on the plans) and to the southern end of the site is a part two-storey building finished with a light-coloured external render which has a nursery school on the ground floor and accommodation at first floor level. The site also includes a large area of formal managed lawn with some planted borders and is bordered to its east by the Paradise Local Nature Reserve (PLNR) and to the north by the Newnham Croft Primary School (NCPS). The appeal site has an institutional character, distinct from that of the surrounding streets which are themselves characterised by longer rows of terraced properties of predominantly two storeys.
11. The proposal would result in the development of four new accommodation blocks, described as 2 and a half storeys high. Block T4 as it is referred to on the plans would be located to the south of the site and replace the nursery building. The block would be around 16.6 metres high to the eaves line and around 19.4 metres high to the ridge with the uppermost floor comprising of accommodation within a mansard roof. The height of block T4 would be greater

than that of the terraced properties in nearby streets including Owlstone Road. Although the eaves and ridge would be in excess of the prevailing character of dwellings in the area, the accommodation blocks would not be read as part of a single street-scene. Instead, the proposed accommodation blocks would be read in the context of the appeal site itself which as set out above, includes Owlstone House but also the existing four storey accommodation on site. As a result, I do not find the height of the proposed accommodation blocks to be harmful.

12. The eastern elevation of Block T4 would be sited closer to the boundary of the site with the PLNR than the existing nursery. This would result in a building that would be more prominent than the existing building when viewed from the boardwalk within the PLNR. The appeal site slopes gradually towards the PLNR and Block T4 would have a finished floor level above that of the boardwalk within the PLNR. However, the eastern gable of the Block T4 would be narrower than the width of the existing nursery building. Therefore, although it would be both taller and closer to the PLNR than the nursery, the width of the gable would limit the sense of bulk arising from its height and massing. The light-coloured render of the existing nursery building currently draws attention to itself when viewed from the boardwalk within the PLNR. However, the proposed eastern gable of Block T4 would be faced with brick which would provide a more subtle and less stark elevation than currently experienced from the boardwalk. The accommodation blocks would not be a copy of the design characteristics in the wider area, but would, in terms of their design and layout, respond positively to their context as an educational institution and would not result in a stark and overbearing elevation adjacent the PLNR.
13. Concerns were raised that the scheme would fail to be subservient to the PLNR. The existing lawned area within the appeal site is a highly managed outdoor space with planted borders. The lawn and grounds of Owlstone Croft provide a clear visual contrast to the more enclosed, wild and unmanaged PLNR to its east. The appeal proposal would result in the development of the lawned area of the site due to the terraced accommodation blocks. However, the appeal site's formal managed lawn and grounds do not currently exhibit any existing subservient characteristics to the PLNR, instead, it is more representative of a large residential garden which would not be unexpected in an urban edge environment. As such, there would be no harm in respect of subservience arising from its development.
14. During the Inquiry, it was identified that a narrow part of the appeal site along the eastern boundary is included within an area of designated Protected Open Space (POS) which also covers the PLNR¹. Policy 67 of the Cambridge Local Plan (2018) (the CLP) seeks to protect, amongst other things, the character of POS. There are currently three poplar trees (Ref G002) and two ash trees (T008, and T009) within this strip of land on the eastern boundary of the site which would be removed as part of the proposed development. The PLNR is characterised by, amongst other things, its dense woodland and resulting sense of enclosure. The removal of the trees would result in the loss of a component of the character of the PLNR as designated POS. Whilst the removal of the trees would adversely affect the small strip of POS within the appeal site, when viewed against the backdrop of the wider POS encompassing the PLNR, there would be no overall visual change in the character of the wider POS. I find no

¹ CD14.21 – Owlstone Croft Protected Open Space boundary

evidence that the character of the strip of POS on the appeal site should be considered separately to the PLNR as it is a single designation. The PLNR would continue to be viewed as an unmanaged woodland area. As I find the overall character of the POS would not be altered, the removal of the trees would not be harmful to the character of the POS and would thereby accord with Policy 67 of the CLP.

15. The three poplar trees have previously been pollarded and along with two ash trees on the eastern boundary of the site are identified in the Tree Survey² as being 'Category C' trees of low quality. Evidence was presented which indicates that the poplars are of a non-native species and have a lifespan of around 10 or more years. The trees have a reasonable lifespan remaining and although the poplars have been pollarded, they do make a modest positive contribution to the character of the area as part of the boundary between the appeal site and the PLNR. Policy 59(b) of the CLP seeks to ensure trees and habitats which contribute to the character and quality of an area are retained. Whilst the contribution of the trees is modest, their removal would nonetheless fail to accord with Policy 59(b) which expects proposals to demonstrate that existing features that positively contribute to the character and quality of an area are retained and protected.
16. From my site visit conducted during late summer when significant leaf coverage was still present, there are glimpsed views possible over the lawned area and across to Owlstone Croft from the boardwalk side of the PLNR into the site between existing gaps in vegetation. Policy 8 of the CLP seeks that landscape improvement proposals strengthen or recreate the well-defined and vegetated urban edge. Concerns were raised that the proposed landscaping would blur the boundary between the site and the PLNR harming the edge of the PLNR. However, the soft landscape plan indicates that there would be considerable native hedge planting along the eastern boundary, a significant proportion of which would be allowed to grow out. Some areas along the boundary would have deliberate gaps left, and these would allow framed views into the site from the boardwalk. The extent of the proposed hedge planting, whilst broken in places, would become established and although the verified views indicate this would take time mature, it would provide a well-defined vegetated edge along a majority of the eastern boundary. I find that the extent of landscaping, whilst changed, would not be harmful and would accord with the provisions of Policy 8 of the CLP.
17. The PLNR is located within the Green Belt which the Framework seeks to keep land permanently open and not approve inappropriate development. However, the proposed development would not be within the Green Belt and it is noted that there would be no direct Green Belt impact as a result of openness. The PLNR is predominantly characterised by dense woodland and there are some areas, such as those along the boardwalk, where there are gaps in the tree canopies where views of the lawn, Owlstone House and the nursery on the site can be seen. Despite the availability of some limited views into the site, I do not find that the boardwalk side of the PLNR to be particularly open even having regard to the proposed removal of the poplar and ash trees discussed above. Whilst the appeal development would be visible through the gaps in the proposed hedge planting, this would allow views of and in between the proposed accommodation blocks. Whilst the terrace blocks would be closer to

² CD1.13 – Tree Survey AIA and method statement and tree protection plan

the PLNR on the boardwalk side than the existing development on site, due to the spacing of the blocks and the ability to gain longer views in between, there would be no harmful reduction to the sense of openness.

18. The proposed development would create an area of damp meadow along the eastern boundary of the site. The damp meadow would link to the existing ditch which provides, amongst other things, a visual cue to the presence of the nearby wet woodland of the PLNR. The appeal proposal would include native trees of a range of sizes planted along the eastern boundary and interspersed within the damp and general meadow which would be created. The proposed soft landscaping which includes significant hedge planting would continue to provide a clear, albeit changed boundary between the site and the PLNR. The overall landscaping to the east of the site would respond to the wider context of the PLNR as a feature of natural importance which Policy 55 of the CLP expects development to demonstrate. Whilst the proposal would not accord with Policy 59(b), the use of native species within the proposed soft landscaping scheme is supported by Policy 59(g) and (h) of the CLP.
19. The proposal pulls at odds with two elements of Policy 59 as set out above. However, when considering the design of the scheme overall, the use of the cranked design for the terrace blocks would relate positively to the character and function of the site and its surrounding buildings, whilst the integration of outdoor spaces, public realm enhancement, design and use of materials would provide a high-quality development. Therefore, overall I find the proposal would accord with Policy 59 of the CLP.
20. The appeal site also forms part of the Newnham Croft Conservation Area (CA). Section 72(1) of the Planning (Listed Buildings and Conservation Areas) Act 1990 requires decision makers to have special regard to the desirability of preserving or enhancing the character or appearance of the Conservation Area, to which I attach considerable importance and weight.
21. The Newnham Croft Conservation Area Appraisal (CAA) identifies that the significance of the CA is derived from its open spaces as much as its buildings. The CAA also highlights the poor condition and general appearance of the Owlstone Croft site and buildings (noting the recent repairs to the gatehouse) as negative features, with the later additions to Owlstone House, the 4-storey accommodation block and the nursery buildings as features which detract from the conservation area.
22. The proposed development would result in significant additional built form on the current grassed land area, which may have been associated with the original garden setting of Owlstone Croft House. However, the removal of the nursery building and the later alterations to Owlstone House, which currently detract from the significance of the CA, would make a positive contribution to the character and appearance of the area. It is therefore common ground between the Council and the appellant that no harm would occur. Based on the evidence provided I agree, and find that overall, the proposal would enhance the character of the conservation area.
23. In conclusion, the proposal would therefore not result in harm to the character and appearance of the area. It would therefore accord with policies 8, 59 and 67 of the CLP for the reasons set out above. It would also accord with policies 55 and 56 which state that development will be supported where it responds

positively to its context and is designed to be attractive, high quality, accessible, inclusive and safe.

24. The proposal would, overall, accord with paragraph 130 of the Framework which seeks to, amongst other things, ensure developments function well and add to the overall quality of the areas and are visually attractive as a result of good architecture.

Recreational and amenity value

25. The PLNR is well used by local residents and visitors to the area but also provides a route between the Lammas land car park and the wider Newnham Croft area. The PLNR has a wider recreational value as it provides the opportunity for a range of activities to take place including walking and watching birds, bats and other species. The boardwalk side of the PLNR appears to be well-used and evidence indicated that the river walk side is also popular during warmer weather as a result of the attraction of the river environment of the Cam for boats, punts and canoes. The boardwalk side of the PLNR may be quieter during warmer months albeit users would still experience intermittent and transient noise from children using the outdoor area of the nursery and the Newnham Croft Primary School (NCPS) and its playing field. Noise would also be generated by existing students utilising the lawned area for recreation. Noise from these users may be limited, but the boardwalk side of the PLNR is not an entirely quiet and tranquil area, instead its character is impacted by these existing uses.
26. The existing lawn of the appeal site is currently used as recreation space for the students and gatherings can currently take place informally on this area. The proposed development includes outdoor seating areas for each of the accommodation blocks and these would be relatively self-contained and landscaped. Whilst students could make use of other areas within the site which also serve as part of the landscaping, wet meadow or drainage network, the outdoor courtyard seating areas would act as honeypot features for socialising. In respect of the outdoor area for block T4 which would be close to the boundary with the PLNR, the extent of proposed hedge and tree planting in this part of the site would, over time, screen the seating area from the boardwalk. This part of the appeal site experiences some noise as a result of the nursery and noise could be generated by future occupants of the development, albeit this may be at different times, such as later into the evening. However, the extent of proposed screening within the site boundary combined with the depth of vegetation between the boundary of the PLNR and the boardwalk would serve to reduce the visibility and audibility of future occupiers using the proposed seating.
27. Concerns were raised that the proposed development would result in additional noise from future occupiers which would harm the recreation and amenity value of the PLNR. The proposal would result in a net gain of around 45 units accommodated on site, and therefore there would be additional students using the site. The proposed development includes a meadowed area to the east of the site, as well as a number of outdoor seating spaces located to the south of each of the four proposed new accommodation blocks (T1-4). There would also be further space in an area of land to the north of block T1 where students may also gather. Whilst the presence of additional people on site would be evident from the PLNR, there is no clear evidence presented that there would be an

adverse impact arising from domestic paraphernalia or additional future occupiers on site. Furthermore, the Student Management Plan which would be secured by the proposed planning obligation would be capable of addressing any potential concerns regarding the behaviour of future occupiers in a way that would not be possible with conventional residential accommodation. I therefore do not consider there would be any detrimental impact on the tranquillity of the PLNR.

28. The existing views of buildings on the appeal site from the boardwalk, although glimpsed at the time of my visit when the vegetation is verdant, provide a more formal outlook from the edge of the PLNR. The lawned grounds of the appeal site have an appearance akin to a large managed residential garden with views of the nursery close to the boardwalk and Owlstone Croft further away. The proposed terrace blocks would significantly increase the amount of built development on site, however, the spacing of the terrace blocks and gaps in the boundary planting would continue to allow for longer views of Owlstone House. The boardwalk side of the PLNR would continue to be influenced by a more formal and managed outlook as a result of the proposed development, but the overall character of the PLNR as an unmanaged woodland would not be altered. The existing buildings on site do not currently have any adverse impact on the PLNR, nonetheless, I find no clear evidence as to how the presence of additional buildings would directly, or indirectly harm the recreational amenity of the reserve.
29. In light of the above, the proposal would not result in harm to the recreation and amenity value of the PLNR. It would therefore accord with Policy 67 of the CLP which seeks to ensure, amongst other things, that proposals do not harm or lead to loss of open space of recreational importance.

Ecology and biodiversity

30. The PLNR is a designated Local Nature Reserve (LNR) and is home to, amongst other things, a number of species of bats including Barbastelle which are amongst the rarest bats found within the United Kingdom. There is no dispute that Barbastelle passes have been recorded by the appellant and FPNR in their evidence. Although there is disagreement on the adequacy of survey efforts undertaken, it is clear that there is consistent bat activity at the boundary of the appeal site and the PLNR.
31. Concerns were raised that the proposed development was not accompanied by an Ecological Impact Assessment (EcIA) and a thorough assessment of the effects of the proposal had not been undertaken. Paragraph 7.66 of the supporting text to Policy 69 of the CLP indicates that where development is proposed within, adjoining or which will otherwise affect a locally designated nature conservation site (such as the PLNR), comprehensive surveys of the historic and existing biodiversity importance, and professional ecological assessment of the proposed development and measures to protect and enhance habitat or species will be required. Furthermore, Policy 70 of the CLP sets out that where development is proposed adjoining a site hosting priority species and habitats, an assessment will be required covering the issues set out in criteria e-h.
32. The appellants have not provided a single EcIA but have produced a Preliminary Ecological Appraisal (PEA) along with a Preliminary Roost Assessment and Nocturnal Bat Survey which included dusk emergence and

dawn re-entry surveys. The additional studies include an evaluation of impacts and the studies clearly indicate that they are based on combined information and provide recommendations, including in respect of lighting. Although there is no other survey in relation to protected species within the PLNR other than bats, the PEA nonetheless indicates at paragraph 3.3 that it has assessed the interconnectivity of suitable habitats, which would include the adjacent PLNR. Furthermore, the protected species scoping survey section at paragraph 4.3 of the PEA considered the potential to support each species category, whilst section 5 considered off-site habitats and set out recommendations.

33. The PEA and subsequent reports set out above collectively provide a professional assessment of relevant ecological information, including the status of bats and the impact of the appeal proposal. I find nothing within the text of either Policy 69 or 70 which expressly requires a single EcIA, and whilst the Council's Biodiversity Supplementary Planning Document (SPD) includes a requirement for an EcIA, this is included in the requirements for validation. The appeal scheme was originally validated by the Council without an EcIA, and although the SPD can be given weight, it cannot introduce policy content to require an EcIA that is not otherwise present within the Development Plan. As such, I find that a suitable professional assessment has been carried out and thereby no conflict with Policies 69 and 70 of the CLP in this regard.
34. In regard to the loss of poplars on ecology, the trees were identified in evidence as having importance for Barbastelle as potential roost features and for their vertical complexity in terms of available food sources for bats. The proposed damp meadow to the east of the appeal site would provide opportunities for insects although it was suggested this may be less preferable to Barbastelle than other species. Whilst there may be some difference in the ecological value of the poplars when considered against the proposed damp meadow, the proposed damp meadow would nonetheless provide opportunities for a range of insect prey that would support bats, including Barbastelle. Although concerns were raised that the damp meadow would potentially attract other bat species and place Barbastelle at competitive disadvantage, there is no clear evidence that the location of the damp meadow adjacent to the ditch and boundary with the PLNR would have this effect.
35. I turn now to the matter of lighting on protected species, particularly in respect of Barbastelle bats which are a light-sensitive species. The Institute of Lighting Professionals (ILP) Guidance Note 08/18³ recommends that where bats are identified, lighting levels are kept to 'complete darkness', and a lighting level of 0.4 lux on the vertical plane would be an appropriate level. There is no dispute between the parties that there would be no harm to bats if the lighting levels could be kept below this level on the boundary of the site with the PLNR. The appellant's modelled lighting scheme shows that around 3.5% of the 1,800 points on the vertical plane south of proposed accommodation block T4 would exceed the 0.4 lux level showing a maximum of 0.55 lux at a vertical plane around 15m from the southern edge of T4⁴. The points which would currently exceed the proposed condition principally relate to light emanating from the south elevation of block T4. However, this exceedance is based on a modelled initial lighting scheme rather than a final scheme and which the lighting design

³ CD13.10 ILP GN08/18 – Bats and artificial lighting in the UK

⁴ CD1.25 – Lighting design parameter plan and modelling (Pg 14)

- and parameter plan modelling states would be a worst-case scenario with all interior and exterior lights on and no vegetation.
36. The initial lighting scheme is based on recommended lux levels specified by the appellant's consulting engineers which in a number of instances require lux levels above ILP guidance levels. The appellant considers that the proposed lux levels could be reduced by 25% which would ensure that lighting on the boundary of the site would not exceed 0.4 lux. Concerns were raised that this proposed reduction would be inappropriate due to the potential harm to the living conditions of future occupiers due to the poor standard of living accommodation. However, as the modelled lighting levels are in excess of the ILP guidance in certain categories of internal living spaces, these levels could be reduced and still provide a lighting scheme in compliance with ILP guidelines. Furthermore, having regard to the points on the vertical plane within the initial assessment exceeding 0.4 lux, I find that the extent of exceedances to be limited even in a worst-case modelled scenario. Some parts of the site boundary would be several metres further to the south of the modelled plane, and therefore levels would further reduce towards the boundary as light levels decrease with distance.
37. The assessment of the baseline lighting levels particularly in respect of lighting at the nursery has been disputed. Evidence on behalf of the Friends of Paradise Nature Reserve (FPNR) indicated that lighting at the nursery may not be switched on and therefore baseline levels would be lower than identified by the appellant. However, even if baseline levels are at the levels the FPNR suggest, it was not disputed that the levels of lighting once operational are determinative as to whether harm would arise to protected species of bats. Even if there were an increase in light levels above the FPNR baseline, I am satisfied the proposal could be made acceptable subject to a proposed lighting condition requiring the scheme not exceeding 0.4 lux.
38. In order to ensure the proposed development would not harm ecology as a result of lighting, a condition has been suggested which would require the proposal to not exceed 0.4 lux at the boundary. Taking into account the ability to reduce lux levels whilst remaining within appropriate lighting guidance, I am satisfied a compliant lighting scheme could be achieved which would meet the proposed condition of not exceeding 0.4 lux at the boundary. Furthermore, there is additional planting proposed to the south of block T4 which would help to mitigate the extent of light at the boundary.
39. There is disagreement on submitted amendments to the draft lighting condition and whether it could be adequately monitored or enforced. This was particularly highlighted having regard to the potential for future occupiers to bring in their own lamps and lighting either in bedrooms/ study rooms or in other outdoor areas, especially that associated with block T4 which is closest to PLNR. A condition would be capable of addressing this issue albeit I consider it is necessary for the condition to include the requirement for a baseline position to be established. This is due to evidence given during the Inquiry which indicated that in some instances, the brightness of a full moon could result in readings of greater than 0.4 lux being recorded at the site boundary even if no artificial light was present.
40. No evidence was presented during the Inquiry as to how future students may adversely affect the ecological relationship with the PLNR. The proposed

development would be largely self-contained and whilst future students may use outdoor space for recreation, the proposed damp meadow along the boundary with the PLNR would be less attractive for students and would therefore minimise activity along this part of the boundary, and thereby avoiding any harm to the ecological relationship with the PLNR.

41. An additional condition was suggested during the Inquiry to include the control of lighting in the student management plan. Unlike a private market dwelling, due to the managed nature of the proposed accommodation, the potential use of portable lighting is a matter that is capable of being controlled. I find such a condition to be necessary in order ensure that there would be no harm to protected species arising from any portable additional lighting not otherwise addressed by a lighting scheme.
42. My attention was drawn to a recent appeal decision at 18 Adams Road (APP/Q0505/W/22/3299064) adjacent to the Adams Road Bird Sanctuary which is a County Wildlife Site. In that decision, the Inspector noted that there was no evaluation of the appeal site's potential role as a buffer to the nearby County Wildlife Site. Furthermore, the Inspector considered there was no demonstration of the role of the site for feeding, sheltering or breeding of amphibian, mammal and invertebrate species. The Inspector in that case had no particular evidence that proposed conditions would be capable of overcoming the specific harm. That is not the case in this appeal where there are further surveys and assessments which follow from the PEA, and agreement that controlling lighting levels would avoid harm to bats. Therefore, the circumstances in that decision are materially different to those before me.
43. I therefore conclude that, subject to the imposition of a suitably worded condition to limit lighting levels, the proposal would not result in harm to ecology and biodiversity having regard to the Paradise Local Nature Reserve. It would therefore accord with Policies 55, 69 and 70 of the CLP which seek to ensure development responds positively to features of natural importance on or close to the site, will not have an adverse effect on a site of biodiversity importance and protects priority species and habitats.
44. As I find there would be no harm to ecology, the proposal would also accord with paragraphs 174 and 180 of the Framework which seek to, amongst other things, minimise impacts on and provide net gains for biodiversity and avoid, mitigate or compensate any significant harm to biodiversity and protect priority species and habitats.

Other matters

Traffic and transport

45. The appeal proposal would be accessed via Short Lane which is an unadopted highway. Concerns were raised that there is insufficient width in the local highway network to accommodate construction traffic and larger delivery vehicles. Whilst parts of the local highway network are narrow, there would be sufficient width to allow construction vehicles to access the site. However, due to the presence of on-street parking particularly along Short Lane, if construction traffic is not managed appropriately, it could result in harm to highway safety including conflict with pedestrians. The effects of construction traffic could be controlled via planning conditions to manage delivery routes and the timing of deliveries. In respect of the movement of larger vehicles, the

use of bankspersons would provide satisfactory control over their movement to and from the site which can be secured via a traffic management condition. Therefore, I am satisfied that subject to the imposition of such conditions, any harms can be mitigated during the construction period.

46. My attention was drawn to concerns regarding the effect of traffic movements once the scheme is operational as a result of delivery vehicles, predominantly from online retailers visiting the site. Whilst there may be an increase in the number of delivery vehicles accessing the site as a result of the increase in students, no concerns have been raised by the local highway authority in respect of traffic movements from this source. Furthermore, popular online retailers are likely to group deliveries together to the same location for their own reasons of efficiency which may serve to limit the number of movements to and from the site.
47. The proposed loss of the existing nursery would remove a number of vehicle movements from the local area. This would be expected during the morning and afternoon peaks once the site is operational having regard to the existing vehicle movements associated with the drop-off and collection of children at the nursery. This reduction would offset any limited increase that might arise from delivery vehicles to the site. As such, I find there would be no harm in this regard.

Effect on Newnham Croft Primary School

48. The proposed development includes a number of alterations and extensions to Owlstone House which is sited directly to the south of Newnham Croft Primary School (NCPS). An existing tall brick wall forms the boundary between the NCPS and Owlstone House itself. Concerns were raised that the construction of the appeal proposal would adversely impact the health of the children due to dust and particulate emissions as well as cause disturbance to their learning due to noise. The land within the school immediately north of Owlstone House is used as an outdoor classroom where the youngest year group within the school are taught. However, the control of construction and demolition emissions and noise are matters which are capable of being addressed by the imposition of suitable planning conditions which I assess below.
49. NCPS have raised safeguarding concerns as a result of construction, but also in relation to future occupiers of the site utilising the proposed gathering lawn to the north of accommodation block T1. Safeguarding concerns during construction can be addressed via condition to ensure a solid fence is erected along the school boundary for its duration. This existing lawned area contains no restriction about where and when students may use the lawn and this would be no different to the 'gathering lawn' area to the north of block T1 which would be visible by children playing in the trees along the boundary in the same way as the current lawn. As such, a condition to erect permanent screening is not necessary to make the proposed development acceptable in planning terms.

Flood risk and drainage

50. Concerns have been identified that the proposal would fail to provide an appropriate approach to the use of attenuation ponds for surface water

infiltration. The Flood Risk and Drainage report⁵ identifies that the proposed attenuation ponds are not infiltration devices and do not rely on such for discharging surface water. The report states that ground conditions are unsuitable for point infiltration of surface water, identifies that water storage capacity in the proposed porous paving will minimise the flows and volume of surface water discharging into the watercourse.

51. There is disagreement as to the adequacy of groundwater monitoring data and therefore whether the drainage proposals would be effective. Proposed condition 18 requires, amongst other things, a surface water drainage scheme which would address run-off rates, details of the surface water system including attenuation and control measures and site investigation and test results to confirm infiltration rates. I also note that the Lead Local Flood Authority were content in their comments of 15th November 2022 for further groundwater testing to be undertaken at the detailed stage and recommended this be addressed via a proposed condition. As a result, I find the requirements within the proposed condition would be sufficient to address the outstanding surface water and drainage details.
52. In addition, concerns were raised that the absence of modelling of foundation design of the proposal could result in groundwater flows having adverse effects on matters such as landscape and ecology. There is no clear evidence that groundwater levels would reach ground level, and furthermore there is no indication that damp-proofing and accompanying mitigation measures would not be able to be utilised as part of the proposal's construction. This matter could be addressed by a proposed condition requiring the preparation of a detailed hydrological report which would provide an assessment of the effects of the development upon groundwater levels and the flow of groundwater locally. The proposed condition would also require the hydrological report to specifically consider and influence the foundation design of the proposal and I am satisfied that the imposition of planning conditions would therefore address these concerns.

Other considerations

53. Concerns were also raised regarding the impact of climate change on the proposed development being in a low-lying area. However, proposal has been designed to meet Passivhaus standards which would seek to minimise energy consumption and reduce the proposals' contribution to climate change. The Flood Risk Assessment has modelled the effects of climate change in respect of potential flood events including fluvial flooding. Therefore, I am satisfied that the implications of climate change have been satisfactorily addressed in this regard.
54. Concerns have been raised regarding the removal of the existing nursery on site. However, the nursery is also run by the appellant who has confirmed that this is to be relocated to a new site for which planning permission has been sought. The replacement of the nursery is to be restricted until such time that a replacement nursery has been provided and this will be secured by a planning condition which is necessary to make the development acceptable.
55. Reference was made to the need for the proposal having regard to the recent purchase by the appellant of a property referred to as 12-14 Grange Road

⁵ CD1.29A, B and C – Flood Risk and Drainage report

which has capacity of approximately 35 student bedrooms. However, it is noted the property at Grange Road is to be used as 'decant' accommodation whilst other college accommodation buildings are being refurbished. There is no disagreement that the Council can demonstrate a 5 year housing land supply as required by the Framework and the extent of accommodation required for postgraduate students would not be fully met by the appeal proposal, or Grange Road.

56. Concerns have been raised that the proposal would result in harmful overshadowing of the PLNR. The transient shadow and sunlight amenity report shows some overshadowing to the PLNR when compared with the existing buildings on site, particularly after around 17:00 pm. In winter months longer transient shadows from both the existing and proposed buildings would be unavoidable due to the angle of the sun. Overall, I concur with the assessment findings that the effects of shadowing would be limited to short amounts of time during the day, and as a result, it would not be harmful.
57. In addition to the above, there is no disagreement between the Council and appellant that there would be any conflict with any development plan policies that would otherwise restrict the extent of student accommodation in the City. The proposed development would make provision for the net gain of 45 units of additional student accommodation, and there would be an accompanying release of accommodation used by post-graduate students elsewhere in the city back into the housing market. As I find no harm on main issues as set out above, this matter is not sufficient to justify dismissing the appeal.

Planning Obligation

58. The appeal is accompanied by a planning obligation made under section 106 of the Town and Country Planning Act (1990) that would secure a number of requirements.
59. The agreement includes a contribution of £11,200 towards primary healthcare in the area in order to contribute towards improvements in the capacity of General Practitioners surgeries. This is necessary in order to make the development acceptable in planning terms and is fairly and reasonably related in scale and kind.
60. The requirement in the obligation for a student management plan (SMP) is necessary in order to ensure that the behaviour of future occupiers, including amongst other things, noise and disturbance, anti-social behaviour and control over private vehicles on site can be appropriately managed. This is also necessary to make the development acceptable in planning terms.
61. The obligation includes a requirement to prepare an open space and ecological management and maintenance scheme. This is necessary in order to ensure that the open space and ecological improvements are managed appropriately for the lifetime of the development and is therefore necessary to make the development acceptable in planning terms.
62. The agreement includes a contribution of £3,200 towards the monitoring of obligations contained within the agreement. These have been calculated in accordance with the Council's latest standards. The planning obligations monitoring fee is therefore necessary to make the development acceptable in planning terms and is fairly and reasonably related in scale and kind.

63. Having regard to the evidence before me, including the Council's Community Infrastructure Levy (CIL) compliance statement, I am satisfied that the submitted planning obligations are necessary to make the development acceptable, are directly related to the proposal and fairly and reasonably related in scale and kind to the development. As such, they would accord with the requirements of paragraph 57 of the Framework and Regulation 122 of the CIL Regulations (2010).

Conditions

64. I have considered the conditions included in the schedule which were discussed and updated following a round table session during the Inquiry against the tests set out at paragraph 56 of the Framework, only including those which meet those tests subject to any minor amendments for clarity, consistency and enforceability. There are a number of pre-commencement conditions necessary which the appellant has agreed as required by the Town and Country Planning (Pre-commencement Conditions) Regulations 2018.
65. In addition to the standard time limit for the commencement of the development, and the specification of the plans on which this decision is made, a condition is necessary to provide a phasing strategy if there is to be more than one phase of development which is necessary due to the way the site may come forward. A further condition is necessary to specify the details of the materials to be used in order to exercise suitable control over the final appearance of the proposal.
66. In the interests of the living conditions of neighbouring residents and teaching conditions at NCPS, a condition is required to undertake a noise assessment of the proposal and identification of any mitigation as a result. For the same reasons, a condition is required to specify the hours of operation of powered machinery during construction or demolition, and a further condition to provide a noise and vibration impact assessment which will identify appropriate monitoring and mitigation measures.
67. In the interests of the living conditions of nearby residents, a condition is necessary in order to control the collection and timing of deliveries to the site. For the same reason, a condition is also required to provide details of any plant, equipment or machinery to control extraction, filtration and mitigation of potential odours.
68. Condition 8 requires the preparation and submission of an Air Quality and Dust Management Plan which is necessary in the interests of the living conditions of nearby occupiers including sensitive receptors such as NCPS. Further, in the interests of the health, wellbeing and education of children, due to the proximity of the proposed development with NCPS, to make the development acceptable it is necessary to limit all demolition on the site to be carried out during school holidays. Draft condition 8 limb (c) included a requirement for a solid fence to be erected having regard to sensitive receptors. However, the condition was not sufficiently precise and would not be effective, and as such, I have amended the requirement for a non-translucent solid fence to be a standalone condition (condition 35) with clearer requirements which is also necessary in the interests of safeguarding.
69. In the interests of human health, a condition is required in order to specify the actions that will take place should any unexpected contamination be identified

- during works on site. For the same reason, a condition is required in order to ensure no unsuitable excavated material is brought to site.
70. In the interests of the living conditions of nearby occupiers and the ecology and biodiversity of the PLNR, a condition is required to control noise in relation to any PA systems serving the proposed café and gymnasium.
71. In the interests of reducing vehicle emissions, a condition is necessary to ensure appropriate charging infrastructure is installed for electric vehicles.
72. In the interests of highway safety, conditions are required for the agreement of a traffic management plan to address construction traffic. For the same reason condition 15 is necessary to control the movement and operation of larger vehicles albeit I have amended the condition to remove an unnecessary tailpiece which may have otherwise allowed subsequent alterations if agreed in writing with the Council.
73. In the interests of the safety of future occupiers, a condition is required in order to secure the location and implementation of fire hydrants.
74. A condition is required to avoid harm to any features of archaeological interest to secure a programme of works and accompanying assessments of the investigation.
75. In order to ensure that surface water drainage is adequately controlled and to prevent flood risk and harm to the PLNR, a condition is required to secure a surface water drainage scheme and accompanying measures to be implemented. A separate condition is required in the interests of avoiding flood risk to provide details of how surface water run-off will be avoided during construction. A further condition is also required in the interests of on and off-site flood risk to prepare a hydrological assessment in respect of groundwater levels and flow of groundwater. This will also be required to assess the implications of the proposed development's foundation design and its potential impact on groundwater and groundwater flows.
76. A condition is required to ensure the proposed development is designed in accordance with the energy and carbon reduction strategy in order to reduce carbon dioxide emissions in the interests of reducing contributors to climate change. In the interests of water efficiency, a further condition is required to specify the water efficiency of the new accommodation blocks.
77. In order to ensure the proposed development is satisfactorily assimilated into the area and enhances biodiversity, a condition is required to provide the details of a hard and soft landscaping scheme.
78. In the interests of biodiversity, a condition is required to provide the details of the biodiverse roofs.
79. In order to protect trees that are to be retained as part of the development, a condition is required to provide an Arboricultural Method Statement (AMS) and Tree Protection Plan (TPP). An amended condition was suggested to provide details of a site meeting between a site manager and arboricultural consultant. However, this part of the proposed draft condition was not sufficiently precise and is not necessary to make the development acceptable as the required information would be contained in the AMS and TPP respectively. Therefore, I have amended condition 26 accordingly to remove reference to the meeting.

- For the same reason a condition requiring the implementation of identified tree protection measures is also necessary.
80. In order to minimise vehicle movements to and from the site by future occupiers, a condition requiring the preparation and subsequent implementation of a travel plan is necessary.
81. In order to ensure that nursery places are suitably retained, a condition requiring the retention of the nursery until a subsequent replacement has been provided is necessary.
82. A condition is required to prepare a Construction Ecological Management Plan (CEcMP) which shall also set out a lighting scheme in order to conserve and enhance ecological interests. Whilst FNPR suggest a number of amendments to the draft condition, these are overly prescriptive. Furthermore, the FPNR suggested amendments do not make suitable allowance for lighting for security purposes during construction and are therefore not imposed. For the same reason, condition 32 is necessary to secure a site wide Ecological Design Strategy including Biodiversity Net Gain provision.
83. A Landscape and Ecological Management Plan is necessary in the interests of ecology. For the same reason a condition requiring the provision of bat and bird boxes is also necessary. Whilst there was discussion during the Inquiry regarding the potential for bat boxes to place a competitive disadvantage to Barbastelle bats as a result of Pipistrelle bats being more inclined to utilise boxes, the condition would nonetheless allow the location of these to be places to be agreed in parts of the site where they would be most appropriate. The condition therefore remains necessary.
84. In order to ensure there would be no harm to ecology and in the interests of the control of light pollution, condition 32 is necessary in order to ensure that light levels at the site boundary with the PLNR do not exceed 0.4 lux on the vertical plane. The condition also requires the submission of an approved baseline position which was the subject of considerable discussion during the Inquiry. In order to ensure the condition can be appropriately enforced without unnecessary judgements being relied on for expediency, a baseline position should be included in the condition to take into account circumstances where 0.4 lux could be exceeded as a result of moonlight and the use of baseline is supported by ILP GN08/18. The Council suggested further amendments to this draft condition requiring a monitoring report to address exceedances and any remediation, however these amendments are not necessary as the condition already specified that the scheme should set out the monitoring regime. Further amendments to the condition are also necessary to specify the need for an artificial lighting assessment to predict lighting levels at the site boundary.
85. An additional condition is also necessary in the interests of ecology and the control of lighting to require the student management plan (as set out in the legal agreement) to include controls relating to lighting in addition to those measures specified in the schedule to the legal agreement. This is a matter necessary to be controlled by condition as an amendment to the legal agreement could be secured during the Inquiry and is necessary to control the use of external lighting which may otherwise be brought on to the proposed development by future occupiers.

Conclusion

86. As set out in the main issue above, taking matters of character and appearance of the area in the round, I do not find harm on this issue. The removal of the trees would not alter the overall character of the POS and there would be no conflict with policy in this regard. Although the proposed development pulls at odds with Policy 59 of the CLP regarding the removal of trees, the policy overall seeks to ensure external spaces and landscaping are designed as an integral part of development proposals and supports high quality developments. The proposed native planting would be in accordance with other criteria of the policy, and the design overall relates well to the character of the area.
87. I find that the proposal would accord with other placemaking policies of the plan and would enhance the character or appearance of the CA. Furthermore, subject to the imposition of suitably worded conditions, I find no conflict with policies relating to ecology, protected species and sites of biodiversity importance. Development Plan policies can pull at odds, however, when considered in the round, in this case I find the proposal would accord with the Local Plan when read as a whole.
88. The proposal would also have economic, social and environmental benefits. Economic benefits would arise through jobs created as a result of the proposals' construction and within the accompanying supply chains which is of moderate weight. Social benefits would arise due to future occupiers utilising local shops and services, albeit the proposed units would replace the use of other accommodation elsewhere in the city.
89. There would also be environmental benefits through the construction of the blocks to Passivhaus standard and there would also be a benefit as a result of a 51% increase in Biodiversity Net Gain (BNG).
90. The proposal would result in the reuse of previously developed land which is supported by paragraph 120(c) of the Framework, to which I afford substantial weight.
91. Paragraph 11(c) of the Framework indicates that proposals that accord with an up-to-date development plan should be approved without delay. I therefore conclude that the proposal would accord with the development plan and that there are other considerations set out above which also weigh in its favour.
92. For the reasons given above I conclude that the appeal should be allowed.

Philip Mileham

INSPECTOR

APPEARANCES

FOR THE LOCAL PLANNING AUTHORITY:

Mr Emyr Jones
He called

Mr Gary Young BA (Hons) Dip Arch ARB RIBA - Design
Mr Jonathan Durward BSc (Hons) CEnv MCIEEM - Ecology
Mr Mike Spurgeon BSc (Hons) MSc MRTPI - Planning

FOR THE APPELLANT:

Mr Rupert Warren KC
He called

Mr James Turner BSc M. Arch PG Cert – Design
Mr Jack Marshall BA (Hons) DipLA CMLI –Landscape
Mr Will O'Connor MSc BSc CEcol MCIEEM – Ecology
Dr Jon Burgess PhD MA (Arch Con) BPI BA (Hons) Dip Con MRTPI
IHBC – Planning
Mr Dominic Meyrick MSc - Lighting

FOR THE FRIENDS OF PARADISE NATURE RESERVE (RULE 6 PARTY):

Ms Noemi Byrd
She called

Mr Andrew Bryce
Dr Cosmin Ticleanu BSc PhD MSLL

FOR NEWNHAM CROFT PRIMARY SCHOOL (RULE 6 PARTY):

Mr Nicholas Whitehead – Health and Safety Governor
Dr Dani Redhead – Chair of Governors and Parent Governor
Emma Smith – Parent Governor

INTERESTED PERSONS:

Mrs Jean Bevan – South Newnham Neighbourhood Forum
Dr Olwen Williams
Mrs Janine Peterson – Resident
Wendy Blythe – Chair, Federation of Cambridge Residents Associations (FeCRA)
Professor Dr Robert Turner – Resident
Dr Alan James – Chairman, CPRE Cambridgeshire and Peterborough
Ian Rolls – Cambridge Friends of the Earth
Dr Jason Palmer
Mr David Carmona
Professor Tony Booth – Friends of the River Cam

Mrs Vyvyen Brendon
Mr Terry MacAlister - Resident
Mrs Janine Peterson
Ms Sarah Nicholas – Cambridge Past, Present and Future
Mr Bob Jarman

DOCUMENTS

- 1 CD14.12 Appellants opening statement
- 2 CD14.13 LPA opening statement
- 3 CD14.14 Opening Statement Newnham Croft Primary School
- 4 CD14.15 Opening Statement FPNR
- 5 CD14.16A FPNR Andrew Bryce Rebuttal
- 6 CD14.16B Appendix 1 FPNR Andrew Bryce Rebuttal
- 7 CD14.16C Appendix 2 FPNR Andrew Bryce Rebuttal
- 8 CD14.17 PNR Letter From Prof Sir Partha Dasgupta 150923
- 9 CD14.18 Response To GWP Consultants
- 10 CD14.19 Statement Of Common Ground Between Appellant And FPNR 27 September 2023
- 11 CD14.20 Bat Surveys For Professional Ecologists Good Practice Guidelines 4Th Edition
- 12 CD14.21 OCC Open Space Boundary 27092023
- 13 CD14.22 OCC LNR Boundary 27092023
- 14 CD14.23 (00) 002 Proposed Roof Plan Terrace 4
- 15 CD14.24 Statement Of Common Ground Redacted
- 16 CD14.25 Letter Of Support For The Development Redacted
- 17 CD14.26 LPA Draft Condition 34
- 18 CD14.27 LPA Draft Condition 26 28
- 19 CD14.28 FPNR Draft Lighting Condition
- 20 CD14.29 Draft Owlstone Planning Conditions 05.09 With Appellant Amends Following Initial Conditions Session
- 21 CD14.30 Appellant Updated Draft Condition 36
- 22 CD14.31 Owlstone Croft Appellant Closing Submissions 6.10.23
- 23 CD14.32 Owlstone Croft LPA Closing Submissions 6.10.23
- 24 Further written submission Mr David Carmona
- 25 Signed S106 legal agreement

Annex A – Schedule of conditions

- 1) The development hereby permitted shall be begun before the expiration of three years from the date of this permission.
- 2) The development hereby permitted shall be carried out in accordance with the following plans:
 - Proposed Site Plan (Drawing no. (00) 001)
 - Demolition Site Plan (Drawing no. (00) 020)
 - Proposed Roof Plan (Drawing no. (00) 002)
 - T01 – Ground Floor Plan (Drawing no. (00) 100)
 - T01 – First Floor Plan (Drawing no. (00) 101)
 - T01 – Second Floor Plan (Drawing no. (00) 102)
 - T01 – Roof Plan (Drawing no. (00) 103)
 - T02 – Ground Floor Plan (Drawing no. (00) 110)
 - T02 – First Floor Plan (Drawing no. (00) 111)
 - T02 – Second Floor Plan (Drawing no. (00) 112)
 - T02 – Roof Plan (Drawing no. (00) 113)
 - T03 – Ground Floor Plan (Drawing no. (00) 120)
 - T03 – First Floor Plan (Drawing no. (00) 121)
 - T03 – Second Floor Plan (Drawing no. (00) 122)
 - T03 – Roof Plan (Drawing no. (00) 123)
 - T04 – Ground Floor Plan (Drawing no. (00) 130)
 - T04 – First Floor Plan (Drawing no. (00) 131)
 - T04 – Second Floor Plan (Drawing no. (00) 132)
 - T04 – Roof Plan (Drawing no. (00) 133)
 - Block A Proposed Ground Floor Plan (Drawing no. (00) 150)
 - Block B Proposed Ground Floor Plan (Drawing no. (00) 151)
 - Block A Proposed First Floor Plan (Drawing no. (00) 160)
 - Block B Proposed First Floor Plan (Drawing no. (00) 161)
 - Block A Proposed Second Floor Plan (Drawing no. (00) 170)
 - Block B Proposed Second Floor Plan (Drawing no. (00) 171)
 - Block A Proposed Roof Plan (Drawing no. (00) 190)
 - Block B Proposed Roof Plan (Drawing no. (00) 191)
 - Terrace 01 Elevations (Drawing no. (00) 210)
 - Terrace 02 Elevations (Drawing no. (00) 220)
 - Terrace 03 Elevations (Drawing no. (00) 230)
 - Terrace 04 Elevations (Drawing no. (00) 240)
 - Proposed Elevations Block A (Drawing no. (00) 250)
 - Proposed Elevations Block B (Drawing no. (00) 251)
 - Proposed Elevations – Outbuildings (Drawing no. (00) 252)
 - Proposed Sections – Block A (Drawing no. (00) 350)
 - Proposed Sections – Block B (Drawing no. (00) 351)
 - Location Plan (Drawing no. (EX) 001)
 - Existing Block Plan (Drawing no. (EX) 002)
 - Block A Existing GF Plan (Drawing no. (EX) 150)
 - Block B Existing GF Plan (Drawing no. (EX) 151)
 - Block A Demolition GF Plan (Drawing no. (EX) 152)
 - Block B Demolition GF Plan (Drawing no. (EX) 153)
 - Block A Existing FF Plan (Drawing no. (EX) 160)
 - Block B Existing FF Plan (Drawing no. (EX) 161)
 - Block A Demolition FF Plan (Drawing no. (EX) 162)

- Block B Demolition FF Plan (Drawing no. (EX) 163)
 - Block A Existing SF Plan (Drawing no. (EX) 170)
 - Block B Existing SF Plan (Drawing no. (EX) 171)
 - Block A Demolition SF Plan (Drawing no. (EX) 172)
 - Block B Demolition SF Plan (Drawing no. (EX) 173)
 - Block B Existing TF Plan (Drawing no. (EX) 181)
 - Block B Demolition TF Plan (Drawing no. (EX) 183)
 - Block A Existing Roof Plan (Drawing no. (EX) 190)
 - Block B Existing Roof Plan (Drawing no. (EX) 191)
 - Block A Demolition Roof Plan (Drawing no. (EX) 192)
 - Block B Demolition Roof Plan (Drawing no. (EX) 193)
 - Existing Elevations – Block A (Drawing no. (EX) 250)
 - Existing Elevations – Block B (Drawing no. (EX) 251)
 - Existing Elevations – Outbuildings & Block D (Drawing no. (EX) 252)
 - Demolition Elevations – Block A (Drawing no. (EX) 260)
 - Demolition Elevations – Block B (Drawing no. (EX) 261)
 - Demolition Elevations – Outbuildings & Block D (Drawing no. (EX) 262)
 - Hard Landscape Layout (OCC 003 Rev A)
 - Soft Landscape Layout (OCC 004 Rev A)
 - Verified Views (OCC 006)
 - Green Roof Plan (OCC 008 Rev A)
 - Site Sections (OCC 300)
 - Wetland Sections (OCC 301)
- 3) No development shall commence until a Phasing Strategy has been submitted to and approved in writing by the local planning authority setting out the phases and sub phases of development, and a mechanism for its update as required. Development shall be carried out in accordance with the agreed details.
- 4) No operational plant, machinery or equipment shall be installed for any phase until a noise assessment and any noise insulation/mitigation as required for that phase has been submitted to and approved in writing by the local planning authority following consultation with Newnham Croft Primary School. Any required noise insulation/mitigation shall be carried out as approved and retained as such.
- 5) No construction or demolition work shall be carried out and no plant or power operated machinery operated in connection with construction or demolition shall be carried out 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.
- 6) There shall 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.
- 7) No development (or phase of) (including demolition or piling) shall commence until a demolition/construction noise and vibration impact assessment for that phase of development, has been submitted to and approved in writing by the local planning authority following consultation with Newnham Croft Primary School. The assessment shall be in accordance with the provisions of BS 5228:2009 + A1 2014 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 / Newnham Croft Primary School from noise or vibration. The development shall be carried out in accordance with the approved measures.

- 8) No development (or phase of) shall commence until an Air Quality and Dust Management Plan (AQDMP) has been submitted to and approved in writing by the local planning authority. The AQDMP should include:
- a) Details of consultations with key receptors, particularly Newnham Croft Primary School, held prior to the discharge of the condition;
 - b) site specific mitigation measures to be implemented to minimise dust and emissions upon residential properties and other sensitive receptors including Newnham Croft Primary School during demolition and construction. This should take account of the findings of the construction dust risk assessment presented in the Air Quality Assessment and a baseline assessment of air quality on site. These measures should be in line with current Institute of Air Quality Management (IAQM) best practice;
 - c) site and equipment layout plan, identifying the proximity of sensitive receptors, the location of site entrance / exit, wheel washing facilities, hard standing, and stockpiles;
 - d) details of phasing of demolition and construction works, including timetable. The timetable should restrict all demolition works to school holidays;
 - e) roles and responsibilities in the event of dust episodes or complaints arising;
 - f) the dust monitoring strategy, including type, number and location of monitors and the appropriate exceedance level;
 - g) the approach to be taken should the exceedance level be exceeded.

The AQDMP shall be implemented and monitors retained and maintained on site for the duration of the demolition and construction works.

- 9) 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.
- 10) No excavated material for the development (or phase of) shall be imported or reused until a Materials Management Plan (MMP) has been submitted to and approved in writing by the Local Planning Authority. The MMP shall include:
- a) details of the volumes and types of material proposed to be imported or reused on site;
 - b) details of the proposed source(s) of the imported or reused material;
 - c) details of the chemical testing for ALL material to be undertaken before placement onto the site;
 - d) results of the chemical testing which must show the material is suitable for use on the development;

- e) confirmation of the chain of evidence to be kept during the materials movement, including material importation, reuse placement and removal from and to the development. The local planning authority shall be provided from time to time with copies of such particulars within five working days upon request.

All works will be undertaken in accordance with the approved MMP.

- 11) Prior to the use of any PA system serving the Café and Gym of the development, full details of noise control / mitigation measures in order to minimise the level of noise emanating from the said uses shall be submitted to and approved in writing by the local planning authority. The scheme shall be carried out as approved and retained as such.
- 12) Prior to installation of plant, equipment or machinery for the purposes of extraction, filtration and abatement of odours for the development (or phase of) details of the proposed installations must be submitted to and approved in writing by the local planning authority. The approved scheme shall be installed before the use (in that phase) is commenced and shall be retained as such.
- 13) Prior to the installation of electrical services for the four new accommodation blocks hereby approved, an electric vehicle charge point scheme shall be submitted to and approved in writing by the Local Planning Authority. The scheme shall provide for:
 - 1. Five slow electric vehicle charge points with a minimum power rating output of 7kW
 - 2. Additional passive electric vehicle charge provision of the necessary infrastructure including capacity in the connection to the local electricity distribution network and electricity distribution board, as well as the provision of cabling to parking spaces for four car parking spaces to facilitate and enable the future installation and activation of additional active electric vehicle charge points as required
 - 3. The electric vehicle charge points shall be designed and installed in accordance with BS EN 61851 or as superseded. The electric vehicle charge point scheme as approved shall be fully installed prior to the first occupation of the four new accommodation blocks and maintained and retained thereafter.
- 14) No demolition or construction works shall commence on site until a traffic management plan for that phase has been submitted to and agreed in writing by the Local Planning Authority. The principal areas of concern that should be addressed are:
 - i) Movement and control of muck away vehicles (all loading and unloading should be undertaken where possible off the adopted public highway, Short Lane and the access road)
 - ii) Contractor parking, with all such parking to be within the curtilage of the site where possible
 - iii) Movements and control of all deliveries (all loading and unloading should be undertaken off the adopted public highway, Short Lane and the access road where possible.)

iv) Control of dust, mud and debris, and the means to prevent mud or debris being deposited onto the adopted public highway, Short Lane and the access road.

v) The requirements for a banksperson(s)

Details shall also include tracking/swept path analysis of the type of vehicles to be used during construction/demolition and how potential conflict with pedestrian and cyclists using Short Lane/access road can be avoided.

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

- 15) Within the school term times, demolition or construction vehicles with a gross weight in excess of 3.5 tonnes shall service the site only between the hours of 0930-1430 hours Monday to Friday (as proposed by the outline TMP submitted with the planning application). At all other times (including Saturdays in term times), the restrictions in conditions in 5 and 6 will apply.
- 16) No development (or phase of) above slab level shall commence until a scheme for the provision and location of fire hydrants to serve the development to a standard recommended by the Cambridgeshire Fire and Rescue Service has been submitted to and approved in writing by the Local Planning Authority. The development shall not be occupied until the approved scheme has been implemented.
- 17) No demolition/development (or phase of) shall commence until the applicant, or their agents or successors in title, has implemented a programme of archaeological work for that phase which has been secured in accordance with a written scheme of investigation (WSI) which has been submitted to and approved by the local planning authority in writing. For land that is included within the WSI, no demolition/development shall take place other than under the provisions of the agreed WSI, which shall include:
- a) the statement of significance and research objectives;
 - b) The programme and methodology of site investigation and recording and the nomination of a competent person(s) or organisation to undertake the agreed works;
 - c) The timetable for the field investigation as part of the development programme;
 - d) The programme and timetable for the analysis, publication & dissemination, and deposition of resulting material.

Partial discharge of the condition can be applied for once the fieldwork at Part c) has been completed to enable the commencement of development. Part d) of the condition shall not be discharged until all elements have been fulfilled in accordance with the programme set out in the WSI.

- 18) No laying of services, creation of hard surfaces or erection of a building for any phase shall commence until a surface water drainage scheme for that phase, based on sustainable drainage principles, has been submitted to and approved in writing by the local planning authority. The scheme shall be based upon the principles within the Flood Risk and Drainage Strategy Report prepared by Smith and Wallwork Engineers (ref: 000292-SAW-ZZ-ZZRP C-0001 rev. P04) dated 20/04/2022 and shall include where appropriate:

- a) Full calculations detailing the existing surface water runoff rates for the QBAR, 3.3% Annual Exceedance Probability (AEP) (1 in 30) and 1% AEP (1 in 100) storm events;
- b) Full results of the proposed drainage system modelling in the above referenced storm events (as well as 1% AEP plus climate change), inclusive of all collection, conveyance, storage, flow control and disposal elements and including an allowance for urban creep, together with an assessment of system performance;
- c) Detailed drawings of the entire proposed surface water drainage system, including levels, gradients, dimensions and pipe reference numbers;
- d) Details of the proposed attenuation and flow control measures;
- e) Site Investigation and test results to confirm infiltration rates;
- f) Temporary storage facilities if the development is to be phased;
- g) A timetable for implementation if the development is to be phased;
- h) 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;
- i) Details of the maintenance/adoption of the surface water drainage system;
- j) Measures taken to prevent pollution of the receiving groundwater and/or surface water.

The scheme shall subsequently be implemented in accordance with the approved details prior to the occupation of that phase of development.

- 19) No development (or phase of), including preparatory works, 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 for that phase to create buildings or hard surfaces commence.
- 20) Prior to the commencement of the four new accommodation blocks, a detailed hydrological report shall be submitted to and approved in writing by the Local Planning Authority. The report shall provide an assessment as to the effects of the development upon groundwater levels and the flow of groundwater locally including its impact on neighbouring properties and land. The hydrological report shall specifically consider and influence the foundation design of the proposal. Should the report demonstrate any significant detrimental impact on groundwater or groundwater flows, it shall propose mitigation to be carried out in accordance with a proposed phased programme of implementation to ensure that there is no exacerbation of flood risk to nearby properties. Any mitigation shall be carried out in accordance with approved report and details of timing.
- 21) The development hereby permitted shall be designed in accordance with the energy and carbon reduction strategy and overall sustainability strategy as set out in the Owlstone Croft, Cambridge, Sustainability Statement and Matrix, Issue 4 (Max Fordham, April 2022). Prior to occupation of the new accommodation blocks, evidence of Passivhaus certification for these blocks shall be submitted to and approved in writing by the local planning authority.

- 22) Prior to occupation of any of the four new accommodation blocks, a water efficiency specification for each dwelling type, based on the Water Efficiency Calculator Methodology or the Fitting Approach set out in Part G of the Building Regulations 2010 (2015 edition) shall be submitted to and approved in writing by the local planning authority. This shall demonstrate that all new accommodation blocks are able to achieve a design standard of water use of no more than 110 litres/person/day and the development shall be carried out in accordance with the agreed details.
- 23) No development (or phase of) shall take place above slab level, except for demolition, until details of all the materials for the external surfaces of buildings to be used in the construction of that phase of the development have been submitted to and approved in writing by the local planning authority. The details shall include brick details (including bond and mortar mix and pointing technique); stonework; pre-cast concrete; non-masonry walling systems; render; windows, sills and surrounds; doors and entrances; porches and canopies; roof cladding; external metal work (including new entrance gates), balustrades, rainwater goods, edge junctions and coping details; colours and surface finishes.

Sample panels of the brickwork, stonework, render and roofing materials will be provided and retained on site for the duration of that phase of work.

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

- 24) Prior to works above slab level, details of a hard and soft landscaping scheme for that phase of development shall be submitted to and approved in writing by the Local Planning Authority. These details shall include:
- a) proposed finished levels or contours; car parking layouts, other vehicle and pedestrian access and circulation areas; hard surfacing materials including for access roads; minor artefacts and structures (e.g. Street furniture, artwork, play equipment, refuse or other storage units, signs, lighting, CCTV installations and water features); proposed (these need to be coordinated with the landscape plans prior to being installed) and existing functional services above and below ground (e.g. drainage, power, communications cables, pipelines indicating lines, manholes, supports); retained historic landscape features and proposals for restoration, where relevant;
 - b) details of tree pits, planting plans; written specifications (including cultivation and other operations associated with plant and grass establishment); schedules of plants, noting species, plant sizes and proposed numbers/densities where appropriate and an implementation programme; If within a period of five years from the date of the planting, or replacement planting, any tree or plant is removed, uprooted or destroyed or dies, another tree or plant of the same species and size as that originally planted shall be planted at the same place as soon as is reasonably practicable, unless the Local Planning Authority gives its written consent to any variation.
 - c) boundary treatments indicating the type, positions, design, and materials of boundary treatments to be erected (including gaps for hedgehogs)
 - d) a landscape maintenance and management plan, including long term design objectives, management responsibilities and maintenance schedules for all landscape areas.

- e) a scheme of advanced planting along the eastern boundary of the application site which shall be completed prior to commencement of works above slab level of the four accommodation blocks.

All proposed underground services will be coordinated with the proposed tree planting.

Unless otherwise stated, the landscaping works shall be completed prior to occupation of the new accommodation blocks, in accordance with the approved details and retained thereafter.

- 25) Prior to construction of the roofs of the four new accommodation blocks, details of the biodiverse green roofs shall be submitted to and approved in writing by the Local Planning Authority. Details of the green biodiverse roofs 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) Planted/seeded with an agreed mix of species within the first planting season following the practical completion of the building works (the seed mix shall be focused on wildflower planting indigenous to the local area and shall contain no more than a maximum of 25% sedum (green roofs only),
- c) The biodiverse (green) 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,
- e) A management/maintenance plan approved in writing by the Local Planning Authority.

All works shall be carried out and maintained thereafter in accordance with the approved details.

- 26) Prior to commencement for each phase and in accordance with BS5837 2012, a phased tree protection methodology in the form of an Arboricultural Method Statement (AMS) and Tree Protection Plan (TPP) shall be submitted to the local planning authority for its written approval.

The AMS and TPP will set out measures to apply to consider all phases of construction in relation to the potential impact on trees, and set out the details of tree works, the specification and position of protection barriers and ground protection and all measures to be taken for the protection of any trees from damage during the course of any activity related to the development, including site clearance, demolition, foundation design, storage of materials, ground works, installation of services, erection of scaffolding and landscaping.

The approved tree protection methodology will be implemented throughout the development and the agreed means of protection shall be retained on site until all equipment, and surplus materials have been removed from the site. Nothing shall be stored or placed in any area protected in accordance with approved

tree protection plans, and the ground levels within those areas shall not be altered nor shall any excavation be made without the prior written approval of the local planning authority. If any tree shown to be retained is damaged, remedial works as may be specified in writing by the local planning authority will be carried out.

- 27) No occupation of the accommodation blocks shall commence until a Travel Plan, following the principles contained within the Outline Travel Plan April 2022 (PJA), has been submitted to and approved in writing by the Local Planning Authority. The Travel Plan shall specify the methods to be used to discourage the use of the private motor vehicle and the arrangements to encourage use of alternative sustainable travel arrangements such as public transport, car sharing, cycling and walking how the provisions of the Plan will be monitored for compliance and confirmed with the local planning authority. The Travel Plan shall be implemented and monitored as approved upon the occupation of the development.
- 28) Other than any development/demolition of Blocks A, B and partial demolition of the outbuilding, hereby approved, no other development (including demolition of the existing nursery) shall take place until details of replacement nursery provision with at least equivalent facilities, capacity and accessibility for existing users has been provided and approved in writing by the local planning authority. Details shall also include evidence of the leasing and management arrangements for this replacement facility. No demolition of the nursery facilities and no development of the new accommodation blocks shall take place until the approved replacement facility is operational.
- 29) No development (or phase of) shall commence (including demolition, ground works, vegetation clearance) until a Construction Ecological Management Plan (CEcMP) for that phase has been submitted to and approved in writing by the local planning authority following consultation with Newnham Croft Primary School. 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 including a lighting scheme) 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 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 throughout the construction period strictly in accordance with the approved details.

- 30) No development of the four new accommodation blocks shall commence until a Landscape and Ecological Management Plan (LEMP) has been submitted to, and

approved in writing by, the local planning authority. 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.
- 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 for a minimum of 30 years with review every five years).
- 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 form 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 and BNG percentage of the originally approved scheme. The approved plan will be implemented and delivered in accordance with the approved details.

- 31) Prior to occupation of the four accommodation blocks, a scheme for the provision of integrated bird and bat boxes shall be submitted to and approved in writing by the Local Planning Authority. The scheme shall include details of box numbers, specification, and their location. No accommodation block unit shall be occupied until nest boxes have been provided for that property in accordance with the approved scheme. The scheme shall be retained as such thereafter.
- 32) Prior to the installation of any artificial lighting in any phase, an ecologically sensitive artificial lighting scheme for that phase shall be submitted to and approved in writing by the local planning authority. The scheme shall include details of the baseline condition of lighting, any existing and proposed internal and external artificial lighting of the site in that phase and an artificial lighting impact assessment with predicted lighting levels. The scheme shall:
 - a) include details (including luminaires, fittings and any shrouds) of any artificial lighting of the site and an artificial lighting impact assessment with predicted lighting levels at the site boundaries shall be undertaken.
 - b) not exceed 0.4 lux level (against the submitted and approved baseline) on the vertical plane at agreed locations at the boundary of the LNR and NCPS,
 - c) use top-guided windows to the first and second-floor windows in the southern elevation of Block 4 to minimise light spill when opened.
 - d) set out the monitoring and reporting regime for the lighting scheme.

The approved lighting scheme shall be installed, maintained and operated in accordance with the approved details. The scheme shall be retained as such thereafter.

33) No development of the four new accommodation blocks shall commence until a site wide Ecological Design Strategy (EDS), including Biodiversity Net Gain provision, has been submitted to and approved in writing by the local planning authority. The EDS shall include the following where appropriate:

- a) Purpose and conservation objectives for the proposed works
- b) Review of site potential and constraints
- c) Detailed design(s) and/or working method(s) to achieve stated Objectives
- d) Extent and location/area of proposed works on appropriate scale maps and plans
- e) Type and source of materials to be used where appropriate, e.g. low nutrient soils, native species of local provenance
- f) Timetable for implementation demonstrating that works are aligned with the proposed phasing of development
- g) Persons responsible for implementing the works
- h) Details of initial aftercare and long-term maintenance
- i) Details of monitoring and remedial measures
- j) Details for disposal of any wastes arising from the works.

The EDS shall be implemented in accordance with the approved details and all features shall be retained as such.

34) Notwithstanding the details of the section 106 agreement attached to the development hereby consented, the Student Accommodation Management Plan (as defined in that agreement) shall contain:

- a) the control of the categories of person who may be permitted to Occupy the Student Accommodation (as defined in that agreement) which shall be restricted to Postgraduate Students and any Associated Carers (as defined in that agreement) only;
- b) the management arrangements and controls relating to the logistics and co-ordination of students on first arrival and final departure from the Student Accommodation;
- c) the management arrangements and controls relating to the lighting, noise, disturbance and anti-social behaviour at the Student Accommodation;
- d) the management arrangements and controls relating to the control on any keeping of pets at the Student Accommodation;
- e) the management arrangements and controls of students bringing private vehicles to the Site, and the management arrangements to discourage students (other than disabled users) from bringing private vehicles into the administrative city boundaries of the Council in accordance with the objectives of local plan policy 46e of the Cambridge Local Plan 2018; and
- f) in the event of any breach of the controls the subject matter of (c) to (e) inclusive, the framework for resolution of such breaches.

35) Prior to the commencement of the development full details of a non-translucent fence of not less than 1.8 metres in height above ground to be erected along the full length of northern boundary of the development site with adjoining Newnham Croft Primary School shall be submitted to and approved in writing by the Local Planning Authority. Full details shall include the details of the fence

panels, posts and foundations, including the materials (nature and type) used in their construction and erection, together with any method of fixation. The fence, as approved, shall be erected prior to the commencement of development and shall thereafter be retained for the duration of the construction.

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22/02066/CONDF – Owlstone Croft, Owlstone Road

Report to: Planning Committee

Lead Officer: Joint Director of Planning and Economic Development

Ward/parish: Newnham

Proposal: Submission of details required by condition 8 (Air Quality and Dust Management Plan) of planning permission 22/02066/FUL

Applicant: Queen's College

Presenting officer: Tom Gray

Reason presented to committee: Application raises special planning policy or other considerations

Member site visit date: N/A

Key issues: Whether the details are acceptable and in conformity with the reasons and policy requirements for this condition.

Recommendation: Approve

1.0 Executive Summary

- 1.1 The application seeks to discharge condition 8 of planning consent 22/02066/FUL attached by the Planning Inspector.

No development (or phase of) shall commence until an Air Quality and Dust Management Plan (AQDMP) has been submitted to and approved in writing by the local planning authority. The AQDMP should include:

- a) Details of consultations with key receptors, particularly Newnham Croft Primary School, held prior to the discharge of the condition;*
- b) site specific mitigation measures to be implemented to minimise dust and emissions upon residential properties and other sensitive receptors including Newnham Croft Primary School during demolition and construction. This should take account of the findings of the construction dust risk assessment presented in the Air Quality Assessment and a baseline assessment of air quality on site. These measures should be in line with current Institute of Air Quality Management (IAQM) best practice;*
- c) site and equipment layout plan, identifying the proximity of sensitive receptors, the location of site entrance / exit, wheel washing facilities, hard standing, and stockpiles;*
- d) details of phasing of demolition and construction works, including timetable. The timetable should restrict all demolition works to school holidays;*
- e) roles and responsibilities in the event of dust episodes or complaints arising;*
- f) the dust monitoring strategy, including type, number and location of monitors and the appropriate exceedance level;*
- g) the approach to be taken should the exceedance level be exceeded.*

The AQDMP shall be implemented and monitors retained and maintained on site for the duration of the demolition and construction works.

- 1.2 The reason for this condition is to protect the living conditions of nearby occupiers including sensitive receptors such as the Newnham Croft Primary School (NCPS).
- 1.3 The applicant has submitted an Air Quality and Dust Management Plan (AQDMP) (dated 14th March 2025) including an Addendum (received 9th July 2025). Previous revisions of the AQDMP document have been subject to pre-submission consultation with NCPS and a formal consultation during the application process with the Council's Environmental Health Officer. Further comments from NCPS have been received during the application process and where appropriate, these comments have been addressed by the applicant in the latest revision document (dated 14th March 2025) and the Addendum. Consultations with sensitive receptors living nearby the application site has also taken place.
- 1.4 In consultation with the Environmental Health Officer, it is considered that the proposed mitigation measures are suitable to minimise dust and

emission impacts upon sensitive receptors in line with the dust risk assessment and the Institute of Air Quality Management (IAQM) and these constitute 'best practice'.

- 1.5 The application was deferred from the June 2025 planning committee to seek more information from officers and the applicant.
- 1.6 The AQDMP provides suitable information with regards to the site and equipment layout including the proximity of sensitive receptors and provides details of the role and responsibility of the site manager in response to dust episodes and complaints. In addition, an addendum has been provided which includes a timetable restricting all demolition works to school holidays.
- 1.7 The dust management strategy submitted with the AQDMP details that three monitors will be installed in suitable locations along the boundaries of the application site and appropriate site action levels and actions taken have been informed by best practice guidance and considered by officers to be acceptable. Moreover, the site manager will inform the school immediately if the "lower alert" is triggered.
- 1.8 On the basis of the submission, it is considered that the information is in accordance with the appropriate guidance and officers consider that the measures described in the submission are 'best practice' and will protect local residents and NCPS from unacceptable dust and emission impacts during demolition/construction of the development. The submission is therefore in conformity with the reasons and policy requirements.
- 1.9 Officers recommend that the Planning Committee approve the details submitted and discharge condition 8 of planning permission 22/02066/FUL

Consultee/Representation	Object / No objection / No comment	Paragraph reference
Environmental Health	No objection	6
Nature Conservation Officer	No objection	6
Third Party Representations (1)	Objection	7
Member Representations (1)	Objection	8

Local Interest Groups and Organisations / Petition (1)	Objection	9
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Table 1 Consultee/Representation summary

2.0 Site Description and Context

Controlled Parking Zone	X	Adjacent to Tree Preservation Orders	X
Conservation Area	X	City/County Wildlife Site and Local Nature Reserve	X
Adjacent to Protected Open Space	X	Flood Zone 1, 2, 3	X
Building of Local Interest	X	Adjacent to Green Belt	X

- 2.1 Owlstone Croft is owned by Queens' College and the application site is situated within the Newnham Croft Conservation Area. The Porter's Lodge is identified as a Building of Local Interest (BLI) and Block A (Owlstone House) is listed as a positive building within the Newnham Croft Conservation Area Appraisal. Block A is the original Owlstone House which has seen a series of extensions built during the 20th Century. This building currently consists of 29 student rooms, a dining room, kitchen, common room, computer room, archive room and store.
- 2.2 The existing site comprises several other buildings. Block B (former nurses accommodation) is a four storey building and houses 68 student rooms and WCs; Block D (nursery building) was originally built in the 1930s and was significantly altered in 2013 when it was converted to a nursery with 5 student rooms above; outbuildings behind the Lodge connect to Block D and are used as garaging and for storage; finally, cycle sheds and a refuse storage area are located on part of the site of former Block C (built in 1963 and demolished above slab level in 2001). Consent was granted in 2021 for two storage containers used as a temporary gym within this area. The remainder of the site comprises hardstanding, parking areas and a large lawned area.
- 2.3 The site is located immediately north and west of the Paradise Nature Reserve (a semi-wetland habitat), which is a Local Nature Reserve (LNR), Protected Open Space and County/City Wildlife Site. This area borders the river Cam on its eastern side. The application site is also adjacent to existing Green Belt land to the east.
- 2.4 The site is located to the east of residential properties' gardens along Owlstone Road and the south of playing fields of Newnham Croft Primary School (NCPS).

- 2.5 The vast majority of the application site is within Flood Zone 1 with areas near and on the eastern boundary of the site within Flood Zone 2 and 3. Several trees are situated along the eastern and northern boundaries of the site. Vehicular access is via residential streets, leading from Barton Road. The nearest residential streets of Owlstone Road and Grantchester Meadows are controlled parking zones.

3.0 The Proposal

- 3.1 The application seeks to discharge condition 8 (Air Quality and Dust Management Plan) of planning permission 22/02066/FUL.
- 3.2 Condition 8 states:

No development (or phase of) shall commence until an Air Quality and Dust Management Plan (AQDMP) has been submitted to and approved in writing by the local planning authority. The AQDMP should include:

- a) Details of consultations with key receptors, particularly Newnham Croft Primary School, held prior to the discharge of the condition;*
- b) site specific mitigation measures to be implemented to minimise dust and emissions upon residential properties and other sensitive receptors including Newnham Croft Primary School during demolition and construction. This should take account of the findings of the construction dust risk assessment presented in the Air Quality Assessment and a baseline assessment of air quality on site. These measures should be in line with current Institute of Air Quality Management (IAQM) best practice;*
- c) site and equipment layout plan, identifying the proximity of sensitive receptors, the location of site entrance / exit, wheel washing facilities, hard standing, and stockpiles;*
- d) details of phasing of demolition and construction works, including timetable. The timetable should restrict all demolition works to school holidays;*
- e) roles and responsibilities in the event of dust episodes or complaints arising;*
- f) the dust monitoring strategy, including type, number and location of monitors and the appropriate exceedance level;*
- g) the approach to be taken should the exceedance level be exceeded.*

The AQDMP shall be implemented and monitors retained and maintained on site for the duration of the demolition and construction works.

4.0 Relevant Site History

Application	Description	Outcome
22/02066/FUL	Demolition of nursery building, part of outbuildings; partial demolition, refurbishment and extension of other existing college buildings and the erection of four accommodation blocks containing 60 rooms for postgraduate students; associated landscaping, car and cycle parking, refuse and other storage and new electricity substation within outbuildings	Refused, Appeal Allowed
22/02066/CONDA	Submission of details required by condition 26 (arboricultural method statement) of planning permission 22/02066/FUL	Discharged in Full
22/02066/CONDB	Submission of details required by condition 20 (Hydrological Report) of planning permission 22/02066/FUL	Discharged in Full
22/02066/CONDC	Submission of details required by condition 17 (written scheme of investigation) of planning permission 22/02066/FUL	Discharged in Full
22/02066/CONDD	Submission of details required by condition 35 (non-translucent fence) of planning permission 22/02066/FUL	Discharged in Full
22/02066/CONDE	Submission of details required by condition 3 (Phasing Strategy) of planning permission 22/02066/FUL	Discharged in Full
22/02066/CONDG	Submission of details required by condition 28 (Replacement Nursery Provision) of planning permission 22/02066/FUL	Refused to Discharge
22/02066/CONDH	Submission of details required by conditions 30 (Landscape and Ecological Management Plan), 31(Bird and Bat Boxes), and 33 (Ecological Design Strategy) of planning permission 22/02066/FUL	Discharged in Full
22/02066/CONDI	Submission of details required by condition 29 (Construction Ecological Management Plan) of planning permission 22/02066/FUL	Discharged in Full
22/02066/CONDJ	Submission of details required by condition 19 (surface water run-off) of planning permission 22/02066/FUL	Discharged in Full
22/02066/CONDK	Submission of details required by condition 14 (Traffic Management plan) of planning permission 22/02066/FUL	Refused to Discharge
22/02066/CONDL	Submission of details required by condition 7 (Demolition/construction noise and vibration impact assessment) of planning permission 22/02066/FUL	Discharged in Full

22/02066/CONDM	Submission of details required by condition 28 (replacement nursery provision) of planning permission 22/02066/FUL	Discharged in Full
22/02066/CONDN	Submission of details required by condition 10 (materials management plan) of planning permission 22/02066/FUL	Discharged in Full
22/02066/CONDO	Submission of details required by condition 18 (surface water drainage scheme) of planning permission 22/02066/FUL	Discharged in Full
22/02066/CONDP	Submission of details required by condition 4 (noise assessment) of planning permission 22/02066/FUL	Pending Consideration
22/02066/CONDR	Submission of details required by condition 14 (Traffic Management Plan) of planning permission 22/02066/FUL	Pending Consideration
22/02066/CONDQ	Submission of details required by condition 32 (artificial lighting) of planning permission 22/02066/FUL	Pending Consideration
22/02066/CONDS	Submission of details required by condition 23 (external surfaces - Block B - brick) of planning permission 22/02066/FUL	Pending Consideration
22/02066/CONDT	Submission of details required by partial discharge of condition 23 (Block B windows) of planning permission 22/02066/FUL	Pending Consideration
22/02066/CONDU	Submission of details required by partial discharge of condition 23 (Block B Render) of planning permission 22/02066/FUL	Pending Consideration

5.0 Policy

5.1 National Policy

National Planning Policy Framework 2024
Circular 11/95 (Conditions, Annex A)

5.2 Cambridge Local Plan 2018

Policy 36: Air Quality, Odour and Dust

5.3 Neighbourhood Plan

South Newnham Neighbourhood Plan (2024)

6.0 Consultations

Environmental Health Officer – No Objection

Nature Conservation Officer – No Objection

7.0 Third Party Representations

- 7.1 One objection has been received – concern regarding the dust management and site run-off into Paradise Nature Reserve
- 7.2 The above representations are a summary of the comments that have been received. Full details of the representations are available on the Council's website.

8.0 Member Representations

- 8.1 Councillor Clough has called in the application to Planning Committee due to the absence of any sub-phasing information (including duration, start and finish dates, interlinking dependences) and in line with the committee's concerns.

9.0 Local Groups / Petition

- 9.1 Newnham Croft Primary School have commented as follows:

Further comments (received 24th June 2025):

- No mechanism for the school to access the monitoring data and therefore there is no ability to safeguard the children's health in the short-term. If there is an exceedance in the trigger levels, the school could immediately take children from physical education, close windows etc. Request that the school is notified immediately if any of the SAL levels are exceeded.
- Submission does not meet the Inspector's requirement of best practice. Request that lower/upper SAL thresholds are adopted.

Further comments (received 1st April 2025):

- Previous points raised have not been fully reflected in the document, for example, specific scheduling of activities is still not clear such as asbestos removal
- Outdoor classroom located in close proximity to the application site
- Real time notification or exceedance levels should be provided to the school
- Speed of responsiveness will take time, risking the children's health, particularly those that are more vulnerable
- School requests real time notification as then have the ability to move them in time rather than at a later time
- Request that condition will be brought to committee

Formal consultation response (received 10th February 2025):

- Lack of phasing of construction and demolition timetable to understand when potentially disruptive activity will be taking place to ensure that pupils will not be impacted by noise and polluting activities

- Dates of school holidays must be included in the timetable
- The applicant has not taken into consideration the school's views
- The applicant has ignored the request for a third monitor to be installed
- Date of monitor installation needs to be including in the timetable
- Needs to be a mechanism for taking account of the baseline assessment findings and revising the SALs in light of baseline levels and best practice
- Layout plan is missing the equipment and construction compound. Locations of polluting equipment need to be known
- Timetable should clearly indicate all demolition activity occurring within the specific dates of the school holidays, including the removal of asbestos and the concrete slab
- Relies on responsive monitoring that is predicated on the receipt of substantiated complaints, which means the school must have access to air pollution data. Currently no mechanism to inform the school of a pollution event
- No monitor in relation to the playing field where children exercise

Pre-submission consultation response (received 20th November 2024):

- One further monitoring location required along the school boundary further south
- Request third party reviews the output from the monitors and takes responsibility for alerts
- Trigger levels/SAL
- Actions taken if exceedances occur
- Request information as to when demolition and asbestos removal will take place
- Dust monitoring should take place more regularly
- Request that electric vehicles are used as opposed to petrol/diesel
- Siting of generators should be set away from the school boundary

9.2 The above representations are a summary of the comments that have been received. Full details of the representations are available on the Council's website.

10.0 Assessment

10.1 This discharge of condition application follows the planning consent granted at appeal under reference 22/02066/FUL in which Planning Inspector attached condition 8 (Air Quality and Dust Management Plan (AQDMP)).

10.2 The Planning Inspector in Paragraph 68 of the Appeal Decision (Appendix i) states the following:

“Condition 8 requires the preparation and submission of an Air Quality and Dust Management Plan which is necessary in the interests of the living conditions of nearby occupiers including sensitive receptors such as NCPS. Further, in the interests of the

health, wellbeing and education of children, due to the proximity of the proposed development with NCPS, to make the development acceptable it is necessary to limit all demolition on the site to be carried out during school holidays.”

10.3 Following further consultation with NCPS and the Environmental Officer, the applicant has revised the submission in response to the points raised and provided the following information to support this discharge of condition application:

- Air Quality and Dust Management Plan dated 14 March 2025 (J10-13082D-10-8)
- Addendum to Section 5 and 7 of the Air Quality Dust Management Plan, Condition 8 (V4) (received 10th July 2025)
- Construction Dust Monitoring: Baseline Report dated 7th July 2025
- AQDMP – Best Practice Note

10.4 The application was deferred at the June 2025 planning committee by members to request more information on the term ‘best practice’ and ask the applicant to inform the school immediately of any exceedances of the alert levels.

10.5 Each part of the condition is to be commented on, in light of the information received and the comments on this application.

(a) Details of consultations with key receptors, particularly Newnham Croft Primary School, held prior to the discharge of the condition

10.6 In accordance with the condition, in October 2024, prior to the submission of this application, the applicant provided Newnham Croft Primary School (NCPS) with the draft AQDMP. NCPS provided a response to this draft in November 2024. Further responses from NCPS on further revisions of the AQDMP have been received during the course of this application.

10.7 Whilst it is disappointing that wider community engagement has not taken place prior to the discharge of condition application being submitted, during the application process [and upon the request of the Council], an online engagement event was held with local residents living along Owlstone Road. The details of questions raised and the consultants’ responses from this event have been shared with the Council and are available online.

10.8 On this basis, it is considered that the extent of consultations held with key receptors living nearby the application site (Newnham Croft Primary School and Owlstone Road residents) is acceptable and criterion (a) of this condition is satisfied.

(b) Site specific mitigation measures to be implemented to minimise dust and emissions upon residential properties and other sensitive receptors including Newnham Croft Primary School during demolition and construction. This should

take account of the findings of the construction dust risk assessment presented in the Air Quality Assessment and a baseline assessment of air quality on site. These measures should be in line with current Institute of Air Quality Management (IAQM) best practice

- 10.9 Table 1-1 of the AQDMP (dated 14th March 2025) outlines the risk of impacts without mitigation. This has been used to determine appropriate mitigation measures to control construction dust and air quality upon sensitive receptors.
- 10.10 To establish baseline air quality PM₁₀ (small airborne particles, more specifically particulate matter less than 10 micrometres in aerodynamic diameter) concentrations, monitors were installed in March 2025 (envisaged to be approximately three months prior to works starting on the site). These baseline air quality measurements demonstrate that (as expected) the current background PM₁₀ and PM_{2.5} levels on the site are low given the site's suburban location.
- 10.11 Section 3 of the AQDMP sets out the dust management measures to be applied. Following a formal consultation with the Council's Environmental Health Officer, the AQDMP states that along with reasonably generic mitigation measures in line with Institute of Air Quality Management (IAQM) guidance, during moderate or high wind conditions, demolition activities in close proximity to adjoining properties will cease. Moreover, any dust generating activities (associated with construction and earthworks) during periods of high wind speeds will stop.
- 10.12 The dust management measures to be applied include implementing measures such as erecting solid barriers, using wet methods and dust suppression systems, avoiding the use of diesel/petrol generators and the efficient removal of waste materials from the site.
- 10.13 Whilst NCPS comments regarding 'best practice' are noted, the application submission has employed appropriate mitigation measures based on relevant guidance including the IAQM guidance and goes above and beyond what would be expected for medium risk sites by incorporating elements suitable for higher-risk sites. On this basis, officers consider that best practice has been demonstrated.
- 10.14 In consultation with the Environmental Health Officer, it is considered that the proposed mitigation measures are suitable to minimise dust and emission impacts upon sensitive receptors in line with the IAQM guidance and the measures employed represent 'best practice'. Criterion (b) of this condition is therefore satisfied.

(c) Site and equipment layout plan, identifying the proximity of sensitive receptors, the location of site entrance / exit, wheel washing facilities, hard standing, and stockpiles

- 10.15 Section 4 of the AQDMP (dated 14th March 2025) provides a layout plan showing the proximity of sensitive receptors along Owlstone Road in addition to Newnham Croft Primary School (NCPS) including the school's outside classroom. The location of the site entrance/exit in the south-western corner is annotated whilst hardstanding (including temporary hardstanding) is shown in which construction stockpiles and mortar silos will be stored. The wheel wash facility in addition to storage containers and skips will be located within the construction compound near the entrance to the application site as shown.
- 10.16 Previous NCPS comments concerning the siting and nature of equipment have been noted. Section 4 provides a list of anticipated equipment to be used on site with the distance between non-road mobile machinery (NRMM) and sensitive receptors to be maximised as far as possible.
- 10.17 Following consultation with the Council's Environmental Health Officer, it is considered that the AQDMP on NRMM with regards minimising use along the northern boundary adjacent to the school and maximising the distance to sensitive receptors is acceptable and in accordance with the best practice guidance.
- 10.18 On this basis, criterion (c) is therefore satisfied.

*(d) Details of phasing of demolition and construction works, including timetable.
The timetable should restrict all demolition works to school holidays*

- 10.19 Section 5 of the AQDMP states that the development will be undertaken in a single phase in accordance with condition 3 (phasing plan).
- 10.20 Condition 5 (Construction/demolition hours) is of relevance given that this restricts development between 8am and 6pm Monday to Friday and between 8am and 1pm on Saturday only.
- 10.21 In accordance with the condition requirement, all demolition works will be undertaken during the school holidays. NCPS comments concerning asbestos removal as part of this application are noted, and the applicant has clarified that this will take place in school holidays, envisaged to take place in the NCPS school summer holidays (24th July-30th August 2025), these dates are reflected in the AQDMP.
- 10.22 Whilst the development cannot commence until all pre-commencement conditions have been discharged, on the basis that all remaining pre-commencement are discharged in time, the AQDMP states that the anticipated start date for the project is 28th July 2025.
- 10.23 The NCPS and local member comments concerning the need for a timetable to demonstrate the scheduling of works are acknowledged. An addendum to Section 5 of the AQDMP has been submitted which provides a demolition and construction timetable. Whilst this provides anticipated timeframes, the timetable cannot be fixed as this will be affected by

variables such as wind speed which may require works to be temporarily paused.

- 10.24 With regards to the demolition works to Block D, Block A and the concrete slab including the garden store, demolition will within school holidays. Demolition is anticipated to be within the 2025 summer holidays and reference to the NCPS school holiday times has been reflected in the AQDMP. As the addendum demonstrates, it is expected that the demolition to Block A extensions will take approximately 5 weeks, whilst simultaneously demolition to Block D and ancillary buildings will take approximately 4 weeks.
- 10.25 Given the tendency for prolonged warm and dry periods during July and August, following consultation with the Council's Environmental Health Officer, it is considered that careful monitoring and mitigation measures will need to be implemented as per the best practice guidance.
- 10.26 The construction timetable also demonstrates that during the summer holidays, other construction activities such as works to Blocks A & B and the cut and fill to the overall site will be ongoing, extending into school term time. Construction works will also commence to the new substation and the new terrace buildings. It is envisaged that works to Block A and B (including extensions) will take an estimated 93 weeks and the new terrace buildings will take approximately 87 weeks. However, as indicated previously, variables such as adverse weather conditions may affect these timescales.
- 10.27 The addendum submitted additionally states that if there is likely to be any material change in the timetable as set out, an updated timetable will be provided to the Local Planning Authority and the local community will be updated.
- 10.28 On the basis of submission, the timetable provided is considered to be acceptable in relation to anticipated air quality and dust impacts on sensitive receptors and provides sufficient information in accordance with criterion (d).

(e) roles and responsibilities in the event of dust episodes or complaints arising

- 10.29 Roles and responsibilities for the site manager and all staff are detailed within Section 6 of the AQDMP.
- 10.30 The AQDMP states that the contractor's head office and site manager's contact details will be displayed at the site entrance so in the event of a dust episode or complaints arise, a procedure is in place to deal with these.
- 10.31 Inspections, observations, meteorological conditions and visual monitoring may identify occasions when dust emissions or abnormal emissions occur. The site's manager's response to dust episodes is detailed within Section

8 of the AQDMP which states that all significant dust events will be investigated, addressed and additional mitigation measures implemented or operations temporarily suspended or modified to prevent reoccurrence.

10.32 With regards to the response to complaints. the site manager will record, respond to and follow up all complaints including ensuring that suitably qualified personnel are available to respond at all times. The procedure is detailed within Section 8 of the AQDMP and is considered acceptable to officers. In addition, Cambridge City Council will be notified that a complaint has been received, notified of the investigation's findings and any remedial measures taken.

10.33 Following a formal consultation with the Council's Environmental Health Officer, there is no objection to these roles and responsibilities, and it is considered that criterion (e) is satisfied.

f) the dust monitoring strategy, including type, number and location of monitors and the appropriate exceedance level

10.34 Section 7 of the AQDMP details the proposed monitoring strategy. Further to consultation with NCPS and the Environmental Health Officer, the number of monitors has been increased with two monitors now proposed to be located close to NCPS to the north (one of which is adjacent to the school playing field) and one monitor located close to residential receptors to the south-west. Three monitors will therefore be provided in total.

10.35 NCPS comments with regards baseline monitoring are noted. In order to understand existing conditions more accurately, monitors were installed in March 2025, approximately three months prior to the works starting on the site to establish baseline PM₁₀ and PM_{2.5} concentrations, and these monitors will be in place for the duration of demolition and construction phases. The baseline monitoring results have now been submitted.

10.36 Section 7 of the AQDMP also sets out the site action levels (SALs) to be in place for the duration of the works. An alert level will not be set for PM_{2.5} concentrations, however, given that there is no published guidance on PM_{2.5} limits for construction, given that this lower particle size would be included in coarse PM concentrations and on the basis that construction/demolition emits a higher proportion of coarse particles than fine, the applicant's justification is accepted by the Environmental Health Officer.

10.37 The AQDMP advises a "lower alert" level, which is 150 µg/m³ (Microgrammes per cubic metre) as a 1 hour average and a "site action level" (SAL) for PM₁₀ will be the IAQM (2018) recommended level of 190 µg/m³ as a 1 hour average.

10.38 Whilst NCPS has requested lower concentration thresholds based on a case study in London, these site-specific SAL were used on the basis of a 10-year construction programme, the development was located in an area

of existing poor air quality and there were specific concerns regarding spore release from aged brickwork. Moreover, this scheme was determined prior to the 2018 IAQM guidance being published and this 2018 guidance is based on extensive research and an SAL of 190 µg/m³ as a 1-hour average.

- 10.39 On the basis of latest IAQM guidance, given that construction at Owlstone Croft is envisaged to take approximately 2 years and the existing site has a good air quality, in consultation with the Environmental Health Officer, the proposed SAL of 190 µg/m³ as a 1 hour average is appropriate for the proposed development.
- 10.40 The AQDMP states that Cambridge City Council's Environmental Health Officers will be provided with access to the monitoring data upon request which is considered acceptable. In addition, monthly monitoring report will be provided to the Council and NCPS summarising the data collected during the previous month and identifying the cause of any exceedance of the SAL and details of additional mitigation measured.
- 10.41 With regards to dust soiling, regular visual inspections will also take place and inspection logs made available to Cambridge City Council upon request.
- 10.42 Whilst previous NCPS comments suggesting that a third party takes responsibility for monitoring and alerts, in discussion with the Environmental Health Officer, the revised monitoring strategy and responsibilities as set out are considered suitable.
- 10.43 Previous NCPS comments regarding the need for more regular monitoring have been taken into account in the revised AQDMP. The AQDMP states that additional location-specific monitoring will be discussed with Cambridge City Council in the event that substantiated complaints are received or at the request of Council following any justified complaints. In addition, any monitoring required will continue until the complaint is resolved, the satisfaction of Cambridge City Council.
- 10.44 Following a formal consultation with the Council's Environmental Health Officer, there is no objection to the dust management strategy and it is considered that criterion (f) is satisfied.

(g) the approach to be taken should the exceedance level be exceeded.

- 10.45 Previous NCPS comments concerning site action levels (SAL) and actions are noted. The AQDMP advises that "site action level" (SAL) for PM₁₀ will be the IAQM (2018) recommended level of 190 µg/m³ as a 1 hour average. In the event that this SAL exceeded, the Site Manager will investigate the current works, and if dust is due to works on site, then works will stop immediately to enable a risk assessment to establish the extent of the alert and what mitigation measures are required to reduce these concentrations.

- 10.46 If the SAL exceeded is a “lower alert” level, which is 150 µg/m³ as a 1 hour average, then the Site Manager will investigate the current works on site, assess the cause and implement additional mitigation including using alternative methods.
- 10.47 Following regular visual inspections and in the event that significant dust on the site boundary is identified/recorded, investigation/remedial action will be taken and operations modified to avoid an activity from repeatedly causing unacceptable dust emissions. Additional mitigation measures may be triggered by adverse weather forecasts such as long periods of dry weather and/or high wind speeds. In these cases, water suppression will be used liberally and in advance in order to prevent dust emissions beyond the site boundary.
- 10.48 NCPS comments querying the speed of responsiveness and the request for live data to be provided to the school to allow for example children to be moved to another location is noted. Members deferred the application from the June 2025 on these grounds and in response the AQDMP has been further amended to include the immediate notification to NCPS in the event that the “lower alert” level is triggered.
- 10.49 **Other Matters**
- 10.50 Paradise Local Nature Reserve is considered to be a sensitive receptor for both airborne dust and from waterborne pollutants. Third parties concern on this potential issue are noted. Following a formal consultation with the Council’s Nature Conservation Officer, it considered that the measures outlined in the Construction Ecological Management Plan (discharged under application 22/02066/CONDI) satisfactorily addresses the risk to ecological receptors and is appropriately cross-referenced within the AQDMP submission.
- 10.51 Additional NCPS comments are acknowledged and where appropriate in consultation with the Environmental Health Officer have been addressed as part of the revised AQDMP.
- 10.52 The local member’s comments regarding this submission are noted. The information has been assessed against the requirements of this condition and is deemed to be acceptable on this basis.
- 10.53 **Conclusion**
- 10.54 Officers consider that the information provided is in accordance with the appropriate Institute of Air Quality Management (IAQM) and constitute ‘best practice’. Site specific mitigation measures as detailed 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. The

details submitted are therefore acceptable and in conformity with the reasons and policy requirements.

11.0 Recommendation

11.1 Approval of the following details:

- Air Quality and Dust Management Plan dated 14 March 2025 (J10-13082D-10-8)
- Addendum to Section 5 and 7 of the Air Quality Dust Management Plan, Condition 8 (V4) (received 10th July 2025)
- Construction Dust Monitoring: Baseline Report dated 7th July 2025
- AQDMP – Best Practice Note

Background Papers:

The following list contains links to the documents on the Council's website and / or an indication as to where hard copies can be inspected.

- Cambridge Local Plan 2018
- Cambridge Local Plan SPDs

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Appeal Decision

Inquiry Held 26 - 29 September and 3 - 6 October 2023

Site visit made on 28 September 2023

by Philip Mileham BA (Hons) MA MRTPI

an Inspector appointed by the Secretary of State

Decision date: 15th November 2023

Appeal Ref: APP/Q0505/W/23/3323130

Owlstone Croft, Owlstone Road, Cambridge CB3 9JJ

- The appeal is made under section 78 of the Town and Country Planning Act 1990 against a refusal to grant planning permission.
 - The appeal is made by The Queen's College of St. Margaret and St. Bernard against the decision of Cambridge City Council.
 - The application Ref 22/02066/FUL, dated 22 April 2022, was refused by notice dated 13 January 2023.
 - The development proposed is described as the demolition (in a conservation area) of nursery building and part of outbuildings; partial demolition, refurbishment and extension of other existing college buildings and the erection of four accommodation blocks containing 60 rooms for postgraduate students; associated landscaping, car and cycle parking, refuse and other storage and new electricity substation within outbuildings.
-

Decision

1. The appeal is allowed and planning permission is granted for the demolition (in a conservation area) of nursery building and part of outbuildings; partial demolition, refurbishment and extension of other existing college buildings and the erection of four accommodation blocks containing 60 rooms for postgraduate students; associated landscaping, car and cycle parking, refuse and other storage and new electricity substation within outbuildings at Owlstone Croft, Owlstone Road, Cambridge CB3 9JJ in accordance with the terms of the application, Ref 22/02066/FUL, dated 22 April 2022, subject to the conditions set out in the attached schedule at Annex A.

Preliminary matters

2. During the course of the Inquiry, it was identified that part of the appeal site along its eastern boundary falls within the designation of Protected Open Space (POS) which was not otherwise referenced on the Council's decision notice. I have therefore addressed this point as part of my consideration of the first main issue.
3. A Statement of Common Ground (SoCG) between the appellant and the Council confirmed that the first part of reason for refusal number 3 relating to the layout of the proposal for future students adversely affecting the ecological relationship with the Paradise Local Nature Reserve (PLNR) was no longer being pursued by the Council (or indeed any other parties to this appeal).

4. Since the appeal was lodged, the Government has published a revised National Planning Policy Framework (the Framework) in September 2023. The parties did not indicate that any of the new or amended paragraphs of the Framework were of relevance to this appeal nor have any paragraph numbers of relevance to this appeal altered. However, I have nonetheless had regard to the latest iteration of the Framework in reaching my decision.
5. The Friends of Paradise Nature Reserve (FPNR) and Newnham Croft Primary School (NCPS) were both granted Rule 6 status and took part as main parties to the appeal.
6. A legal agreement has been submitted along with this appeal which secures a number of planning obligations and I discuss these later in my decision.
7. The final sitting day of the Inquiry was 6 October 2023. It was agreed that the final signed planning obligation was to be submitted by not later than 16 October and this was subsequently provided on 12 October.

Main Issues

8. The main issues are the effect of the proposed development on:
 - the character and appearance of the area;
 - the recreational and amenity value of the Paradise Local Nature Reserve; and
 - ecology and biodiversity having regard to the Paradise Local Nature Reserve.
9. The decision will also consider any benefits that would arise from the proposed development and this forms part of my conclusions as set out below.

Reasons

Character and appearance

10. The appeal site comprises a number of existing buildings including the Owlstone House building (referred to as block A on the plans) which has previously been subject to a number of alterations. To the immediate south of Owlstone House is a four-storey accommodation block (block B on the plans) and to the southern end of the site is a part two-storey building finished with a light-coloured external render which has a nursery school on the ground floor and accommodation at first floor level. The site also includes a large area of formal managed lawn with some planted borders and is bordered to its east by the Paradise Local Nature Reserve (PLNR) and to the north by the Newnham Croft Primary School (NCPS). The appeal site has an institutional character, distinct from that of the surrounding streets which are themselves characterised by longer rows of terraced properties of predominantly two storeys.
11. The proposal would result in the development of four new accommodation blocks, described as 2 and a half storeys high. Block T4 as it is referred to on the plans would be located to the south of the site and replace the nursery building. The block would be around 16.6 metres high to the eaves line and around 19.4 metres high to the ridge with the uppermost floor comprising of accommodation within a mansard roof. The height of block T4 would be greater

than that of the terraced properties in nearby streets including Owlstone Road. Although the eaves and ridge would be in excess of the prevailing character of dwellings in the area, the accommodation blocks would not be read as part of a single street-scene. Instead, the proposed accommodation blocks would be read in the context of the appeal site itself which as set out above, includes Owlstone House but also the existing four storey accommodation on site. As a result, I do not find the height of the proposed accommodation blocks to be harmful.

12. The eastern elevation of Block T4 would be sited closer to the boundary of the site with the PLNR than the existing nursery. This would result in a building that would be more prominent than the existing building when viewed from the boardwalk within the PLNR. The appeal site slopes gradually towards the PLNR and Block T4 would have a finished floor level above that of the boardwalk within the PLNR. However, the eastern gable of the Block T4 would be narrower than the width of the existing nursery building. Therefore, although it would be both taller and closer to the PLNR than the nursery, the width of the gable would limit the sense of bulk arising from its height and massing. The light-coloured render of the existing nursery building currently draws attention to itself when viewed from the boardwalk within the PLNR. However, the proposed eastern gable of Block T4 would be faced with brick which would provide a more subtle and less stark elevation than currently experienced from the boardwalk. The accommodation blocks would not be a copy of the design characteristics in the wider area, but would, in terms of their design and layout, respond positively to their context as an educational institution and would not result in a stark and overbearing elevation adjacent the PLNR.
13. Concerns were raised that the scheme would fail to be subservient to the PLNR. The existing lawned area within the appeal site is a highly managed outdoor space with planted borders. The lawn and grounds of Owlstone Croft provide a clear visual contrast to the more enclosed, wild and unmanaged PLNR to its east. The appeal proposal would result in the development of the lawned area of the site due to the terraced accommodation blocks. However, the appeal site's formal managed lawn and grounds do not currently exhibit any existing subservient characteristics to the PLNR, instead, it is more representative of a large residential garden which would not be unexpected in an urban edge environment. As such, there would be no harm in respect of subservience arising from its development.
14. During the Inquiry, it was identified that a narrow part of the appeal site along the eastern boundary is included within an area of designated Protected Open Space (POS) which also covers the PLNR¹. Policy 67 of the Cambridge Local Plan (2018) (the CLP) seeks to protect, amongst other things, the character of POS. There are currently three poplar trees (Ref G002) and two ash trees (T008, and T009) within this strip of land on the eastern boundary of the site which would be removed as part of the proposed development. The PLNR is characterised by, amongst other things, its dense woodland and resulting sense of enclosure. The removal of the trees would result in the loss of a component of the character of the PLNR as designated POS. Whilst the removal of the trees would adversely affect the small strip of POS within the appeal site, when viewed against the backdrop of the wider POS encompassing the PLNR, there would be no overall visual change in the character of the wider POS. I find no

¹ CD14.21 – Owlstone Croft Protected Open Space boundary

evidence that the character of the strip of POS on the appeal site should be considered separately to the PLNR as it is a single designation. The PLNR would continue to be viewed as an unmanaged woodland area. As I find the overall character of the POS would not be altered, the removal of the trees would not be harmful to the character of the POS and would thereby accord with Policy 67 of the CLP.

15. The three poplar trees have previously been pollarded and along with two ash trees on the eastern boundary of the site are identified in the Tree Survey² as being 'Category C' trees of low quality. Evidence was presented which indicates that the poplars are of a non-native species and have a lifespan of around 10 or more years. The trees have a reasonable lifespan remaining and although the poplars have been pollarded, they do make a modest positive contribution to the character of the area as part of the boundary between the appeal site and the PLNR. Policy 59(b) of the CLP seeks to ensure trees and habitats which contribute to the character and quality of an area are retained. Whilst the contribution of the trees is modest, their removal would nonetheless fail to accord with Policy 59(b) which expects proposals to demonstrate that existing features that positively contribute to the character and quality of an area are retained and protected.
16. From my site visit conducted during late summer when significant leaf coverage was still present, there are glimpsed views possible over the lawned area and across to Owlstone Croft from the boardwalk side of the PLNR into the site between existing gaps in vegetation. Policy 8 of the CLP seeks that landscape improvement proposals strengthen or recreate the well-defined and vegetated urban edge. Concerns were raised that the proposed landscaping would blur the boundary between the site and the PLNR harming the edge of the PLNR. However, the soft landscape plan indicates that there would be considerable native hedge planting along the eastern boundary, a significant proportion of which would be allowed to grow out. Some areas along the boundary would have deliberate gaps left, and these would allow framed views into the site from the boardwalk. The extent of the proposed hedge planting, whilst broken in places, would become established and although the verified views indicate this would take time mature, it would provide a well-defined vegetated edge along a majority of the eastern boundary. I find that the extent of landscaping, whilst changed, would not be harmful and would accord with the provisions of Policy 8 of the CLP.
17. The PLNR is located within the Green Belt which the Framework seeks to keep land permanently open and not approve inappropriate development. However, the proposed development would not be within the Green Belt and it is noted that there would be no direct Green Belt impact as a result of openness. The PLNR is predominantly characterised by dense woodland and there are some areas, such as those along the boardwalk, where there are gaps in the tree canopies where views of the lawn, Owlstone House and the nursery on the site can be seen. Despite the availability of some limited views into the site, I do not find that the boardwalk side of the PLNR to be particularly open even having regard to the proposed removal of the poplar and ash trees discussed above. Whilst the appeal development would be visible through the gaps in the proposed hedge planting, this would allow views of and in between the proposed accommodation blocks. Whilst the terrace blocks would be closer to

² CD1.13 – Tree Survey AIA and method statement and tree protection plan

the PLNR on the boardwalk side than the existing development on site, due to the spacing of the blocks and the ability to gain longer views in between, there would be no harmful reduction to the sense of openness.

18. The proposed development would create an area of damp meadow along the eastern boundary of the site. The damp meadow would link to the existing ditch which provides, amongst other things, a visual cue to the presence of the nearby wet woodland of the PLNR. The appeal proposal would include native trees of a range of sizes planted along the eastern boundary and interspersed within the damp and general meadow which would be created. The proposed soft landscaping which includes significant hedge planting would continue to provide a clear, albeit changed boundary between the site and the PLNR. The overall landscaping to the east of the site would respond to the wider context of the PLNR as a feature of natural importance which Policy 55 of the CLP expects development to demonstrate. Whilst the proposal would not accord with Policy 59(b), the use of native species within the proposed soft landscaping scheme is supported by Policy 59(g) and (h) of the CLP.
19. The proposal pulls at odds with two elements of Policy 59 as set out above. However, when considering the design of the scheme overall, the use of the cranked design for the terrace blocks would relate positively to the character and function of the site and its surrounding buildings, whilst the integration of outdoor spaces, public realm enhancement, design and use of materials would provide a high-quality development. Therefore, overall I find the proposal would accord with Policy 59 of the CLP.
20. The appeal site also forms part of the Newnham Croft Conservation Area (CA). Section 72(1) of the Planning (Listed Buildings and Conservation Areas) Act 1990 requires decision makers to have special regard to the desirability of preserving or enhancing the character or appearance of the Conservation Area, to which I attach considerable importance and weight.
21. The Newnham Croft Conservation Area Appraisal (CAA) identifies that the significance of the CA is derived from its open spaces as much as its buildings. The CAA also highlights the poor condition and general appearance of the Owlstone Croft site and buildings (noting the recent repairs to the gatehouse) as negative features, with the later additions to Owlstone House, the 4-storey accommodation block and the nursery buildings as features which detract from the conservation area.
22. The proposed development would result in significant additional built form on the current grassed land area, which may have been associated with the original garden setting of Owlstone Croft House. However, the removal of the nursery building and the later alterations to Owlstone House, which currently detract from the significance of the CA, would make a positive contribution to the character and appearance of the area. It is therefore common ground between the Council and the appellant that no harm would occur. Based on the evidence provided I agree, and find that overall, the proposal would enhance the character of the conservation area.
23. In conclusion, the proposal would therefore not result in harm to the character and appearance of the area. It would therefore accord with policies 8, 59 and 67 of the CLP for the reasons set out above. It would also accord with policies 55 and 56 which state that development will be supported where it responds

positively to its context and is designed to be attractive, high quality, accessible, inclusive and safe.

24. The proposal would, overall, accord with paragraph 130 of the Framework which seeks to, amongst other things, ensure developments function well and add to the overall quality of the areas and are visually attractive as a result of good architecture.

Recreational and amenity value

25. The PLNR is well used by local residents and visitors to the area but also provides a route between the Lammas land car park and the wider Newnham Croft area. The PLNR has a wider recreational value as it provides the opportunity for a range of activities to take place including walking and watching birds, bats and other species. The boardwalk side of the PLNR appears to be well-used and evidence indicated that the river walk side is also popular during warmer weather as a result of the attraction of the river environment of the Cam for boats, punts and canoes. The boardwalk side of the PLNR may be quieter during warmer months albeit users would still experience intermittent and transient noise from children using the outdoor area of the nursery and the Newnham Croft Primary School (NCPS) and its playing field. Noise would also be generated by existing students utilising the lawned area for recreation. Noise from these users may be limited, but the boardwalk side of the PLNR is not an entirely quiet and tranquil area, instead its character is impacted by these existing uses.
26. The existing lawn of the appeal site is currently used as recreation space for the students and gatherings can currently take place informally on this area. The proposed development includes outdoor seating areas for each of the accommodation blocks and these would be relatively self-contained and landscaped. Whilst students could make use of other areas within the site which also serve as part of the landscaping, wet meadow or drainage network, the outdoor courtyard seating areas would act as honeypot features for socialising. In respect of the outdoor area for block T4 which would be close to the boundary with the PLNR, the extent of proposed hedge and tree planting in this part of the site would, over time, screen the seating area from the boardwalk. This part of the appeal site experiences some noise as a result of the nursery and noise could be generated by future occupants of the development, albeit this may be at different times, such as later into the evening. However, the extent of proposed screening within the site boundary combined with the depth of vegetation between the boundary of the PLNR and the boardwalk would serve to reduce the visibility and audibility of future occupiers using the proposed seating.
27. Concerns were raised that the proposed development would result in additional noise from future occupiers which would harm the recreation and amenity value of the PLNR. The proposal would result in a net gain of around 45 units accommodated on site, and therefore there would be additional students using the site. The proposed development includes a meadowed area to the east of the site, as well as a number of outdoor seating spaces located to the south of each of the four proposed new accommodation blocks (T1-4). There would also be further space in an area of land to the north of block T1 where students may also gather. Whilst the presence of additional people on site would be evident from the PLNR, there is no clear evidence presented that there would be an

adverse impact arising from domestic paraphernalia or additional future occupiers on site. Furthermore, the Student Management Plan which would be secured by the proposed planning obligation would be capable of addressing any potential concerns regarding the behaviour of future occupiers in a way that would not be possible with conventional residential accommodation. I therefore do not consider there would be any detrimental impact on the tranquillity of the PLNR.

28. The existing views of buildings on the appeal site from the boardwalk, although glimpsed at the time of my visit when the vegetation is verdant, provide a more formal outlook from the edge of the PLNR. The lawned grounds of the appeal site have an appearance akin to a large managed residential garden with views of the nursery close to the boardwalk and Owlstone Croft further away. The proposed terrace blocks would significantly increase the amount of built development on site, however, the spacing of the terrace blocks and gaps in the boundary planting would continue to allow for longer views of Owlstone House. The boardwalk side of the PLNR would continue to be influenced by a more formal and managed outlook as a result of the proposed development, but the overall character of the PLNR as an unmanaged woodland would not be altered. The existing buildings on site do not currently have any adverse impact on the PLNR, nonetheless, I find no clear evidence as to how the presence of additional buildings would directly, or indirectly harm the recreational amenity of the reserve.
29. In light of the above, the proposal would not result in harm to the recreation and amenity value of the PLNR. It would therefore accord with Policy 67 of the CLP which seeks to ensure, amongst other things, that proposals do not harm or lead to loss of open space of recreational importance.

Ecology and biodiversity

30. The PLNR is a designated Local Nature Reserve (LNR) and is home to, amongst other things, a number of species of bats including Barbastelle which are amongst the rarest bats found within the United Kingdom. There is no dispute that Barbastelle passes have been recorded by the appellant and FPNR in their evidence. Although there is disagreement on the adequacy of survey efforts undertaken, it is clear that there is consistent bat activity at the boundary of the appeal site and the PLNR.
31. Concerns were raised that the proposed development was not accompanied by an Ecological Impact Assessment (EcIA) and a thorough assessment of the effects of the proposal had not been undertaken. Paragraph 7.66 of the supporting text to Policy 69 of the CLP indicates that where development is proposed within, adjoining or which will otherwise affect a locally designated nature conservation site (such as the PLNR), comprehensive surveys of the historic and existing biodiversity importance, and professional ecological assessment of the proposed development and measures to protect and enhance habitat or species will be required. Furthermore, Policy 70 of the CLP sets out that where development is proposed adjoining a site hosting priority species and habitats, an assessment will be required covering the issues set out in criteria e-h.
32. The appellants have not provided a single EcIA but have produced a Preliminary Ecological Appraisal (PEA) along with a Preliminary Roost Assessment and Nocturnal Bat Survey which included dusk emergence and

dawn re-entry surveys. The additional studies include an evaluation of impacts and the studies clearly indicate that they are based on combined information and provide recommendations, including in respect of lighting. Although there is no other survey in relation to protected species within the PLNR other than bats, the PEA nonetheless indicates at paragraph 3.3 that it has assessed the interconnectivity of suitable habitats, which would include the adjacent PLNR. Furthermore, the protected species scoping survey section at paragraph 4.3 of the PEA considered the potential to support each species category, whilst section 5 considered off-site habitats and set out recommendations.

33. The PEA and subsequent reports set out above collectively provide a professional assessment of relevant ecological information, including the status of bats and the impact of the appeal proposal. I find nothing within the text of either Policy 69 or 70 which expressly requires a single EcIA, and whilst the Council's Biodiversity Supplementary Planning Document (SPD) includes a requirement for an EcIA, this is included in the requirements for validation. The appeal scheme was originally validated by the Council without an EcIA, and although the SPD can be given weight, it cannot introduce policy content to require an EcIA that is not otherwise present within the Development Plan. As such, I find that a suitable professional assessment has been carried out and thereby no conflict with Policies 69 and 70 of the CLP in this regard.
34. In regard to the loss of poplars on ecology, the trees were identified in evidence as having importance for Barbastelle as potential roost features and for their vertical complexity in terms of available food sources for bats. The proposed damp meadow to the east of the appeal site would provide opportunities for insects although it was suggested this may be less preferable to Barbastelle than other species. Whilst there may be some difference in the ecological value of the poplars when considered against the proposed damp meadow, the proposed damp meadow would nonetheless provide opportunities for a range of insect prey that would support bats, including Barbastelle. Although concerns were raised that the damp meadow would potentially attract other bat species and place Barbastelle at competitive disadvantage, there is no clear evidence that the location of the damp meadow adjacent to the ditch and boundary with the PLNR would have this effect.
35. I turn now to the matter of lighting on protected species, particularly in respect of Barbastelle bats which are a light-sensitive species. The Institute of Lighting Professionals (ILP) Guidance Note 08/18³ recommends that where bats are identified, lighting levels are kept to 'complete darkness', and a lighting level of 0.4 lux on the vertical plane would be an appropriate level. There is no dispute between the parties that there would be no harm to bats if the lighting levels could be kept below this level on the boundary of the site with the PLNR. The appellant's modelled lighting scheme shows that around 3.5% of the 1,800 points on the vertical plane south of proposed accommodation block T4 would exceed the 0.4 lux level showing a maximum of 0.55 lux at a vertical plane around 15m from the southern edge of T4⁴. The points which would currently exceed the proposed condition principally relate to light emanating from the south elevation of block T4. However, this exceedance is based on a modelled initial lighting scheme rather than a final scheme and which the lighting design

³ CD13.10 ILP GN08/18 – Bats and artificial lighting in the UK

⁴ CD1.25 – Lighting design parameter plan and modelling (Pg 14)

and parameter plan modelling states would be a worst-case scenario with all interior and exterior lights on and no vegetation.

36. The initial lighting scheme is based on recommended lux levels specified by the appellant's consulting engineers which in a number of instances require lux levels above ILP guidance levels. The appellant considers that the proposed lux levels could be reduced by 25% which would ensure that lighting on the boundary of the site would not exceed 0.4 lux. Concerns were raised that this proposed reduction would be inappropriate due to the potential harm to the living conditions of future occupiers due to the poor standard of living accommodation. However, as the modelled lighting levels are in excess of the ILP guidance in certain categories of internal living spaces, these levels could be reduced and still provide a lighting scheme in compliance with ILP guidelines. Furthermore, having regard to the points on the vertical plane within the initial assessment exceeding 0.4 lux, I find that the extent of exceedances to be limited even in a worst-case modelled scenario. Some parts of the site boundary would be several metres further to the south of the modelled plane, and therefore levels would further reduce towards the boundary as light levels decrease with distance.
37. The assessment of the baseline lighting levels particularly in respect of lighting at the nursery has been disputed. Evidence on behalf of the Friends of Paradise Nature Reserve (FPNR) indicated that lighting at the nursery may not be switched on and therefore baseline levels would be lower than identified by the appellant. However, even if baseline levels are at the levels the FPNR suggest, it was not disputed that the levels of lighting once operational are determinative as to whether harm would arise to protected species of bats. Even if there were an increase in light levels above the FPNR baseline, I am satisfied the proposal could be made acceptable subject to a proposed lighting condition requiring the scheme not exceeding 0.4 lux.
38. In order to ensure the proposed development would not harm ecology as a result of lighting, a condition has been suggested which would require the proposal to not exceed 0.4 lux at the boundary. Taking into account the ability to reduce lux levels whilst remaining within appropriate lighting guidance, I am satisfied a compliant lighting scheme could be achieved which would meet the proposed condition of not exceeding 0.4 lux at the boundary. Furthermore, there is additional planting proposed to the south of block T4 which would help to mitigate the extent of light at the boundary.
39. There is disagreement on submitted amendments to the draft lighting condition and whether it could be adequately monitored or enforced. This was particularly highlighted having regard to the potential for future occupiers to bring in their own lamps and lighting either in bedrooms/ study rooms or in other outdoor areas, especially that associated with block T4 which is closest to PLNR. A condition would be capable of addressing this issue albeit I consider it is necessary for the condition to include the requirement for a baseline position to be established. This is due to evidence given during the Inquiry which indicated that in some instances, the brightness of a full moon could result in readings of greater than 0.4 lux being recorded at the site boundary even if no artificial light was present.
40. No evidence was presented during the Inquiry as to how future students may adversely affect the ecological relationship with the PLNR. The proposed

development would be largely self-contained and whilst future students may use outdoor space for recreation, the proposed damp meadow along the boundary with the PLNR would be less attractive for students and would therefore minimise activity along this part of the boundary, and thereby avoiding any harm to the ecological relationship with the PLNR.

41. An additional condition was suggested during the Inquiry to include the control of lighting in the student management plan. Unlike a private market dwelling, due to the managed nature of the proposed accommodation, the potential use of portable lighting is a matter that is capable of being controlled. I find such a condition to be necessary in order ensure that there would be no harm to protected species arising from any portable additional lighting not otherwise addressed by a lighting scheme.
42. My attention was drawn to a recent appeal decision at 18 Adams Road (APP/Q0505/W/22/3299064) adjacent to the Adams Road Bird Sanctuary which is a County Wildlife Site. In that decision, the Inspector noted that there was no evaluation of the appeal site's potential role as a buffer to the nearby County Wildlife Site. Furthermore, the Inspector considered there was no demonstration of the role of the site for feeding, sheltering or breeding of amphibian, mammal and invertebrate species. The Inspector in that case had no particular evidence that proposed conditions would be capable of overcoming the specific harm. That is not the case in this appeal where there are further surveys and assessments which follow from the PEA, and agreement that controlling lighting levels would avoid harm to bats. Therefore, the circumstances in that decision are materially different to those before me.
43. I therefore conclude that, subject to the imposition of a suitably worded condition to limit lighting levels, the proposal would not result in harm to ecology and biodiversity having regard to the Paradise Local Nature Reserve. It would therefore accord with Policies 55, 69 and 70 of the CLP which seek to ensure development responds positively to features of natural importance on or close to the site, will not have an adverse effect on a site of biodiversity importance and protects priority species and habitats.
44. As I find there would be no harm to ecology, the proposal would also accord with paragraphs 174 and 180 of the Framework which seek to, amongst other things, minimise impacts on and provide net gains for biodiversity and avoid, mitigate or compensate any significant harm to biodiversity and protect priority species and habitats.

Other matters

Traffic and transport

45. The appeal proposal would be accessed via Short Lane which is an unadopted highway. Concerns were raised that there is insufficient width in the local highway network to accommodate construction traffic and larger delivery vehicles. Whilst parts of the local highway network are narrow, there would be sufficient width to allow construction vehicles to access the site. However, due to the presence of on-street parking particularly along Short Lane, if construction traffic is not managed appropriately, it could result in harm to highway safety including conflict with pedestrians. The effects of construction traffic could be controlled via planning conditions to manage delivery routes and the timing of deliveries. In respect of the movement of larger vehicles, the

use of bankspersons would provide satisfactory control over their movement to and from the site which can be secured via a traffic management condition. Therefore, I am satisfied that subject to the imposition of such conditions, any harms can be mitigated during the construction period.

46. My attention was drawn to concerns regarding the effect of traffic movements once the scheme is operational as a result of delivery vehicles, predominantly from online retailers visiting the site. Whilst there may be an increase in the number of delivery vehicles accessing the site as a result of the increase in students, no concerns have been raised by the local highway authority in respect of traffic movements from this source. Furthermore, popular online retailers are likely to group deliveries together to the same location for their own reasons of efficiency which may serve to limit the number of movements to and from the site.
47. The proposed loss of the existing nursery would remove a number of vehicle movements from the local area. This would be expected during the morning and afternoon peaks once the site is operational having regard to the existing vehicle movements associated with the drop-off and collection of children at the nursery. This reduction would offset any limited increase that might arise from delivery vehicles to the site. As such, I find there would be no harm in this regard.

Effect on Newnham Croft Primary School

48. The proposed development includes a number of alterations and extensions to Owlstone House which is sited directly to the south of Newnham Croft Primary School (NCPS). An existing tall brick wall forms the boundary between the NCPS and Owlstone House itself. Concerns were raised that the construction of the appeal proposal would adversely impact the health of the children due to dust and particulate emissions as well as cause disturbance to their learning due to noise. The land within the school immediately north of Owlstone House is used as an outdoor classroom where the youngest year group within the school are taught. However, the control of construction and demolition emissions and noise are matters which are capable of being addressed by the imposition of suitable planning conditions which I assess below.
49. NCPS have raised safeguarding concerns as a result of construction, but also in relation to future occupiers of the site utilising the proposed gathering lawn to the north of accommodation block T1. Safeguarding concerns during construction can be addressed via condition to ensure a solid fence is erected along the school boundary for its duration. This existing lawned area contains no restriction about where and when students may use the lawn and this would be no different to the 'gathering lawn' area to the north of block T1 which would be visible by children playing in the trees along the boundary in the same way as the current lawn. As such, a condition to erect permanent screening is not necessary to make the proposed development acceptable in planning terms.

Flood risk and drainage

50. Concerns have been identified that the proposal would fail to provide an appropriate approach to the use of attenuation ponds for surface water

infiltration. The Flood Risk and Drainage report⁵ identifies that the proposed attenuation ponds are not infiltration devices and do not rely on such for discharging surface water. The report states that ground conditions are unsuitable for point infiltration of surface water, identifies that water storage capacity in the proposed porous paving will minimise the flows and volume of surface water discharging into the watercourse.

51. There is disagreement as to the adequacy of groundwater monitoring data and therefore whether the drainage proposals would be effective. Proposed condition 18 requires, amongst other things, a surface water drainage scheme which would address run-off rates, details of the surface water system including attenuation and control measures and site investigation and test results to confirm infiltration rates. I also note that the Lead Local Flood Authority were content in their comments of 15th November 2022 for further groundwater testing to be undertaken at the detailed stage and recommended this be addressed via a proposed condition. As a result, I find the requirements within the proposed condition would be sufficient to address the outstanding surface water and drainage details.
52. In addition, concerns were raised that the absence of modelling of foundation design of the proposal could result in groundwater flows having adverse effects on matters such as landscape and ecology. There is no clear evidence that groundwater levels would reach ground level, and furthermore there is no indication that damp-proofing and accompanying mitigation measures would not be able to be utilised as part of the proposal's construction. This matter could be addressed by a proposed condition requiring the preparation of a detailed hydrological report which would provide an assessment of the effects of the development upon groundwater levels and the flow of groundwater locally. The proposed condition would also require the hydrological report to specifically consider and influence the foundation design of the proposal and I am satisfied that the imposition of planning conditions would therefore address these concerns.

Other considerations

53. Concerns were also raised regarding the impact of climate change on the proposed development being in a low-lying area. However, proposal has been designed to meet Passivhaus standards which would seek to minimise energy consumption and reduce the proposals' contribution to climate change. The Flood Risk Assessment has modelled the effects of climate change in respect of potential flood events including fluvial flooding. Therefore, I am satisfied that the implications of climate change have been satisfactorily addressed in this regard.
54. Concerns have been raised regarding the removal of the existing nursery on site. However, the nursery is also run by the appellant who has confirmed that this is to be relocated to a new site for which planning permission has been sought. The replacement of the nursery is to be restricted until such time that a replacement nursery has been provided and this will be secured by a planning condition which is necessary to make the development acceptable.
55. Reference was made to the need for the proposal having regard to the recent purchase by the appellant of a property referred to as 12-14 Grange Road

⁵ CD1.29A, B and C – Flood Risk and Drainage report

which has capacity of approximately 35 student bedrooms. However, it is noted the property at Grange Road is to be used as 'decant' accommodation whilst other college accommodation buildings are being refurbished. There is no disagreement that the Council can demonstrate a 5 year housing land supply as required by the Framework and the extent of accommodation required for postgraduate students would not be fully met by the appeal proposal, or Grange Road.

56. Concerns have been raised that the proposal would result in harmful overshadowing of the PLNR. The transient shadow and sunlight amenity report shows some overshadowing to the PLNR when compared with the existing buildings on site, particularly after around 17:00 pm. In winter months longer transient shadows from both the existing and proposed buildings would be unavoidable due to the angle of the sun. Overall, I concur with the assessment findings that the effects of shadowing would be limited to short amounts of time during the day, and as a result, it would not be harmful.
57. In addition to the above, there is no disagreement between the Council and appellant that there would be any conflict with any development plan policies that would otherwise restrict the extent of student accommodation in the City. The proposed development would make provision for the net gain of 45 units of additional student accommodation, and there would be an accompanying release of accommodation used by post-graduate students elsewhere in the city back into the housing market. As I find no harm on main issues as set out above, this matter is not sufficient to justify dismissing the appeal.

Planning Obligation

58. The appeal is accompanied by a planning obligation made under section 106 of the Town and Country Planning Act (1990) that would secure a number of requirements.
59. The agreement includes a contribution of £11,200 towards primary healthcare in the area in order to contribute towards improvements in the capacity of General Practitioners surgeries. This is necessary in order to make the development acceptable in planning terms and is fairly and reasonably related in scale and kind.
60. The requirement in the obligation for a student management plan (SMP) is necessary in order to ensure that the behaviour of future occupiers, including amongst other things, noise and disturbance, anti-social behaviour and control over private vehicles on site can be appropriately managed. This is also necessary to make the development acceptable in planning terms.
61. The obligation includes a requirement to prepare an open space and ecological management and maintenance scheme. This is necessary in order to ensure that the open space and ecological improvements are managed appropriately for the lifetime of the development and is therefore necessary to make the development acceptable in planning terms.
62. The agreement includes a contribution of £3,200 towards the monitoring of obligations contained within the agreement. These have been calculated in accordance with the Council's latest standards. The planning obligations monitoring fee is therefore necessary to make the development acceptable in planning terms and is fairly and reasonably related in scale and kind.

63. Having regard to the evidence before me, including the Council's Community Infrastructure Levy (CIL) compliance statement, I am satisfied that the submitted planning obligations are necessary to make the development acceptable, are directly related to the proposal and fairly and reasonably related in scale and kind to the development. As such, they would accord with the requirements of paragraph 57 of the Framework and Regulation 122 of the CIL Regulations (2010).

Conditions

64. I have considered the conditions included in the schedule which were discussed and updated following a round table session during the Inquiry against the tests set out at paragraph 56 of the Framework, only including those which meet those tests subject to any minor amendments for clarity, consistency and enforceability. There are a number of pre-commencement conditions necessary which the appellant has agreed as required by the Town and Country Planning (Pre-commencement Conditions) Regulations 2018.
65. In addition to the standard time limit for the commencement of the development, and the specification of the plans on which this decision is made, a condition is necessary to provide a phasing strategy if there is to be more than one phase of development which is necessary due to the way the site may come forward. A further condition is necessary to specify the details of the materials to be used in order to exercise suitable control over the final appearance of the proposal.
66. In the interests of the living conditions of neighbouring residents and teaching conditions at NCPS, a condition is required to undertake a noise assessment of the proposal and identification of any mitigation as a result. For the same reasons, a condition is required to specify the hours of operation of powered machinery during construction or demolition, and a further condition to provide a noise and vibration impact assessment which will identify appropriate monitoring and mitigation measures.
67. In the interests of the living conditions of nearby residents, a condition is necessary in order to control the collection and timing of deliveries to the site. For the same reason, a condition is also required to provide details of any plant, equipment or machinery to control extraction, filtration and mitigation of potential odours.
68. Condition 8 requires the preparation and submission of an Air Quality and Dust Management Plan which is necessary in the interests of the living conditions of nearby occupiers including sensitive receptors such as NCPS. Further, in the interests of the health, wellbeing and education of children, due to the proximity of the proposed development with NCPS, to make the development acceptable it is necessary to limit all demolition on the site to be carried out during school holidays. Draft condition 8 limb (c) included a requirement for a solid fence to be erected having regard to sensitive receptors. However, the condition was not sufficiently precise and would not be effective, and as such, I have amended the requirement for a non-translucent solid fence to be a standalone condition (condition 35) with clearer requirements which is also necessary in the interests of safeguarding.
69. In the interests of human health, a condition is required in order to specify the actions that will take place should any unexpected contamination be identified

- during works on site. For the same reason, a condition is required in order to ensure no unsuitable excavated material is brought to site.
70. In the interests of the living conditions of nearby occupiers and the ecology and biodiversity of the PLNR, a condition is required to control noise in relation to any PA systems serving the proposed café and gymnasium.
71. In the interests of reducing vehicle emissions, a condition is necessary to ensure appropriate charging infrastructure is installed for electric vehicles.
72. In the interests of highway safety, conditions are required for the agreement of a traffic management plan to address construction traffic. For the same reason condition 15 is necessary to control the movement and operation of larger vehicles albeit I have amended the condition to remove an unnecessary tailpiece which may have otherwise allowed subsequent alterations if agreed in writing with the Council.
73. In the interests of the safety of future occupiers, a condition is required in order to secure the location and implementation of fire hydrants.
74. A condition is required to avoid harm to any features of archaeological interest to secure a programme of works and accompanying assessments of the investigation.
75. In order to ensure that surface water drainage is adequately controlled and to prevent flood risk and harm to the PLNR, a condition is required to secure a surface water drainage scheme and accompanying measures to be implemented. A separate condition is required in the interests of avoiding flood risk to provide details of how surface water run-off will be avoided during construction. A further condition is also required in the interests of on and off-site flood risk to prepare a hydrological assessment in respect of groundwater levels and flow of groundwater. This will also be required to assess the implications of the proposed development's foundation design and its potential impact on groundwater and groundwater flows.
76. A condition is required to ensure the proposed development is designed in accordance with the energy and carbon reduction strategy in order to reduce carbon dioxide emissions in the interests of reducing contributors to climate change. In the interests of water efficiency, a further condition is required to specify the water efficiency of the new accommodation blocks.
77. In order to ensure the proposed development is satisfactorily assimilated into the area and enhances biodiversity, a condition is required to provide the details of a hard and soft landscaping scheme.
78. In the interests of biodiversity, a condition is required to provide the details of the biodiverse roofs.
79. In order to protect trees that are to be retained as part of the development, a condition is required to provide an Arboricultural Method Statement (AMS) and Tree Protection Plan (TPP). An amended condition was suggested to provide details of a site meeting between a site manager and arboricultural consultant. However, this part of the proposed draft condition was not sufficiently precise and is not necessary to make the development acceptable as the required information would be contained in the AMS and TPP respectively. Therefore, I have amended condition 26 accordingly to remove reference to the meeting.

- For the same reason a condition requiring the implementation of identified tree protection measures is also necessary.
80. In order to minimise vehicle movements to and from the site by future occupiers, a condition requiring the preparation and subsequent implementation of a travel plan is necessary.
81. In order to ensure that nursery places are suitably retained, a condition requiring the retention of the nursery until a subsequent replacement has been provided is necessary.
82. A condition is required to prepare a Construction Ecological Management Plan (CEcMP) which shall also set out a lighting scheme in order to conserve and enhance ecological interests. Whilst FNPR suggest a number of amendments to the draft condition, these are overly prescriptive. Furthermore, the FPNR suggested amendments do not make suitable allowance for lighting for security purposes during construction and are therefore not imposed. For the same reason, condition 32 is necessary to secure a site wide Ecological Design Strategy including Biodiversity Net Gain provision.
83. A Landscape and Ecological Management Plan is necessary in the interests of ecology. For the same reason a condition requiring the provision of bat and bird boxes is also necessary. Whilst there was discussion during the Inquiry regarding the potential for bat boxes to place a competitive disadvantage to Barbastelle bats as a result of Pipistrelle bats being more inclined to utilise boxes, the condition would nonetheless allow the location of these to be places to be agreed in parts of the site where they would be most appropriate. The condition therefore remains necessary.
84. In order to ensure there would be no harm to ecology and in the interests of the control of light pollution, condition 32 is necessary in order to ensure that light levels at the site boundary with the PLNR do not exceed 0.4 lux on the vertical plane. The condition also requires the submission of an approved baseline position which was the subject of considerable discussion during the Inquiry. In order to ensure the condition can be appropriately enforced without unnecessary judgements being relied on for expediency, a baseline position should be included in the condition to take into account circumstances where 0.4 lux could be exceeded as a result of moonlight and the use of baseline is supported by ILP GN08/18. The Council suggested further amendments to this draft condition requiring a monitoring report to address exceedances and any remediation, however these amendments are not necessary as the condition already specified that the scheme should set out the monitoring regime. Further amendments to the condition are also necessary to specify the need for an artificial lighting assessment to predict lighting levels at the site boundary.
85. An additional condition is also necessary in the interests of ecology and the control of lighting to require the student management plan (as set out in the legal agreement) to include controls relating to lighting in addition to those measures specified in the schedule to the legal agreement. This is a matter necessary to be controlled by condition as an amendment to the legal agreement could be secured during the Inquiry and is necessary to control the use of external lighting which may otherwise be brought on to the proposed development by future occupiers.

Conclusion

86. As set out in the main issue above, taking matters of character and appearance of the area in the round, I do not find harm on this issue. The removal of the trees would not alter the overall character of the POS and there would be no conflict with policy in this regard. Although the proposed development pulls at odds with Policy 59 of the CLP regarding the removal of trees, the policy overall seeks to ensure external spaces and landscaping are designed as an integral part of development proposals and supports high quality developments. The proposed native planting would be in accordance with other criteria of the policy, and the design overall relates well to the character of the area.
87. I find that the proposal would accord with other placemaking policies of the plan and would enhance the character or appearance of the CA. Furthermore, subject to the imposition of suitably worded conditions, I find no conflict with policies relating to ecology, protected species and sites of biodiversity importance. Development Plan policies can pull at odds, however, when considered in the round, in this case I find the proposal would accord with the Local Plan when read as a whole.
88. The proposal would also have economic, social and environmental benefits. Economic benefits would arise through jobs created as a result of the proposals' construction and within the accompanying supply chains which is of moderate weight. Social benefits would arise due to future occupiers utilising local shops and services, albeit the proposed units would replace the use of other accommodation elsewhere in the city.
89. There would also be environmental benefits through the construction of the blocks to Passivhaus standard and there would also be a benefit as a result of a 51% increase in Biodiversity Net Gain (BNG).
90. The proposal would result in the reuse of previously developed land which is supported by paragraph 120(c) of the Framework, to which I afford substantial weight.
91. Paragraph 11(c) of the Framework indicates that proposals that accord with an up-to-date development plan should be approved without delay. I therefore conclude that the proposal would accord with the development plan and that there are other considerations set out above which also weigh in its favour.
92. For the reasons given above I conclude that the appeal should be allowed.

Philip Mileham

INSPECTOR

APPEARANCES

FOR THE LOCAL PLANNING AUTHORITY:

Mr Emyr Jones
He called

Mr Gary Young BA (Hons) Dip Arch ARB RIBA - Design
Mr Jonathan Durward BSc (Hons) CEnv MCIEEM - Ecology
Mr Mike Spurgeon BSc (Hons) MSc MRTPI - Planning

FOR THE APPELLANT:

Mr Rupert Warren KC
He called

Mr James Turner BSc M. Arch PG Cert – Design
Mr Jack Marshall BA (Hons) DipLA CMLI –Landscape
Mr Will O'Connor MSc BSc CEng MCIEEM – Ecology
Dr Jon Burgess PhD MA (Arch Con) BPI BA (Hons) Dip Con MRTPI
IHBC – Planning
Mr Dominic Meyrick MSc - Lighting

FOR THE FRIENDS OF PARADISE NATURE RESERVE (RULE 6 PARTY):

Ms Noemi Byrd
She called

Mr Andrew Bryce
Dr Cosmin Ticleanu BSc PhD MSLL

FOR NEWNHAM CROFT PRIMARY SCHOOL (RULE 6 PARTY):

Mr Nicholas Whitehead – Health and Safety Governor
Dr Dani Redhead – Chair of Governors and Parent Governor
Emma Smith – Parent Governor

INTERESTED PERSONS:

Mrs Jean Bevan – South Newnham Neighbourhood Forum
Dr Olwen Williams
Mrs Janine Peterson – Resident
Wendy Blythe – Chair, Federation of Cambridge Residents Associations (FeCRA)
Professor Dr Robert Turner – Resident
Dr Alan James – Chairman, CPRE Cambridgeshire and Peterborough
Ian Rolls – Cambridge Friends of the Earth
Dr Jason Palmer
Mr David Carmona
Professor Tony Booth – Friends of the River Cam

Mrs Vyvyen Brendon
Mr Terry MacAlister - Resident
Mrs Janine Peterson
Ms Sarah Nicholas – Cambridge Past, Present and Future
Mr Bob Jarman

DOCUMENTS

- 1 CD14.12 Appellants opening statement
- 2 CD14.13 LPA opening statement
- 3 CD14.14 Opening Statement Newnham Croft Primary School
- 4 CD14.15 Opening Statement FPNR
- 5 CD14.16A FPNR Andrew Bryce Rebuttal
- 6 CD14.16B Appendix 1 FPNR Andrew Bryce Rebuttal
- 7 CD14.16C Appendix 2 FPNR Andrew Bryce Rebuttal
- 8 CD14.17 PNR Letter From Prof Sir Partha Dasgupta 150923
- 9 CD14.18 Response To GWP Consultants
- 10 CD14.19 Statement Of Common Ground Between Appellant And FPNR 27 September 2023
- 11 CD14.20 Bat Surveys For Professional Ecologists Good Practice Guidelines 4Th Edition
- 12 CD14.21 OCC Open Space Boundary 27092023
- 13 CD14.22 OCC LNR Boundary 27092023
- 14 CD14.23 (00) 002 Proposed Roof Plan Terrace 4
- 15 CD14.24 Statement Of Common Ground Redacted
- 16 CD14.25 Letter Of Support For The Development Redacted
- 17 CD14.26 LPA Draft Condition 34
- 18 CD14.27 LPA Draft Condition 26 28
- 19 CD14.28 FPNR Draft Lighting Condition
- 20 CD14.29 Draft Owlstone Planning Conditions 05.09 With Appellant Amends Following Initial Conditions Session
- 21 CD14.30 Appellant Updated Draft Condition 36
- 22 CD14.31 Owlstone Croft Appellant Closing Submissions 6.10.23
- 23 CD14.32 Owlstone Croft LPA Closing Submissions 6.10.23
- 24 Further written submission Mr David Carmona
- 25 Signed S106 legal agreement

Annex A – Schedule of conditions

- 1) The development hereby permitted shall be begun before the expiration of three years from the date of this permission.
- 2) The development hereby permitted shall be carried out in accordance with the following plans:
 - Proposed Site Plan (Drawing no. (00) 001)
 - Demolition Site Plan (Drawing no. (00) 020)
 - Proposed Roof Plan (Drawing no. (00) 002)
 - T01 – Ground Floor Plan (Drawing no. (00) 100)
 - T01 – First Floor Plan (Drawing no. (00) 101)
 - T01 – Second Floor Plan (Drawing no. (00) 102)
 - T01 – Roof Plan (Drawing no. (00) 103)
 - T02 – Ground Floor Plan (Drawing no. (00) 110)
 - T02 – First Floor Plan (Drawing no. (00) 111)
 - T02 – Second Floor Plan (Drawing no. (00) 112)
 - T02 – Roof Plan (Drawing no. (00) 113)
 - T03 – Ground Floor Plan (Drawing no. (00) 120)
 - T03 – First Floor Plan (Drawing no. (00) 121)
 - T03 – Second Floor Plan (Drawing no. (00) 122)
 - T03 – Roof Plan (Drawing no. (00) 123)
 - T04 – Ground Floor Plan (Drawing no. (00) 130)
 - T04 – First Floor Plan (Drawing no. (00) 131)
 - T04 – Second Floor Plan (Drawing no. (00) 132)
 - T04 – Roof Plan (Drawing no. (00) 133)
 - Block A Proposed Ground Floor Plan (Drawing no. (00) 150)
 - Block B Proposed Ground Floor Plan (Drawing no. (00) 151)
 - Block A Proposed First Floor Plan (Drawing no. (00) 160)
 - Block B Proposed First Floor Plan (Drawing no. (00) 161)
 - Block A Proposed Second Floor Plan (Drawing no. (00) 170)
 - Block B Proposed Second Floor Plan (Drawing no. (00) 171)
 - Block A Proposed Roof Plan (Drawing no. (00) 190)
 - Block B Proposed Roof Plan (Drawing no. (00) 191)
 - Terrace 01 Elevations (Drawing no. (00) 210)
 - Terrace 02 Elevations (Drawing no. (00) 220)
 - Terrace 03 Elevations (Drawing no. (00) 230)
 - Terrace 04 Elevations (Drawing no. (00) 240)
 - Proposed Elevations Block A (Drawing no. (00) 250)
 - Proposed Elevations Block B (Drawing no. (00) 251)
 - Proposed Elevations – Outbuildings (Drawing no. (00) 252)
 - Proposed Sections – Block A (Drawing no. (00) 350)
 - Proposed Sections – Block B (Drawing no. (00) 351)
 - Location Plan (Drawing no. (EX) 001)
 - Existing Block Plan (Drawing no. (EX) 002)
 - Block A Existing GF Plan (Drawing no. (EX) 150)
 - Block B Existing GF Plan (Drawing no. (EX) 151)
 - Block A Demolition GF Plan (Drawing no. (EX) 152)
 - Block B Demolition GF Plan (Drawing no. (EX) 153)
 - Block A Existing FF Plan (Drawing no. (EX) 160)
 - Block B Existing FF Plan (Drawing no. (EX) 161)
 - Block A Demolition FF Plan (Drawing no. (EX) 162)

- Block B Demolition FF Plan (Drawing no. (EX) 163)
 - Block A Existing SF Plan (Drawing no. (EX) 170)
 - Block B Existing SF Plan (Drawing no. (EX) 171)
 - Block A Demolition SF Plan (Drawing no. (EX) 172)
 - Block B Demolition SF Plan (Drawing no. (EX) 173)
 - Block B Existing TF Plan (Drawing no. (EX) 181)
 - Block B Demolition TF Plan (Drawing no. (EX) 183)
 - Block A Existing Roof Plan (Drawing no. (EX) 190)
 - Block B Existing Roof Plan (Drawing no. (EX) 191)
 - Block A Demolition Roof Plan (Drawing no. (EX) 192)
 - Block B Demolition Roof Plan (Drawing no. (EX) 193)
 - Existing Elevations – Block A (Drawing no. (EX) 250)
 - Existing Elevations – Block B (Drawing no. (EX) 251)
 - Existing Elevations – Outbuildings & Block D (Drawing no. (EX) 252)
 - Demolition Elevations – Block A (Drawing no. (EX) 260)
 - Demolition Elevations – Block B (Drawing no. (EX) 261)
 - Demolition Elevations – Outbuildings & Block D (Drawing no. (EX) 262)
 - Hard Landscape Layout (OCC 003 Rev A)
 - Soft Landscape Layout (OCC 004 Rev A)
 - Verified Views (OCC 006)
 - Green Roof Plan (OCC 008 Rev A)
 - Site Sections (OCC 300)
 - Wetland Sections (OCC 301)
- 3) No development shall commence until a Phasing Strategy has been submitted to and approved in writing by the local planning authority setting out the phases and sub phases of development, and a mechanism for its update as required. Development shall be carried out in accordance with the agreed details.
- 4) No operational plant, machinery or equipment shall be installed for any phase until a noise assessment and any noise insulation/mitigation as required for that phase has been submitted to and approved in writing by the local planning authority following consultation with Newnham Croft Primary School. Any required noise insulation/mitigation shall be carried out as approved and retained as such.
- 5) No construction or demolition work shall be carried out and no plant or power operated machinery operated in connection with construction or demolition shall be carried out 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.
- 6) There shall 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.
- 7) No development (or phase of) (including demolition or piling) shall commence until a demolition/construction noise and vibration impact assessment for that phase of development, has been submitted to and approved in writing by the local planning authority following consultation with Newnham Croft Primary School. The assessment shall be in accordance with the provisions of BS 5228:2009 + A1 2014 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 / Newnham Croft Primary School from noise or vibration. The development shall be carried out in accordance with the approved measures.

- 8) No development (or phase of) shall commence until an Air Quality and Dust Management Plan (AQDMP) has been submitted to and approved in writing by the local planning authority. The AQDMP should include:
- a) Details of consultations with key receptors, particularly Newnham Croft Primary School, held prior to the discharge of the condition;
 - b) site specific mitigation measures to be implemented to minimise dust and emissions upon residential properties and other sensitive receptors including Newnham Croft Primary School during demolition and construction. This should take account of the findings of the construction dust risk assessment presented in the Air Quality Assessment and a baseline assessment of air quality on site. These measures should be in line with current Institute of Air Quality Management (IAQM) best practice;
 - c) site and equipment layout plan, identifying the proximity of sensitive receptors, the location of site entrance / exit, wheel washing facilities, hard standing, and stockpiles;
 - d) details of phasing of demolition and construction works, including timetable. The timetable should restrict all demolition works to school holidays;
 - e) roles and responsibilities in the event of dust episodes or complaints arising;
 - f) the dust monitoring strategy, including type, number and location of monitors and the appropriate exceedance level;
 - g) the approach to be taken should the exceedance level be exceeded.

The AQDMP shall be implemented and monitors retained and maintained on site for the duration of the demolition and construction works.

- 9) 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.
- 10) No excavated material for the development (or phase of) shall be imported or reused until a Materials Management Plan (MMP) has been submitted to and approved in writing by the Local Planning Authority. The MMP shall include:
- a) details of the volumes and types of material proposed to be imported or reused on site;
 - b) details of the proposed source(s) of the imported or reused material;
 - c) details of the chemical testing for ALL material to be undertaken before placement onto the site;
 - d) results of the chemical testing which must show the material is suitable for use on the development;

- e) confirmation of the chain of evidence to be kept during the materials movement, including material importation, reuse placement and removal from and to the development. The local planning authority shall be provided from time to time with copies of such particulars within five working days upon request.

All works will be undertaken in accordance with the approved MMP.

- 11) Prior to the use of any PA system serving the Café and Gym of the development, full details of noise control / mitigation measures in order to minimise the level of noise emanating from the said uses shall be submitted to and approved in writing by the local planning authority. The scheme shall be carried out as approved and retained as such.
- 12) Prior to installation of plant, equipment or machinery for the purposes of extraction, filtration and abatement of odours for the development (or phase of) details of the proposed installations must be submitted to and approved in writing by the local planning authority. The approved scheme shall be installed before the use (in that phase) is commenced and shall be retained as such.
- 13) Prior to the installation of electrical services for the four new accommodation blocks hereby approved, an electric vehicle charge point scheme shall be submitted to and approved in writing by the Local Planning Authority. The scheme shall provide for:
 - 1. Five slow electric vehicle charge points with a minimum power rating output of 7kW
 - 2. Additional passive electric vehicle charge provision of the necessary infrastructure including capacity in the connection to the local electricity distribution network and electricity distribution board, as well as the provision of cabling to parking spaces for four car parking spaces to facilitate and enable the future installation and activation of additional active electric vehicle charge points as required
 - 3. The electric vehicle charge points shall be designed and installed in accordance with BS EN 61851 or as superseded. The electric vehicle charge point scheme as approved shall be fully installed prior to the first occupation of the four new accommodation blocks and maintained and retained thereafter.
- 14) No demolition or construction works shall commence on site until a traffic management plan for that phase has been submitted to and agreed in writing by the Local Planning Authority. The principal areas of concern that should be addressed are:
 - i) Movement and control of muck away vehicles (all loading and unloading should be undertaken where possible off the adopted public highway, Short Lane and the access road)
 - ii) Contractor parking, with all such parking to be within the curtilage of the site where possible
 - iii) Movements and control of all deliveries (all loading and unloading should be undertaken off the adopted public highway, Short Lane and the access road where possible.)

- iv) Control of dust, mud and debris, and the means to prevent mud or debris being deposited onto the adopted public highway, Short Lane and the access road.
- v) The requirements for a banksperson(s)

Details shall also include tracking/swept path analysis of the type of vehicles to be used during construction/demolition and how potential conflict with pedestrian and cyclists using Short Lane/access road can be avoided.

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

- 15) Within the school term times, demolition or construction vehicles with a gross weight in excess of 3.5 tonnes shall service the site only between the hours of 0930-1430 hours Monday to Friday (as proposed by the outline TMP submitted with the planning application). At all other times (including Saturdays in term times), the restrictions in conditions in 5 and 6 will apply.
- 16) No development (or phase of) above slab level shall commence until a scheme for the provision and location of fire hydrants to serve the development to a standard recommended by the Cambridgeshire Fire and Rescue Service has been submitted to and approved in writing by the Local Planning Authority. The development shall not be occupied until the approved scheme has been implemented.
- 17) No demolition/development (or phase of) shall commence until the applicant, or their agents or successors in title, has implemented a programme of archaeological work for that phase which has been secured in accordance with a written scheme of investigation (WSI) which has been submitted to and approved by the local planning authority in writing. For land that is included within the WSI, no demolition/development shall take place other than under the provisions of the agreed WSI, which shall include:
 - a) the statement of significance and research objectives;
 - b) The programme and methodology of site investigation and recording and the nomination of a competent person(s) or organisation to undertake the agreed works;
 - c) The timetable for the field investigation as part of the development programme;
 - d) The programme and timetable for the analysis, publication & dissemination, and deposition of resulting material.

Partial discharge of the condition can be applied for once the fieldwork at Part c) has been completed to enable the commencement of development. Part d) of the condition shall not be discharged until all elements have been fulfilled in accordance with the programme set out in the WSI.

- 18) No laying of services, creation of hard surfaces or erection of a building for any phase shall commence until a surface water drainage scheme for that phase, based on sustainable drainage principles, has been submitted to and approved in writing by the local planning authority. The scheme shall be based upon the principles within the Flood Risk and Drainage Strategy Report prepared by Smith and Wallwork Engineers (ref: 000292-SAW-ZZ-ZZRP C-0001 rev. P04) dated 20/04/2022 and shall include where appropriate:

- a) Full calculations detailing the existing surface water runoff rates for the QBAR, 3.3% Annual Exceedance Probability (AEP) (1 in 30) and 1% AEP (1 in 100) storm events;
- b) Full results of the proposed drainage system modelling in the above referenced storm events (as well as 1% AEP plus climate change), inclusive of all collection, conveyance, storage, flow control and disposal elements and including an allowance for urban creep, together with an assessment of system performance;
- c) Detailed drawings of the entire proposed surface water drainage system, including levels, gradients, dimensions and pipe reference numbers;
- d) Details of the proposed attenuation and flow control measures;
- e) Site Investigation and test results to confirm infiltration rates;
- f) Temporary storage facilities if the development is to be phased;
- g) A timetable for implementation if the development is to be phased;
- h) 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;
- i) Details of the maintenance/adoption of the surface water drainage system;
- j) Measures taken to prevent pollution of the receiving groundwater and/or surface water.

The scheme shall subsequently be implemented in accordance with the approved details prior to the occupation of that phase of development.

- 19) No development (or phase of), including preparatory works, 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 for that phase to create buildings or hard surfaces commence.
- 20) Prior to the commencement of the four new accommodation blocks, a detailed hydrological report shall be submitted to and approved in writing by the Local Planning Authority. The report shall provide an assessment as to the effects of the development upon groundwater levels and the flow of groundwater locally including its impact on neighbouring properties and land. The hydrological report shall specifically consider and influence the foundation design of the proposal. Should the report demonstrate any significant detrimental impact on groundwater or groundwater flows, it shall propose mitigation to be carried out in accordance with a proposed phased programme of implementation to ensure that there is no exacerbation of flood risk to nearby properties. Any mitigation shall be carried out in accordance with approved report and details of timing.
- 21) The development hereby permitted shall be designed in accordance with the energy and carbon reduction strategy and overall sustainability strategy as set out in the Owlstone Croft, Cambridge, Sustainability Statement and Matrix, Issue 4 (Max Fordham, April 2022). Prior to occupation of the new accommodation blocks, evidence of Passivhaus certification for these blocks shall be submitted to and approved in writing by the local planning authority.

- 22) Prior to occupation of any of the four new accommodation blocks, a water efficiency specification for each dwelling type, based on the Water Efficiency Calculator Methodology or the Fitting Approach set out in Part G of the Building Regulations 2010 (2015 edition) shall be submitted to and approved in writing by the local planning authority. This shall demonstrate that all new accommodation blocks are able to achieve a design standard of water use of no more than 110 litres/person/day and the development shall be carried out in accordance with the agreed details.
- 23) No development (or phase of) shall take place above slab level, except for demolition, until details of all the materials for the external surfaces of buildings to be used in the construction of that phase of the development have been submitted to and approved in writing by the local planning authority. The details shall include brick details (including bond and mortar mix and pointing technique); stonework; pre-cast concrete; non-masonry walling systems; render; windows, sills and surrounds; doors and entrances; porches and canopies; roof cladding; external metal work (including new entrance gates), balustrades, rainwater goods, edge junctions and coping details; colours and surface finishes.

Sample panels of the brickwork, stonework, render and roofing materials will be provided and retained on site for the duration of that phase of work.

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

- 24) Prior to works above slab level, details of a hard and soft landscaping scheme for that phase of development shall be submitted to and approved in writing by the Local Planning Authority. These details shall include:
- a) proposed finished levels or contours; car parking layouts, other vehicle and pedestrian access and circulation areas; hard surfacing materials including for access roads; minor artefacts and structures (e.g. Street furniture, artwork, play equipment, refuse or other storage units, signs, lighting, CCTV installations and water features); proposed (these need to be coordinated with the landscape plans prior to being installed) and existing functional services above and below ground (e.g. drainage, power, communications cables, pipelines indicating lines, manholes, supports); retained historic landscape features and proposals for restoration, where relevant;
 - b) details of tree pits, planting plans; written specifications (including cultivation and other operations associated with plant and grass establishment); schedules of plants, noting species, plant sizes and proposed numbers/densities where appropriate and an implementation programme; If within a period of five years from the date of the planting, or replacement planting, any tree or plant is removed, uprooted or destroyed or dies, another tree or plant of the same species and size as that originally planted shall be planted at the same place as soon as is reasonably practicable, unless the Local Planning Authority gives its written consent to any variation.
 - c) boundary treatments indicating the type, positions, design, and materials of boundary treatments to be erected (including gaps for hedgehogs)
 - d) a landscape maintenance and management plan, including long term design objectives, management responsibilities and maintenance schedules for all landscape areas.

- e) a scheme of advanced planting along the eastern boundary of the application site which shall be completed prior to commencement of works above slab level of the four accommodation blocks.

All proposed underground services will be coordinated with the proposed tree planting.

Unless otherwise stated, the landscaping works shall be completed prior to occupation of the new accommodation blocks, in accordance with the approved details and retained thereafter.

- 25) Prior to construction of the roofs of the four new accommodation blocks, details of the biodiverse green roofs shall be submitted to and approved in writing by the Local Planning Authority. Details of the green biodiverse roofs 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) Planted/seeded with an agreed mix of species within the first planting season following the practical completion of the building works (the seed mix shall be focused on wildflower planting indigenous to the local area and shall contain no more than a maximum of 25% sedum (green roofs only),
- c) The biodiverse (green) 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,
- e) A management/maintenance plan approved in writing by the Local Planning Authority.

All works shall be carried out and maintained thereafter in accordance with the approved details.

- 26) Prior to commencement for each phase and in accordance with BS5837 2012, a phased tree protection methodology in the form of an Arboricultural Method Statement (AMS) and Tree Protection Plan (TPP) shall be submitted to the local planning authority for its written approval.

The AMS and TPP will set out measures to apply to consider all phases of construction in relation to the potential impact on trees, and set out the details of tree works, the specification and position of protection barriers and ground protection and all measures to be taken for the protection of any trees from damage during the course of any activity related to the development, including site clearance, demolition, foundation design, storage of materials, ground works, installation of services, erection of scaffolding and landscaping.

The approved tree protection methodology will be implemented throughout the development and the agreed means of protection shall be retained on site until all equipment, and surplus materials have been removed from the site. Nothing shall be stored or placed in any area protected in accordance with approved

tree protection plans, and the ground levels within those areas shall not be altered nor shall any excavation be made without the prior written approval of the local planning authority. If any tree shown to be retained is damaged, remedial works as may be specified in writing by the local planning authority will be carried out.

- 27) No occupation of the accommodation blocks shall commence until a Travel Plan, following the principles contained within the Outline Travel Plan April 2022 (PJA), has been submitted to and approved in writing by the Local Planning Authority. The Travel Plan shall specify the methods to be used to discourage the use of the private motor vehicle and the arrangements to encourage use of alternative sustainable travel arrangements such as public transport, car sharing, cycling and walking how the provisions of the Plan will be monitored for compliance and confirmed with the local planning authority. The Travel Plan shall be implemented and monitored as approved upon the occupation of the development.
- 28) Other than any development/demolition of Blocks A, B and partial demolition of the outbuilding, hereby approved, no other development (including demolition of the existing nursery) shall take place until details of replacement nursery provision with at least equivalent facilities, capacity and accessibility for existing users has been provided and approved in writing by the local planning authority. Details shall also include evidence of the leasing and management arrangements for this replacement facility. No demolition of the nursery facilities and no development of the new accommodation blocks shall take place until the approved replacement facility is operational.
- 29) No development (or phase of) shall commence (including demolition, ground works, vegetation clearance) until a Construction Ecological Management Plan (CEcMP) for that phase has been submitted to and approved in writing by the local planning authority following consultation with Newnham Croft Primary School. 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 including a lighting scheme) 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 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 throughout the construction period strictly in accordance with the approved details.

- 30) No development of the four new accommodation blocks shall commence until a Landscape and Ecological Management Plan (LEMP) has been submitted to, and

approved in writing by, the local planning authority. 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.
- 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 for a minimum of 30 years with review every five years).
- 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 form 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 and BNG percentage of the originally approved scheme. The approved plan will be implemented and delivered in accordance with the approved details.

- 31) Prior to occupation of the four accommodation blocks, a scheme for the provision of integrated bird and bat boxes shall be submitted to and approved in writing by the Local Planning Authority. The scheme shall include details of box numbers, specification, and their location. No accommodation block unit shall be occupied until nest boxes have been provided for that property in accordance with the approved scheme. The scheme shall be retained as such thereafter.
- 32) Prior to the installation of any artificial lighting in any phase, an ecologically sensitive artificial lighting scheme for that phase shall be submitted to and approved in writing by the local planning authority. The scheme shall include details of the baseline condition of lighting, any existing and proposed internal and external artificial lighting of the site in that phase and an artificial lighting impact assessment with predicted lighting levels. The scheme shall:
 - a) include details (including luminaires, fittings and any shrouds) of any artificial lighting of the site and an artificial lighting impact assessment with predicted lighting levels at the site boundaries shall be undertaken.
 - b) not exceed 0.4 lux level (against the submitted and approved baseline) on the vertical plane at agreed locations at the boundary of the LNR and NCPS,
 - c) use top-guided windows to the first and second-floor windows in the southern elevation of Block 4 to minimise light spill when opened.
 - d) set out the monitoring and reporting regime for the lighting scheme.

The approved lighting scheme shall be installed, maintained and operated in accordance with the approved details. The scheme shall be retained as such thereafter.

33) No development of the four new accommodation blocks shall commence until a site wide Ecological Design Strategy (EDS), including Biodiversity Net Gain provision, has been submitted to and approved in writing by the local planning authority. The EDS shall include the following where appropriate:

- a) Purpose and conservation objectives for the proposed works
- b) Review of site potential and constraints
- c) Detailed design(s) and/or working method(s) to achieve stated Objectives
- d) Extent and location/area of proposed works on appropriate scale maps and plans
- e) Type and source of materials to be used where appropriate, e.g. low nutrient soils, native species of local provenance
- f) Timetable for implementation demonstrating that works are aligned with the proposed phasing of development
- g) Persons responsible for implementing the works
- h) Details of initial aftercare and long-term maintenance
- i) Details of monitoring and remedial measures
- j) Details for disposal of any wastes arising from the works.

The EDS shall be implemented in accordance with the approved details and all features shall be retained as such.

34) Notwithstanding the details of the section 106 agreement attached to the development hereby consented, the Student Accommodation Management Plan (as defined in that agreement) shall contain:

- a) the control of the categories of person who may be permitted to Occupy the Student Accommodation (as defined in that agreement) which shall be restricted to Postgraduate Students and any Associated Carers (as defined in that agreement) only;
- b) the management arrangements and controls relating to the logistics and co-ordination of students on first arrival and final departure from the Student Accommodation;
- c) the management arrangements and controls relating to the lighting, noise, disturbance and anti-social behaviour at the Student Accommodation;
- d) the management arrangements and controls relating to the control on any keeping of pets at the Student Accommodation;
- e) the management arrangements and controls of students bringing private vehicles to the Site, and the management arrangements to discourage students (other than disabled users) from bringing private vehicles into the administrative city boundaries of the Council in accordance with the objectives of local plan policy 46e of the Cambridge Local Plan 2018; and
- f) in the event of any breach of the controls the subject matter of (c) to (e) inclusive, the framework for resolution of such breaches.

35) Prior to the commencement of the development full details of a non-translucent fence of not less than 1.8 metres in height above ground to be erected along the full length of northern boundary of the development site with adjoining Newnham Croft Primary School shall be submitted to and approved in writing by the Local Planning Authority. Full details shall include the details of the fence

panels, posts and foundations, including the materials (nature and type) used in their construction and erection, together with any method of fixation. The fence, as approved, shall be erected prior to the commencement of development and shall thereafter be retained for the duration of the construction.

End of Schedule

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Application details 25/01496/FUL – 12-34 Fanshawe Road, Cambridge

Report to: Planning Committee

Lead Officer: Joint Director of Planning and Economic Development

Ward/parish: Coleridge

Proposal: 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.

Applicant: Hill Residential Limited

Presenting officer: Aaron Coe

Reason presented to committee: 'Minor' application relating to the Council's own land.

Member site visit date: Not required.

Recommendation: Approve subject to conditions

Report contents

Document section	Document heading
1	Executive summary
2	Site description and context
3	The proposal
4	Relevant site history
5	Policy
6	Consultations
7	Third party representations
8	Assessment
9	Principle of development
10	Design, layout, scale and landscaping
11	Highway safety and transport
12	Car and Cycle parking provision
13	Amenity
14	Other matters
15	Conclusion/ Planning balance
16	Recommendation
17	Planning conditions

Table 1 Contents of report

1. Executive summary

- 1.1 The application seeks planning permission for the temporary use of the approved plot 3 (under full planning application reference 23/04686/FUL) for a 3 year period as a sales office. The sales office is proposed to be converted back at the end of this period to the house type as originally approved under application reference 23/04686/FUL.
- 1.2 Officers consider that the proposal would have little impact on the character and appearance of the street scene and surrounding area. The proposed location of the sales office and marketing suite within the application site is an appropriate location for the temporary use proposed. The proposal adequately respects the residential amenity of existing and future neighbours and the constraints of the site.
- 1.3 The application has been brought before planning committee as it is a minor application which relates to the Council's own land.
- 1.4 Officers recommend that the Planning Committee approves the application.

Table 2 Consultee summary

Consultee	Object / No objection / No comment	Paragraph Number
Landscape officer	No objection	6.3
Cambridgeshire County Council (Highways Development Management)	No objection	6.1
Environmental Health	No objection	6.2

2. Site description and context

- 2.1 The application site is land at 12-34 Fanshawe Road. This planning application proposes the conversion of the consented plot 3 to a sales and marketing suite for a temporary period and associated works including access, landscaping and parking.
- 2.2 The work relates to the full planning permission which was granted for the erection of 84 homes on 12th November 2024 (application reference 23/04686/FUL). The sales marketing suite is proposed be located on the western half of the development. Vehicular access would be gained via the approved western vehicular access.

3. The Proposal

- 3.1 The application proposal relates to the temporary use of the consented plot 3 as a sales and marketing suite, the installation of 5 temporary car parking spaces which include a disabled car parking bay, EV charging spaces, hard and soft landscaping. Visitor cycle parking is also proposed to be included by front entrance of the marketing suite.
- 3.2 The temporary sales and marketing suite is proposed to include a reception area, meeting rooms and a small kitchen. The external materials are proposed to consist of brickwork, composite windows, doors and slate roof tiles.

- 3.3 In addition to the sales and marketing suite building, the scheme proposes car parking spaces for 5 cars (1 disabled car parking space, 4 car parking spaces, 3 Sheffield stand visitor cycle parking hoops and soft landscaping.

4. Relevant site history

Reference	Description	Outcome
23/04686/FUL	Demolition of the existing buildings, garages and hardstanding and the erection of 84 residential units, car parking, landscaping and associated works.	Approved.

5. Policy

5.1 National policy

National Planning Policy Framework 2024
National Planning Practice Guidance
National Design Guide 2021

5.2 Cambridge Local Plan (2018)

Policy 1: The presumption in favour of sustainable development
Policy 2: Spatial strategy for the location of employment development
Policy 3: Spatial strategy for the location of residential development
Policy 28: Carbon reduction, community energy networks, sustainable design and construction, and water use
Policy 31: Integrated water management and the water cycle
Policy 33: Contaminated land
Policy 34: Light pollution control
Policy 35: Protection of human health from noise and vibration
Policy 36: Air quality, odour and dust
Policy 55: Responding to context
Policy 56: Creating successful places
Policy 57: Designing new buildings
Policy 59: Designing landscape and the public realm
Policy 69: Protection of sites of biodiversity and geodiversity importance
Policy 70: Protection of priority species and habitats
Policy 71: Trees
Policy 80: Supporting sustainable access to development
Policy 81: Mitigating the transport impact of development
Policy 82: Parking management

- 5.3 Supplementary Planning Documents (SPD)
Sustainable Design and Construction SPD – Adopted January 2020

6. Consultations

Publicity

Neighbour letters – Y

Site Notice – N

Press Notice – N

Cambridgeshire County Council (Highways Development Management)- No Objection

6.1 No objection- no adverse impact upon the Public Highway.

Environmental Health- No objection.

6.2 Environmental health officers have reviewed the application and have raised no objection.

Landscape Officer

6.3 No objection.

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

7. Third party representations

7.1 No third-party representations have been received.

8. Assessment

8.1 From the consultation responses and representations received and from an inspection of the site and the surroundings, the key issues are:

- Principle of development
- Design, layout, scale and landscaping
- Highways matters/ parking

- Residential amenity
- Other matters

9. Principle of Development

- 9.1 The proposed development relates to the approved residential development at 12-34 Fanshawe Road. There are no objections in principle to the proposed development.

10. Design, layout, scale and landscaping

- 10.1 The proposal involves the temporary use of the approved plot 3 as a sales and marketing suite building. There are no objections to raise in relation to the size or appearance of the building.
- 10.2 Soft landscaping is proposed to the east and south of the marketing suite which helps to soften the appearance of the marketing suite building. The hedging and planting details proposed successfully reflect the character and design of the approved permanent application (23/04686/FUL). The proposal is compliant with Cambridge Local Plan (2018) policies 55, 57 and 59.
- 10.3 Plot 3 is located on the western side of the development and is proposed to be accessed via the new access along Fanshawe Road. The proposed plot to be used as the marketing suite/ sales office would be easily accessible and visible from the public realm which is important from a sales/ marketing perspective. The proposed location of the temporary sales and marketing suite is considered acceptable.

11. Highways Safety and Transport Impacts

- 11.1 Para. 116 of the NPPF advises that development should only be prevented or refused on highways grounds if there would be an unacceptable impact on highway safety, or the residual cumulative impacts on the road network would be severe.
- 11.2 The Highway Authority has reviewed the application and raised no objections. Officers are satisfied that the proposal is compliant with Cambridge City Local Plan 2018 and paragraph 116 of the NPPF.

12. Car and Cycle Parking provision

- 12.1 The scheme includes visitor cycle parking for 6 cycles (3 Sheffield stand hoops) and 5 cars, 1 of which would be for disabled parking. The use is Sui

Generis and there are no standard number of spaces that apply in the Local Plan car parking standards. Officers consider the number of parking spaces proposed to be appropriate for the sales and marketing suite use. The proposal is considered to be compliant with the Cambridge Local Plan 2018 policy 82 and Appendix L.

13. Amenity

- 13.1 The nearest residential properties along Fanshawe Road to the application site are No's 32 and 34 Fanshawe Road. Policy 35, 50, 52, 53 and 58 seeks to preserve the amenity of neighbouring and / or future occupiers in terms of noise and disturbance, overshadowing, overlooking or overbearing and through providing high quality internal and external spaces.
- 13.2 The proposal involves the redevelopment of the rear garden spaces of nos.32 and 34 Fanshawe Road, which become part of the approved terrace block W3 (as approved under 23/04686/FUL). The front elevation of no.32 Fanshawe Road faces east towards the open space, and diagonally across from the proposed temporary marketing suite within block W3. It is acknowledged that the positioning of the proposed terrace properties introduces windows which are adjacent to the front elevation of number 32 Fanshawe Road. However, the views between these properties would be very oblique and at such a tight angle it is not considered to be detrimental to the amenity of existing or future occupants in terms of loss of privacy. Moreover, inter-looking between front elevations of properties is not considered to be as sensitive as views into the rear elevations of residential units. Furthermore, there is an existing public footpath which passes the front elevations of this property and views into the ground floor windows are already possible from the public realm as existing. The relationship between the temporary marketing suite and number 32 Fanshawe Road is considered acceptable.
- 13.3 Two first floor windows are proposed on the west elevation to serve a meeting room and kitchenette as part of the temporary proposals. The kitchenette window would be obscure glazed and the meeting room window is positioned in a location which ensures any potential views would be oblique and the impact on the residential amenity of number 32 and 34 Fanshawe Road is considered acceptable.

14. Other Matters

- 14.1 The approved surface water and foul water drainage strategy (as approved under 23/04686/FUL) will be implemented and is proposed to serve the temporary marketing suite and show homes. Given the small scale and

temporary nature of the development proposed this is considered acceptable.

- 14.2 The proposed temporary change of use of the approved dwelling to a marketing suite is exempt from mandatory biodiversity net gain as the proposals do not impact priority habitats and affect less than 25m of on-site habitat or 5 metres of on-site linear habitats.

15. Conclusion/ Planning Balance

- 15.1 Planning decisions must be taken in accordance with the development plan unless there are material considerations that indicate otherwise (section 70(2) of the Town and Country Planning Act 1990 and section 38[6] of the Planning and Compulsory Purchase Act 2004).
- 15.2 There are no sustainable planning objections to raise to this temporary development.
- 15.3 Having taken into account the provisions of the development plan, NPPF and NPPG guidance, the views of statutory consultees and wider stakeholders, as well as all other material planning considerations, the proposed development is recommended for approval.

16. Recommendation

Approve subject to:

-The planning conditions as set out below.

17. Planning conditions

1. Temporary Permission

The use hereby permitted shall cease within 3 years of the date of this decision notice. On discontinuation of the use hereby permitted, all temporary structures shall be removed and the land shall be remediated and the development shall be completed in accordance with the plans approved under full planning application reference 23/04686/FUL.

Reason: The marketing suite is considered an inappropriate use of development for more than the temporary period proposed, Cambridge Local Plan 2018, Policies 55, 56 and 57.

2. Approved Plans

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. Construction Hours

No construction 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).

Background papers:

The following list contains links to the documents on the Council's website and / or an indication as to where hard copies can be inspected.

- Cambridge Local Plan 2018

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Application details

25/01900/FUL- 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.

Report to: Planning Committee

Lead Officer: Joint Director of Planning and Economic Development

Ward: Queen Ediths

Proposal: 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.

Applicant: Hill Residential Limited

Presenting officer: Aaron Coe

Reason presented to committee: 'Minor' application relating to the Council's own land.

Member site visit date: Not required.

Recommendation: Approve subject to conditions

Report contents

Document section	Document heading
1	Executive Summary
2	Site description and context
3	The proposal
4	Relevant site history
5	Policy
6	Consultations
7	Third party representations
8	Assessment
9	Principle of development
10	Design, layout, scale and landscaping
11	Highway safety and transport
12	Car and Cycle parking provision
13	Amenity
14	Other matters
15	Conclusion/ Planning balance
16	Recommendation
17	Planning conditions

Table 1 Contents of report

1. Executive summary

- 1.1 The application seeks planning permission for the temporary use of the approved plot 2 (under full planning application reference 24/01531/REM) for a 3 year period as a sales office. The sales office is proposed to be converted back at the end of this period to the house type as originally approved under application reference 24/01531/REM.
- 1.2 Officers consider that the proposal would have little impact on the character and appearance of the street scene and surrounding area. The proposed location of the sales office and marketing suite within the application site is an appropriate location for the temporary use proposed. The proposal adequately respects the residential amenity of existing and future neighbours and the constraints of the site.
- 1.3 The application has been brought before planning committee as it is a minor application which relates to the Council's own land.
- 1.4 Officers recommend that the Planning Committee approves the application.

Table 2 Consultee summary

Consultee	Object / No objection / No comment	Paragraph Number
Cambridgeshire County Council (Highways Development Management)	No objection	6.1
Environmental Health	No objection	6.2
Landscape officer	No objection	6.3
Cadent Gas	No objection	6.4

2. Site description and context

- 2.1 The application site is land at Newbury Farm. This planning application proposes the conversion of the consented plot 2 to a sales and marketing suite for a temporary period and associated works including access, landscaping and parking.
- 2.2 The work relates to the reserved matters planning approval which was granted for the erection of 150 homes on 12th November 2024 (application reference 24/01531/REM). The sales and marketing suite is proposed be located within the southern half of the development. Vehicular access would be gained via the approved vehicular access.

3. The Proposal

- 3.1 The application proposal relates to the temporary use of the consented plot 2 as a sales and marketing suite, the installation of 4 temporary car parking spaces which include a disabled car parking bay, EV charging space, hard and soft landscaping. Visitor cycle parking is also proposed to be included close to the front entrance of the marketing suite.
- 3.2 The temporary sales and marketing suite is proposed to include a reception area, meeting rooms and a small kitchen. The external materials are proposed to consist of red brickwork (Camtech- underbank blend), aluminium composite windows, doors (RAL 8017) and grey roof tiles.

- 3.3 In addition to the sales and marketing suite building, the scheme proposes car parking spaces for 4 cars (1 disabled car parking space, 3 Sheffield stand visitor cycle parking hoops and soft landscaping).

4. Relevant site history

Reference	Description	Outcome
19/1168/OUT	Outline application (all matters reserved except for means of access in respect of junction arrangements onto Worts' Causeway and Babraham Road) for erection of up to 230 residential dwellings and up to 400m ² (GIA) of non-residential floorspace within Use Classes A1/A3/A4/B1/D1, new landscaping and public realm, car and cycle parking, infrastructure, other associated works following the demolition of all existing buildings on the site.	Granted 24/05/2021
19/1168/NMA1	Non-material amendment of outline planning permission 19/1168/OUT to change the condition wording to allow phasing of development and early delivery of the access points, strategic infrastructure and demolition works.	Granted 09/08/2021
21/04186/REM	Reserved matters application for the appearance, landscape, layout and scale for Phase 1, comprising: the north-south primary route connecting Babraham Road and Worts Causeway, secondary route bellmouths, footways and cycleways, SuDS detention basins, water main diversion, hard and soft landscaping including the creation of the southern gateway and the central square, provision of a local area of play, the installation of a pumping station, and all ancillary works, associated infrastructure and engineering works, and partial discharge of conditions 9, 12, 19, 27, 28, 41 and	Granted 21/10/2022

	42 of the outline permission 19/1168/OUT for Phase 1.	
22/02646/REM	Reserved matters application for appearance, landscape, layout and scale for Phase 2 comprising the creation of 80 residential units, hard and soft landscaping including the creation of a central square and associated works. The related partial discharge of Conditions 1, 9, 10, 11, 12, 13, 14, 15, 17, 19 pursuant to outline approval 19/1168/NMA1.	Granted 30/08/2024
24/01704/S73	Variation of condition 3 (building heights parameter plan and 16 (BREEAM)	Granted 11/12/2024
24/01531/REM	Reserved matters application for appearance, landscape, layout and scale for Phase 3 comprising the creation of 150 residential units, community/ commercial spaces, hard and soft landscaping including the creation of a central square and associated works. The related partial discharge of Outline Conditions pursuant to outline approval 19/1168/NMA1.	Granted 11/12/2024

5. Policy

5.1 National policy

National Planning Policy Framework 2024
National Planning Practice Guidance
National Design Guide 2021

5.2 Cambridge Local Plan (2018)

Policy 1: The presumption in favour of sustainable development
Policy 2: Spatial strategy for the location of employment development
Policy 3: Spatial strategy for the location of residential development
Policy 28: Carbon reduction, community energy networks, sustainable design and construction, and water use
Policy 31: Integrated water management and the water cycle
Policy 33: Contaminated land

Policy 34: Light pollution control
 Policy 35: Protection of human health from noise and vibration
 Policy 36: Air quality, odour and dust
 Policy 55: Responding to context
 Policy 56: Creating successful places
 Policy 57: Designing new buildings
 Policy 59: Designing landscape and the public realm
 Policy 69: Protection of sites of biodiversity and geodiversity importance
 Policy 70: Protection of priority species and habitats
 Policy 80: Supporting sustainable access to development
 Policy 81: Mitigating the transport impact of development
 Policy 82: Parking management

- 5.3 Supplementary Planning Documents (SPD)
 Sustainable Design and Construction SPD – Adopted January 2020
 Cambridgeshire and Peterborough Flood and Water
 Greater Cambridge Biodiversity – Adopted February 2022

6. Consultations

Publicity

Neighbour letters – Y

Site Notice – N

Press Notice – N

Cambridgeshire County Council (Highways Development Management)- No Objection

- 6.1 No objection- no adverse impact upon the Public Highway.

Environmental Health- No objection.

- 6.2 Environmental health officers have reviewed the application and have raised no objection.

Landscape Officer

- 6.3 No objection.

Cadent Gas

- 6.4 No objection in principle- informative recommended to remind the applicants that cadent gas own and operate the gas infrastructure close to the area of the proposed development.
- 6.5 The above responses are a summary of the comments that have been received. Full details of the consultation responses can be inspected on the application file.

7. Third party representations

- 7.1 No third party representations have been received.

8. Assessment

- 8.1 From the consultation responses and representations received and from an inspection of the site and the surroundings, the key issues are:
- Principle of development
 - Design, layout, scale and landscaping
 - Highways matters/ parking
 - Residential amenity
 - Other matters

9. Principle of Development

- 9.1 The proposed development relates to the approved residential development at Newbury Farm. There are no objections in principle to the proposed development.

10. Design, layout, scale and landscaping

- 10.1 The proposal involves the temporary use of the approved plot 2 as a sales and marketing suite building. There are no objections to raise in relation to the size or appearance of the building.
- 10.2 Soft landscaping is proposed to the east and south of the marketing suite which helps to soften the appearance of the marketing suite building. The hedging and planting details proposed successfully reflect the character and design of the approved permanent application (24/01531/REM), the proposal is compliant with Cambridge Local Plan (2018) policy 55, 57 and 59.
- 10.3 Plot 2 is located on the southern side of the development and is proposed to be accessed from Babraham Road and the new internal estate road to

the west of the spine road. The proposed plot to be used as the marketing suite/ sales office would be easily accessible and visible from the public realm which is important from a sales/ marketing perspective. The proposed location of the temporary sales and marketing suite is considered acceptable.

11. Highways Safety and Transport Impacts

- 11.1 Para. 116 of the NPPF advises that development should only be prevented or refused on highways grounds if there would be an unacceptable impact on highway safety, or the residual cumulative impacts on the road network would be severe.
- 11.2 The Highway Authority has reviewed the application and raised no objections. Officers are satisfied that the proposal is compliant with Cambridge City Local Plan 2018 and paragraph 116 of the NPPF.

12. Car and Cycle Parking provision

- 12.1 The scheme includes visitor cycle parking for 6 cycles (3 Sheffield stand hoops) and 4 cars, 1 of which would be for disabled parking. The use is Sui Generis and there are no standard number of spaces that apply in the Local Plan car parking standards. Officers consider the number of parking spaces proposed to be appropriate for the sales and marketing suite use. The proposal is considered to be compliant with the Cambridge Local Plan 2018 policy 82 and Appendix L.

13. Amenity

- 13.1 The nearest existing residential properties to the site are located along the western boundary (29 Babraham Road). Policy 35, 50, 52, 53 and 58 seeks to preserve the amenity of neighbouring and / or future occupiers in terms of noise and disturbance, overshadowing, overlooking or overbearing and through providing high quality internal and external spaces. The closest existing property is approximately 170m from the proposed location of the marketing suite. Given the significant separation distance there would be no significant adverse impacts on the residential amenity of existing neighbouring properties.
- 13.2 The proposal adequately respects the residential amenity of future neighbours and the constraints of the site and is compliant with Cambridge Local Plan (2018).

14. Other Matters

- 14.1 The approved surface water and foul water drainage strategy (as approved under 24/01531/REM) will be implemented and is proposed to serve the temporary marketing suite and show homes. Given the small scale and temporary nature of the development proposed this is considered acceptable.
- 14.2 The proposed temporary change of use of the approved dwelling to a marketing suite is exempt from mandatory biodiversity net gain as the proposals do not impact priority habitats and affect less than 25m of on-site habitat or 5 metres of on-site linear habitats.

15. Conclusion/ Planning Balance

- 15.1 Planning decisions must be taken in accordance with the development plan unless there are material considerations that indicate otherwise (section 70(2) of the Town and Country Planning Act 1990 and section 38[6] of the Planning and Compulsory Purchase Act 2004).
- 15.2 There are no sustainable planning objections to raise to this temporary development.
- 15.3 Having taken into account the provisions of the development plan, NPPF and NPPG guidance, the views of statutory consultees and wider stakeholders, as well as all other material planning considerations, the proposed development is recommended for approval.

16. Recommendation

Approve subject to:

-The planning conditions as set out below.

17. Planning conditions

1. Temporary Permission

The use hereby permitted shall cease within 3 years of the date of this decision notice. On discontinuation of the use hereby permitted, all temporary structures shall be removed and the land shall be remediated and the development shall be completed in accordance with the plans approved under planning application reference 24/01531/REM.

Reason: The marketing suite is considered an inappropriate form of development for more than the temporary period proposed, Cambridge Local Plan 2018, Policies 55, 56 and 57.

2. Approved Plans

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. Construction Hours

No construction 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).

INFORMATIVE:

Cadent Gas Ltd own and operate the gas infrastructure within the area of your development. Prior to carrying out works, the applicants must register on www.linesearchbeforeudig.co.uk to submit details of the planned works for review, ensuring requirements are adhered to.

Background papers:

The following list contains links to the documents on the Council's website and / or an indication as to where hard copies can be inspected.

- Cambridge Local Plan 2018



Appendix 1: Decisions Notified By The Secretary of State

REFERENCE	SITE ADDRESS	DETAILS	DECISION	DECISION DATE	PLANNING DECISION
24/04625/HFUL (APP/Q0505/D/25/3360823)	13 Cavendish Avenue Cambridge Cambridgeshire CB1 7UP	Two storey rear extension together with part two storey and part single storey side extension.	Appeal Dismissed	30/06/2025	Refusal of planning permission (Delegated Decision)
25/00335/HFUL (APP/Q0505/D/25/3364380)	28 Russell Court Cambridge Cambridgeshire CB2 1HW	Second floor extension to create an additional storey.	Appeal Dismissed	30/06/2025	Refusal of planning permission (Delegated Decision)
24/04505/HFUL (APP/Q0505/D/25/3364236)	32 Searle Street Cambridge Cambridgeshire CB4 3DB	Roof extension including rear dormer and Velux roof lights to the front	Appeal Dismissed	30/06/2025	Refusal of planning

		elevation.			permission (Delegated Decision)
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Appendix 2: Appeals received

NO RESULTS

Appendix 3a: Local Inquiry dates scheduled

NO RESULTS

Appendix 3b: Informal Hearing dates scheduled

REFERENCE	SITE ADDRESS	APPELLANT	EVENT DATE
24/01588/FUL (APP/Q0505/W/25/3365274)	16 - 17 Sidney Street, 18 - 19 Sidney Street, And 21 Hobson Street Cambridge Cambridgeshire CB2 3HG	Mr Mark Richer	10/09/2025

Appendix 4: Appeals Awaiting Decision from Inspectorate

REFERENCE	SITE ADDRESS	DETAILS	REASON
23/00566/FUL (APP/Q0505/W/23/3324785)	Pavement Outside Y59 Grafton Centre Cambridge CB1 1PS	Installation of a modern, multifunction Hub unit featuring an integral advertisement display and defibrillator	Refusal of planning permission (Delegated Decision)
23/00567/ADV (APP/Q0505/Z/23/3324786)	Pavement Outside Y59 Grafton Centre Cambridge CB1 1PS	Installation of 1no 86 inch LCD screen capable of showing illuminated static displays in sequence.	Refusal of planning permission (Delegated Decision)
23/03204/OUT (PCU/RTI/Q0505/3360365)	Beehive Centre Coldhams Lane Cambridge CB1 3ET Cambridgeshire	Outline application (with all matters reserved) for the demolition of existing buildings and structures and redevelopment of the site for a new local centre (E (a-f), F1(b-f), F2(b,d)), open space and employment (office and laboratory) floorspace (E(g)(i)(ii) to the ground floor and employment floorspace (office and laboratory) (E(g)(i)(ii) to the upper floors, along with supporting infrastructure, including pedestrian and cycle routes, vehicular access, car and cycle parking, servicing areas, landscaping and utilities. (The Development is the subject of an Environmental Impact Assessment)	(Committee Decision (Area/Main))

24/01244/FUL (APP/Q0505/W/25/3361632)	Anstey Hall Maris Lane Cambridge Cambridgeshire CB2 9LG	Construction of two blocks of retirement accommodation (Class C2) comprising 87 two-bedroom apartments with associated hard and soft landscaping, bin storage, cycle and car parking. Provision of new vehicular access onto Maris Lane and reconfiguration of wall with new entrance gates. New pedestrian access onto Old Mills Road.	Refusal of planning permission (Committee Decision (Area/Main))
23/02127/FUL (APP/Q0505/W/25/3361641)	Mayflower House Manhattan Drive Cambridge Cambridgeshire CB4 1JT	Erection of (i) 8 no. flats (4 no. studios, 2 no. one bed & 2 no. two bed flats) on the eighth floor on Mayflower House with removal of Electronic Communications Apparatus on the roof (ii) bin-store for proposed flats occupying one existing car parking bay (iii) bespoke structure to cover 20 no. existing cycle bays (iv) structures to cover 32 no. additional cycle bays.	Conditions imposed on planning permission (Committee Decision (Area/Main))
24/04163/FUL (3363191)	51 Cromwell Road Cambridge Cambridgeshire CB1 3EB	Change of use of detached residential outbuilding and land to a dwelling.	Refusal of planning permission (Delegated Decision)
25/00461/PIP (APP/Q0505/W/25/3363192)	Land Rear Of 226 To 250 Queen Ediths Way Cambridge Cambridgeshire	Permission in Principle (PIP) application for up to nine self-build/custom-build plots	Refusal of planning permission (Delegated Decision)

24/02860/FUL (APP/Q0505/W/25/3363985)	127 Cherry Hinton Road Cambridge Cambridgeshire CB1 7BS	Part demolition of existing premises and the conversion into a single dwelling house along with the erection of 3no. 1bed dwellings to the rear accessed from Derby Road	Refusal of planning permission (Delegated Decision)
24/04556/FUL (APP/Q0505/W/25/3365630)	44 Kimberley Road Cambridge Cambridgeshire CB4 1HH	Retrospective change of use of an existing outbuilding to a short-term holiday let and for ancillary residential use associated with the main dwelling.	Refusal of planning permission (Committee Decision (Area/Main))
24/01588/FUL (APP/Q0505/W/25/3365274)	16 - 17 Sidney Street, 18 - 19 Sidney Street, And 21 Hobson Street Cambridge Cambridgeshire CB2 3HG	Demolition of existing buildings except for 16 and 17, 18 - 19 Sidney Street facades, 16 and 17 street facing roof aspect and chimneys, provision of: Replacement retail units totalling 882m2 (use class E (a) (b) (c) & (e)), 4,107m2 of office space (use class E (g) (i), (ii)), and 349m2 of community space (use classes F1 and F2), new shopfront to 16 and 17 Sidney Street and alterations to roof and northern chimney, and public realm enhancement works.	Refusal of planning permission (Committee Decision (Area/Main))
EN/00096/25 (APP/Q0505/C/25/3364436)	179 Coleridge Road Cambridge Cambridgeshire CB1 3PW	Without Planning Permission the construction of a detached one bed studio apartment	Appeal against enforcement notice

Appendix 5: Appeals Pending Statement

REFERENCE	SITE ADDRESS	DETAILS	STATEMENT DUE
24/04743/FUL (APP/Q0505/W/25/3367256)	1 Stansgate Avenue Cambridge Cambridgeshire CB2 0QZ	Erection of an attached building to provide 1 No. 1 bed dwelling and 1 No. 2 bed dwelling.	17/07/2025

Data extracted at: 2025/07/11 08:13:58

REPORT TO:

Planning Committee July 2025

LEAD OFFICER:

Joint Director of Planning

Compliance Report

1. On 30 June 2025 there were 453 open compliance cases in South Cambridgeshire and Cambridge City. There are currently 158 identifiable open cases in Cambridge City.

Since 1st January 2025 the compliance team have received 367 referrals to date.

3. Details of all compliance investigations are sent electronically to members on a weekly basis identifying opened and closed cases in their respective areas along with case reference numbers, location, case officer and nature of problem reported.

4. Statistical data is contained in Appendices 1 and 2 attached to this report.

5. Data contained in the appendices relates to up to end of June 2025 statistical information. Other statistical data relates to dates from 1st March 2024 to 30th June 2025 and is identified as such.

Updates to Service Delivery

The Planning Compliance Team is part of the Development Management service of the Greater Cambridge Shared Planning Service.

Planning Compliance Manager

East Team

Senior Compliance Officer

Senior Planning Compliance Officer

Planning Compliance Officer

West Team

Principal Compliance Officer

Senior Planning Compliance Officer

Senior Planning Compliance Officer

Planning Compliance Apprentice

Alistair Funge has returned to his substantive post as Senior Planning Compliance Officer following a 1-year secondment as a Principal Officer.

Tanya Mutch has Joined the compliance team on a 1-year secondment as a Senior Planning Compliance Officer (Projects).

Oscar Langford is now undertaking some Development Management Planning Officer work, dealing with planning applications as part of his wider education and apprenticeship. Oscar will be undertaking less compliance work because of this but remains part of the compliance team.

Updates on significant cases

Should Members wish for specific updates on cases they are involved in or have been made aware of then please feel free to contact the Planning Compliance Manager, or Area Principal Compliance Officers who will be able to update you or advise you of the case officer and request that the officer contacts you.

Performance Management and new reporting update

The case priorities are as follows.

- **High priority (Priority A)** cases are for work which is irreversible or irreplaceable and these will be immediately investigated within 1 working day of receipt. Examples include damage or loss of Listed Buildings or protected trees.
- **Medium priority (Priority B)** cases are for activities have or can cause harm, such as adverse effects on conservation areas or breaches of conditions. Our aim is to instigate the investigation and assess whether a breach of planning control within 10 working days of the site visit.
- **Low priority (Priority C)** cases are for a development which may cause some harm but could be made acceptable by way of implementing conditions or simple correction action. Our aim is to instigate the investigation and assess whether a breach of planning control within 20 working days of the site visit.

The figures at Appendix 2 include cases from the whole of the GCSP compliance workload. Cases for South Cambridgeshire District Council have been provided separately in the appendix and identified as such.

As previously advised to the Committee, the work to assign older cases has had an unexpected consequence on the provision of statistical data on the time taken to visit a site.

The work to improve the statistical data has been carried out and the data now shows an accurate picture of the status of compliance cases with the team including accurate data on the setting up of new files from receipt and the time taken by officer to attend site against key performance indicators.

Further data is also now provided in the appendix which includes the reason cases were closed, details of caseloads for officers, and expanded details of cases older than 6 months for 12, 18, 24 and 36 month intervals.

Service Update

The compliance team has been working hard to review the open files with a view to determining the next course of action where required.

This work has enabled the team to review open files again and close certain files where it is not expedient to take further action, where remedial works have been completed, or retrospective planning permission has been granted.

The team have collectively closed around 100 files from the 550 total open files in March 2025.

Work continues to ensure new case files are visited and reviewed in a timely manner, ensuring workloads remain consistent when new case files are opened, and enforcement action is taken where expedient to do so.

Where it is identified that enforcement action should be taken as part of the review of older files, the team is taking steps to ensure notices are issued.

Member Committee Question Update

A request was made for the presenting officer to check on the notifications to members for their wards of new compliance complaints.

The weekly reports were checked by the officer with a member of the Technical Support Team. The weekly lists sent to Councillors included new compliance referrals for their ward at the very bottom of those lists.

Background Papers

Planning Enforcement Register.

Statistical Analysis of Uniform Planning Enforcement Software Program.

Appendices

Appendix 1: Notices Served.

Appendix 2: Caseload Statistics.

Report Author:

Chris Braybrooke – Planning Compliance Manager Date: 30/06/2025

Appendix 1

Public Enforcement Notices served.

June 2025

Reference	Ward	Parish	Address	Notice Issued
EN/00096/25	Coleridge		79 Coleridge Road Cambridge Cambridgeshire CB1 3PW	Operational Development Notice

May 2025

Reference	Ward	Parish	Address	Notice Issued
*** No Notices Issued ***				

April 2025

Reference	Ward	Parish	Address	Notice Issued
EN/00372/23	Queen Ediths		68 Gunhild Way Cambridge Cambridgeshire CB1 8RA	Planning Contravention Notice

March 2025

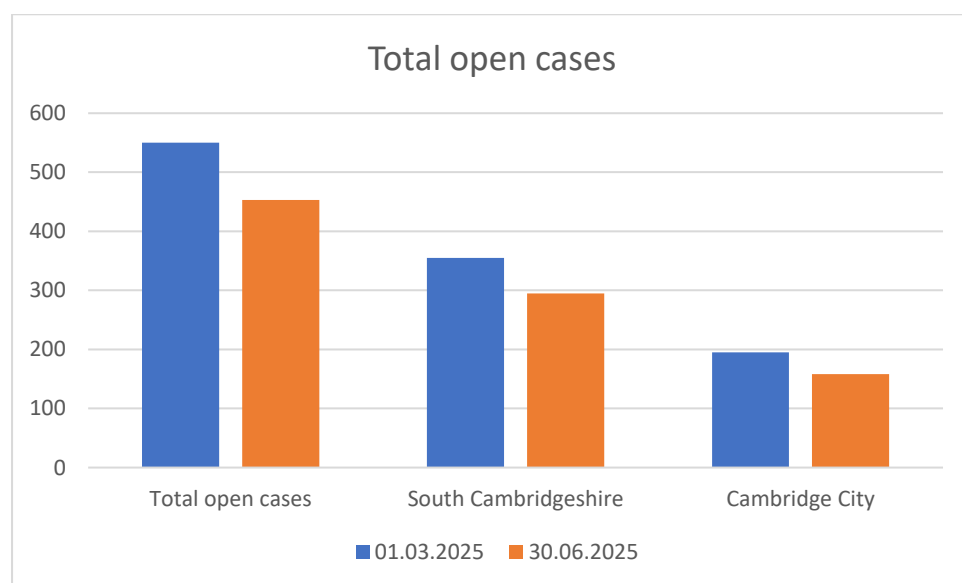
Reference	Ward	Parish	Address	Notice Issued
EN/0113/19	Abbey		50 Ditton Lane Cambridge Cambridgeshire CB5 8SR	Breach of Condition Notice

Appendix 2

Caseload statistics

These statistics relate to both South Cambridgeshire District Council and Cambridge City Council.

Total open cases	453	(550)
Cases in South Cambridgeshire	295	(355)
Cases in Cambridge City	158	(195)



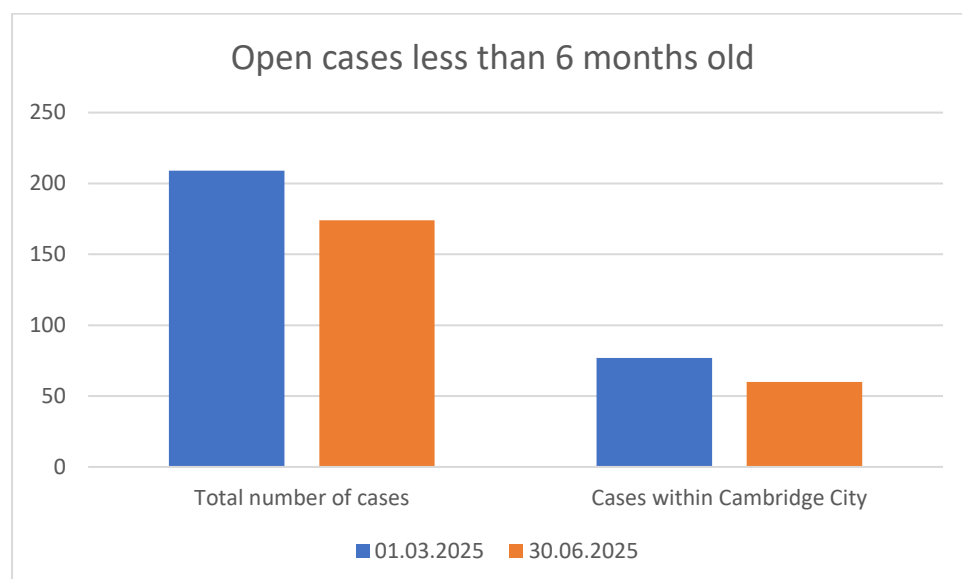
New compliance referrals since 1st Jan 2025	367
Priority A	3
Priority B	28
Priority C	336

Of the open cases 23 are assigned to noncompliance team staff and relate to matters on strategic sites where compliance is over seen by the strategic site officer in conjunction with the compliance team where appropriate.

Compliance officer workloads (open files) are as follows:

Officer 1	107
Officer 2	77
Officer 3	77
Officer 4	69
Officer 5	48
Officer 6	27

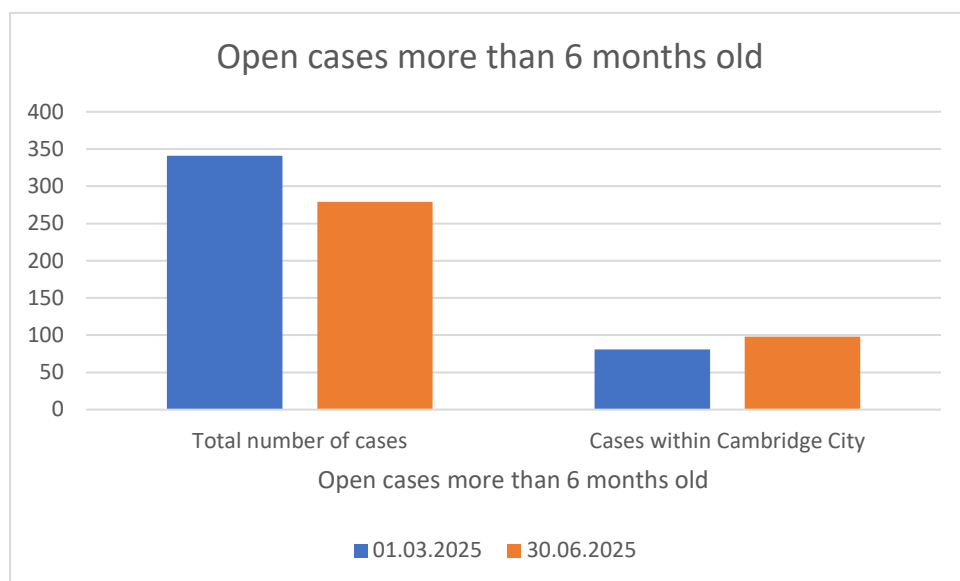
Open cases less than 6 months old	174	(209)
Cases within Cambridge City	60	(77)



Open cases by priority.

Priority A	2	
Priority B	14	
Priority C	157	
Unassigned (new cases to be allocated)		1

Open cases more than 6 months old		279	(341)
Cases within Cambridge City	98	(81)	



Open Cases by priority.

Priority A	0
Priority B	27
Priority C	251

Cases older than 12 months	176
Cases older than 18 months	122
Cases older than 24 months	65
Cases older than 36 months	29

Cases closed 1st Mar to 30th June 2025

Cases within Cambridge City

352

127

Reasons for closure

Total Closures	352
South Cambridgeshire	225
Not a breach of planning control	131
Not expedient to take action	50
Permitted development	38
Remedial works completed	37
Duplicate file raised	36
Planning permission already granted	19
Retrospective planning permission granted	15
Other	10
Immune 4-year rule	9
Formal Notice complied with	4
Immune 10-year rule	2
Allowed at appeal	1

Cases closed by priority.

Priority A	8
Priority B	28
Priority C	316

Updates and Acknowledgments

Average time in days taken from receipt of a complaint by the compliance team to file creation and acknowledgement sent (where applicable) to customer 2nd Dec 2024 - 28th Feb 2025. The target is 3 days.

Priority A	N/A
Priority B	1.24 days
Priority C	1.08 days

Average time to first site visit in days from allocation of case to the case officer 1st Mar to 30th June 2025. The target is Priority A - 1 working days, Priority B – 10 Working days. Priority C – 20 working days.

	Avg. Days	Percentage on target
Priority A	1.33	100%
Priority B	7.33 days	80%
Priority C	5.06 days	96.5%

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