



Cambridge City Council Planning

Date: Wednesday, 29 October 2025

Time: 10.00 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

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, 347 Cherry Hinton Road | (Pages 5 - 116) |
| 6 | 25/02161/FUL Christs College, St Andrews St | (Pages 117 - 214) |
| 7 | 25/02162/LBC Christs College, St Andrews St | (Pages 215 - 238) |

Part 2: Minor/Other Planning Applications

- | | | |
|----|--|-------------------|
| 8 | 25/03201/FUL Crossways House, 176 Chesterton Road | (Pages 239 - 260) |
| 9 | 25/02147/FUL Cambridge Rugby Union Club, Grantchester Road | (Pages 261 - 296) |
| 10 | 25/03078/FUL Land Adjacent to 49 New Square | (Pages 297 - 318) |
| 11 | 25/03079/LBC Land Adjacent to 49 New Square | (Pages 319 - 330) |

Part 3: General and Enforcement Items

- | | | |
|----|---------------------|-------------------|
| 12 | Appeals Information | (Pages 331 - 336) |
| 13 | Compliance Report | (Pages 337 - 344) |

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

Alternates: Ashton, Bennett, Lokhmotova and Porrer

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Information for Councillors

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The site visit protocol and public speaking scheme can be found at the below link.

[Planning Committee guidance](#)



24/04859/FUL - The Paddocks, 347 Cherry Hinton Road, Cambridge, CB1 8DH

Application details

Report to: Planning Committee

Lead Officer: Joint Director of Planning and Economic Development

Ward/parish: Coleridge

Proposal: Hybrid planning application comprising:

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

Applicant: Columbia Threadneedle Investments Ltd.

Presenting officer: Karen Pell-Coggins

Reason presented to committee: Departure application

Member site visit date: N/A

Key issues: 1. Foul water

Recommendation: Approve subject to conditions and S106

1. Update Report

1.1 This hybrid application was reported to the Planning Committee meetings on 5 June 2025 and 23 July 2025 (please see Appendix 1 for a copy of the reports). It was granted approval at the July meeting subject to conditions and the completion of a Section 106 agreement by 16 October 2025.

1.2 On 1 September 2025, a new consultation response on the application was received from Anglian Water revising its position.

1.3 The Anglian Water response considered at the Planning Committee meeting on 23 July 2025 raised no objections subject to a condition worded as follows: -

Prior to occupation of each relevant phase of development, written confirmation from Anglian Water that there is sufficient headroom at the water recycling centre to accommodate the foul flows from the development site shall be submitted to and approved in writing by the Local Planning Authority.

Reason: To protect water quality, prevent pollution and secure sustainable development having regard to paragraphs 7/8 and 187 of the National Planning Policy Framework.

1.4 The new Anglian Water response raises a holding objection to the application on the grounds of insufficient wastewater treatment capacity at the existing Cambridge Water Recycling Centre (WRC). It comments that any connection into the foul network from the proposed development will contribute to pollution and deterioration of the watercourse via the WRC as it cannot accommodate additional flows.

1.5 Anglian Water further comments that the funding from the Housing Infrastructure Fund previously allocated by the Ministry of Housing, Communities and Local Government (MHCLG) for the Cambridge Waste Water Treatment Plant Relocation Project, intended to deliver a new, modern WRC to serve Cambridge and support future sustainable growth in the north east of the city, has now been withdrawn. This decision has significant implications for our ability to accommodate additional development within the Cambridge WRC catchment. In light of this, Anglian Water is undertaking a comprehensive feasibility review of all available options to determine how future growth can be supported at the existing Cambridge WRC. This assessment is ongoing and is expected to conclude by June 2026. Until this work is complete, AW advise that they

are issuing holding objections to all new planning applications that propose a connection to the public wastewater network within the Cambridge WRC catchment.

- 1.6 In response to the consultee comments, the applicants have submitted a Water Consumption Study Technical Note. This sets out the potable water demand and foul water discharge from the development when compared to the existing site. It replicates information submitted at the application stage.
- 1.7 Phase 1 of the existing site has a portable water usage and foul water discharge of 628,321 litres per annum. Phase 1 of the development is predicted to lead to a portable water usage of 255,320 litres per annum and a foul water discharge of 561,704 litres per annum. The whole site has a portable water usage and foul water discharge of 4,424,797 litres per annum. The whole development is predicted to lead to a portable water usage of 1,791,920 litres per annum and a foul water discharge of 3,942,224 litres per annum. These figures are based on the assumptions that there are no water recycling facilities on the existing site and of a build out of 75% of the mezzanines within the development and 70% of the staff on site on a typical day.
- 1.8 Phase 1 of the development is considered to result in a c59% betterment in portable water use and a c10.6% betterment in foul water discharge. The whole development is considered to result in a c60% betterment in portable water use and a c10.9% betterment in foul water discharge. This shows that the development would have less portable water use and foul water discharge than the existing development on the site.
- 1.9 Anglian Water has been consulted on this information and maintains its objection. It comments that the applicant's statement and accompanying calculations are acknowledged, however proposals which lack planning consent are treated as new connections and are not interchangeable with any existing flow volume. The Cambridge Water Recycling Centre currently lacks the capacity to accommodate additional flows, and Anglian Water cannot reserve capacity for sites which lack planning consent.
- 1.10 Anglian Water has provided evidence in relation to application 24/04575/FUL to substantiate its position. It has advised that until an improvement plan has been delivered at Cambridge WRC, all development requiring new connections to the mains sewer will increase volumes to the Cambridge WRC and levels of phosphate discharges to the receiving water body beyond what is allowed by permit.

- 1.11 Policy 31 of the Local Plan requires developments to have appropriate sustainable foul and surface water drainage systems.
- 1.12 Under Section 106 of the Water Industry Act 1991, all Water and Sewerage Companies have a legal obligation to provide developers with the right to connect to a public sewer. The duty imposed by section 94 of the 1991 Act requires these companies to deal with any discharge that is made into their sewers.
- 1.13 It is noted that Anglian Water does not have the statutory power to issue a 'holding direction' or directly prevent the local planning authority from determining the planning application.
- 1.14 Policies 31 and 32 of the Local Plan require developments to have appropriate sustainable foul and surface water drainage systems.
- 1.15 The availability of treatment capacity at Cambridge WRC, and any environmental or amenity harm caused by increased discharges from storm overflows associated with the application proposals is a material planning consideration in the assessment of this planning application. The weight to be attached to this matter is for the decision maker.
- 1.16 However, it is not considered reasonable to withhold the consideration of this planning application until the conclusion of Anglian Water's feasibility review to determine how future growth can be supported at the Cambridge WRC (expected by June 2026).
- 1.17 Whilst Anglian Water's comments are acknowledged, officers consider that the existing foul water discharge from the development needs to be taken into account in the determination of the application notwithstanding that this is an existing connection.
- 1.18 The information submitted shows that the development would lead to a betterment in foul water discharge in Phase 1 and the whole site by at least c10%. This is not considered to have a significant impact upon the capacity of the Cambridge WRC and result in pollution to the water environment taking into account the net decrease in foul water usage and subject to a new condition in relation to a scheme for the provision of foul drainage infrastructure and connection to the network.
- 1.19 Condition 38 of the full and outline applications as set out in the report to 23 July 2025 Planning Committee is no longer considered reasonable or necessary so is recommended to be deleted.

- 1.20 The proposal is compliant with Policies 31 and 32 of the Local Plan.

Summary

- 1.21 The net estimated position on potable water use and foul water flows put forward by the applicants is accepted by officers. Anglian Water's holding objection is entirely unreasonable in the circumstances and, if followed by the Local Planning Authority, would almost certainly lead to an appeal against non-determination and an application for a substantial award of costs against the Council. The position taken by Anglian Water could not be substantiated on appeal. Whilst the lack of treatment capacity at Cambridge WRC and the circumstances around this are a material consideration, Anglian Water have wholly failed to evidence that they have considered existing potable water usage and foul discharge from the site against commitments from the applicants to improve net potable water use and foul flows which would be secured through the planning permission. The net position proposed by the applicants suggests that, in fact, the application should be supportable, or indeed encouraged, from the perspective of the statutory sewerage operator in lessening demand on Cambridge WRC, but this is not the case.
- 1.22 The S106 drafting is settled, and the objection from Anglian Water including their failure to consider the net position, has already led to a delay in the determination of the application, which is a high-quality mid-tech proposal on a brownfield site in Cambridge that would regenerate the existing site in the long-term and provide on-going employment opportunity. Officers recommend, that whilst Anglian Water's holding objection is noted, that without delay, the application is approved in accordance with the below recommendation.

2. Recommendation

- 2.1 **Approve** subject to:

-The new condition set out below and deletion of condition 38 of the full and outline applications in the 23 July 2025 report, with minor amendments to the conditions as drafted delegated to officers.

Prior to the commencement of the development, excluding works for demolition, full details of a scheme for the provision of foul drainage for the site shall be submitted to and approved in writing by the Local Planning Authority. The details shall include: the design of all on and off-site foul sewerage infrastructure (excluding off-site waste water treatment facilities); the diameters of proposed pipes and the capacity of any on-site

storage; and a timetable and programme for the provision of the foul sewerage infrastructure. The scheme shall demonstrate that, where connection to a public sewer is proposed, the foul sewerage discharge can be accommodated within the piped public sewer system without significantly increasing the risk of flooding or backing up of the existing system on the site or elsewhere. The development shall be carried out in accordance with the approved details and the approved timetable and programme.

Reason: To reduce the risk of pollution to the water environment and to ensure a satisfactory method of foul water drainage (Cambridge Local Plan 2018, policies 31 and 32).

-Satisfactory completion of a Section 106 Agreement which includes the Heads of Terms (HoT's) as set out in the report with minor amendments to the Heads of Terms as set out delegated to officers.

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 City Local Plan 201

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Planning Committee Date	5 June 2025
Report to	Cambridge City Council Planning Committee
Lead Officer	Joint Director of Planning and Economic Development
Reference	24/04859/FUL
Site	The Paddocks, 347 Cherry Hinton Road, Cambridge
Ward / Parish	Coleridge
Proposal	Hybrid planning application comprising: a) Full application for Phase 1, to include the demolition of existing buildings and structures, and erection of building (Use Class E(g)) with associated site infrastructure, landscaping, car and cycle parking provision and access, including changes to the existing access road off Cherry Hinton Road. b) Outline application for Phases 2a, 2b, 3, 4 and 5 (with all matters reserved), to include the demolition of existing buildings and structures, and erection of buildings (Use Class E(g))
Applicant	Columbia Threadneedle Investments Ltd.
Presenting Officer	Karen Pell-Coggins
Reason Reported to Committee	Departure
Member Site Visit Date	-
Key Issues	<ol style="list-style-type: none"> 1. Principle of development 2. Character and appearance of the area 3. Heritage assets 4. Trees 5. Biodiversity 6. Highway safety and parking 7. Flood risk and water management 8. Residential amenity 9. Carbon reduction and sustainable design 9. Planning obligations 10. Other matters
Recommendation	APPROVE subject to conditions and S106

1.0 Executive Summary

- 1.1 This hybrid application seeks the redevelopment of The Paddocks site for use Class E(g) (offices, research and development, light industrial) 'mid-tech' uses. The development comprises the demolition of existing buildings and structures, and erection of buildings with associated site infrastructure, landscaping, car and cycle parking provision and access, including changes to the existing access road off Cherry Hinton Road.
- 1.2 The full application is for a single building on Phase 1 to the south west of the site and the outline application for four further buildings on Phases 2 to 5 to the north east, south east, and north west of the site.
- 1.3 The Paddocks is a brownfield site close to the centre of Cambridge. The existing use of the site is for employment purposes under use classes E(g), B2, and B8 uses. The site is surrounded by residential properties.
- 1.4 The site is allocated for residential development for approximately 123 dwellings under Policy 27 of the Local Plan. However, the allocation is not currently proposed to be carried forward into the emerging Local Plan as there are a number of long-term leases on the site which would not enable the delivery of residential development within the local plan period.
- 1.5 The development would retain the site for employment purposes for midtech uses where a need for such uses has been identified. Midtech is defined as "modern general industrial premises that have a greater emphasis on the office / R&D element alongside manufacturing and storage / distribution (Use Class E(g) typically but also covering the wider B8/B2 uses".
- 1.6 The buildings would be flexible and adaptable and provide a variety of unit sizes for a range of uses. 925 jobs would be created.
- 1.7 The principle of the development is considered acceptable as there are material planning considerations which outweigh the theoretical loss of residential provision arising from the current residential allocation.
- 1.8 The development is considered to result in a high quality development which would respond to its context and create a sense of place.
- 1.9 The majority of trees on the site would be retained and protected, and a significant amount of landscaping is proposed within the development to assimilate the development within the area and result in at least a 10% net gain in biodiversity.
- 1.10 The development would be likely to decrease traffic generation to and from the site as the amount of car parking on the site has been reduced. The amount of cycle parking has been increased to encourage travel by more sustainable modes.
- 1.11 The development is not considered to be at significant risk of flooding or increase the risk of flooding to the site and surrounding area as the existing surface water drainage measures on the site would be improved.
- 1.12 The development is considered to be sympathetic to the amenities of neighbours in terms of overbearing mass, loss of light, loss of privacy, and noise.

- 1.13 The development would reduce carbon emissions and protect water resources to mitigate the impact of climate change.
- 1.14 The development has been subject to a Planning Performance agreement with extensive pre-application discussions and a Design Review Panel.
- 1.15 Officers recommend that the Planning Committee approve the application subject to conditions and a Section 106.

2.0 Site Description and Context

None-relevant		Tree Preservation Order	x
Conservation Area		Local Nature Reserve	
Listed Building		Flood Zone 1 (low risk)	x
Building of Local Interest		Green Belt	
Historic Park and Garden		Protected Open Space	Adj
Scheduled Ancient Monument		Controlled Parking Zone	
Local Neighbourhood and District Centre	Adj	Article 4 Direction	

*X indicates relevance

- 2.1 The site is located to the north of Cherry Hinton Road, in the Coleridge ward within the city of Cambridge. It measures approximately 2.8 hectares in total area.
- 2.2 The site currently comprises The Paddocks Business Centre which has a mix of employment uses under use classes E (offices and light industrial), B2 (general industrial), and B8 (storage and distribution). The current floor space is approximately 12,663 square metres (gross internal area).
- 2.3 There are a range of office and industrial buildings on the site which vary in scale and height from smaller single storey units to larger two and three storey units.
- 2.4 There is a central access road which runs north to south together with a secondary access road around part of the perimeter of the site. There are currently 309 vehicle parking spaces and 95 informal cycle parking spaces adjacent to the units. The site boundaries have fencing and trees.
- 2.5 Access to the site is from Cherry Hinton Road and consists of a road with footpaths on both sides. There is an area of trees and landscaping to the west of the site entrance.
- 2.6 The site is allocated for residential development (R7- 123 dwellings) under Policy 27 of the Local Plan.
- 2.7 There are Tree Preservation Orders on the site covering areas of trees along the northern and western boundaries and two individual trees along the southern boundary.

- 2.8 The site is situated in Flood Zone 1 (low risk) but is subject to surface water flood risk.
- 2.9 There are two existing telecoms masts to the north of the site.
- 2.10 The site is surrounded by residential development in Chalmers Road to the north (two storey), Kelvin Close to the east (two storey), and Jasmine Court, Burling Court and Brooklyn Court (three storey) and Cherry Hinton Road (two storey) to the south. There are allotments gardens to the west which are Protected Open Space with residential development in Perne Road beyond (two storeys). Adkins Corner Neighbourhood Centre lies to the south west.
- 2.11 Cherry Hinton Park and Garden is a Protected Open Space approximately 400 metres to the east. It comprises Cherry Hinton Hall, The Lodge and Gate piers which are grade II listed buildings and the Cherry Hinton Hall Bird Sanctuary which is a City Wildlife Site.

3.0 The Proposal

- 3.1 This hybrid application seeks the following: -
- a) Full application for Phase 1, to include the demolition of existing buildings and structures, and erection of building (Use Class E(g)) with associated site infrastructure, landscaping, car and cycle parking provision and access, including changes to the existing access road off Cherry Hinton Road.
 - b) Outline application for Phases 2a, 2b, 3, 4 and 5 (with all matters reserved), to include the demolition of existing buildings and structures, and erection of buildings (Use Class E(g))
- 3.2 The development comprises a maximum total of 24,500 square metres (gross internal floor area) of flexible employment floorspace consisting of offices, research and development, and light industrial uses known as 'Midtech'. It will provide a total of 925 full time jobs. The development will be delivered in six separate phases comprising of four buildings. The access to Cherry Hinton Road would be retained and redesigned. A new internal access road provided around the perimeter of the site. 200 vehicle parking spaces and 388 cycle parking spaces would be provided. A new central spine landscaped area would be provided with pedestrian and cycle access.
- 3.3 The full application (Phase 1) is supported by a Design and Access Statement and Detailed Plans.
- 3.4 Phase 1 consists of a single building with a floorspace of approximately 3,400 square metres (gross internal floor area). The building would be of a large scale and two and three storeys in height with a flat roof design. It would have a rooftop plant enclosure. There would be a terrace and solar pv panels on the roof. The materials of construction would be brick plinth and vertical metal cladding for the walls. Refuse stores and a substation would be provided to the west along with an external amenity area.
- 3.5 The building would be provided as a shell and core design with flexible open plan spaces which can be single unit or smaller units adapted to suit the occupiers.

- Internal floor height would be 8.4 metres at ground floor level and 4.2 metres at the higher level.
- 3.6 Vehicle parking spaces would be provided to the south and west of the building with some temporary spaces within the phase 2b boundary to the east. Spaces would be allocated for disabled motorists and electric charging. Two cycle parking areas would be provided to the south of the building. The site also includes an area for electric scooter parking.
- 3.7 The access to Cherry Hinton Road would be retained and redesigned to provide a two way carriageway with integrated cycle lanes with separate footpaths to both sides.
- 3.8 The outline application (Phase 2 to 5) is supported by a Design Code, Parameter Plans (land use, building heights and layout, landscape and green infrastructure, access and movement), and an Illustrative Masterplan.
- 3.9 Phases 2 to 5 consists of 4 further buildings with one potentially adjoined to Phase 1. The buildings would have a minimum floorspace of 11,995 square metres gross external floor area and a maximum floorspace of 24,090 square metres gross external floor area.
- 3.10 The land use parameter plan shows the developable site area with reference to the root protection zone of the protected trees on the site and a 25 metre separation distance for daylight and sunlight protection to residential properties.
- 3.11 The building heights and layout parameter plan shows the general arrangement of the buildings in a grid style layout either side of a main central landscape spine aligned north to south with secondary landscape spines aligned east to west.
- 3.12 The maximum scale and floorspaces of the buildings (GEA) would be as follows:
-
Phase 2A - 4,726 square metres
Phase 2B - 3,628 square metres
Phase 3 - 2,349 square metres
Phase 4 - 4,338 square metres
Phase 5 - 7,188 square metres
- 3.13 The maximum heights of the buildings would be approximately three storeys high but reduced to two storeys closer to some of the boundaries of the site. The heights of the buildings are set out later in the report.
- 3.14 The landscape and green infrastructure parameter plan shows the existing trees around the perimeter of the site to be retained and a new central landscape spine. There would be a new landscaping area to the west of the access road.
- 3.15 The access and movement parameter plan shows the main access from Cherry Hinton Road to the south with vehicular cycle and pedestrian access, the vehicular route around the perimeter of the site, and the shared cycle and pedestrian routes through the central spine. It also shows existing and proposed parking zones.
- 3.16 The Design Code sets out further details of the scheme in terms of the Sustainability Principles (climate resilience, energy, biodiversity, water, health and wellbeing, social value), Masterplan Design Principles (building use, building

flexibility, building composition, building arrangement, green infrastructure and public realm, building heights, building massing, building setbacks, roofscape, access, frontages and elevations, character palette, facade hierarchy, facade materiality), Landscape and Public Realm Principles (landscape character areas, landscape layouts, green infrastructure, outdoor amenity, central landscaping zone, site perimeter, tree planting strategy, tree location plan, landscape phasing strategy), and Building Design Principles (architectural character types, facade design principles, character building design principles).

- 3.17 The application has been amended to address a number of consultee and neighbour concerns raised and further consultations have been carried out as appropriate.

4.0 Relevant Site History

- 4.1 24/03682/SCRE - EIA Screening Opinion under the Town and Country Planning (Environmental Impact Assessment) Regulations 2017 for the redevelopment of the existing Paddocks Business Centre for new commercial development in Use Class E(g) - EIA not required
- 4.2 22/01768/TELNOT - Remove existing 17m phase 4 monopole and replace with phase 8 monopole with antennas and wraparound cabinet - No objections
- 4.3 15/1635/FUL - Change of use from office to class D2 Assembly & Leisure or class B1(a) Offices in the alternative - Approved (Suites 1 to 4 Lincoln House)

5.0 Policy

5.1 National

National Planning Policy Framework 2024
 National Planning Practice Guidance
 National Design Guide 2021
 Environment Act 2021
 Town and Country Planning (Environmental Impact Assessment) Regulations 2017.
 Conservation of Habitats and Species Regulations 2017
 Equalities Act 2010
 Planning and Compulsory Purchase Act 2004
 Local Transport Note 1/20 (LTN 1/20) Cycle Infrastructure Design
 ODPM Circular 06/2005 – Protected Species
 Circular 11/95 (Conditions, Annex A)

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 5: Sustainable transport and infrastructure
 Policy 27: Site specific development opportunities
 Policy 28: Sustainable design and construction, and water use
 Policy 31: Integrated water management and the water cycle
 Policy 32: Flood risk
 Policy 33: Contaminated land
 Policy 34: Light pollution control
 Policy 35: Human health and quality of life
 Policy 36: Air quality, odour and dust

Policy 37: Cambridge Airport Public Safety Zone and Air Safeguarding
 Policy 40: Development and expansion of business space
 Policy 41: Protection of business space
 Policy 42: Connecting new developments to digital infrastructure
 Policy 55: Responding to context
 Policy 56: Creating successful places
 Policy 57: Designing new buildings
 Policy 59: Designing landscape and the public realm
 Policy 60: Tall buildings and the skyline in Cambridge
 Policy 61: Conservation and enhancement of historic environment
 Policy 67: Protection of open space
 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
 Policy 85: Infrastructure delivery, planning obligations and the Community Infrastructure Levy

5.3 **Supplementary Planning Documents**

Biodiversity SPD – Adopted February 2022
 Sustainable Design and Construction SPD – Adopted January 2020
 Cambridgeshire Flood and Water SPD – Adopted November 2016

6.0 **Consultations**

Latest comments to amendments

Internal Consultees

6.1 **Trees Officer – No objections subject to conditions**

Sets out that the level of tree retention proposed is acceptable at this stage and root protection areas and canopy spreads are protected for later applications and adequate space is provided for new trees.

Recommends conditions in relation to a phased tree protection methodology in the form of an Arboricultural Method Statement (AMS) and Tree Protection Plan (TPP), a site meeting to discuss the AMS, implementation of the phased tree protection methodology, and replacement of any trees removed.

6.2 **Nature Conservation Officer – No objections subject to conditions**

Sets out that the survey effort is acceptable as the line of existing boundary trees and majority of other site trees are proposed for retention and the BNG baseline and the biodiversity net gain landscape scheme are satisfactory

Recommends conditions in relation to a Biodiversity Net Gain and an ecological enhancement scheme.

6.3 **Landscape Officer – Requests further information, as amended.**

Sets out that Phases 1, 2A, and 2B are acceptable but concerns are maintained in relation to Phases 4 and 5 with regards to the massing, height, and roof form and resulting incongruous structures adjacent to the residential context. The

central landscape spine width is now acceptable but the amenity spaces should have less cycle parking and further landscaping is required in the vehicle parking areas.

6.4 Urban Design Officer – No objections, as amended, subject to conditions

Sets out that improvements have been made to the massing of the buildings in the later phases but the massing and height may seem too intense and dominant on the public realm and finer grain buildings are preferred which would better reflect the character of the generally smaller buildings (mainly houses) in the surrounding area.

Recommends conditions in relation to materials.

6.5 Sustainability Officer – No objections, as amended, subject to conditions

Sets out that sustainability elements now included in the design code are welcomed, as well as points of clarification in the sustainability response.

Recommends conditions in relation to BRE Design Stage Certificate, BRE Post Construction Certificate, rainwater and greywater harvesting, water efficiency calculator, water metering, water efficiency implementation, sustainability strategy implementation and also implementation of sustainability and energy strategies and BREEAM pre assessment for later phases.

6.6 Conservation Officer – No objections

Sets out that the proposal will not adversely affect the setting of Listed Buildings.

6.7 Access Officer – Comments

Sets out the requirements for disabled access.

6.8 Environmental Health Officer – Has no objections, as amended, subject to conditions

Sets out that the information provided in response to the original comments in relation to noise (sound monitoring data), noise / hours (24-hour operation justification) and air quality (back-up generator) is now agreed.

Recommends conditions in relation to a Phase 1 contamination investigation, Phase 2 contamination investigation, contamination remediation, contamination verification, unexpected contamination, material management plan, demolition and construction environmental management plan, commercial operational noise impact assessment / mitigation (including plant), emergency back-up generator noise insulation, substation noise insulation, commercial extraction discharge ductwork, odour / fume control, no external activities, collection/delivery hours, servicing and operational noise minimisation management plan / scheme, artificial lighting, electric vehicle charge point - Phase 1 (detailed) air quality, emergency back-up generator- air quality, and construction method statement.

6.9 Waste Officer – No objections subject to a condition

Sets out the requirements for waste management at the site.

Recommends a condition in relation to a waste management plan.

6.10 Policy Officer – Comments

Sets out that the site is allocated for residential purposes in the current Local Plan and material considerations need to be demonstrated to justify the employment use.

6.11 S106 Officer – No Objection

Sets out that employment, skills and training opportunities for local people should be secured through a Section 106.

External Consultees

6.12 Active Travel England – Has no objections, as amended, subject to a condition and appropriate mitigation towards active and sustainable travel.

Sets out that some of the infrastructure outside the site is of poor quality such as the bus stops on Mowbray Road and Cherry Hinton Road, narrow footways on the roundabout, unsegregated cycle ways on 30 mph roads which are not suitable for all users, and shared cycle and footways which may cause conflict.

Recommends conditions in relation to cycle parking to include the provision of lockers, changing, showers, drying areas, lighting and CCTV if in an area of poor surveillance.

6.13 County Highways Development Management – No objections subject to a condition

Recommends a condition in relation to the submission of a Traffic Management Plan during demolition and construction.

6.14 County Transport Team – No objections subject to conditions and mitigation being agreed

Sets out that the development proposes a design led approach to parking provision with low vehicle parking and vehicle trip generation.

Recommends conditions in relation to a travel plan and cycle parking details.

Requires a contribution of £467,000 towards the GCP Cycling Plus schemes to improve the provision of cycling on Cherry Hinton Road between the site and Hills Road, and the A1134 Perne Road and Brooks between Cherry Hinton Road and Coldhams Lane. This also includes a £10,000 contribution towards the installation of additional waiting restrictions in the area within 500m of the site by CCC if required.

6.15 Lead Local Flood Authority – Has no objections, as amended, subject to conditions.

Sets out that surface water from the development can be managed through the use of blue roofs which would result in a reduction in the existing runoff rate by 37%.

Recommends conditions in relation to a detailed surface water drainage for the site based on the Drainage Strategy for Phase 1 and later phases, measures indicating how additional surface water run-off from the site will be avoided during the construction works, finished floor levels, and a hydrological report and mitigation with regards to the impact upon groundwater levels to ensure that the development would not result in an increase in the risk of flooding.

6.16 Environment Agency – Has no comments

6.17 Anglian Water – No objections, as amended, subject to conditions

Sets out that the site is within the catchment of Cambridge Water Recycling Centre (WRC), which currently lacks the capacity to accommodate the additional flows generated by the development but is in the growth plan from 2025-2030, the sewerage system network at present has available capacity for used water flows from the development, and the surface water discharge rate is acceptable.

Recommends conditions in relation to written confirmation from Anglian Water confirming there is sufficient headroom at the water recycling centre to accommodate the foul flows from the development and detailed designs for the surface water drainage scheme based upon the Flood Risk assessment for each phase of the development.

Also requests informatives with regards to protection of assets, connection to the public sewer, building near to public sewers, drainage details not approved for adoption,

6.18 County Archaeology – No objection subject to a condition

Sets out that the development is located in an area of archaeological potential.

Recommends a condition in relation to a programme of archaeological work.

6.19 Cambridge Airport Safeguarding – No objections, as amended, subject to conditions

Sets out that the development has been examined from an aerodrome safeguarding perspective.

Recommends conditions in relation to further engagement with Cambridge Airport to allow a more in-depth study to be completed by an Approved Procedure Design Organisation (APDO) to determine the level of impact, a bird hazard management plan, and a glint and glare assessment.

Also requests informatives with regards to crane details and wind turbines.

6.20 Police Architectural Liaison Officer – No objections, as amended subject to conditions

Sets out secured by design and security measures.

Recommends conditions in relation to lighting, CCTV cameras, cycle stands/racks, external doors, landscaping heights, path widths, signage, internal doors, reception control, curtain walling, access control, alarms, roof terrace protection, and substation enclosure.

6.21 Fire Authority – No objections subject to a condition

Recommends a condition in relation to the provision of fire hydrants.

6.22 Design Review Panel Meeting – 25 July 2024

6.23 The final report states the following: -
The design was very well received, and the presentation was clear and well structured. The Panel applauded the use of the site model. It will be invaluable as part of the communication of the scheme and could be further developed with larger scale representation of parts of the scheme as designs are firmed up.. it is important to describe the process, options and resolution of the overall concept which is best described in the Design and Access statement. This should be a priority and be a live document. The initial phase is in development and was not addressed in any detail by the Panel review. How this will look, function and all be accessed from a visitor's arrival, and throughout their journey through the development, prior to and during the construction of all the later phases, currently planned to be spread over many years, should be demonstrated. A further Panel review of future phase design guidelines and parameters would seem valuable. With more local consultation, character assessment, development of design guidelines and metrics and a well documented Design and Access Statement, the outline proposals must set a standard for future phases.

6.24 A copy of the review letter is attached in full at appendix 1.

7.0 Third Party Representations

7.1 12 representations have been received.

7.2 Those in objection have raised the following issues:

- Principle of development- Loss of housing site, Class E uses, opening hours, need for development, loss of small offices, loss of low spec unit with low rent, no benefit to local community
- Character and appearance- higher than existing buildings, out of character with surroundings, poor design and materials
- Residential amenity- loss of privacy, loss of light, overshadowing, towering over neighbours, noise, anti-social behaviour
- Construction impacts- long construction period, noise, vibrations, dust, asbestos, health and safety
- Highway safety- increased traffic and congestion on Cherry Hinton Road
- Biodiversity- impact on wildlife

8.0 Member Representations

8.1 No member representatives have been received.

9.0 Local Interest Groups and Organisations

9.1 Cam Cycle objects to the application on the grounds of the lack of access permeability to the site and lack of quality cycle parking.

- 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 Principle of Development**
- 10.2 Policy 1 of the Cambridge Local Plan (2018) sets out the presumption in favour of sustainable development.
- 10.3 Policy 2 outlines the spatial strategy for the location of employment development. The strategy will support Cambridge's economy, offering a wide range of employment opportunities, with particular emphasis on growth of the Cambridge Cluster of knowledge-based industries and institutions and other existing clusters in the city, building on existing strengths in 'knowledge-based' activities.
- 10.4 Policy 3 outlines the spatial strategy for the location of residential development. The strategy is to focus the majority of new development in and around the urban area of Cambridge.
- 10.5 Policy 27 identifies the specific sites considered suitable for development to contribute towards Cambridge's needs to 2031 in Appendix B. Site R7 allocates 2.79 hectares of existing mixed commercial land at The Paddocks, 347 Cherry Hinton Road, Cambridge for a residential development (123 dwellings).
- 10.6 Policy 40 encourages development to come forward for new offices, research and development and research facilities in specific areas of the city, which this site sits outside. Policy 40 states that proposals for the development of these uses elsewhere in the city will be considered on their merits.
- 10.7 Policy 41 seeks to retain protected industrial sites and also states that there will be a presumption against the loss of any employment uses outside protected industrial sites.
- 10.8 Paragraph 78 of the National Planning Policy Framework (NPPF) states that local planning authorities should identify and update annually a supply of specific deliverable sites sufficient to provide a minimum of five years' worth of housing.
- 10.9 Paragraph 85 states that planning policies and decisions should help create the conditions in which businesses can invest, expand and adapt.
- 10.10 Paragraph 87 states that planning policies and decisions should recognise and address the specific locational requirements of different sectors.
- 10.11 Paragraph 125 states that planning policies and decisions should, amongst other criteria, give substantial weight to the value of using suitable brownfield land within settlements.
- 10.12 The application is supported by a Planning Statement and Response to Policy Comments document.
- 10.13 The site is located in the Coleridge ward within the city of Cambridge. It currently comprises mixed commercial uses. Policy 27 of the Local Plan allocates the site for residential purposes.

- 10.14 The proposal seeks redevelopment of the site for employment purposes under Class E(g)(i) consisting of offices, research and development, and light industrial uses known as 'Midtech'.
- 10.15 The Greater Cambridge Warehouse and Industrial Space Needs Report (March 2025) defines Midtech as "modern general industrial premises that have a greater emphasis on the office / R&D element alongside manufacturing and storage / distribution (Use Class E(g) typically but also covering the wider B8/B2 uses.
- 10.16 The Policy Officer has commented that as the adopted Local Plan 2018 allocates the site for residential use, any application for different uses would need to demonstrate material considerations why this is suitable and consider the impacts of not delivering the residential uses.

The Greater Cambridge Local Plan First Proposals document proposes that the site is retained for existing (mixed commercial) uses. Whilst the principle of the loss to residential was accepted in the Local Plan 2018, there are material considerations which have arisen since the plan was adopted. Evidence prepared at First Proposals (Preferred Options) stage and to underpin the Draft Greater Cambridge Local Plan indicates the importance of retaining and increasing the supply of industrial land within Cambridge/Greater Cambridge. Loss of industrial business space should be considered in the planning balance, and the applicant should consider impact of their proposals on industrial land supply.

The Greater Cambridge Employment Land and Economic Development Evidence Study (Nov 2020) concluded that the demand for residential and other uses has pressurised land values and reduced the industrial supply in Cambridge, leading to rental increases for industrial units. There is a land use efficiency logic to removing these lower value activities from the City. However, at a certain point this becomes inefficient with customers and employees having to travel too far (or not travelling at all) to businesses outside of the city. As a result some industrial locations should be protected in the city to support the economic needs and diversity of employment opportunities. Release of these sites should be assessed on a site by site basis however in reality there are a limited number of industrial areas remaining.

The Greater Cambridge Employment and Housing Evidence Update (Jan 2023) concludes that whilst the need for office/ R&D floorspace to 2041, is essentially met through current supply and positively met and exceeded through current proposals, an additional 149,200 sqm of industrial/warehouse space is required when balanced with current supply and additional floorspace maybe required over and above the allocations proposed in the Greater Cambridge Local Plan First Proposals.

- 10.17 The applicant's case in favour of the development as follows: -
- i) The site is occupied by a number of long term leases and it is not available for housing within the adopted Local Plan period.
 - ii) Policy S/LAC of the Emerging Greater Cambridge Local Plan - First Proposals removes residential allocation R7: The Paddocks, 347 Cherry Hinton Road and seeks to retain the site for employment.

- iii) The Greater Cambridge Housing Trajectory and Five Year Housing Land Supply April 2025 does not make an allowance for housing on the Paddocks site.
- iv) The existing site is actively managed and there is continued demand for commercial space.
- v) The existing buildings are in need of redevelopment to meet current building standards, including sustainability credentials and tenant expectations. This has been confirmed by a Building Survey and Pre-Demolition Audit in July 2024.
- vi) The proposed development will not result in the loss of employment uses, as the proposed development will provide new high quality flexible and adaptable buildings designed to meet the needs of the current and future employment market.
- vii) The “Greater Cambridge Growth Sectors Study: Life science and ICT locational, land and accommodation needs (September 2024) emphasises that Greater Cambridge remains one of the most desirable places in the UK and the world for both the ICT and life sciences sectors. Greater Cambridge will need to enhance its offer to support its existing ecosystem and continue to compete on the national and international scale.
- viii) The Greater Cambridge Warehouse and Industrial Space Needs Evidence Base report identifies a significant demand for ‘Mid-tech’ spaces. It recommends a need of 31,700sqm floorspace in Greater Cambridge, in locations with enhanced urban connectivity, urban fringe, or proximity to science parks. The proposed Paddocks development, which is centrally located within a 15-minute ecosystem of other Cambridge science and technology clusters, would meet this identified need in Cambridge. In total, approximately 24,500sqm of GIA in Use Class E(g), is proposed across the site.
- ix) The redevelopment of brownfield land is supported in national and local policy, and there is a locally identified need for the provision of a range of types and sizes of floorspace in established employment clusters in Cambridge.
- x) The development will be delivered over a phased period with the final phase planned to be delivered in 2040. All existing tenant leases will expire before redeveloping the respective phases of the site. This allows the existing tenants time to plan and relocate and tenants with leases that expire during any of the development phases would be given the opportunity to lease units in the new buildings.

Loss of housing land

- 10.18 The Greater Cambridge Housing Trajectory and Five Year Housing Land Supply Report (April 2025) sets out how the delivery of housing granted planning permission on allocated and unallocated housing sites in Cambridge City and South Cambridgeshire will contribute to the housing requirement set out in the Local Plans.

- 10.19 Appendix C sets out an assessment of each site in the Greater Cambridge housing trajectory. For the application site, it states the following: -

The site was originally allocated in the Cambridge Local Plan 2006 (adopted in July 2006) and the allocation has been carried forward into the Cambridge Local Plan 2018 (adopted in October 2018, Site R7). The site is allocated for 123 dwellings.

The Council’s preferred approach as set out in the Greater Cambridge Local Plan – First Proposals (November 2021) is to not carry this allocation forward into the new Greater Cambridge Local Plan, as it is considered more appropriate to retain the site for the existing mixed commercial uses. The Council will continue to

review through the plan making process whether or not to carry forward this allocation into the new Local Plan.

The agent has advised that the site remains occupied by a number of long term leases, such that the site is not available for housing within the adopted plan period. Although the site is suitable for redevelopment for housing, there is a stronger need to retain its employment use, and that optimising the employment use of this brownfield site is a more sustainable use of the land

The Council has therefore made no allowance for housing on this site by 2045 in this housing trajectory.

In accordance with the definitions of deliverable and developable in the glossary of the NPPF, this site is not considered deliverable or developable as although the site is allocated in the Cambridge Local Plan 2018, the Council and the landowner consider that it more appropriate to retain the site for commercial uses.

- 10.20 The report concludes that the two authorities jointly have a housing land supply of 5.5 years from 2025 to 2030. This excludes the application site.

Retention and increase of employment development

- 10.21 The Greater Cambridge Warehouse and Industrial Space Needs Report (March 2025) sets out that there are a number of different industrial occupiers seeking space across Greater Cambridge. This includes:
- i. manufacturers who wish to grow or benefit from local labour and skills;
 - ii. general industrial operators servicing the local population and market;
 - iii. distributors to support requirements of households and businesses; and
 - iv. midtech operators who need a mixed space typology for R&D prototyping and testing.
- 10.22 The report states that there is a good range of existing industrial parks in the city, road corridors and surrounding villages. The highest floorspace for industrial uses relates to manufacturing (24.5%) and the lowest relates to general industrial (4.3%). There has been a general increase in manufacturing, mid-tech, and distribution but a decrease in wholesale.
- 10.23 The report identifies that there are existing mid tech uses at The Bourn Quarter and Accelerator Park in Sawston.
- 10.24 There is a demand for an additional 31,700 square metres of midtech floorspace in unit sizes of 100 to 2000 square metres in locations with enhanced connectivity to labour market, on the urban fringe or in close proximity to the science parks.
- 10.25 The Greater Cambridge Growth Sectors Study: Life science and ICT locational, land and accommodation needs (September 2024) sets out the employment space requirements for the 'key sectors' that notably drive employment growth in Greater Cambridge.
- 10.26 The report states that there is a well-established network of science and technology parks that each play a particular role in the knowledge ecosystem. Employment in the area is dominated by the professional, scientific and

technical services sector (21%) which includes scientific research and development, followed by education (15%), health (14.0%) and ICT (9.0%).

- 10.27 The report identifies existing life science uses at Cambridge Biomedical Campus, Cambridge Science Park, Babraham Research Park, Granta Park, Great Abington, and the Wellcome Genome Campus, Hinxton.
- 10.28 There is a demand for 600,000 square metres of life sciences floorspace with 10% in start-ups with units sizes of 0 to 200 square metres in existing locations, 40% for scale ups with units sizes of 200 to 2,500 square metres in parts of larger developments, 30% for larger scales of with unit sizes of 2500 to 5,000 square metres, and 20% for larger scale with units sizes of over 5,000 square metres both in integrated place based locations with quality premises with amenities and good sustainable connections.

Summary

- 10.29 Taking into consideration the limited potential for the delivery of housing on the site due to the long term leases on the existing commercial units and current five year housing land supply together with the evidential need for midtech uses in sustainable brownfield locations, the provision of flexible and adaptable units in a variety of sizes for a range of uses, and the creation of 925 jobs, officers are of the view that there are material considerations in this case for supporting redevelopment of the site for employment purposes which would outweigh the allocated loss of the site for housing land.
- 10.30 A condition would be attached to any consent to restrict the development to Class E(g) uses to ensure that it contributes towards the identified need for midtech uses.
- 10.31 Whilst the proposal would not accord with Policies 3 and 27 of the Local Plan, the proposal would accord with Policies 2, 40 and 41 of the Local Plan. Material considerations indicate the principle of the proposal development is acceptable.
- 10.32 **Character and Appearance - Design, Layout, Scale and Landscaping**
- 10.33 Policy 55 seeks development to respond positively to its context which has drawn inspiration from the key characteristics of its surroundings to create distinctive and high quality places.
- 10.34 Policies 56 and 57 support the creation of successful places through development that is designed to be attractive, high quality, accessible, inclusive and safe.
- 10.35 Policy 59 requires external spaces, landscape, public realm, and boundary treatments to be designed as an integral part of new development proposals and coordinated with adjacent sites and phases.
- 10.36 Policy 60 sets out criteria for the assessment of tall buildings and the skyline in Cambridge.
- 10.37 Paragraph 131 of the NPPF states that the creation of high quality, beautiful and sustainable buildings and places is fundamental to what the planning and development process should achieve.

- 10.38 Paragraph 135 of the NPPF sets out the key criteria in relation to design to achieve successful developments
- 10.39 The application is supported by a Design and Access Statement, Design Code, Supplementary Information, Parameter Plans, and a Townscape and Visual Impact Assessment.
- 10.40 The site currently comprises The Paddocks Business Centre which consists of a range of office and industrial buildings which vary in scale and height from smaller single storey units to larger two and three storey units. The buildings include L shaped linear and rectangular plan forms and flat, mansard, monopitch, and pitched roofs designs. The materials range from bricks, pebble dash render, and metal cladding for the walls and tiles to corrugated metal sheeting for the roofs. Overall, the site has an office building at the entrance with industrial units across the remainder of the site.
- 10.41 The existing buildings are arranged to the east and west of a main central access road and there is a secondary access road between some of the buildings and around part of the perimeter of the site. There are currently 309 vehicle parking spaces and 95 informal cycle parking spaces adjacent to the access road and around the perimeter of the site.
- 10.42 The central access has some trees and landscaping and the site boundaries are aligned by mature trees and landscaping and/or high timber fences.
- 10.43 The site is surrounded by residential development in Chalmers Road to the north (two storey), Kelvin Close to the east (two storey), and Jasmine Court, Burling Court and Brooklyn Court (three storey) and Cherry Hinton Road (two storey) to the south. There are allotments gardens to the west which are Protected Open Space with residential development in Perne Road beyond (two storeys). Adkins Corner Neighbourhood Centre lies to the south west.
- 10.44 Phase 1 would be situated in the south western part of the site. It would consist of a single building which would be sited approximately 90 metres back from Cherry Hinton Road, 20 metres from the main southern boundary of the site, and 22 metres from the western boundary of the site. The siting of the building would be set further back from Cherry Hinton Road and the southern site boundary than existing building at Lincoln House.
- 10.45 The northern elevation of the building facing the plot for Phase 2A and the southern elevation facing Burling Court and Brooklyn Court would measure approximately 47.5 metres in width and the eastern elevation facing the main central landscape spine and the western elevations facing towards Perne Road would measure 33 metres in length. The overall scale of the building in terms of its footprint would be similar to existing buildings on the site although it is noted that it would be larger than the adjacent residential buildings.
- 10.46 The building would be part two storey and part three storey. It would measure approximately 10.3 metres in height to the parapet adjacent to the southern elevation and approximately 14.4 metres in height set back 12.3 metres from the southern elevation. The higher set back area would have a rooftop plant enclosure of 2.8 metres in height. The existing building at Lincoln House is three storeys and approximately 9.4 metres in height. The area of the new building closest to the southern boundary of the site would be approximately 0.9 metres higher than the existing building but the higher part of the building away from the

boundaries of the site would be approximately 5 metres higher and 7.8 metres higher including the external plant enclosure. The overall height of the development would be similarly close to the southern boundary but would rise to a significantly greater height further away from the boundary.

- 10.47 The building would have a simple and relatively rectangular block plan form which would in keeping with the plan form of existing buildings on the site and buildings in the area.
- 10.48 The building would have a stepped eastern elevation and height with recessed element and lower height at the entrance to the site. The facades of the front lower element building would comprise vertical fins to add interest, and the eastern elevation would have a glazed entrance feature and full height glazing at ground floor level and features at first and second floor levels to create an active frontage. All elevations would have windows. The building would have a flat roof design. Whilst the flat roofs of the building would reflect the design of some of the existing buildings on the site, it would not be in keeping with the residential context which comprises mainly pitched roofs. However, the building would have a high quality and contemporary design which is considered to create a sense of place and enhance the character and appearance of the area.
- 10.49 The building walls would be constructed from a brick plinth with vertical metal cladding above in a light shade for the lower element and darker shade for the higher element. The roof plant enclosure would be constructed from perforated metal. The materials of construction are considered to be in keeping with some of the materials of the existing buildings but would be modern represent a building of its time. A condition would be attached to any consent to agree the precise materials to ensure it results in a quality development which preserves the character and appearance of the area.
- 10.50 The building would comprise an external amenity space in the form of a roof terrace and there would be a small grass amenity space to the south west under the trees. Ancillary buildings such as refuse stores and a substation would be provided to the west and are considered acceptable.
- 10.51 24 vehicle parking spaces would be provided to the south and west of the building and 5 temporary spaces within the phase 2b boundary. Two spaces would be for disabled motorists and 14 spaces would have electric vehicle charging. Two cycle parking areas with 55 spaces would be provided to the south of the building. This would consist of 10 covered staff Sheffield stands, 38 covered two tier stands, 4 visitor Sheffield stands, and 3 covered cargo cycle spaces. The site also includes an area for electric scooter parking.
- 10.52 Vehicular, cycle, and pedestrian access to the site is from Cherry Hinton Road to the south. Further details of the access are set out in the Highway safety and Transport Impact section of the report. There would be a vehicular route around the perimeter of the site, and shared cycle and pedestrian routes through the central spine.
- 10.53 Phases 2 to 5 would be situated to the northern and south eastern part of the site. It consists of 4 further buildings with one adjoined to Phase 1. Phase 2A would be sited to the north of Phase 1, Phase 3 and 4 would be sited to the north west, Phase 5 would be to the north east and Phase 2B would be to the south east. The buildings would be sited to the east and west of the main central landscape spine at varying distances to create articulation and interest.

- 10.54 Phase 2A would be set back approximately 120 metres from Cherry Hinton Road and 24 metres from the western boundary. It would be sited in a similar position to existing buildings on the site.
- 10.55 Phase 2B would be set back approximately 90 metres from Cherry Hinton Road and 60 metres from Kelvin Close. It would be 20 metres from the southern boundary and 15 metres from the eastern boundary. It would be set back further from the southern and eastern boundaries than the existing building.
- 10.56 Phases 3 and 4 would be set back approximately 180 metres from Cherry Hinton Road and 60 metres from Chalmers Road, It would be 15 metres from the northern boundary and 20 metres from the western boundary. Part of the building would be closer to the northern boundary than the existing building.
- 10.57 Phase 5 would be set back approximately 140 metres from Cherry Hinton Road, 60 metres from Chalmers Road, and 65 metres from Kelvin Close. It would be 15 metres from the northern boundary and 20 metres from the eastern boundary. The building would be further from the northern boundary and in a similar position with regards to the eastern boundary.
- 10.58 The overall siting of the buildings is considered to reflect the general layout of the existing site.
- 10.59 The maximum scale and floorspaces of the buildings (GEA) would be as follows:
Phase 2A - 48 metres width x 42 metres length - 4,726 square metres
Phase 2B - 43 metres width x 38 metres length - 3,628 square metres
Phase 3 - 51 metres width x 21 metres length - 2,349 square metres
Phase 4 - 51 metres width x 41 metres length - 4,338 square metres
Phase 5 - 41 metres width x 89 metres length - 7,188 square metres
- 10.60 The scales of the buildings in terms of footprints are considered to be similar to the existing buildings.
- 10.61 The maximum heights of the buildings would be 17.75 metres closer to the centre of the site and the buildings would step down at approximately 13 metres from the edge of the site with lower sections at 14.95 metres and 10.95 metres in height buildings closer to the eastern and western boundaries. The heights of the buildings would be significantly higher than the existing buildings in these areas of the site which are mainly single to two storeys in height.
- 10.62 The buildings would have simple rectangular plan forms.
- 10.63 The design of the buildings would vary across the site. Two different character types would be provided to the north and south. The zone to the south would be the prominent arrival point and would comprise gateway buildings. The buildings would have flat roofs. The zone to the north would have less prominent buildings and some would have varied roofscapes to delineate the units. All buildings would have a vertical emphasis and incorporate articulation and design features to create interest and activity at ground level. Entrances to the buildings would be from the main central spine and clearly legible. The general design principles of the buildings are supported.

- 10.64 The materials of construction would be metal cladding which is complementary in colour and tone to Phase 1 and contemporary in appearance to reflect innovation which is welcomed.
- 10.65 There would be a new landscaping area to the west of the access road and a main central landscape spine which would enhance arrival to the site. The main landscape spine would be aligned north to south and have a maximum width of 18 metres and the secondary landscape spines would be aligned east to west and have maximum widths of 16 metres. The main landscape area would comprise large and medium sized tree planting, an avenue of trees, raised large planting beds, seating, a water feature, and fitness offer. It would have pedestrian and cycle access only and some small pockets of visitor cycle parking. The eastern and western landscape areas would comprise smaller trees and planting beds, seats, areas for food vans, and cycle stores. There would be a range of hard surface materials from paving to bonded gravel. Soft landscaping would comprise approximately 90 new trees and consist of native trees, hedges, and shrubs with biodiversity and seasonal interest. The landscape strategy will be phased in relation to the development. The main central landscape spine would provide an attractive public realm which would create a sense of place and enhance the quality of the development. The secondary landscaped areas would provide a pleasant space close to the central spine but more functional spaces closer to the edges of the site which is satisfactory.
- 10.66 The Landscape Officer has commented that previous concerns raised in relation to the quality of the townscape being created as experienced from Cherry Hinton Road, the impact on residential receptors to the south, and the width of the landscape corridor have now been addressed.
- 10.67 However, there are still some concerns in relation to the massing and height of Phases 4 and 5 upon the residential context of the site and residential receptors, lack of landscaping in car parking areas, the provision of cycle parking in the public realm, and the lack of a focal point tree at the end of the landscape spine.
- 10.68 The Urban Design Officer also has some concerns in relation to the massing and height of Phases 4 and 5 upon the residential context of the site and prefers smaller and finer grain buildings.
- 10.69 The applicants' agent has responded to the Landscape Officer's comments as follows: -
- A spatial separation of at least 45m will be maintained between the nearest residential properties and the buildings on Phases 4 and 5 and the existing tree planting along the boundary is protected by TPO's and would be infilled to reduce visibility from neighbouring properties and provide an enhanced buffer to the surrounding context.
- 10.70 Whilst the comments of the Landscape and Urban Design Officers are noted in relation to the impact of the later phases of the buildings upon the residential context and receptors, the development is not considered to be out of keeping with the character and appearance of the area. The Design Code sets out that the buildings would have varied forms, heights, rooflines, and elevation treatment which would ensure that its mass would be appropriate. The detailed design of the buildings would be subject to future reserved matters applications.

- 10.71 The proposed building on Phase 1 would be mainly visible from close public viewpoints in Cherry Hinton Road and Wulfstan Way along the access road to the site and beyond the existing three storey buildings and trees at Jasmine Court, Burling Court, Brooklyn Court, and beyond the lower buildings and trees at Adkins Corner.
- 10.72 Whilst it is acknowledged that the higher elements of the building would be significantly greater in height than the existing buildings and surrounding residential context, given its position set approximately 92 metres from Cherry Hinton Road and the rendered verified views provided in the Townscape and Visual Impact Assessment and Amended Viewpoints documents, the proposal is not considered to result in a visually dominant and intrusive mass of development which would adversely affect the character and appearance of the area. The development is unlikely to be highly visible from longer distance viewpoints.
- 10.73 The proposed buildings on Phases 2 to 5 would mainly be visible from close viewpoints in Cherry Hinton Road, Chalmers Road, Kelvin Close, and Wulfstan Way along the access road to the site and beyond the existing two and three storey buildings and trees at Jasmine Court, Burling Court, Brooklyn Court, Chalmers Road, and Kelvin Close.
- 10.74 Whilst it is acknowledged that the higher elements of the building would be significantly greater in height than the existing buildings and surrounding residential context, given its position set approximately 92 metres from Cherry Hinton Road and approximately 60 metres from Chalmers Road and Kelvin Close and the rendered verified views provided in the Townscape and Visual Impact Assessment and Amended Viewpoints documents, the proposal is not considered to result in a visually dominant and intrusive mass of development which would adversely affect the character and appearance of the area. The development is unlikely to be highly visible from longer distance viewpoints.
- 10.75 The comments of the Police Designing Out Crime Officer and Access Officer are noted. However, it is not considered reasonable to add conditions in relation to specific types of security measures or internal means of accessibility. However, these will be added as informatives to any consent.
- 10.76 In summary, the siting, scale, height, design, and materials of the building on Phase 1 is considered to represent a high quality development which be in keeping with the context of the site and would preserve the character and appearance of the area.
- 10.77 In summary, the Design Code for the buildings on Phases 2 to 5 are considered to represent a high quality development which be in keeping with the context of the site and would preserve the character and appearance of the area.
- 10.78 The proposal would accord with Policies 55, 56, 57, and 59 of the Local Plan and the NPPF.

Heritage Assets

- 10.79 Section 66 of the Planning (Listed Buildings and Conservation Areas) Act 1990 states that a local authority shall have regard to the desirability of preserving features of special architectural or historic interest, and in particular, Listed Buildings.

- 10.80 Policy 61 of the Cambridge Local Plan (2018) requires development to preserve or enhance the significance of heritage assets, their setting and the wider townscape.
- 10.81 Policy 62 seeks the retention of local heritage assets and where permission is required, proposals will be permitted where they retain the significance, appearance, character or setting of a local heritage asset.
- 10.82 Paragraphs 212 and 216 of the NPPF set out the considerations in relation to heritage assets.
- 10.83 Cherry Hinton Hall and The Lodge and Gate piers are grade II listed buildings situated approximately 400 metres to the east of the site.
- 10.84 Cherry Hinton Hall is a Tudor style country house built in 1839. The Lodge is ancillary to the hall also built in 1839. The significance of the listed buildings are their historic and architectural character and parkland setting.
- 10.85 The Conservation Officer has commented that the intervisibility study provided, indicates that there will be no intervisibility between Cherry Hinton Hall or The Lodge and the new buildings due to the distance between them and the intervening buildings and vegetation. Therefore, the listed buildings' settings will not be affected, and no harm caused.
- 10.86 Cambridgeshire County Council Historic Environment Team has commented that the proposed development is located in an area of archaeological potential.
- 10.87 Recommends a condition in relation to a programme of archaeological works to safeguard any important archaeological assets.
- 10.88 The development is considered to preserve the setting of the listed buildings and any important archaeological remains and would not result in harm to the significance of designated or non-designated heritage assets.
- 10.89 The proposal would accord with the provisions of the Planning (LBCA) Act 1990, Policies 61 and 62 of the Local Plan, and the NPPF.
- 10.90 **Trees**
- 10.91 Policy 71 of the Local Plan seeks to preserve, protect and enhance existing trees and hedges that have amenity value and contribute to the quality and character of the area.
- 10.92 Paragraph 136 of the NPPF states that trees make an important contribution to the character and quality of urban environments and can also help mitigate and adapt to climate change. Opportunities should be taken to incorporate trees on streets and elsewhere in developments, that appropriate measures are in place to secure the long-term maintenance of newly planted trees, and that existing trees are retained wherever possible.
- 10.93 The application is supported by an Arboricultural Impact Assessment, Tree Survey and Tree Protection Plan.

- 10.94 The site comprises a number of trees. There are Tree Preservation Orders covering areas of trees along the northern and western boundaries and two individual trees along the southern boundary.
- 10.95 There are 34 individual trees, 21 trees groups on the site. These comprise of 8 category A trees (high quality), 184 category B trees (moderate quality), 25 category C trees (low quality), and 2 category U trees (unsuitable for retention) on the site.
- 10.96 The development would not result in the loss of any category A trees. However, it would result in the loss of 9 category B trees, 3 category C trees, and 1 category U tree. A small internal hedge would also be lost. All other trees would be retained and protected during development.
- 10.97 The Trees Officer has commented that given the level of tree retention proposed the proposal is acceptable at this stage. As detailed applications come forward it will be necessary to ensure that root protection areas and canopy spreads are respected and protected from any aspect of development with the potential to cause the removal of or harm to any tree shown to be retained. Detailed plans will also need to provide adequate space for replacement and new trees of stature. Forthcoming detailed applications must be supported by an updated Arboricultural Impact Assessment for approval.
- 10.98 Recommends conditions in relation to a phased tree protection methodology in the form of an Arboricultural Method Statement (AMS) and Tree Protection Plan (TPP), a site meeting to discuss the AMS, implementation of the phased tree protection methodology, and replacement of any trees removed.
- 10.99 The development is not considered to result in the loss of any important trees which make a significant contribution to the visual amenity of the area and the development would provide a high quality central landscape spine, a new landscape area adjacent to the main access road and additional landscaping along the secondary spines, perimeter of the site, and boundaries p to mitigate the impact of the trees lost.
- 10.100 The proposal would accord with Policy 71 of the Local Plan.
- 10.101 **Biodiversity**
- 10.102 The Environment Act 2021 and the Biodiversity SPD (2022) requires development proposals to deliver a net gain in biodiversity following a mitigation hierarchy which is focused on avoiding ecological harm over minimising, rectifying, reducing and then off-setting.
- 10.103 Policy 69 of the Local Plan only permits development if it will not have an adverse impact on, or lead to the loss of, part or all of a site of biodiversity importance.
- 10.104 Policy 70 seeks to protect and enhance priority species and habitats.
- 10.105 The application is supported by an Ecological Appraisal including a Bat Survey and Badger Survey, and Biodiversity Net Gain Assessment, and DEFRA Metric.
- 10.106 Cherry Hinton Hall Bird Sanctuary is a City Wildlife Site situated approximately 500 metres to the east of the site. It is a woodland of 1ha or more in area with 5 or more woodland plants.

- 10.107 Given the separation distance from the Bird Sanctuary, the development is not considered to adversely affect the City Wildlife Site.
- 10.108 The site comprises existing buildings, hardstandings, bare ground, grassland, scrub, trees, hedges, and ornamental planting.
- 10.109 The line of trees on the site has been identified as an important ecological feature at site level.
- 10.110 Building 10 has moderate suitability and Buildings B2 and B3 have low suitability to support roosting bats. A number of mature trees have bat roost features. The Bat Survey did not record any emergence or re-entry of the buildings by bats but did record some commuting along boundaries and passes. No badger setts or features were recorded on the site. No pond were identified within 250 metre of the site. The habitats on the site are of poor suitability for reptiles. There are suitable habitats for birds and hedgehogs on site.
- 10.111 The pre-development baseline biodiversity value of the site is 5.70 habitat units and 0.56 linear units.
- 10.112 New habitats created following the development include modified grassland, mixed scrub, introduced shrubs, urban trees, and native hedges. This would result in an increase in 0.74 habitat units (13%) and 3.31 linear feature units (591%).
- 10.113 The Nature Conservation Officer has commented that the survey effort is acceptable. The line of existing boundary trees and majority of other site trees are proposed for retention in line with the mitigation hierarchy. Content with the habitat type, area and condition assigned to form the BNG baseline as detailed within the Biodiversity Net Gain Report (Aspect Ecology, Dec 24). The proposed landscape scheme demonstrates a 13.07% uplift in area habitat units and a 590.90% uplift in Hedgerow units. The latter offers a large margin of error and a significant betterment. Whilst the former is close to the minimum 10% mandatory uplift. Further enhancement might be possible through the use of biodiverse green roofs on suitable buildings.
- 10.114 Recommends conditions in relation to a Biodiversity Net Gain and an ecological enhancement scheme.
- 10.115 The development is not considered to adversely affect any protected species and would overall result in an excess of 10% gain in biodiversity.
- 10.116 The proposal would accord with the Environment Act, Policies 69 and 70 of the Local Plan, and the Biodiversity SPD.
- 10.117 **Highway Safety and Transport Impacts**
- 10.118 Policy 80 of the Local Plan supports developments where access via walking, cycling and public transport are prioritised and is accessible for all.
- 10.119 Policy 81 states that developments will only be permitted where they do not have an unacceptable transport impact.

- 10.120 Policy 82 requires development to meet the parking standards set out in Appendix L. Office uses require a maximum of 1 vehicle parking space per 40 square metres outside controlled parking zones including disabled car parking (5% as employees not currently known). Office uses require a minimum of 2 cycle parking spaces for every 5 members of staff or 1 per 30 square metres Gross Floor Area (whichever is greater) and some visitor parking on merit.
- 10.121 Paragraph 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.
- 10.122 The application is supported by a Transport Assessment, Travel Plan, Response to Cambridgeshire County Council Transport Team comments and Response to Active England Comments.
- 10.123 The site is located on Cherry Hinton Road which is a busy through road which leads from the city centre towards Cherry Hinton and then out of the city towards Fulbourn. It links with the ring road at Perne Road/Mowbray close to the site. The road has a speed limit of 20 miles per hour where the existing access joins the road. The northern side of Cherry Hinton Road has a segregated cycle path/footpath and the southern side has is an integrated cycle lane on the road with a separate footpath.
- 10.124 The existing access to the site is a two way road with footpaths to both sides. The western side has a gate but the eastern side appears to be blocked by a fence.
- 10.125 The site is situated approximately 160 metres from a bus stop to the west of the site on Cherry Hinton Road adjacent to Adkins Corner. This bus stop is served by the Citi 3 service from Fison Road to Cherry Hinton via Cambridge city centre and the railway station. It has a good service with buses every 15 minutes in the day and 30 minutes in the evening Mondays to Fridays.
- 10.126 The site is situated approximately 275 metres from a bus stop to the east of the site on cherry Hinton Road or south of the site on Wulfstan Way. These bus stops are served by the Citi 2 service from Milton to Addenbrookes Hospital via the city centre. It has a good service with buses every 20 minutes in the day and 30 minutes in the evening Mondays to Fridays.
- 10.127 The site is situated approximately 2km from the Cambridge Railway Station to the west. The station has train services to a number of villages close by and towns and cities further afield such as Royston, Ely, and London. The station can be accessed by walking or cycling along Cherry Hinton Road and Hills Road.
- 10.128 The application proposes works to revise the design of the access on to Cherry Hinton Road. The access would be 6 metres wide with integral cycle lanes provided on each side of the road with a width of 1.7 metres. A new 2 metre wide segregated footpath provided along the western side of the road. Dropped kerbs will be provided on both sides of the access for the footpath on Cherry Hinton Road. Within the site, there will be a two way vehicle route to the south of the buildings and a raised table with a crossing point from the footpath to the central spine. The perimeter of the site would have a one way vehicular route.

- 10.129 The existing site has a floorspace of approximately 12,663 square metres (GIA) and comprises development under classes E(g), B2, and B8. The existing trip generation of the site based upon the TRICS land use database is estimated to be approximately 154 two-way vehicle trips in the AM peak hour and 114 two-way vehicle trips in the PM peak hour. A significant proportion of the trips are by cars but there are some trips by heavy goods vehicles, and light goods vehicles.
- 10.130 The proposed development would have a maximum floorspace of 25,900 square metres (GEA) and comprise development under Class E(g). The proposed trip generation of the site based upon the amount of vehicle parking spaces provided on the site and travel by vehicles to Cambridge Science Park is estimated to be approximately with the addition of deliveries is 96 two-way vehicle trips in the AM peak hour and 77 two-way vehicle trips in the PM peak hour. A significant proportion of the trips are by cars but there are some trips by heavy goods vehicles, and light goods vehicles.
- 10.131 The estimated mode shares of employees would be 44% cycling, 11% walking, 9% public transport use, 28% vehicle use, and 8% other based upon Cambridge Science park data. The distribution of pedestrian and cyclists trips shows that the highest would be from Perne Road north and Cherry Hinton Road west.
- 10.132 200 vehicle parking spaces would be provided which is calculated at 1 space per 130 square metres and 388 cycle parking spaces would be provided based on the number of staff working at the site at one time. This results in a reduction in 109 vehicle parking spaces from the existing 309 spaces and an increase in 293 cycle parking spaces from the existing 95 spaces. 5% would be accessible parking spaces and 50% would have electronic vehicle charging point. Vehicle and cycle parking would be provided adjacent to the buildings. An e-scooter parking area would be provided close to the central spine.
- 10.133 Cambridgeshire County Council Development Control Team has no objections subject to a condition to agree a Traffic Management Plan during demolition and construction to ensure the development is not detrimental to highway safety.
- 10.134 Cambridgeshire County Council Transport Assessment Team comments that the Transport Assessment for this development proposes a design led approach to parking provision with low vehicle parking and vehicle trip generation. This is possible because of the high quality walking, cycling and public transport routes that have been, or are to be implemented in this area. This transport infrastructure will enable the car mode share to fall, and for the mode share for walking, cycling and buses to increase.
- 10.135 Recommends conditions in relation to a travel plan and cycle parking details to encourage travel by sustainable modes of transport and a Section 106 contribution of £467,000 towards the GCP Cycling Plus schemes to improve the provision of cycling on Cherry Hinton Road between the site and Hills Road, and the A1134 Perne Road and Brooks between Cherry Hinton Road and Coldhams Lane. This also includes a £10,000 contribution towards the installation of additional waiting restrictions in the area within 500m of the site by CCC if required.
- 10.136 Active Travel England has commented that some of the infrastructure outside the site is of poor quality such as the bus stops on Mowbray Road and Cherry Hinton Road, narrow footways on the roundabout, unsegregated cycle ways on 30 mph

roads which are not suitable for all users, and shared cycle and footways which may cause conflict.

- 10.137 Recommends a condition in relation to cycle parking to include the provision of lockers, changing, showers, drying areas, lighting and CCTV if in an area of poor surveillance.
- 10.138 The applicants have not agreed the required mitigation package to date and a further update on the position will be reported on the amendment sheet.
- 10.139 The decrease in the amount of vehicular traffic generated from the site is considered to represent a benefit.
- 10.140 The comments of Cam Cycle are noted. The applicants have explored additional connections to the site particularly onto Cherry Hinton Road but these are not deliverable due to land ownership issues. This is accepted and is not required as part of the development. The application significantly reduces the amount of vehicle parking on the site and increases the amount of cycle parking from the current situation to encourage more sustainable travel and has been accepted by the County Transport Team. The cycle parking details would be a condition of any consent.
- 10.141 The development is not considered to result in an increase in traffic generation which would be detrimental to highway safety. The site is located close to bus routes and the station with easy accessibility by public transport, cycling, and walking and would reduce the amount of vehicle parking spaces on the site and increase the amount of cycle parking spaces on the site which would encourage travel by more sustainable modes,
- 10.142 The proposal accords with Policies 80, 81, and 82 of the Local Plan and the NPPF. Subject to a S106 obligation to improve cycle and walking infrastructure in the area, the proposal is acceptable.
- 10.143 Flood Risk and Water Management**
- 10.144 Policy 31 of the Local Plan requires developments to have appropriate sustainable foul and surface water drainage systems.
- 10.145 Policy 32 states that development will be permitted if an assessment of the flood risk is undertaken following the principles of the National Planning Policy Framework.
- 10.146 Paragraph 170 states that inappropriate development in areas at risk of flooding should be avoided by directing development away from areas at highest risk (whether existing or future). Where development is necessary in such areas, the development should be made safe for its lifetime without increasing flood risk elsewhere.
- 10.147 The application is supported by a Flood Risk Assessment (FRA), Drainage Strategy, and LLFA Response.
- 10.148 The site is located in Flood Zone 1 (low risk) as it is not in close proximity to any watercourses. However, the northern and eastern areas of the site are subject to surface water flood risk (high risk).

- 10.149 Offices have a less vulnerable flood risk vulnerability classification as defined in Annex 3 of the NPPF which is compatible with Flood Zone 1 (low risk) as outlined in Table 2 of the NPPG.
- 10.150 The FRA advises that there has been no historic flooding on the site and hydraulic modelling for the Coldhams Brook carried out by the Environment Agency in 2013 showed that the site remained free from flooding from all storm events 5%, 1%, 0.1% and 0.1% plus 20% climate change.
- 10.151 The site currently comprises mainly buildings and hardstanding and the proposed development would not increase the amount of non-permeable surfaces on the site.
- 10.152 Surface water from the development would discharge to SUDS incorporated within the buildings and landscape areas and surface water sewers. The SUDS includes the provision of blue green roofs on all buildings with blue paved terraced areas and natural drainage in landscaped areas. The provision of soakaways is not feasible on the site due to shallow ground water levels and there is no watercourse close to the site to receive the discharge of surface water.
- 10.153 Foul water from the development would discharge from the buildings to pipes below and then by gravity to the existing public foul water sewer to the west of the site.
- 10.154 The Local Lead Flood Authority has commented that the Flood Risk Assessment and Drainage Strategy documents demonstrate that surface water from the proposed development can be managed through the use of blue roofs, restricting surface water discharge to 771.1 l/s for a 1 in 100year storm + 40%. This is a 37% reduction on the existing runoff rate. Water quality has been adequately addressed when assessed against the Simple Index Approach outlined in the CIRIA SuDS Manual.
- 10.155 Recommends conditions in relation to a detailed surface water drainage for the site based on the Drainage Strategy for Phase 1 and later phases, measures indicating how additional surface water run-off from the site will be avoided during the construction works, finished floor levels, and a hydrological report and migration with regards to the impact upon groundwater levels to ensure that the development would not result in an increase in the risk of flooding.
- 10.156 Anglian Water has commented that the site is within the catchment of Cambridge Water Recycling Centre (WRC), which currently lacks the capacity to accommodate the additional flows generated by the proposed development. However, Cambridge WRC is included within our Business Plan as a named growth scheme with investment delivery planned between 2025-2030. The sewerage system network at present has available capacity for used water flows from the development. The proposed surface water strategy to discharge into Anglian Water surface water sewer at a restricted rate of 7.0ls for the entire site is acceptable.
- 10.157 Recommends conditions in relation to written confirmation from Anglian Water confirming there is sufficient headroom at the water recycling centre to accommodate the foul flows from the development and detailed designs for the surface water drainage scheme based upon the Flood Risk assessment for each

phase of the development to ensure that the development would not result in water pollution.

10.158 The development is not considered to be at significant risk of flooding and would not result in a significant increase in flooding to the site and surrounding area and would protect water resources from pollution.

10.159 The proposal is in accordance with Policies 31 and 32 of the Local Plan and the NPPF.

10.160 Residential Amenity

10.161 Policy 60 of the Local Plan sets out criteria for the assessment of tall buildings and the skyline in Cambridge. It includes amenity in terms of overlooking or overshadowing, and adequate sunlight and daylight.

10.162 Paragraph 135 of the NPPF states that planning policies and decisions should ensure that developments, amongst other criteria, create places with a high standard of amenity for existing and future users.

10.163 The application is supported by a Daylight and Sunlight Assessment.

10.164 The nearest neighbours to the site are located to the north in Chalmers Road, east in Kelvin Close, south in Jasmine Court, Cherry Hinton Road, Burling Court, and Brooklyn Court, and west in Perne Road.

10.165 Phases 2 to 5 of the development are indicative only at this stage and will be considered further at the reserved matters stage. The assessment below is based upon the maximum parameters with all measurements being approximate.

10.166 The Daylight and Sunlight Assessment has evaluated the impact of the development upon daylight in terms of the vertical sky component (VSC) in relation to the amount of light reaching a window. 202 windows of neighbouring properties were assessed. All of the 202 windows will meet the target values set out in the BRE guidance of at least 27%.

10.167 The Daylight and Sunlight Assessment has evaluated the impact of the development upon daylight in terms of the distribution of light within a room. 119 rooms of neighbouring properties were assessed. All 119 rooms will meet the target values set out in the BRE guidance as they would receive direct skylight of not less than 0.8 times its former value.

10.168 The Daylight and Sunlight Assessment has evaluated the impact of the development upon sunlight in terms of the distribution of sunlight within a room. 70 rooms of neighbouring properties were assessed. All 70 rooms will meet the target values set out in the BRE guidance of more than 25% of annual probable sunlight hours, or more than 5% of annual probable sunlight hours between 21st September and 21st March and; more than 0.8 times its former sunlight hours during either period and; a reduction in sunlight received over the whole year less than 4% of annual probable sunlight hours.

10.169 The Daylight and Sunlight Assessment has evaluated the impact of the development upon overshadowing of gardens of neighbouring properties. All the gardens will meet or exceed the BRE target values because at least 50% of the

area receives at least two hours of direct sunlight on 21 March, or the reduction in area receiving sun on that date is less than 20%.

- 10.170 All of the tests undertaken demonstrate that the development would comply with the BRE guidance in relation to daylight and sunlight.

Brooklyn Court

- 10.171 The properties in Brooklyn Court are three storey flats with communal gardens. They appear to have habitable room windows in their north elevation facing the site.
- 10.172 Phase 1 of the development would be sited to the north of these properties.
- 10.173 The building would be sited to the rear of Brooklyn Court and have a maximum width of 48 metres. The height of the building would be 10.75 metres at a distance of approximately 25 metres increasing to a maximum of 17.75 metres at a distance of approximately 37 metres from the dwellings and a maximum of 10.75 metres at a distance of 20 metres increasing to 17.75 metres at a distance of 32 metres from the boundary of the gardens.
- 10.174 Taking into consideration the 25 degree rule for developments which directly face an obstruction as set out in the BRE Site Layout Planning for Daylight and Sunlight: A Guide to Good Practice for developments, the development would not obstruct the 25 degree vertical angle of view measured from the sill height of the lowest ground floor windows of the properties and boundary of the gardens. The development is not considered to be unduly overbearing in mass or result in a significant loss of light which would adversely affect the amenities of these properties.
- 10.175 The first floor windows in the building would be sited approximately 25 metres from the windows in the rear elevation and 20 metres from the boundary of the gardens which is considered to be a satisfactory separation distance and would not result in a severe loss of privacy. There are also some trees along the boundary.

Burling Court

- 10.176 The properties in Burling Court are three storey flats with communal gardens. They appear to have habitable room windows in their west elevation facing towards the side of Brooklyn Court but no habitable windows in their rear elevation facing the site.
- 10.177 Phase 1 of the development would be sited to the north of these properties.
- 10.178 The building would be sited to the side of Burling Court and have a maximum width of 48 metres. The maximum height of the building would be 10.75 metres at a distance of approximately 24 metres increasing to a maximum of 17.75 metres at a distance of approximately 36 metres from the dwellings and a maximum of 10.75 metres at a distance of 20 metres increasing to 17.75 metres at a distance of 32 metres from the boundary of the gardens.
- 10.179 Taking into consideration the BRE guidance, the development would be to the side of the properties and obstruct the 45 degree horizontal angle of view but would not obstruct the 45 degree vertical angle of view measured from the sill

height (1.2 metres) from the lowest ground floor windows of the properties towards the building and the gardens. The development is not considered to be unduly overbearing in mass or result in a significant loss of light which would adversely affect the amenities of these properties.

- 10.180 The first floor windows in the building would be sited approximately 24 metres from the windows in the west elevation at an oblique angle and 20 metres from the boundary of the gardens which is not considered to result in a severe loss of privacy particularly given the relationship of the existing building which has windows closer to the property. There are also some trees along the boundary.

Cherry Hinton Road

- 10.181 No. 349A Cherry Hinton Road is a two storey, detached dwelling which has a small rear garden to the north. It has habitable room windows in its north and west elevations. There is a fence along the boundaries.
- 10.182 Phase 1 of the development would be sited to the north west and Phase 2B of the development would be sited to the north of this property.
- 10.183 The Phase 1 building would be sited to the side of the property and have a maximum width of 48 metres. The maximum height of the building would be 10.75 metres at a distance of approximately 26 metres increasing to a maximum of 17.75 metres at a distance of approximately 38 metres from the dwelling and a maximum of 10.75 metres at a distance of 25 metres increasing to 17.75 metres at a distance of 34 metres from the boundary of the garden.
- 10.184 The Phase 2B building would be sited to the rear of the property and have a maximum width of 39 metres. The maximum height of the building would be 10.75 metres at a distance of approximately 31 metres increasing to a maximum of 17.75 metres at a distance of approximately 41 metres from the dwelling and a maximum of 10.75 metres at a distance of 20 metres increasing to 17.75 metres at a distance of 32 metres from the boundary of the gardens.
- 10.185 Taking into consideration the BRE guidance, the development would be to the rear and side of the property and obstruct the 45 degree horizontal angle of view but would not obstruct the 25 degree vertical angle of view measured from the sill height from the lowest ground floor windows and garden of the property towards the building. The development is not considered to be unduly overbearing in mass or result in a significant loss of light which would adversely affect the amenities of these properties.
- 10.186 The first floor windows in the Phase 1 building would be sited approximately 32 metres from the windows in the dwelling at an oblique angle and 26 metres from the boundary of the garden which is not considered to result in a severe loss of privacy particularly given the relationship of the existing building which has windows closer to the property.
- 10.187 The first floor windows in the Phase 2B building would be sited approximately 26 metres from the windows in the dwelling and 20 metres from the boundary of the garden which is considered to be a satisfactory separation distance and would not result in a severe loss of privacy.

Perne Road

- 10.188 The properties in Perne Road are two to two and half storey, semi-detached dwellings with reasonably long gardens and allotments to the rear. There is a row of trees along the boundary with the allotments.
- 10.189 Phases 1, 2A, 3, and 4 of the development would be sited to the east of these properties. They have habitable rooms in their rear elevations.
- 10.190 The buildings would be sited adjacent to the allotments to the rear of the dwellings in Perne Road and be sited approximately 52 metres from the boundary of the rear gardens. Given the allotment buffer and long rear gardens, the development is not considered to result in an unduly overbearing mass, significant loss of light, or severe loss of privacy to these properties.

Chalmers Road

- 10.191 The properties in Chalmers Road are two to two and half storey, semi-detached and terraced dwellings which have reasonably long rear gardens. There are a number of trees and landscaping along the boundary.
- 10.192 Phases 4 and 5 of the development would be sited to the south of these properties.
- 10.193 Phase 4 would be sited to the rear of Chalmers Road and have a maximum width of 48 metres. The maximum height of the building would be 10.75 metres at a distance of 36 metres increasing to a maximum of 17.75 metres at a distance of 42 metres from the dwellings and a maximum of 10.75 metres at a distance of 15 metres increasing to 17.75 metres at a distance of 21 metres from the boundary of the gardens.
- 10.194 Phase 5 would be sited to the rear of Chalmers Road and have a maximum width of 39 metres. The maximum height of the building would be 10.75 metres at a distance of 37 metres increasing to a maximum of 17.75 metres at a distance of 44 metres from the dwellings and a maximum of 10.75 metres at a distance of 14 metres increasing to 17.75 metres at a distance of 20 metres from the boundary of the gardens.
- 10.195 Taking into consideration the BRE guidance, the development would be to the rear of the properties and would not obstruct the 25 degree vertical angle of view measured from the sill height (1.2 metres) from the lowest ground floor windows and the main private sitting out areas in gardens of the properties. The development is not considered to be unduly overbearing in mass or result in a significant loss of light which would adversely affect the amenities of these properties.
- 10.196 The first floor windows in the buildings would be sited approximately 36 metres from the windows in the rear of the dwellings and 21 metres from the boundary of the garden which is considered to be a satisfactory separation distance and would not result in a severe loss of privacy.

Kelvin Close

- 10.197 The properties in Kelvin Close are two to two and half storey, semi-detached dwellings with moderate sized rear gardens and a care home with a car park. There is a fence along the boundary and some landscaping.

- 10.198 Phases 5 and 2B of the development would be sited to the west of these properties.
- 10.199 Phase 2B would have a maximum width of 38 metres. The maximum height of the building would be 10.75 metres at a distance of 42 metres increasing to a maximum of 17.75 metres at a distance of 43 metres from the dwellings and a maximum of 10.75 metres at a distance of 14 metres increasing to 17.75 metres at a distance of 20 metres from the boundary of the gardens.
- 10.200 Phase 5 would have a maximum width of 89 metres. The maximum height of the building would be 10.75 metres at a distance of 42 metres increasing to a maximum of 17.75 metres at a distance of 44 metres from the dwellings and a maximum of 10.75 metres at a distance of 20 metres increasing to 17.75 metres at a distance of 22 metres from the boundary of the gardens.
- 10.201 Taking into consideration the BRE guidance, the development would be to the rear of the properties and would not obstruct the 25 degree vertical angle of view measured from the sill height (1.2 metres) from the lowest ground floor windows and the main private sitting out areas in gardens of the properties. The development is not considered to be unduly overbearing in mass or result in a significant loss of light which would adversely affect the amenities of these properties.
- 10.202 The first floor windows in the building would be sited approximately 42 metres from the windows in the rear of the dwellings and 20 metres from the boundary of the garden which is considered to be a satisfactory separation distance and would not result in a severe loss of privacy.

Jasmine Court

- 10.203 The properties in Jasmine Court are three storey blocks of flats with communal gardens. There is a fence along the boundary with some trees.
- 10.204 Phase 2B of the development would be sited to the north of these properties.
- 10.205 The building would be sited to the rear of Jasmine Court and have a maximum width of 39 metres adjacent to the boundary and 43 metres set off the boundary. The maximum height of the building would be 10.75 metres at a distance of 26 metres increasing to a maximum of 17.75 metres at a distance of 38 metres from the flats and a maximum of 10.75 metres at a distance of 20 metres increasing to 17.75 metres at a distance of 32 metres from the boundary of the gardens. Phase 2B would also be sited to the side of Jasmine Court.
- 10.206 Taking into consideration the BRE guidance, the development would be to the rear and side of the property and obstruct the 45 degree horizontal angle of view but would not obstruct the 25 degree vertical angle of view measured from the sill height (1.2 metres) from the lowest ground floor windows and gardens of the property towards the building. The development is not considered to be unduly overbearing in mass or result in a significant loss of light which would adversely affect the amenities of these properties.
- 10.207 The first floor windows in the building would be sited approximately 26 metres from the windows in the rear of the flats and 20 metres from the boundary of the garden which is considered to be a satisfactory separation distance and would not result in a severe loss of privacy.

10.208 In summary, the development is not considered to adversely affect the amenities of neighbours through being unduly overbearing in mass, through a significant loss of light, or through a severe loss of privacy.

10.209 The proposal is in accordance with Policies 55, 56 and 60 of the Local Plan and the NPPF.

10.210 **Environmental Impacts**

10.211 Policy 33 of the Local Plan seeks to ensure that developments will not result in adverse health impacts to future occupiers or controlled waters from contamination.

10.212 Policy 35 seeks to protect of human health and quality of life from noise and vibration.

10.213 Policy 36 states that development will only be permitted where it can be demonstrated that it does not lead to significant adverse effects on health, the environment or amenity from polluting or malodorous emissions, or dust or smoke emissions to air.

10.214 The application is supported by a Phase 1 Environmental Assessment, Noise Impact Assessment, Ventilation and Extraction Statement, Air Quality Assessment, External Lighting Strategy, Outline Demolition Environmental Management Plan, and CCC Environmental Quality and Growth Team Response.

10.215 The Environmental Health Officer has commented that the reported lowest background sound levels (as detailed in the previously submitted 'Noise Impact Assessment, December 2024'), are representative of the current lowest background sound levels. The substation noise information is acceptable subject to a condition. The justification and approach for 24 hour operation is satisfactory subject to a condition as there are no restrictions on the existing site.

10.216 Recommends a number of conditions in relation to contamination, noise, odours and lighting.

10.217 Whilst the comments of a number of neighbours have referenced the length of the construction period, this would be for a temporary period only, outside unsocial hours and for each phase of the development which would affect different properties.

10.218 The demolition of the existing buildings and asbestos would have to comply with health and safety regulations.

10.219 The development is not considered to adversely affect the amenities of neighbours through an unacceptable increase in noise, vibrations, dust or fumes, or land and water contamination.

10.220 The proposal is in accordance with Policies 33, 35 and 36 of the Local Plan and the NPPF.

10.221 **Carbon Reduction and Sustainable Design**

10.222 Policy 28 states development should take the available opportunities to integrate the principles of sustainable design and construction into the design of proposals, including issues such as climate change adaptation, carbon reduction and water management. New non-residential development will be required to meet the following minimum standards unless it can be demonstrated that such provision is not technically or economically viable: -

Minimum BREEAM Level	Excellent
On site carbon reduction	In line with the minimum requirements associated with BREEAM 'excellent'
Water efficiency	Full credits to be achieved for category Wat 01 of BREEAM

10.223 The Sustainable Design and Construction SPD (2020) sets out a framework for proposals to demonstrate they have been designed to minimise their carbon footprint, energy and water consumption and to ensure they are capable of responding to climate change.

10.224 The application is supported by a Sustainability and Energy Statement, BREEAM Pre Assessment, Circular Economy Report, Embodied Carbon Report, Water Consumption Study, and Sustainability Response.

10.225 The development seeks to achieve BREEAM excellent standards with 5 Wat01 credits and includes the following sustainability measures: -

- Building fabric: High thermal performance materials and windows, ventilation, heat recovery
- Renewable energy: Air source heat pumps and solar PV
- Water efficiency: Water efficient fixtures and fitting and rainwater harvesting and recycling
- Urban heat island: Green roofs, tree lined central landscape spine, solar shading, light toned and reflective materials
- Circular economy principles: reuse of materials, zoned ventilation system, long life structure, standard components

10.226 The Sustainability Officer has commented that the points of clarification provided in the sustainability response in relation to boosting the number of BREEAM credits being achieved to provide an additional buffer are welcomed along with the amendments to the Design Code to use of light toned materials to mitigate the urban heat island, solar shading testing, and an urban greening factor of 0.3 to ensure consistency across all approved documents with regards to the sustainability aspirations of the site.

10.227 Recommends conditions in relation to BRE Design Stage Certificate, BRE Post Construction Certificate, rainwater and greywater harvesting, water efficiency calculator, water metering, water efficiency implementation, sustainability strategy implementation and also implementation of sustainability and energy strategies and BEEAM pre assessment for later phases.

10.228 The development is considered to be reduce carbon emissions and protect water resources to mitigate the impact of climate change.

10.229 The proposal is in accordance Policies 28 and 29 of the Local Plan and the Sustainable Design and Construction SPD.

10.230 Planning Obligations (S106)

10.231 The Community Infrastructure Levy Regulations 2010 have introduced the requirement for all local authorities to make an assessment of any planning obligation in relation to three tests. If the planning obligation does not pass the tests then it is unlawful. The tests are that the planning obligation must be:

- (a) necessary to make the development acceptable in planning terms;
- (b) directly related to the development; and
- (c) fairly and reasonably related in scale and kind to the development

10.232 Policy 85 states that planning permission for new developments will only be supported/permitted where there are suitable arrangements for the improvement or provision and phasing of infrastructure, services and facilities necessary to make the scheme acceptable in planning terms.

Heads of Terms

10.233 The Heads of Terms (HoT's) as identified are to be secured within the S106 and are set out in the summary below:

Obligation	Contribution / Term	Trigger
Employment and Skills Strategy	A Site-wide strategy to include a charter for encouraging employment and training opportunities	Prior to commencement of development
S106 Administration, Monitoring and Compliance	£700 plus an additional £500 for each written confirmation of an obligation	-
Transport Contribution	£467,000 towards the GCP Cycling Plus schemes to improve the provision of cycling on Cherry Hinton Road between the site and Hills Road, and the A1134 Perne Road and Brooks between Cherry Hinton Road and Coldhams Lane. This also includes a £10,000 contribution towards the installation of additional waiting restrictions in the area within 500m of the site by CCC if required.	Prior to the occupation of development
S106 Administration, Monitoring and Compliance	TBC	-

10.234 The Section 106 Officer has commented that a comprehensive and coordinated approach to the development of land in order to demonstrate how employment, skills and training opportunities for local people will be provided is required. The applicant has agreed to this planning obligation.

10.235 Please see Cambridgeshire County Council Transport Team comments in the Highway Safety and Transport impact section for justification of the transport contribution.

10.236 The applicant has not agreed the current transport mitigation package to date as it is not considered to meet the CIL tests due to the central location of the site and lack of reliance on the Cycling Plus or other transport infrastructure schemes to access the site, the lack of detail in relation to the scheme works and why they are required, and the calculation of the contribution and need for the contribution prior to the occupation of Phase 1 rather than a phased approach. The Transport Team have been consulted on the applicant's case and further comments are awaited. An update on the position will be reported on the amendment sheet.

10.237 The proposal is in accordance with policy 85 of the Local Plan subject to a transport mitigation package being agreed.

Other Matters

10.238 *Cambridge Airport*

10.239 Policy 37 of the Local Plan states that applications for development within Cambridge Airport's Air Safeguarding Zones will be the subject of consultation with the operator of the airport and the Ministry of Defence. .

10.240 Cambridge Airport has commented that the development has been examined from an aerodrome safeguarding perspective and could conflict with safeguarding criteria.

10.241 Recommends conditions in relation to further engagement with Cambridge Airport to allow a more in-depth study to be completed by an Approved Procedure Design Organisation (APDO) to determine the level of impact, a bird hazard management plan, and a glint and glare assessment.

10.242 The proposal is in accordance with Policy 37 of the Local Plan.

Telecoms Mast

10.243 The existing telecoms masts on the site would be retained.

Planning Balance

10.244 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).

Summary of harm

10.245 The development would result in a theoretical and potential loss of housing relative to the residential allocation for approximately 123 dwellings on the site under Policy 27 of the Local Plan. This can be attributed limited weight in the planning balance as the housing allocation would not in event contribute to delivery within the plan period and the applicants have not indicated that there is now any intention of delivering housing on the site.

Summary of benefits

- 10.246 The development would result in the retention of employment development on a brownfield site in a sustainable location. This can be attributed moderate weight as it would retained employment in the city.
- 10.247 The development would increase the employment floorspace on the site and provide midtech employment uses where a need for such uses has been identified. The buildings would be flexible and adaptable and provide a variety of unit sizes for a range of uses. 925 jobs would be created. These benefits can be attributed significant weight as it would support growth of the local economy.
- 10.248 The development is considered to result in a high quality development which would respond to its context and create a sense of place. This can be attributed significant weight as it would enhance the character and appearance of the area.
- 10.249 The majority of trees on the site would be retained and protected and a significant amount of landscaping proposed within the development to assimilate the development within the area and result in at least a 10% net gain in biodiversity. This can be attributed moderate weight as it would enhance the quality of the development.
- 10.250 The development would be likely to decrease traffic generation to and from the site as the amount of car parking on the site has been reduced. The amount of cycle parking has been increased to encourage travel by more sustainable modes. This can be attributed significant weight as it would reduce congestion on local roads and air pollution.
- 10.251 The development is not considered to be at significant risk of flooding or increase the risk of flooding to the site and surrounding area as the existing surface water drainage measures on the site would be improved. This can be attributed considerable weight as it would reduce flood risk.
- 10.252 The development is considered to be sympathetic to the amenities of neighbours in terms of overbearing mass, loss of light, loss of privacy, and noise. This can be attributed neutral weight as there would be some impact.
- 10.253 The development would reduce carbon emissions and protect water resources to mitigate the impact of climate change. This can be attributed moderate weight as it would improve the sustainability of the development.

10.254 Conclusion

- 10.255 Having taken into account the provisions of the development plan, NPPF and NPPG guidance, the statutory requirements of section 66(1) of the Town and Country Planning (Listed Buildings and Conservation Areas) Act 1990, the views of statutory consultees and wider stakeholders, as well as all other material planning considerations, the proposed development is recommended for approval.

11.0 Recommendation

- 11.1 **Approve** subject to:

-The planning conditions as set out below and as detailed on the amendment sheet, with amendments to the conditions as drafted delegated to officers.

-Satisfactory completion of a Section 106 Agreement which includes the Heads of Terms (HoT's) as set out in the report with minor amendments to the Heads of Terms as set out delegated to officers.

-A deadline for completion of the S106 agreement by 28 August 2025. If the S106 is not completed within this period, delegated authority is given to officers to refuse the application based on a lack of secured mitigation contrary to the CLP 2018 or to set any such extended period for completion of the S106 as appropriate.

11.2 Planning Conditions

11.3 Members attention is drawn to following key conditions that form part of the recommendation:

Full application

Condition no.	Detail
1	Start date
2	Approved drawings
3	Use restriction E(g)
4	Materials
5	Hard and soft landscaping (major)
6	Landscape maintenance and management
7	Tree pits
8	Arboricultural method statement and tree protection strategy
9	Site meeting to discuss works to trees
10	Implementation of phased tree protection method statement
11	Replacement of any trees removed
12	Biodiversity net gain
13	Ecological enhancement
14	BRE Design Stage Certificate
15	BRE Post Construction Certificate
16	Rainwater and greywater harvesting
17	Water efficiency calculator
18	Water metering
19	Water efficiency implementation
20	Sustainability strategy
21	Phase 1 site investigation contamination
22	Phase 2 site investigation contamination
23	Remediation of contamination
24	Verification of contamination
25	Unexpected contamination
26	Demolition and construction management plan
27	Commercial operational noise impact assessment/ mitigation
28	Emergency generator- noise insulation
29	Substation- noise insulation
30	Commercial extraction ductwork
31	Fumes/odour control
32	No external activities

33	Collection/ delivery hours
34	Servicing and operation noise minimisation management plan
35	Artificial lighting
36	Electric vehicle charging point
37	Emergency back-up generator- air quality
38	Material management plan
39	Waste management plan
40	Surface water drainage strategy
41	Surface water measures during construction
42	Finished floor levels
43	Hydrological report (groundwater)
44	Recycling centre capacity
45	Traffic management plan
46	Travel plan
47	Archaeological investigation
48	Airport safeguarding impact
49	Bird hazard management plan
50	Glint and glare assessment
51	Fire hydrants
52	Public art
	Cycle parking

Outline application

Condition no.		Detail
1		Reserved matters
2		Reserved matters submission
3		Reserved matters start date
4		Use restriction E(g)
5		Arboricultural method statement and tree protection strategy
6		Site meeting to discuss works to trees
7		Implementation of phased tree protection method statement
8		Replacement of any trees removed
9		Biodiversity net gain
10		Rainwater and greywater harvesting
11		Water efficiency calculator
12		Water metering
13		Water efficiency implementation
14		Sustainability strategy
15		Sustainable and energy strategies implementation
16		BREEAM pre assessment
17		Phase 1 site investigation contamination
18		Phase 2 site investigation contamination
19		Remediation of contamination
20		Verification of contamination
21		Unexpected contamination

22		Demolition and construction management plan
23		Construction method statement
24		Commercial operational noise impact assessment/ mitigation
25		Emergency back-up generator
29		Reserved matters servicing and operation noise minimisation management plan
30		Artificial lighting
31		Commercial extraction ductwork
32		Odour/fume control
33		Collection/ Delivery hours
34		Electric vehicle charging point
35		Emergency back-up generators
36		Material management plan
37		Waste management plan
38		Phased surface water drainage strategy
39		Surface water measures during construction
40		Finished floor levels
41		Hydrological report (groundwater)
42		Recycling centre capacity
43		Traffic management plan
44		Travel plan
45		Archaeological investigation
46		Airport safeguarding impact
47		Bird hazard management plan
48		Glint and glare assessment
49		Fire hydrants
50		Public art

A full list of conditions will be sent with the amendment sheet.

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 SPD's

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PLANNING COMMITTEE MEETING – 5 June 2025

Amendment/De-brief Sheet

MAJOR PLANNING APPLICATIONS

Circulation:	First	Item:	5
Reference Number:	24/04859/FUL		
Address:	The Paddocks, 347 Cherry Hinton Road, Cambridge		
Determination Date:	6 June 2025		
To Note:	n/a		
Amendments to Text:	<p><u>Updates to Planning Report</u></p> <p>Paragraphs 6.14 and 10.236</p> <p>County Transport Team - No objections subject to conditions and mitigation being agreed through a S106</p> <p>The application would increase employment density on the site and a revised contribution of £462,000 is required towards the GCP Cycling Plus schemes.</p> <p>The mitigation is considered to meet the CIL tests as follows: -</p> <p>Necessary to make the development acceptable in planning terms</p> <p>The nearby cycle infrastructure on Cherry Hinton Road and the A1134 is considered to be outdated and in much need of improvement. In particular, the junctions of Cherry Hinton Road with A1134 and with Radegund Road are accident cluster sites and have been highlighted for investment by these schemes.</p> <p>Directly related to the development</p> <p>The applicant details that the proposals will result in an increase in the number of pedestrian, cycle and public transport trips to the site. In the AM peak pedestrian trips increase from 26 to 36. Cycle trips increase from 42 to 148, and public transport trips increase from 19 to 32. In the PM peak pedestrian trips increase from 19 to 29. Cycle trips increase from 31 to 119, and public transport trips increase from 14 to 26. The applicant detailed the distribution of trips to this area. This details that for cyclists, Perne Road A1134 (N) (50%) and Cherry Hinton Road (W) (20%) had the highest distribution with a net</p>		

	<p>increase of 158 and 64 trips daily respectively between extant and proposed use. This demonstrates that the mitigation sought is directly related to the trips generated by the development as 70% of the walking and cycling trips will pass through the Cherry Hinton Road / A1134 junction, and 50% will pass through the A1134 / Radegund Road junction.</p> <p>Fairly and reasonably related in scale and kind to the development.</p> <p>Contribution rates vary across the County, particularly between Cambridge City and outlying areas. It is reasonable to use as a reference a Cambridge City application for another Cambridge City application when determining the contribution rate. This is because the characteristics of the development will relate to each other, in terms of location and therefore existing and potential transport options.</p> <p>Works to the entrance of the site within the public highway are limited and works on the site to improve walking and cycling only relate to a very small part of the journey not on the public highway.</p> <p>The Voi scooter contribution of £5,000 is agreed to be deducted as this would relate to journeys to and from the site.</p> <p>Phasing of the contribution is accepted.</p> <p>Officers consider that the transport mitigation package required by the County Transport Team complies with the CIL tests and is required to make the development acceptable in planning terms.</p> <p>Comments from the applicant's agent are awaited and will be reported verbally at the meeting.</p> <p><u>Applicants Response to the S106 request from County</u></p> <p>The applicants confirm that they are content to pay a contribution towards transport improvements, but because they have not been given the detail of how the £470k has been calculated, they cannot commit to paying the full amount requested.</p> <p>Other mid-tech schemes, have materially lower requests – more in the region of £120k.</p>
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	<p>The applicants have been asking the County Council to explain how the cost has been derived.</p> <p>Without a scope, preliminary design, or outline of what works are expected, it's hard to then justify whether the contributions are reasonably related our scheme.</p> <p><u>Officer Update</u></p> <p>Officers met with the applicants and the County on 3 June. At the time of writing, the financial contribution has not been agreed, however, officers are satisfied that there is a broad understanding and nearing agreement between the parties to the extent that we consider it likely the contribution amount will be settled shortly after planning committee. The recommendation is proposed to be altered accordingly.</p> <p><u>Planning Conditions</u></p> <p>Please see separate Appendix 2 for a full list of conditions</p>
Pre-Committee Amendments to Recommendation:	<p>Yes, to include broader scope for officers to agree the financial contribution amounts regarding transport as follows:</p> <p>Approve subject to:</p> <ul style="list-style-type: none"> -The planning conditions as set out on the amendment sheet, with amendments to the conditions as drafted delegated to officers. -Satisfactory completion of a Section 106 Agreement which includes the Heads of Terms (HoT's) as set out in the report with minor amendments to the Heads of Terms <u>and the financial contribution amounts</u> delegated to officers. -A deadline for completion of the S106 agreement by 28 August 2025. If the S106 is not completed within this period, delegated authority is given to officers to refuse the application based on a lack of secured mitigation contrary to the CLP 2018 or to set any such extended period for completion of the S106 as appropriate.
Decision:	

MINOR PLANNING APPLICATIONS

Circulation: First Item: 7

Reference Number: 24/02013/FUL

Address:

Determination Date:

To Note: No Update

Amendments to
Text: -

Pre-Committee
Amendments to
Recommendation: -

Decision:

APPENDIX 2 – CONDITIONS

Full and Outline Applications

Prior to Commencement

Materials

1. No development shall take place above ground level, other than demolition, of each relevant phase until details of the materials to be used in the construction of the development have been submitted to and approved in writing by the Local Planning Authority. Development shall be carried out in accordance with the approved details.

Reason: To ensure that the external appearance of the development does not detract from the character and appearance of the area. (Cambridge Local Plan 2018 policies 55 and 57).

Tree Protection

2. Prior to commencement of each relevant phase, and in accordance with BS5837 2012, a 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, before any tree works are carried and before equipment, machinery or materials are brought onto the site for the purpose of development (including demolition). In a logical sequence the AMS and TPP will consider all phases of construction in relation to the potential impact on trees and detail 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 supervision, demolition, foundation design, storage of materials, ground works, installation of services, erection of scaffolding and landscaping.

Reason: To satisfy the Local Planning Authority that trees to be retained will be protected from damage during any construction activity, including demolition, in order to preserve arboricultural amenity in accordance with section 197 of the Town and Country Planning Act 1990 and Cambridge Local Plan 2018 Policy 71: Trees.

Site Meeting (Works to Trees)

3. Prior to the commencement of site clearance of each relevant phase, a pre-commencement site meeting shall be held and attended by the site manager and the arboricultural consultant to discuss details of the approved AMS. A record of which will be submitted to the LPA and approved.

Reason: To satisfy the Local Planning Authority that trees to be retained will not be damaged during any construction activity, including demolition, in order to preserve arboricultural amenity in accordance with section 197 of the Town and Country Planning Act 1990 and Cambridge Local Plan 2018 Policy 71: Trees.

Tree Pits

4. No development shall take place of each relevant phase until full details of all tree pits, including those in planters, hard paving and soft landscaped areas have been submitted to and approved in writing by the local planning authority and these works shall be carried out as approved. All proposed underground services will be coordinated with the proposed tree planting and the tree planting shall take location priority.

Reason: In the interests of visual amenity and to ensure that suitable hard and soft landscape is provided as part of the development. (Cambridge Local Plan 2018; Policies 55, 57 and 59).

Hard and Soft Landscaping Scheme

5. No development above ground level, other than demolition, of each relevant phase shall commence until a hard and soft landscaping scheme has been submitted to and approved in writing by the Local Planning Authority. The scheme shall include the following:

- a) proposed finished levels or contours; car parking layouts, other vehicle and pedestrian access and circulation areas;
- b) hard surfacing materials;
- c) Street furniture and artifacts (including refuse and cycle storage);
- d) planting plans; written specifications (including cultivation and other operations associated with plant and grass establishment); schedules of plants, species, plant sizes and proposed numbers/densities where appropriate;
- e) boundary treatments indicating the type, positions, design, and materials of boundary treatments to be erected (including gaps for hedgehogs);
- f) an implementation programme.

The development shall be fully carried out in accordance with the approved details. If within a period of 5 years from the date of planting of any trees or shrubs, or 5 years from the commencement of development in respect of any retained trees and shrubs, they are removed, uprooted, destroyed, die or become seriously damaged or diseased, replacement trees and shrubs of the same size and species as originally planted shall be planted at the same place in the next available planting season, or in accordance with any variation agreed in writing by the Local Planning Authority.

Reason: To ensure the development is satisfactorily assimilated into the area and enhances biodiversity (Cambridge Local Plan 2018 policies 55, 57, 59 and 69).

Biodiversity Net Gain

6. Development may not be begun of each relevant phase unless:

- (a) a biodiversity gain plan has been submitted to the planning authority, and
- (b) the planning authority has approved the plan.

Reason: To ensure compliance with Schedule 7A of the Town and Country Planning Act 1990 (inserted by the Environment Act 2021).

Reason: To provide ecological enhancements in accordance with the NPPF 2021 para 174, Cambridge Local Plan 2018 policies 59 and 69 and the Greater Cambridge Shared Planning Biodiversity SPD 2022.

Ecological Enhancement

7. No development above ground level shall take place of each relevant phase until an ecological enhancement scheme has been submitted to and approved in writing by the local planning authority. The scheme shall include details of bat and bird box installation, hedgehog provisions and other ecological enhancements. The approved scheme shall be fully implemented prior to first occupation or in accordance with a timescale agreed in writing by the local planning authority.

Reason: To conserve and enhance ecological interests in accordance with Cambridge Local Plan policies 57, 59 and 70 and the Greater Cambridge Planning Biodiversity Supplementary Planning Document (2022).

Phase 1 Contamination Site Investigation

8. No development, or any investigations required to assess the contamination of the site, shall commence of each relevant phase until a Phase 1 Detailed Site Investigation Strategy based upon the findings of Phase I Environmental Assessment (by Hollis Global, unreferenced, dated December 2024) has been submitted to and approved in writing by the Local Planning Authority.

Reason: To ensure that risks from land contamination to the future users of the land and neighbouring land are identified and to ensure that the development can be carried out safely without unacceptable risks to workers, neighbours and other offsite receptors as well as to controlled waters, property and ecological systems (Cambridge Local Plan 2018 policy 33).

Phase 2 Contamination Site Investigation

9. No development shall commence of each relevant phase until the following have been submitted to and approved in writing by the Local Planning Authority:

- a. A Phase 2 Intrusive Site Investigation Report based upon the findings of the approved Phase 1 Desk Top Study.
- b. A Phase 3 Remediation Strategy based upon the findings of the approved Phase 2 Intrusive Site Investigation Report.

Reason: To ensure that any contamination of the site is identified and appropriate remediation measures agreed in the interest of environmental and public safety (Cambridge Local Plan 2018 policy 33).

Material Management Plan

10. No material for the development of each relevant phase 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.

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

Reason: To ensure that no unsuitable material is brought onto the site in the interest of environmental and public safety in accordance with (Cambridge Local Plan 2018 Policy 33).

Demolition and Construction Environmental Management Plan

11. Prior to the commencement of the detailed design development of each relevant phase, a site wide Demolition and Construction Environmental Management Plan (DCEMP) shall be submitted to and approved in writing by the local planning authority. The DCEMP shall include the following aspects of demolition and construction:

- a) Demolition, construction and phasing programme.
- b) Contractors' access arrangements for vehicles, plant and personnel including the location of construction traffic routes to, from and within the site, details of their signing, monitoring and enforcement measures.

- c) Construction/Demolition hours which shall be carried out between 0800 hours to 1800 hours Monday to Friday, and 0800 hours to 1300 hours on Saturday and at no time on Sundays, Bank or Public Holidays, unless in accordance with agreed emergency procedures for deviation.
 - d) Delivery and dispatch times for construction/demolition purposes shall be carried out between 0800 to 1800 hours Monday to Friday, 0800 to 1300 hours on Saturdays and at no time on Sundays, Bank or Public Holidays, unless otherwise agreed in writing by the local planning authority in advance.
 - e) Prior notice and agreement procedures for works outside agreed limits and hours. Variations are required to be submitted to the local authority for consideration at least 10 working days before the event. Neighbouring properties are required to be notified by the applicant of the variation 5 working days in advance of the works.
 - f) Soil Management Strategy.
 - g) Noise impact assessment methodology, mitigation measures, noise monitoring and recording statements in accordance with the provisions of BS 5228-1:2009+A1:2014 Code of practice for noise and vibration control on construction and open sites – noise.
 - h) Vibration impact assessment methodology, mitigation measures, vibration monitoring and recording statements in accordance with the provisions of BS 5228-2:2009+A1:2014 Code of practice for noise and vibration control on construction and open sites – vibration.
 - i) Dust management and wheel washing measures in accordance with the provisions of:
 - Guidance on the assessment of dust from demolition and construction, version 2.2 (IAQM, 2024).
 - Guidance on Monitoring in the Vicinity of Demolition and Construction Sites, version 1.1 (IAQM, 2018).
 - j) Use of concrete crushers.
 - k) Prohibition of the burning of waste on site during demolition/construction.
 - l) Site artificial lighting during construction and demolition including hours of operation, position and impact on neighbouring properties.
 - m) Screening and hoarding details.
 - n) Consideration of sensitive receptors.
 - o) Complaints procedures, including complaints response procedures.
 - p) Membership of the 3C Shared Services Considerate Contractors Scheme.
- The development shall then be undertaken in accordance with the approved / agreed plan.

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

Commercial Operational Noise Impact Assessment/ Mitigation

12. Prior to the commencement of development of each relevant phase, an operational noise impact assessment including, where appropriate, a scheme for the insulation of any building(s) or use(s) / activities and associated plant / equipment, and consideration of other noise mitigation and management measures (location / layout, engineering and administrative) to minimise the level of noise emanating from the said building(s) or use(s) / activities and plant / equipment shall be submitted to and approved in writing by the local planning authority. The approved scheme of noise insulation / mitigation and management shall be fully implemented before the relevant building(s), use(s) / activities, or plant / equipment are occupied (in relation to buildings), commenced (in relation to uses / activities) or operated / used (in relation to plant / equipment) and shall be maintained and retained thereafter in accordance with the approved scheme details.

The combined rating level of sound emitted from all fixed plant, machinery and uses associated with the development approved shall not exceed the Plant Noise Emission / rating level limits specified within the submitted 'Noise Impact Assessment, December 2024',

prepared by Scotch Partners and 'CCC Environmental Quality & Growth Team Response, March 2025', prepared by Scotch Partners and Lucion Delta Simons.

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

Emergency Back Up Generator

13. Prior to the installation of any emergency back-up generator of each relevant phase, a scheme for the insulation of the emergency generator in order to minimise the level of noise emanating from the said generator shall be submitted to and approved in writing by the local planning authority.

The rating level of the generator shall not exceed the Plant Noise Emission / rating level limits specified within the submitted 'Noise Impact Assessment, December 2024', prepared by Scotch Partners and 'CCC Environmental Quality & Growth Team Response, March 2025', prepared by Scotch Partners and Lucion Delta Simons.

The scheme as approved shall be fully implemented before the use hereby permitted is commenced and shall thereafter be retained as such. The scheme shall include the following:

(i) Generator – Use

The generator shall only be used in the event of mains power failure or in accordance with (ii) below. It shall not be used as an alternative supply in the event of disconnection from the mains supply following for example non-payment.

(ii) Generator - Hours of Running for Maintenance

Running of the generator as part of routine maintenance and repair shall only take place for the length of time specified by the manufacturer between the hours of 8am - 6pm Monday to Friday, 9am -1pm Saturday and no time Sunday or Public Holidays.

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

Extraction Ductwork

14. Prior to the commencement of development of each relevant phase, details of the location of associated ductwork, for the purpose of extraction and/or filtration of fumes and or odours of the units / uses shall be submitted to and approved in writing by the local planning authority. The ductwork shall be installed as approved before the use hereby permitted is commenced.

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

Odour/Fume Control

15. Prior to the installation of plant of each relevant phase, a scheme detailing plant, equipment or machinery for the purposes of extraction, filtration and abatement of odours / fumes and to discharge at an appropriate outlet height / level shall be submitted to and approved in writing by the local planning authority. The approved scheme shall be installed before the use is commenced and shall be retained as such.

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

Artificial Lighting

16. Prior to the installation of any artificial lighting of each relevant phase, an artificial lighting scheme shall be submitted to and approved in writing by the local planning authority. The scheme shall include details of any artificial lighting of the site and an artificial lighting impact assessment with predicted lighting levels at proposed and existing residential properties shall be undertaken. Artificial lighting on and off site must meet the Obtrusive Light Limitations for Exterior Lighting Installations of an E3 environmental zone contained within the Institute of Lighting Professionals Guidance Notes for the Reduction of Obtrusive Light - GN01:21 (or as superseded).

The approved lighting scheme shall be installed, maintained and operated in accordance with the approved details / measures.

Reason: To minimise the effects of light pollution on the surrounding area (Cambridge Local Plan 2018 policy 34).

Electric Vehicle Charging

17. Prior to the installation of any electrical services of each relevant phase, an electric vehicle charge point scheme demonstrating a minimum of 50% provision of active electric vehicle charge points designed and installed in accordance with BS EN 61851 (or as superseded) shall be submitted to and approved in writing by the Local Planning Authority. The scheme shall include:

- Either at least one Rapid electric vehicle charge point, or at least one Fast electric vehicle charge point (min capacity 23kW), should a Rapid charge point not be technically feasible
- The Rapid and/or fast electric vehicle charge point parking space shall be exclusively reserved for electric vehicle charging.
- Slow electric vehicle charge points with a minimum power rating output of 7kW for remaining spaces up to minimum of 50% provision
- 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 all remaining car parking spaces to facilitate and enable the future installation and activation of additional active electric vehicle charge points as required.

The electric vehicle charge point scheme as approved shall be fully installed prior to first occupation and maintained and retained thereafter.

Reason: In the interests of encouraging more sustainable modes and forms of transport and to reduce the impact of development on local air quality, in accordance Policy 36 of the Cambridge Local Plan (2018) Cambridge City Council's adopted Air Quality Action Plan (2018) and Sustainable Design & Construction SPD (2020).

Waste Management Plan

18. No development, except demolition or site clearance, shall commence of each relevant phase until a scheme for the on-site storage facilities for commercial waste, including waste for recycling have been submitted to and approved in writing by the local planning authority. The scheme shall identify the specific positions of where wheeled bins, or any other means of storage, will be stationed and the specific arrangements to enable collection from within 10m of the kerbside of the adopted highway/ refuse collection vehicle access point. The approved scheme shall be carried out before the use is commenced and shall be retained as such.

Reason: To ensure that the need for refuse and recycling is successfully integrated into the development. (Cambridge Local Plan 2018 policy 57).

Surface Water Drainage

19. No laying of services, creation of hard surfaces or erection of a building shall commence of each relevant phase until a detailed surface water drainage scheme for the site, based on the agreed Drainage Strategy prepared by Heyne Tillett Steel (ref: The Paddocks) dated December 2024 has been submitted to and approved in writing by the Local Planning Authority. The scheme shall subsequently be implemented in full accordance with the approved details prior to occupation of the first dwelling.

Reason To prevent the increased risk of flooding, to improve and protect water quality, and improve habitat and amenity.

Surface Water (Construction)

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

Reason To ensure surface water is managed appropriately during the construction phase of the development, so as not to increase the flood risk to adjacent land/properties or occupied properties within the development itself; recognising that initial works to prepare the site could bring about unacceptable impacts.

Hydrological Report

21. Prior to the commencement of the development of each relevant phase, a detailed hydrological report shall be submitted to and approved in writing by the Local Planning Authority. The report shall provide advice as to whether the development of the site will have any impact upon the groundwater based on long term groundwater monitoring and site specific groundwater modelling. Should the report demonstrate any significant detrimental impact on groundwater, it shall also propose mitigation to be carried out in accordance with a proposed phased programme of implementation. Any mitigation shall be carried out in accordance with approved report and details of timing.

Reason To ensure that there is no increased flood risk on or off site resulting from the proposed development.

Traffic Management Plan

22. No demolition or construction works shall commence on site of each relevant phase until a traffic management plan has been submitted to and agreed in writing with the Local Planning Authority.

The principle areas of concern that should be addressed are:

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

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

Reason: To ensure that before development commences, highway safety will be maintained during the course of development. (Cambridge Local Plan 2018 Policy 81).

Archaeological Investigation

23. No demolition/development shall commence of each relevant phase until the applicant, or their agents or successors in title, has implemented a programme of archaeological work, commencing with the evaluation of the application area, that has been secured in accordance with a Written Scheme of Investigation (WSI) that 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 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 and digital archives.

Reason: To safeguard archaeological assets within the approved development boundary from impacts relating to any demolitions or groundworks associated with the development scheme and to ensure the proper and timely preservation and/or investigation, recording, reporting, archiving and presentation of archaeological assets affected by this development, in accordance with national policies contained in the National Planning Policy Framework (DLUHC 2023).

Airport Safeguarding

24. No development should take place of each relevant phase until the developer has engaged further with Cambridge Airport, to allow a more in-depth study to be completed by an Approved Procedure Design Organisation (APDO), to determine the level of impact.

Reason: To avoid the buildings on site endangering the safe movement of aircraft and the operation of Cambridge Airport.

Reason: To avoid the buildings on site endangering the safe movement of aircraft and the operation of Cambridge Airport.

Bird Hazard Management Plan

25. Development shall not commence of each relevant phase until a Bird Hazard Management Plan has been submitted to and approved in writing by the Local Planning Authority. The submitted plan shall include details of: - management of any flat/shallow pitched/green roofs on buildings within the site which may be attractive to nesting, roosting and "loafing" birds.

The management plan shall comply with CAST Advice Note 3 'Wildlife Hazards Around Aerodromes' The Bird Hazard Management Plan shall be implemented as approved, on completion of the development and shall remain in force for the life of the building. No subsequent alterations to the plan are to take place unless first submitted to and approved in writing by the Local Planning Authority.

Reason: It is necessary to manage the site in order to minimise its attractiveness to birds which could endanger the safe movement of aircraft and the operation of Cambridge Airport.

Glint and Glare Assessment

26. Development shall not commence of each relevant phase until Glint and Glare Assessment has been submitted to and approved in writing by the Local Planning Authority. The development shall be carried out in accordance with the approved details.

Reason: To ensure that glint and glare from PV panels do not affect pilots operating in and out of Cambridge Airport.

Fire Hydrants

27. No above ground development should take place of each relevant phase until a water scheme for the provision of fire hydrants has been submitted to and agreed with the fire authority. No occupation of the development must occur prior to the installed fire hydrants being inspected and tested for operational use by the fire authority.

Reason: To ensure an adequate water supply is available for emergency use.

Base Course level

Grey Water Harvesting

28. No development above base course (other than demolition and enabling/ utility diversion works) shall take place of each relevant phase until a detailed scheme for the approved grey water harvesting and recycling strategy has been submitted to and approved in writing by the Local Planning Authority. The scheme shall include relevant drawings showing the location of the necessary infrastructure required to facilitate the water reuse. The development shall be carried out and thereafter maintained strictly in accordance with the approved details.

Reason: To respond to the serious water stress facing the area and ensure that development makes efficient use of water and promotes the principles of sustainable construction (Cambridge Local Plan 2018 Policy 28 and the Greater Cambridge Sustainable Design and Construction SPD 2020).

Rainwater Harvesting

29. No development above base course (other than demolition and enabling/ utility diversion works) shall take place of each relevant phase until a detailed scheme for the approved rainwater harvesting and recycling strategy has been submitted to and approved in writing by the Local Planning Authority. The scheme shall include relevant drawings showing the location of the necessary infrastructure required to facilitate the water reuse. The development shall be carried out and thereafter maintained strictly in accordance with the approved details.

Reason: To respond to the serious water stress facing the area and ensure that development makes efficient use of water and promotes the principles of sustainable construction (Cambridge Local Plan 2018 Policy 28 and the Greater Cambridge Sustainable Design and Construction SPD 2020).

Public Art

30. No development above ground level, other than demolition, (or in accordance with a timetable agreed in writing by the Local Planning Authority), shall commence of each relevant phase until a Public Art Delivery Plan (PADP) has been submitted to and approved in writing by the Local Planning Authority. The PADP shall include the following:

- a) Details of the public art and artist commission;

- b) Details of how the public art will be delivered, including a timetable for delivery;
 - c) Details of the location of the proposed public art on the application site;
 - d) The proposed consultation to be undertaken;
 - e) Details of how the public art will be maintained;
 - f) How the public art would be decommissioned if not permanent;
 - g) How repairs would be carried out;
 - h) How the public art would be replaced in the event that it is destroyed;
- The approved PADP shall be fully implemented in accordance with the approved details and timetabling. Once in place, the public art shall not be moved or removed otherwise than in accordance with the approved maintenance arrangements.

Reason: To provide public art as a means of enhancing the development and (Cambridge Local Plan policies 55 and 56 and the Cambridge City Council Public Art SPD (2010).

Prior to occupation

Landscape Maintenance and Management Plan

31. Before the development is first occupied or brought into use of each relevant phase, a landscape maintenance and management plan, including long term design objectives, management responsibilities and maintenance schedules for all landscape areas, shall be submitted to and approved in writing by the local planning authority. The landscape management plan shall be carried out as approved.

Reason: To ensure that before any development commences an appropriate landscape and ecological management plan has been agreed (Cambridge Local Plan 2018 policies 57, 59 and 70).

Water Efficiency Calculator

32. Prior to the occupation of the proposed development, or as soon as reasonably practicable after occupation of each relevant phase, evidence in the form of the BREEAM Wat01 water efficiency calculator shall be submitted to and approved in writing by the Local Planning Authority. Such evidence shall demonstrate the achievement of no less than 5 Wat01 credits. The development shall be carried out and thereafter maintained strictly in accordance with the agreed details set out within the BREEAM Wat01 water efficiency calculator.

Reason: To respond to the serious water stress facing the area and ensure that development makes efficient use of water and promotes the principles of sustainable construction (Cambridge Local Plan 2018 Policy 28 and the Greater Cambridge Sustainable Design and Construction SPD 2020).

Water Metering

33. Prior to first occupation of each relevant phase, a comprehensive water metering and monitoring system shall be commissioned and installed within the building to quantify at least daily: the total volume of mains water used, the total volume of greywater reclaimed, and the total volume of rainwater used. No occupation shall occur until such time as the local planning authority has been notified through an independent verification report that the water metering and monitoring system has been installed and is fully functional. The metering and monitoring system shall be retained in a fully functioning operational use at all times and for the lifetime of the development.

Reason: To ensure that the development makes efficient use of water and promotes the

principles of sustainable construction in accordance with Policy 28 of the Cambridge Local Plan 2018, the Greater Cambridge Sustainable Design and Construction SPD 2020, the Written Ministerial Statement on Addressing water scarcity in Greater Cambridge: update on government measures (March 2024) Joint Ministerial Statement on addressing Water Scarcity in Greater Cambridge.

Water Efficiency

34. Water efficiency standards for the scheme shall be carried out in accordance with the target to achieve 5 Wat01 credits and the wider water efficiency specification contained within the Sustainability and Energy Statement, Scotch Partners, December 2024. Any changes to the proposed specification of each relevant phase shall be submitted to and approved in writing by the local planning authority and will only be approved if the amended scheme continues to achieve 5 Wat01 credits. The development shall be carried out in accordance with the agreed details.

Reason: To respond to the serious water stress facing the area and ensure that development makes efficient use of water (Cambridge Local Plan 2018 Policy 28 and the Greater Cambridge Sustainable Design and Construction SPD)

Contamination Remediation

35. The development of each relevant phase shall not be occupied until the approved Phase 3 Remediation Strategy has been implemented in full.

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

Contamination Verification

36. The development of each relevant phase shall not be occupied until a Phase 4 Verification/Validation Report demonstrating full compliance with the approved Phase 3 Remediation Strategy has been submitted to and approved in writing by the Local Planning Authority.

Reason: To demonstrate that the site is suitable for approved use in the interests of environmental and public safety (Cambridge Local Plan 2018 policy 33).

Servicing and Operational Noise Minimisation Management Plan / Scheme

37. Prior to occupation of development of each relevant phase, a Servicing and Operational Noise Minimisation Management Plan / Scheme for the service yards shall be submitted in writing to the Local Planning Authority (LPA) for approval. This shall include details of management and operations measures to be undertaken and implemented to mitigate and reduce noise activities / operations as far as are reasonably practicable. The approved plan / scheme shall be implemented and retained thereafter unless otherwise approved in writing by the LPA and shall be reviewed and revised as necessary at the reasonable request of the LPA.

The Plan / Scheme should include consideration of but not exhaustively the following operations and activities within:

- i. The Journey to and from the service yard area/s
- ii. Within the Service Yard
- iii. Unloading/Re-loading

- iv. The Return Journey to and from the service yard area
- v. Advice and policy for drivers of service vehicles to minimise noise during collections and deliveries
- vi. Vehicles delivering to/from site
- vii. No idling parked delivery vehicles permitted within the site at any time. Only one delivery vehicle permitted on site at any time
- viii. No use of fork-lift trucks
- ix. No use of delivery cages
- x. A complaints procedure for verifying and responding to complaints about noise / vibration.

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

Water Recycling Centre

38. Prior to occupation of each relevant phase of development, written confirmation from Anglian Water that there is sufficient headroom at the water recycling centre to accommodate the foul flows from the development site shall be submitted to and approved in writing by the Local Planning Authority.

Reason: To protect water quality, prevent pollution and secure sustainable development having regard to paragraphs 7/8 and 187 of the National Planning Policy Framework.

Travel Plan

39. Prior to occupation of the development of each relevant phase the developer shall be responsible for the provision and implementation of a Travel Plan and its monitoring to be agreed in writing with the Local Planning Authority. The Travel Plan shall include suitable measures and incentives to promote sustainable travel to the site, the provision of a travel welcome pack, and monitoring reports to be provided annually. The development shall be implemented in accordance with the approved Travel Plan.

Reason: In the interests of encouraging sustainable travel to and from the site (Cambridge Local Plan 2018, policies 80 and 81).

Cycle Parking

40. The development shall not be occupied or the permitted use commenced of each relevant phase until details of facilities for the covered, secure parking of cycles for use in connection with the development have been submitted to and approved in writing by the Local Planning Authority. The details shall include the means of enclosure, materials, type and layout of the cycle store. A cycle store proposed with a flat / mono-pitch roof shall include plans providing for a green roof. Any green roof shall be planted / seeded with a predominant mix of wildflowers which shall contain no more than a maximum of 25% sedum planted on a sub-base being no less than 80 millimetres thick. The cycle store and green roof as appropriate shall be provided and planted in full in accordance with the approved details prior to occupation or commencement of use and shall be retained as such.

Reason: To ensure appropriate provision for the secure storage of bicycles, to encourage biodiversity and slow surface water run-off (Cambridge Local Plan 2018 policies 31 and 82).

Compliance

Use Restriction

41. Notwithstanding the provisions of Article 3 Schedule 2 of the Town and Country Planning (General Permitted Development) (England) Order 2015 (or any order revoking and re-enacting that order with or without modification), the premises shall be used for Class E(g) uses and for no other purpose (including any other purposes in Class E of the Schedule to the Town and Country Planning (Use Classes) Order 1987 or in any provision equivalent to that Class in any statutory instrument revoking or re-enacting that Order with or without modification).

Reason: The application has been assessed on its individual merits and the use of the premises for any other purpose may result in harm which would require re-examination of its impact. (Cambridge Local Plan 2018 policies 35, 55, 56, 57, and 81).

Tree Protection

42. 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.

Reason: To satisfy the Local Planning Authority that trees to be retained will not be damaged during any construction activity, including demolition, in order to preserve arboricultural amenity in accordance with section 197 of the Town and Country Planning Act 1990 and Cambridge Local Plan 2018 Policy 71: Trees.

Trees Replacement

43. If any tree shown to be retained on the approved tree protection methodology is removed, uprooted, destroyed or dies within five years of project completion, another tree shall be planted at the same place and that tree shall be of such size and species, and shall be planted at such time, as may be specified in writing by the local planning authority.

Reason: To satisfy the Local Planning Authority that arboricultural amenity will be preserved in accordance with section 197 of the Town and Country Planning Act 1990 and Cambridge Local Plan 2018 Policy 71: Trees

Unexpected Contamination

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

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

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

External Activities

45. No activities associated with the uses approved shall be carried out externally in the open air.

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

Collection/Deliveries

46. All service collections / dispatches from and deliveries to the units within the development as approved including refuse / recycling collections shall only be permitted between the hours of 07:00 to 23:00 Monday to Friday and 08:00 to 13:00 on Saturdays. Service collections / dispatches and deliveries are not permitted at any time on Sundays or Public Holidays.

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

Finished Floor Levels

47. Finished floor levels to be set no lower than 150 mm above ground level except in those areas of the site that are shown by the EA Risk of Flooding from Surface Water maps to be at medium/high risk of flooding from surface water where finished floor levels are to be set no lower than 300mm above ground level.

Reason To reduce the risk of flooding to the proposed development and future occupa

Full Application only

Time Limit

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

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

Approved Plans

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

PAD-PWA-ZZ-00-DR-A-01100 Revision C01 Location Plan
PAD-PWA-ZZ-00-DR-A-01102 Revision C01 Site Boundary Full Application

PAD-PWA-P1-00-DR-A-01201 Revision C01 Full Application Phase 1 Level 00
PAD-PWA-P1-00-DR-A-01202 Revision C01 Site Wide Plan Level 00
PAD-PWA-P1-MZ-DR-A-01203 Revision C01 Site Wide Plan Mezzanine
PAD-PWA-P1-01-DR-A-01204 Revision C01 Site Wide Plan Level 01
PAD-PWA-P1-RF-DR-A-01205 Revision C01 Site Wide Plan Roof

PAD-PWA-P1-00-DR-A-01210 Revision C01 Phase 1 Proposed Plan Level 00

PAD-PWA-P1-MZ-DR-A-01211 Revision C01 Phase 1 Proposed Plan Mezzanine
PAD-PWA-P1-01-DR-A-01212 Revision C01 Phase 1 Proposed Plan Level 01
PAD-PWA-P1-RF-DR-A-01213 Revision C01 Phase 1 Proposed Plan Roof

PAD-PWA-P1-ZZ-DR-A-01310 Revision C01 Phase 1 Section AA-BB
PAD-PWA-P1-ZZ-DR-A-01311 Revision C01 Phase 1 Section CC-DD

PAD-PWA-P1-ZZ-DR-A-01400 Revision C01 Phase 1 North and South Elevation
PAD-PWA-P1-ZZ-DR-A-01401 Revision C01 Phase 1 East and West Elevation

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.

Emergency Generator

50. The emergency back-up generator shall be constructed, installed and maintained thereafter in accordance with the Generator Specifications and Proposed Mitigation Measures detailed in sections 1.19 to 1.27 of the submitted 'CCC Environmental Quality & Growth Team Response, March 2025', prepared by Scotch Partners and Lucion Delta Simons.

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

Substation

51. The substation shall not be installed until a noise insulation/mitigation scheme as required has been submitted to and approved in writing by the local planning authority.

The rating level of the generator shall not exceed the Plant Noise Emission / rating level limits specified within the submitted 'Noise Impact Assessment, December 2024', prepared by Scotch Partners and 'CCC Environmental Quality & Growth Team Response, March 2025', prepared by Scotch Partners and Lucion Delta Simons.

Any required noise insulation/mitigation shall be carried out as approved and retained as such.

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

Post Construction Statement

52. The development hereby approved shall not be occupied until a post construction statement confirming that the water efficiency provisions as set out in Sustainability and Energy Statement, Scotch Partners, December 2024 have been fully implemented.

Reason: To respond to the serious water stress facing the area and ensure that development makes efficient use of water (Cambridge Local Plan 2018 Policy 28 and the Greater Cambridge Sustainable Design and Construction SPD)

Design Stage Certificate

53. Within 12 months of commencement of development, a BRE issued Design Stage Certificate shall be submitted to, and approved in writing by, the Local Planning Authority

demonstrating that BREEAM 'excellent' as a minimum will be met, with maximum credits for Wat 01 (water consumption). Where the Design Stage certificate shows a shortfall in credits for BREEAM 'excellent', a statement shall also be submitted identifying how the shortfall will be addressed. If such a rating is replaced by a comparable national measure of sustainability for building design, the equivalent level of measure shall be applicable to the proposed development.

Reason: In the interests of reducing carbon dioxide emissions and promoting principles of sustainable construction and efficient use of buildings (Cambridge Local Plan 2018 Policy 28 and the Greater Cambridge Sustainable Design and Construction SPD 2020).

Post Construction Certificate

54. Within 12 months following first occupation, a BRE issued post Construction Certificate shall be submitted to, and approved in writing by the Local Planning Authority, indicating that the approved BREEAM rating has been met. If such a rating is replaced by a comparable national measure of sustainability for building design, the equivalent level of measure shall be applicable to the proposed development.

Reason: In the interests of reducing carbon dioxide emissions and promoting principles of sustainable construction and efficient use of buildings (Cambridge Local Plan 2018 Policy 28 and the Greater Cambridge Sustainable Design and Construction SPD 2020).

Outline Application only

Reserved Matters

55. No development shall commence until details of the appearance, means of access, landscaping, layout and scale, (hereinafter called the 'reserved matters') have been submitted to and approved in writing by the Local Planning Authority. The development shall be carried out as approved.

Reason: This is an outline permission only and these matters have been reserved for the subsequent approval of the Local Planning Authority.

Time Limits

56. Application(s) for approval of the reserved matters shall be made to the Local Planning Authority before the expiration of three years from the date of this permission. The development hereby permitted shall be begun either before the expiration of three years from the date of this permission, or before the expiration of two years from the date of approval of the last of the reserved matters to be approved, whichever is the later.

Reason: In accordance with the requirements of Section 92 of the Town and Country Planning Act 1990 (as amended by Section 51 of the Planning and Compulsory Purchase Act 2004).

Approved Plans

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

PAD-PWA-ZZ-00-DR-A-01100 Revision C01 Location Plan
PAD-PWA-ZZ-00-DR-A-01101 Revision C01 Site Boundary Outline Application

Parameter Plans

PAD-PWA-ZZ-ZZ-DR-A-01111 Revision C01 Land Use

PAD-PWA-ZZ-ZZ-DR-A-01112 Revision C02 Building Heights and Layout

PAD-PWA-ZZ-ZZ-DR-A-01113 Revision C02 Landscape and Green Infrastructure

PAD-PWA-ZZ-ZZ-DR-A-01114 Revision C01 Access and Movement

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.

Energy and Sustainability Statement

58. All future reserved matters applications for buildings shall be accompanied by a Sustainability and Energy Statement setting out how they meet the targets and commitments set out in the site wide Sustainability and Energy Statement, Scotch Partners, December 2024 and Circular Economy Statement, Scotch Partners, December 2024. The development shall be carried out in accordance with the agreed details.

Reason: In the interests of reducing carbon dioxide emissions and promoting the principles of sustainable design and construction and efficient use of buildings (Cambridge Local Plan 2018 policy 28 and the Greater Cambridge Sustainable Design and Construction SPD 2020).

BREEAM Pre Assessment

59. All future reserved matters applications for the appearance, layout and scale of the development shall be accompanied by a BREEAM pre-assessment prepared by an accredited BREEAM assessor, indicating that all office buildings are capable of achieving a minimum of BREEAM excellent with at least 5 credits achieved for Wat01.

Reason: In the interests of reducing carbon dioxide emissions, ensuring efficient use of water and promoting principles of sustainable construction and efficient use of buildings (Cambridge Local Plan 2018 Policy 28 and the Greater Cambridge Sustainable Design and Construction SPD 2020).

Informatives

1. Biodiversity Net Gain informative (standard

2. To satisfy and discharge Environmental Health conditions relating to artificial lighting, contaminated land, noise / sound, air quality and odours / fumes, any assessment and mitigation shall be in accordance with the scope, methodologies and requirements of relevant sections of the Greater Cambridge Sustainable Design and Construction SPD, (Adopted January 2020) <https://www.cambridge.gov.uk/greater-cambridge-sustainable-design-and-construction-spd> and in particular section 3.6 - Pollution and the following associated appendices:

- 6: Requirements for Specific Lighting Schemes
- 7: The Development of Potentially Contaminated Sites in Cambridge and South Cambridgeshire: A Developers Guide
- 8: Further technical guidance related to noise pollution

3. The Bird Hazard Management Plan must ensure that flat/shallow pitched roofs be constructed to allow access to all areas by foot using permanent fixed access stairs ladders or similar. The owner/occupier must not allow gulls, to nest, roost or loaf on the building.

Checks must be made

weekly or sooner if bird activity dictates, during the breeding season. Outside of the breeding season gull activity must be monitored and the roof checked regularly to ensure that gulls do not utilise the roof. Any gulls found nesting, roosting or loafing must be dispersed by the owner/occupier when detected or when requested by Cambridge Airport. In some instances it may be necessary to contact Cambridge Airport before bird dispersal takes place. The owner/occupier must remove any nests or eggs found on the roof. The breeding season for gulls typically runs from March to June. The owner/occupier must obtain the appropriate licences where applicable from Natural England before the removal of nests and eggs.

4. Due to the site being within 6km of Cambridge Airport, the crane operator is required to submit all crane details such as maximum height, operating radius, name and phone number of site manager along with installation and dismantling dates to the CAA Airspace Coordination and Obstacle Management Service (ACOMS) system. For notification, please follow the link via CAA website (caa.co.uk). Once crane notification has been received from the CAA, Cambridge Airport safeguarding team will assess and issue the necessary crane permit. No cranes should operate on site until a crane permit has been issued. Specific CAA guidance for crane lighting/markings is given in CAP1096: Guidance to crane users on the crane notification process and obstacle lighting and marking (caa.co.uk).

5. Wind Turbines can impact on the safe operation of aircraft through interference with aviation radar and/or due to their height. Any proposal that incorporates wind turbines must be assessed in more detail to determine the potential impacts on aviation interests. This is explained further in CAST Advice Note 5, 'Renewable Energy' (available at CAST Advice Note 5 "renewable energy developments).

6. The Traffic Management Plan must relate solely to how the operation of the site will affect the adopted public highway and other information, such as noise levels is not a highway matter and should not be included within the plan.

7. Partial discharge of the programme of archaeological works 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. A brief for the recommended programme of archaeological works is available from the County office upon request.

8. Discharge for the fire hydrants condition can only be given as follows:

- a. Partial discharge once a water scheme has been submitted to the fire authority for processing and or a phase of the development is complete.
- b. Full discharge will be given once all water scheme fire hydrants have been inspected, tested and are ready for operational use.

All proposed water schemes and installation inspections can be booked via email to:
Hydrants.User@cambsfire.gov.uk

All costs for the installations of fire hydrants proposed are to be borne by the developer.

The number and location of fire hydrants will be determined following a risk assessment and with reference to guidance contained within the "National Guidance Document on the Provision of Water for Fire Fighting" 3rd Edition, published January 2007.

Access and facilities for the Fire Service should also be provided in accordance with the Building Regulations Approved Document B5 Vehicle Access. Dwellings Section 13 and/or Vol 2. Buildings other than dwellings Section 15 Vehicle Access.

If there are any buildings on the development that are over 11 metres in height (excluding blocks of flats) not fitted with fire mains, then aerial (high reach) appliance access is required.

9. Anglian Water has assets close to or crossing this site or there are assets subject to an adoption agreement. Therefore the site layout should take this into account and accommodate those assets within either prospectively adoptable highways or public open space. If this is not practicable then the sewers will need to be diverted at the developers cost under Section 185 of the Water Industry Act 1991. or, in the case of apparatus under an adoption agreement, liaise with the owners of the apparatus. It should be noted that the diversion works should normally be completed before development can commence.

10. Approval and consent will be required by Anglian Water under S106 of the Water Industry Act 1991 to connect to the public sewer. Contact Development Services Team 0345 606 6087 Option 2.

11. No building will be permitted within the statutory easement width of 3 metres from the public sewer pipeline without agreement from Anglian Water. Please contact Development Services Team on 0345 606 6087 Option .

The developer should note that the site drainage details submitted have not been approved for the purposes of adoption. If the developer wishes to have the sewers included in a sewer adoption agreement with Anglian Water (under Sections 104 of the Water Industry Act 1991), they should contact our Development Services Team on 0345 606 6087 Option 2 at the earliest opportunity. Sewers intended for adoption should be designed and constructed in accordance with Sewers for Adoption guide for developers, as supplemented by Anglian Water's requirements.

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

13. Prior to final handover of the development, the developer must ensure that appropriate remediation of all surface water drainage infrastructure has taken place, particularly

where the permanent drainage infrastructure has been installed early in the construction phase. This may include but is not limited to jetting of all pipes, silt removal and reinstating bed levels. Developers should also ensure that watercourses have been appropriately maintained and remediated, with any obstructions to flows (such as debris, litter and fallen trees) removed, ensuring the condition of the watercourse is better than initially found. This is irrespective of the proposed method of surface water disposal, particularly if an ordinary watercourse is riparian owned

14. Any double doors need to be electrically opened or be asymmetrical with one leaf being a minimum of 900 mm.

The installation of firefighting or fire evacuation lifts should be standard in large buildings, emergency refuge points should be avoided in nearly every such circumstance.

The accessible shower room could be a hybrid changing places toilet.

The external seating needs a mix of seating, of various heights and with and without arms. Spaces for wheelchairs need to be left to sit alongside seating and use tables.

15. Designing Out Crime Officer comments



24/04859/FUL - The Paddocks, 347 Cherry Hinton Road, Cambridge, CB1 8DH

Report to: Cambridge City Council Planning Committee

Lead Officer: Joint Director of Planning and Economic Development

Ward/parish: Coleridge

Proposal: Hybrid planning application comprising:

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

Applicant: Columbia Threadneedle Investments Ltd.

Presenting officer: Karen Pell-Coggins

Reason presented to committee: Departure application

Member site visit date: 21 July 25

Key issues:

- 1. Principle of development
- 2. Character and appearance of the area
- 3. Heritage assets
- 4. Trees
- 5. Biodiversity

6. Highway safety and parking
7. Flood risk and water management
8. Residential amenity
9. Carbon reduction and sustainable design
9. Planning obligations
10. Other matters

Recommendation: Approve subject to conditions and a S106

1. Executive summary

- 1.1 This hybrid application seeks the redevelopment of The Paddocks site for use Class E(g) (offices, research and development, light industrial) 'mid-tech' uses. The development comprises the demolition of existing buildings and structures, and erection of buildings with associated site infrastructure, landscaping, car and cycle parking provision and access, including changes to the existing access road off Cherry Hinton Road.
- 1.2 The application was reported to the Planning Committee on 5 June 2025. Please see Appendix 1 for a copy of the original report, update report and appendices to both.
- 1.3 Members deferred the application at the meeting on two grounds as set out below: -
 - i) Further information required to assess the impact of Phases 4 and 5 of the outline application upon the amenities of neighbouring properties in Chalmers Road and Kelvin Close; and,
 - ii) Agreement to the S106 transport contribution requested by Cambridgeshire County Council towards a Cycling Plus Scheme by Greater Cambridge Partnership to mitigate the impact of the development.
- 1.4 The applicants have submitted a Supplementary Information Pack to address the above matters.
- 1.5 Further information has been submitted in the form of key details from the Design Code and maximum parameter plans which support the outline application. Responses are also provided to questions which were raised by members at the 5 June meeting. Officers welcome the submission of the information to provide clarity on the proposal.

1.6 Further discussions and negotiations have been carried out with Cambridgeshire County Council in relation to the S106 transport contribution. The contribution has now been agreed.

1.7 Officers continue to recommend that the Planning Committee approve the application subject to conditions and a Section 106.

2. Consultations Update

County Transport Assessment Team - No objections subject to S106

2.1 The following points have been agreed: -

- i) The methodology for the calculation of the contribution is at a rate of £36,056.00 per 1000 square metres of uplifted GIA floorspace.
- ii) The contribution would be towards the Greater Cambridge Partnership Cycling Plus scheme for the A1134, and in particular to the planned improvements of the junction of Cherry Hinton Road with A1134.
- iii) The total maximum contribution would be £431,400 based upon the maximum parameter plans to include £10,000 towards additional waiting restrictions.
- iv) The contribution will be phased with each payment secured prior to occupation once the precise floorspace is known from the reserved matters application.
- v) The original £5,000 for Voi will be deducted within Phase 1 as this includes the Voi parking area so is no longer required.
- vi) The potential £10,000 for additional waiting restrictions will be deducted in Phase 2B so that it is available earlier.
- vi)i Phases 3 and 4 have been combined.

3. Third party Representations Update

3.1 No further representations have been received.

4. Planning Background

4.1 The application was reported to the Planning Committee on 5 June 2025. Please see Appendix 1 for a copy of the original report, update report and appendices to both which sets out details of the site and surrounding area, proposal, planning history, policy context, consultation responses, representations, and the main assessment in relation to all matters.

4.2 Members deferred the application at the meeting on two grounds as set out below: -

- i) Further information required to assess the impact of Phases 4 and 5 of the outline application upon the amenities of neighbouring properties in Chalmers Road and Kelvin Close; and,
- ii) Agreement to the S106 transport contribution requested by Cambridgeshire County Council towards a Cycling Plus Scheme by Greater Cambridge Partnership to mitigate the impact of the development upon the public highway.

4.3 Following the meeting, the applicants have submitted a Supplementary Information Pack to address the above matters.

5. Assessment

5.1 The key issues are:

- Principle of development
- Housing provision
- Design, layout, scale and landscaping
- Trees
- Heritage assets
- Carbon reduction and sustainable design
- Biodiversity
- Agricultural land quality and soils
- Water management and flood risk
- Highway safety and transport impacts
- Car and cycle parking
- Amenity
- Third party representations
- Open space and recreation
- Planning obligations
- Other matters
- Planning balance
- Recommendation
- Planning conditions

5.2 Unless otherwise covered below, the planning issues raised by the topic are included in the original officer report at appendix 1.

6. Amenity Update

6.1 Further information has been submitted in the form of key details from the Design Code and maximum parameter plans which support the outline application together with dimensioned plans to help members assess the impact of the development upon the amenities of neighbouring properties

in Chalmers Road and Kelvin Close. Responses are also provided to questions which were raised by members at the 5 June meeting.

- 6.2 The details include layout plans, elevation plans, daylight and sunlight information, section plans, building typology details, existing landscaping images, landscaping details, and key viewpoint visuals.
- 6.3 The layout plans show details of the position of the buildings with measurements to the neighbouring dwellings in relation to Phases 4 and 5 and the maximum heights of the buildings. There would be approximate distances of at least 45 metres between the rear elevations of the neighbouring dwellings and the proposed buildings at a height of up to 10.750 metres, 47 metres to a height of up to 14.95 metres, and 60 metres to a height of up to 17.75 metres.
- 6.4 The elevation plans show details of the maximum heights of the buildings and indicative designs of the buildings when viewed from neighbouring dwellings. The first elevation plan shows the south elevation of the building on Phase 5 and the stepped heights and potential zones of deviation of the building. The second elevation shows the buildings on Phases 4 and 5 facing towards the boundary and the articulation of the elevations and potential roofscape design.
- 6.5 The daylight and sunlight information shows the impact of the development upon sunlight into the gardens and overshadowing of gardens in relation to the BRE guidance criteria. In only one case, there would be a 2% loss of sunlight to gardens which is considered negligible.
- 6.6 The section plans show the 25 degree angle from the neighbouring dwellings, the boundary landscaping, and measurements to the buildings in relation to Phases 4 and 5. From Chalmers Road, there would be a distance of 50.5 from the rear elevation of the dwelling to the building at a height of up to 10.75 metres and a distance of 57.5 metres at a height of up to 17.75 metres. The building would not obstruct the 25 degree angle. From Kelvin Close, there would be a distance of 46.5 metres from the rear elevation of the dwelling to the building at a height of up to 10.75 metres, a distance of 48.8 metres at a height of up to 14.95 metres, and 61.6 metres at a height of up to 17.75 metres. The building would not obstruct the 25 degree angle.
- 6.7 The building typology details shows that there would be two different types of character buildings. Character 1 would be in Phases 2A and 2B and Character 2 would be in Phases 3, 4, and 5.

- 6.8 The existing landscaping images shows the boundaries between the site and neighbouring dwellings. The boundary to the north with Chalmers Road currently has groups of trees covered by a Tree Preservation Order covering the majority of the boundary. These consist of variety of different species which range from 13 to 19 metres in height. The boundary to the east with Kelvin Close currently has individual trees covering a large part of the boundary. These consist of a variety of different types of species which range from 4 to 17 metres in height.
- 6.9 The landscaping details show the existing and proposed planting proposed along the boundaries between the site and neighbouring dwellings, a section to show the heights of the trees after a specific time, and the landscape phasing plan. The trees along the boundary to the north with Chalmers Road would be retained and protected apart from one small tree to be felled in the north western corner. The trees along the boundary to the east with Kelvin Close would be retained and protected. New additional medium sized trees (4 to 4.5 metres high) would planted between existing trees.
- 6.10 The key viewpoint visuals show the existing and proposed views of the proposal from Chalmers Road and Kelvin Close in winter. The existing viewpoint from Chalmers Road shows a glimpsed view of the buildings and the proposed viewpoint shows that a partial view of the building behind the existing trees. The existing viewpoint from Kelvin Close shows a glimpsed view of the buildings and the proposed viewpoint shows that a partial view of the building behind the existing trees.
- 6.11 Officers welcome the submission of the additional information to provide clarity on the proposals to members.
- 6.12 It is noted that the information shows the distances to the rear elevations of neighbouring properties and that the distance to the gardens would be lower. These relationships are set out in the original report and are considered acceptable.
- 6.13 The development is not considered to adversely affect the amenities of neighbours.
- 6.14 The proposal is in accordance with Policies 55, 56 and 60 of the Local Plan and the NPPF.

7. Highway Safety and Transport Impacts Update

- 7.1 Further discussions and negotiations have been carried out with Cambridgeshire County Council in relation to the S106 transport contribution to help members assess the impact of the development on the public highway.
- 7.2 Comparisons between the floorspace and trips of the development to a similar Midtech scheme at Mercers Row have been used to determine the methodology and required contribution. The contribution will be based upon a rate of £36,056.00 per 1000 square metres of uplifted GIA floorspace.
- 7.3 The calculation would result in a contribution of £431,400 based upon the maximum parameter plans to include £10,000 towards additional waiting restrictions. The exact contribution will be fully calculated at reserved matter stage once the precise floorspaces are known.
- 7.4 The contribution will be towards the Greater Cambridge Partnership Cycling Plus scheme for the A1134, and in particular to the planned improvements of the junction of Cherry Hinton Road with A1134.
- 7.5 The contribution requested by Cambridgeshire County Council has now been agreed.
- 7.6 The contribution would improve cycle and walking infrastructure in the area to mitigate the transport impacts of the development.
- 7.7 The proposal accords with Policies 80, 81, and 82 of the Local Plan and the NPPF.

8. Planning Obligations (S106) Update

Heads of Terms

- 8.1 The Heads of Terms (HoT's) as identified are to be secured within the S106 and are set out in the summary table below:

Obligation	Contribution/ Term	Trigger
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Employment and Skills Strategy	A Site-wide strategy to include a charter for encouraging employment and training opportunities	Prior to commencement of development
Monitoring	£700 plus an additional £500 for each written confirmation of an obligation	-
Transport Contribution	<p>£36,056 per 1000 square metres of uplifted GIA floorspace.</p> <p>Maximum contribution of £431,400 to include £10,000 towards additional waiting restrictions in Phase 2B</p> <p>Towards the GCP Cycling Plus Scheme to the planned improvements of the junction of Cherry Hinton Road with A1134 (roundabout).</p> <p>The precise amount to be calculated based upon floorspaces approved at reserved matters stage.</p> <p>Phase 1 £48,185</p> <p>Phase 2A 99,468</p> <p>Phase 2B £40,421 plus £10,000</p> <p>Phases 3 and 4 £124,441</p>	Prior to the occupation of each phase

	Phase 5 £108,966	
Monitoring	£1,400	-

Table - Heads of terms for S106 agreement

Employment and Skills Strategy

8.2 The Section 106 Officer has commented that a comprehensive and coordinated approach to supporting local employment opportunities and skills training is required in relation to the proposal. This will be a site wide strategy to include a charter setting out how the Owner will work/liaise with stakeholders to assist in the delivery of local job opportunities and training which will seek to meet the following aims and objectives: -

- a) identification of a workplace coordinator to support apprentice level roles created and committed;
- b) a reasonable minimum working period (twelve (12) months) including those for apprenticeship roles; unless otherwise agreed with the City Council);
- c) work with local schools, colleges and/or community organisations to promote amongst young people carers and adults the range of careers available, skills and qualifications needed for the appropriate and applicable sectors of the end-use occupiers of the Development;
- d) engagement with relevant existing or future City-wide skills and employment initiatives; and
- e) future Occupiers to participate (where relevant) in the delivery of the Employment and Skills Strategy.

Transport Contribution

8.3 Please see Cambridgeshire County Council Transport Team comments in the Highway Safety and Transport Impact section for justification of the transport contribution.

Summary

8.4 The applicant has agreed to both contributions.

8.5 The planning obligations are necessary, directly related to the development and fairly and reasonably in scale and kind to the

development and therefore the required planning obligation(s) passes the tests set by the Community Infrastructure Levy Regulations 2010.

- 8.6 The proposal is in accordance with policy 85 of the Local Plan.

9. Planning balance

- 9.1 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).

Summary of harm

- 9.2 The development would result in a theoretical potential loss of housing relative to the residential allocation for approximately 123 dwellings on the site under Policy 27 of the Local Plan. This can be attributed limited weight in the planning balance as the housing allocation would not in event contribute to delivery within the plan period and the applicants have not indicated that there is now any intention of delivering housing on the site.

Summary of benefits

- 9.3 The development would result in the retention of employment development on a brownfield site in a sustainable location. This can be attributed moderate weight as it would retain employment in the city.
- 9.4 The development would increase the employment floorspace on the site and provide midtech employment uses where a need for such uses has been identified. The buildings would be flexible and adaptable and provide a variety of unit sizes for a range of uses. 925 jobs would be created. These benefits can be attributed significant weight as it would support growth of the local economy.
- 9.5 The development is considered to result in a high-quality development which would respond to its context and create a sense of place. This can be attributed significant weight as it would enhance the character and appearance of the area.
- 9.6 The majority of trees on the site would be retained and protected and a significant amount of landscaping proposed within the development to assimilate the development within the area and result in at least a 10%

net gain in biodiversity. This can be attributed moderate weight as it would enhance the quality of the development.

- 9.7 The development would be likely to decrease traffic generation to and from the site as the amount of car parking on the site has been reduced. The amount of cycle parking has been increased to encourage travel by more sustainable modes. This can be attributed significant weight as it would reduce congestion on local roads and air pollution.
- 9.8 The development is not considered to be at significant risk of flooding or increase the risk of flooding to the site and surrounding area as the existing surface water drainage measures on the site would be improved. This can be attributed considerable weight as it would reduce flood risk.
- 9.9 The development is considered to be sympathetic to the amenities of neighbours in terms of overbearing mass, loss of light, loss of privacy, and noise. This can be attributed neutral weight as there would be some impact albeit it would not be harmful.
- 9.10 The development would reduce carbon emissions and protect water resources to mitigate the impact of climate change. This can be attributed moderate weight as it would improve the sustainability of the development.

Conclusion

- 9.11 Having taken into account the provisions of the development plan, NPPF and NPPG guidance, the statutory requirements of section 66(1) of the Town and Country Planning (Listed Buildings and Conservation Areas) Act 1990, the views of statutory consultees and wider stakeholders, as well as all other material planning considerations, the proposed development is recommended for approval.

10. Recommendation

- 10.1 Approve subject to: -
- The planning conditions as set out below with amendments to the conditions as drafted delegated to officers.
 - Satisfactory completion of a Section 106 Agreement which includes the Heads of Terms (HoT's) as set out in the report with minor amendments to the Heads of Terms as set out delegated to officers.
 - A deadline for completion of the S106 agreement by 15 October 2025. If the S106 is not completed within this period, delegated authority is given

to officers to refuse the application based on a lack of secured mitigation contrary to the CLP 2018 or to set any such extended period for completion of the S106 as appropriate.

10.2 Conditions

Full and Outline Applications

Prior to Commencement

Materials

1. No development shall take place above ground level, other than demolition, of each relevant phase until details of the materials to be used in the construction of the development have been submitted to and approved in writing by the Local Planning Authority. Development shall be carried out in accordance with the approved details.

Reason: To ensure that the external appearance of the development does not detract from the character and appearance of the area. (Cambridge Local Plan 2018 policies 55 and 57).

Tree Protection

2. Prior to commencement of each relevant phase, and in accordance with BS5837 2012, a 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, before any tree works are carried and before equipment, machinery or materials are brought onto the site for the purpose of development (including demolition). In a logical sequence the AMS and TPP will consider all phases of construction in relation to the potential impact on trees and detail 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 supervision, demolition, foundation design, storage of materials, ground works, installation of services, erection of scaffolding and landscaping.

Reason: To satisfy the Local Planning Authority that trees to be retained will be protected from damage during any construction activity, including demolition, in order to preserve arboricultural amenity in accordance with

section 197 of the Town and Country Planning Act 1990 and Cambridge Local Plan 2018 Policy 71: Trees.

Site Meeting (Works to Trees)

3. Prior to the commencement of site clearance of each relevant phase, a pre-commencement site meeting shall be held and attended by the site manager and the arboricultural consultant to discuss details of the approved AMS. A record of which will be submitted to the LPA and approved.

Reason: To satisfy the Local Planning Authority that trees to be retained will not be damaged during any construction activity, including demolition, in order to preserve arboricultural amenity in accordance with section 197 of the Town and Country Planning Act 1990 and Cambridge Local Plan 2018 Policy 71: Trees.

Tree Pits

4. No development shall take place of each relevant phase until full details of all tree pits, including those in planters, hard paving and soft landscaped areas have been submitted to and approved in writing by the local planning authority and these works shall be carried out as approved. All proposed underground services will be coordinated with the proposed tree planting and the tree planting shall take location priority.

Reason: In the interests of visual amenity and to ensure that suitable hard and soft landscape is provided as part of the development. (Cambridge Local Plan 2018; Policies 55, 57 and 59).

Hard and Soft Landscaping Scheme

5. No development above ground level, other than demolition, of each relevant phase shall commence until a hard and soft landscaping scheme has been submitted to and approved in writing by the Local Planning Authority. The scheme shall include the following:

- a) proposed finished levels or contours; car parking layouts, other vehicle and pedestrian access and circulation areas;
- b) hard surfacing materials;
- c) Street furniture and artifacts (including refuse and cycle storage);
- d) planting plans; written specifications (including cultivation and other operations associated with plant and grass establishment); schedules of

plants, species, plant sizes and proposed numbers/densities where appropriate;

e) boundary treatments indicating the type, positions, design, and materials of boundary treatments to be erected (including gaps for hedgehogs);

f) an implementation programme.

The development shall be fully carried out in accordance with the approved details. If within a period of 5 years from the date of planting of any trees or shrubs, or 5 years from the commencement of development in respect of any retained trees and shrubs, they are removed, uprooted, destroyed, die or become seriously damaged or diseased, replacement trees and shrubs of the same size and species as originally planted shall be planted at the same place in the next available planting season, or in accordance with any variation agreed in writing by the Local Planning Authority.

Reason: To ensure the development is satisfactorily assimilated into the area and enhances biodiversity (Cambridge Local Plan 2018 policies 55, 57, 59 and 69).

Biodiversity Net Gain

6. Development may not be begun of each relevant phase unless:

(a) a biodiversity gain plan has been submitted to the planning authority, and

(b) the planning authority has approved the plan.

Reason: To ensure compliance with Schedule 7A of the Town and Country Planning Act 1990 (inserted by the Environment Act 2021).

Ecological Enhancement

7. No development above ground level shall take place of each relevant phase until an ecological enhancement scheme has been submitted to and approved in writing by the local planning authority. The scheme shall include details of bat and bird box installation, hedgehog provisions and other ecological enhancements. The approved scheme shall be fully implemented prior to first occupation or in accordance with a timescale agreed in writing by the local planning authority.

Reason: To provide ecological enhancements in accordance with the NPPF 2021 para 174, Cambridge Local Plan 2018 policies 59 and 69 and the Greater Cambridge Shared Planning Biodiversity SPD 2022.

Phase 1 Contamination Site Investigation

8. No development, or any investigations required to assess the contamination of the site, shall commence of each relevant phase until a Phase 1 Detailed Site Investigation Strategy based upon the findings of Phase I Environmental Assessment (by Hollis Global, unreferenced, dated December 2024) has been submitted to and approved in writing by the Local Planning Authority.

Reason: To ensure that risks from land contamination to the future users of the land and neighbouring land are identified and to ensure that the development can be carried out safely without unacceptable risks to workers, neighbours and other offsite receptors as well as to controlled waters, property and ecological systems (Cambridge Local Plan 2018 policy 33).

Phase 2 Contamination Site Investigation

9. No development shall commence of each relevant phase until the following have been submitted to and approved in writing by the Local Planning Authority:

- a. A Phase 2 Intrusive Site Investigation Report based upon the findings of the approved Phase 1 Desk Top Study.
- b. A Phase 3 Remediation Strategy based upon the findings of the approved Phase 2 Intrusive Site Investigation Report.

Reason: To ensure that any contamination of the site is identified and appropriate remediation measures agreed in the interest of environmental and public safety (Cambridge Local Plan 2018 policy 33).

Material Management Plan

10. No material for the development of each relevant phase 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.

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

Reason: To ensure that no unsuitable material is brought onto the site in the interest of environmental and public safety in accordance with (Cambridge Local Plan 2018 Policy 33).

Demolition and Construction Environmental Management Plan

11. Prior to the commencement of the detailed design development of each relevant phase, a site wide Demolition and Construction Environmental Management Plan (DCEMP) shall be submitted to and approved in writing by the local planning authority. The DCEMP shall include the following aspects of demolition and construction:

- a) Demolition, construction and phasing programme.
- b) Contractors' access arrangements for vehicles, plant and personnel including the location of construction traffic routes to, from and within the site, details of their signing, monitoring and enforcement measures.
- c) Construction/Demolition hours which shall be carried out between 0800 hours to 1800 hours Monday to Friday, and 0800 hours to 1300 hours on Saturday and at no time on Sundays, Bank or Public Holidays, unless in accordance with agreed emergency procedures for deviation.
- d) Delivery and dispatch times for construction/demolition purposes shall be carried out between 0800 to 1800 hours Monday to Friday, 0800 to 1300 hours on Saturdays and at no time on Sundays, Bank or Public Holidays, unless otherwise agreed in writing by the local planning authority in advance.
- e) Prior notice and agreement procedures for works outside agreed limits and hours. Variations are required to be submitted to the local authority for consideration at least 10 working days before the event. Neighbouring properties are required to be notified by the applicant of the variation 5 working days in advance of the works.
- f) Soil Management Strategy.
- g) Noise impact assessment methodology, mitigation measures, noise monitoring and recording statements in accordance with the provisions of

BS 5228-1:2009+A1:2014 Code of practice for noise and vibration control on construction and open sites – noise.

h) Vibration impact assessment methodology, mitigation measures, vibration monitoring and recording statements in accordance with the provisions of BS 5228-2:2009+A1:2014 Code of practice for noise and vibration control on construction and open sites – vibration.

i) Dust management and wheel washing measures in accordance with the provisions of: • Guidance on the assessment of dust from demolition and construction, version 2.2 (IAQM, 2024). • Guidance on Monitoring in the Vicinity of Demolition and Construction Sites, version 1.1 (IAQM, 2018).

j) Use of concrete crushers.

k) Prohibition of the burning of waste on site during demolition/construction.

l) Site artificial lighting during construction and demolition including hours of operation, position and impact on neighbouring properties.

m) Screening and hoarding details.

n) Consideration of sensitive receptors.

o) Complaints procedures, including complaints response procedures.

p) Membership of the 3C Shared Services Considerate Contractors Scheme.

The development shall then be undertaken in accordance with the approved / agreed plan.

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

Commercial Operational Noise Impact Assessment/ Mitigation

12. Prior to the commencement of development of each relevant phase, an operational noise impact assessment including, where appropriate, a scheme for the insulation of any building(s) or use(s) / activities and associated plant / equipment, and consideration of other noise mitigation and management measures (location / layout, engineering and administrative) to minimise the level of noise emanating from the said building(s) or use(s) / activities and plant / equipment shall be submitted to and approved in writing by the local planning authority. The approved scheme of noise insulation / mitigation and management shall be fully implemented before the relevant building(s), use(s) / activities, or plant / equipment are occupied (in relation to buildings), commenced (in relation to uses / activities) or operated / used (in relation to plant / equipment) and shall be maintained and retained thereafter in accordance with the approved scheme details. The combined rating level of sound emitted

from all fixed plant, machinery and uses associated with the development approved shall not exceed the Plant Noise Emission / rating level limits specified within the submitted 'Noise Impact Assessment, December 2024', prepared by Scotch Partners and 'CCC Environmental Quality & Growth Team Response, March 2025', prepared by Scotch Partners and Lucion Delta Simons.

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

Emergency Back Up Generator

13. Prior to the installation of any emergency back-up generator of each relevant phase, a scheme for the insulation of the emergency generator in order to minimise the level of noise emanating from the said generator shall be submitted to and approved in writing by the local planning authority. The rating level of the generator shall not exceed the Plant Noise Emission / rating level limits specified within the submitted 'Noise Impact Assessment, December 2024', prepared by Scotch Partners and 'CCC Environmental Quality & Growth Team Response, March 2025', prepared by Scotch Partners and Lucion Delta Simons. The scheme as approved shall be fully implemented before the use hereby permitted is commenced and shall thereafter be retained as such. The scheme shall include the following: (i) Generator – Use The generator shall only be used in the event of mains power failure or in accordance with (ii) below. It shall not be used as an alternative supply in the event of disconnection from the mains supply following for example non-payment. (ii) Generator - Hours of Running for Maintenance Running of the generator as part of routine maintenance and repair shall only take place for the length of time specified by the manufacturer between the hours of 8am - 6pm Monday to Friday, 9am -1pm Saturday and no time Sunday or Public Holidays.

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

Extraction Ductwork

14. Prior to the commencement of development of each relevant phase, details of the location of associated ductwork, for the purpose of extraction and/or filtration of fumes and or odours of the units / uses shall be submitted to and approved in writing by the local planning authority. The ductwork shall be installed as approved before the use hereby permitted is commenced.

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

Odour/Fume Control

15. Prior to the installation of plant of each relevant phase, a scheme detailing plant, equipment or machinery for the purposes of extraction, filtration and abatement of odours / fumes and to discharge at an appropriate outlet height / level shall be submitted to and approved in writing by the local planning authority. The approved scheme shall be installed before the use is commenced and shall be retained as such.

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

Artificial Lighting

16. Prior to the installation of any artificial lighting of each relevant phase, an artificial lighting scheme shall be submitted to and approved in writing by the local planning authority. The scheme shall include details of any artificial lighting of the site and an artificial lighting impact assessment with predicted lighting levels at proposed and existing residential properties shall be undertaken. Artificial lighting on and off site must meet the Obtrusive Light Limitations for Exterior Lighting Installations of an E3 environmental zone contained within the Institute of Lighting Professionals Guidance Notes for the Reduction of Obtrusive Light - GN01:21 (or as superseded). The approved lighting scheme shall be installed, maintained and operated in accordance with the approved details / measures.

Reason: To minimise the effects of light pollution on the surrounding area (Cambridge Local Plan 2018 policy 34).

Electric Vehicle Charging

17. Prior to the installation of any electrical services of each relevant phase, an electric vehicle charge point scheme demonstrating a minimum of 50% provision of active electric vehicle charge points designed and installed in accordance with BS EN 61851 (or as superseded) shall be submitted to and approved in writing by the Local Planning Authority. The scheme shall include:

- Either at least one Rapid electric vehicle charge point, or at least one Fast electric vehicle charge point (min capacity 23kW), should a Rapid charge point not be technically feasible

- The Rapid and/or fast electric vehicle charge point parking space shall be exclusively reserved for electric vehicle charging.
- Slow electric vehicle charge points with a minimum power rating output of 7kW for remaining spaces up to minimum of 50% provision
- 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 all remaining car parking spaces to facilitate and enable the future installation and activation of additional active electric vehicle charge points as required.

The electric vehicle charge point scheme as approved shall be fully installed prior to first occupation and maintained and retained thereafter.

Reason: In the interests of encouraging more sustainable modes and forms of transport and to reduce the impact of development on local air quality, in accordance Policy 36 of the Cambridge Local Plan (2018) Cambridge City Council's adopted Air Quality Action Plan (2018) and Sustainable Design & Construction SPD (2020).

Waste Management Plan

18. No development, except demolition or site clearance, shall commence of each relevant phase until a scheme for the on-site storage facilities for commercial waste, including waste for recycling have been submitted to and approved in writing by the local planning authority. The scheme shall identify the specific positions of where wheeled bins, or any other means of storage, will be stationed and the specific arrangements to enable collection from within 10m of the kerbside of the adopted highway/ refuse collection vehicle access point. The approved scheme shall be carried out before the use is commenced and shall be retained as such.

Reason: To ensure that the need for refuse and recycling is successfully integrated into the development. (Cambridge Local Plan 2018 policy 57).

Surface Water Drainage

19. No laying of services, creation of hard surfaces or erection of a building shall commence of each relevant phase until a detailed surface water drainage scheme for the site, based on the agreed Drainage Strategy prepared by Heyne Tillett Steel (ref: The Paddocks) dated December 2024 has been submitted to and approved in writing by the Local Planning Authority. The scheme shall subsequently be implemented

in full accordance with the approved details prior to occupation of the first dwelling.

Reason To prevent the increased risk of flooding, to improve and protect water quality, and improve habitat and amenity.

Surface Water (Construction)

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

Reason To ensure surface water is managed appropriately during the construction phase of the development, so as not to increase the flood risk to adjacent land/properties or occupied properties within the development itself; recognising that initial works to prepare the site could bring about unacceptable impacts.

Hydrological Report

21. Prior to the commencement of the development of each relevant phase, a detailed hydrological report shall be submitted to and approved in writing by the Local Planning Authority. The report shall provide advice as to whether the development of the site will have any impact upon the groundwater based on long term groundwater monitoring and site specific groundwater modelling. Should the report demonstrate any significant detrimental impact on groundwater, it shall also propose mitigation to be carried out in accordance with a proposed phased programme of implementation. Any mitigation shall be carried out in accordance with approved report and details of timing.

Reason To ensure that there is no increased flood risk on or off site resulting from the proposed development.

Traffic Management Plan

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

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

Reason: To ensure that before development commences, highway safety will be maintained during the course of development. (Cambridge Local Plan 2018 Policy 81).

Archaeological Investigation

23. No demolition/development shall commence of each relevant phase until the applicant, or their agents or successors in title, has implemented a programme of archaeological work, commencing with the evaluation of the application area, that has been secured in accordance with a Written Scheme of Investigation (WSI) that 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 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 and digital archives.

Reason: To safeguard archaeological assets within the approved development boundary from impacts relating to any demolitions or groundworks associated with the development scheme and to ensure the proper and timely preservation and/or investigation, recording, reporting, archiving and presentation of archaeological assets affected by this

development, in accordance with national policies contained in the National Planning Policy Framework (DLUHC 2023).

Airport Safeguarding

24. No development should take place of each relevant phase until the developer has engaged further with Cambridge Airport, to allow a more in-depth study to be completed by an Approved Procedure Design Organisation (APDO), to determine the level of impact.

Reason: To avoid the buildings on site endangering the safe movement of aircraft and the operation of Cambridge Airport.

Bird Hazard Management Plan

25. Development shall not commence of each relevant phase until a Bird Hazard Management Plan has been submitted to and approved in writing by the Local Planning Authority. The submitted plan shall include details of: - management of any flat/shallow pitched/green roofs on buildings within the site which may be attractive to nesting, roosting and “loafing” birds. The management plan shall comply with CAST Advice Note 3 ‘Wildlife Hazards Around Aerodromes’ The Bird Hazard Management Plan shall be implemented as approved, on completion of the development and shall remain in force for the life of the building. No subsequent alterations to the plan are to take place unless first submitted to and approved in writing by the Local Planning Authority.

Reason: It is necessary to manage the site in order to minimise its attractiveness to birds which could endanger the safe movement of aircraft and the operation of Cambridge Airport.

Glint and Glare Assessment

26. Development shall not commence of each relevant phase until Glint and Glare Assessment has been submitted to and approved in writing by the Local Planning Authority. The development shall be carried out in accordance with the approved details.

Reason: To ensure that glint and glare from PV panels do not affect pilots operating in and out of Cambridge Airport.

Fire Hydrants

27. No above ground development should take place of each relevant phase until a water scheme for the provision of fire hydrants has been

submitted to and agreed with the fire authority. No occupation of the development must occur prior to the installed fire hydrants being inspected and tested for operational use by the fire authority.

Reason: To ensure an adequate water supply is available for emergency use.

Base Course level

Grey Water Harvesting

28. No development above base course (other than demolition and enabling/ utility diversion works) shall take place of each relevant phase until a detailed scheme for the approved grey water harvesting and recycling strategy has been submitted to and approved in writing by the Local Planning Authority. The scheme shall include relevant drawings showing the location of the necessary infrastructure required to facilitate the water reuse. The development shall be carried out and thereafter maintained strictly in accordance with the approved details.

Reason: To respond to the serious water stress facing the area and ensure that development makes efficient use of water and promotes the principles of sustainable construction (Cambridge Local Plan 2018 Policy 28 and the Greater Cambridge Sustainable Design and Construction SPD 2020).

Rainwater Harvesting

29. No development above base course (other than demolition and enabling/ utility diversion works) shall take place of each relevant phase until a detailed scheme for the approved rainwater harvesting and recycling strategy has been submitted to and approved in writing by the Local Planning Authority. The scheme shall include relevant drawings showing the location of the necessary infrastructure required to facilitate the water reuse. The development shall be carried out and thereafter maintained strictly in accordance with the approved details.

Reason: To respond to the serious water stress facing the area and ensure that development makes efficient use of water and promotes the principles of sustainable construction (Cambridge Local Plan 2018 Policy 28 and the Greater Cambridge Sustainable Design and Construction SPD 2020).

Public Art

30. No development above ground level, other than demolition, (or in accordance with a timetable agreed in writing by the Local Planning Authority), shall commence of each relevant phase until a Public Art Delivery Plan (PADP) has been submitted to and approved in writing by the Local Planning Authority. The PADP shall include the following:

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

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

Reason: To provide public art as a means of enhancing the development and (Cambridge Local Plan policies 55 and 56 and the Cambridge City Council Public Art SPD (2010).

Prior to occupation

Landscape Maintenance and Management Plan

31. Before the development is first occupied or brought into use of each relevant phase, a landscape maintenance and management plan, including long term design objectives, management responsibilities and maintenance schedules for all landscape areas, shall be submitted to and approved in writing by the local planning authority. The landscape management plan shall be carried out as approved.

Reason: To ensure that before any development commences an appropriate landscape and ecological management plan has been agreed (Cambridge Local Plan 2018 policies 57, 59 and 70).

Water Efficiency Calculator

32. Prior to the occupation of the proposed development, or as soon as reasonably practicable after occupation of each relevant phase, evidence in the form of the BREEAM Wat01 water efficiency calculator shall be submitted to and approved in writing by the Local Planning Authority.

Such evidence shall demonstrate the achievement of no less than 5 Wat01 credits. The development shall be carried out and thereafter maintained strictly in accordance with the agreed details set out within the BREEAM Wat01 water efficiency calculator.

Reason: To respond to the serious water stress facing the area and ensure that development makes efficient use of water and promotes the principles of sustainable construction (Cambridge Local Plan 2018 Policy 28 and the Greater Cambridge Sustainable Design and Construction SPD 2020).

Water Metering

33. Prior to first occupation of each relevant phase, a comprehensive water metering and monitoring system shall be commissioned and installed within the building to quantify at least daily: the total volume of mains water used, the total volume of greywater reclaimed, and the total volume of rainwater used. No occupation shall occur until such time as the local planning authority has been notified through an independent verification report that the water metering and monitoring system has been installed and is fully functional. The metering and monitoring system shall be retained in a fully functioning operational use at all times and for the lifetime of the development.

Reason: To ensure that the development makes efficient use of water and promotes the principles of sustainable construction in accordance with Policy 28 of the Cambridge Local Plan 2018, the Greater Cambridge Sustainable Design and Construction SPD 2020, the Written Ministerial Statement on Addressing water scarcity in Greater Cambridge: update on government measures (March 2024) Joint Ministerial Statement on addressing Water Scarcity in Greater Cambridge.

Water Efficiency

34. Water efficiency standards for the scheme shall be carried out in accordance with the target to achieve 5 Wat01 credits and the wider water efficiency specification contained within the Sustainability and Energy Statement, Scotch Partners, December 2024. Any changes to the proposed specification of each relevant phase shall be submitted to and approved in writing by the local planning authority and will only be approved if the amended scheme continues to achieve 5 Wat01 credits. The development shall be carried out in accordance with the agreed details.

Reason: To respond to the serious water stress facing the area and ensure that development makes efficient use of water (Cambridge Local Plan 2018 Policy 28 and the Greater Cambridge Sustainable Design and Construction SPD)

Contamination Remediation

35. The development of each relevant phase shall not be occupied until the approved Phase 3 Remediation Strategy has been implemented in full.

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

Contamination Verification

36. The development of each relevant phase shall not be occupied until a Phase 4 Verification/Validation Report demonstrating full compliance with the approved Phase 3 Remediation Strategy has been submitted to and approved in writing by the Local Planning Authority.

Reason: To demonstrate that the site is suitable for approved use in the interests of environmental and public safety (Cambridge Local Plan 2018 policy 33).

Servicing and Operational Noise Minimisation Management Plan / Scheme

37. Prior to occupation of development of each relevant phase, a Servicing and Operational Noise Minimisation Management Plan / Scheme for the service yards shall be submitted in writing to the Local Planning Authority (LPA) for approval. This shall include details of management and operations measures to be undertaken and implemented to mitigate and reduce noise activities / operations as far as are reasonably practicable. The approved plan / scheme shall be implemented and retained thereafter unless otherwise approved in writing by the LPA and shall be reviewed and revised as necessary at the reasonable request of the LPA. The Plan / Scheme should include consideration of but not exhaustively the following operations and activities within:

- i. The Journey to and from the service yard area/s
- ii. Within the Service Yard
- iii. Unloading/Re-loading

- iv. The Return Journey to and from the service yard area
- v. Advice and policy for drivers of service vehicles to minimise noise during collections and deliveries
- vi. Vehicles delivering to/from site
- vii. No idling parked delivery vehicles permitted within the site at any time. Only one delivery vehicle permitted on site at any time
- viii. No use of fork-lift trucks
- ix. No use of delivery cages
- x. A complaints procedure for verifying and responding to complaints about noise / vibration.

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

Water Recycling Centre

38. Prior to occupation of each relevant phase of development, written confirmation from Anglian Water that there is sufficient headroom at the water recycling centre to accommodate the foul flows from the development site shall be submitted to and approved in writing by the Local Planning Authority.

Reason: To protect water quality, prevent pollution and secure sustainable development having regard to paragraphs 7/8 and 187 of the National Planning Policy Framework.

Travel Plan

39. Prior to occupation of the development of each relevant phase the developer shall be responsible for the provision and implementation of a Travel Plan and its monitoring to be agreed in writing with the Local Planning Authority. The Travel Plan shall include suitable measures and incentives to promote sustainable travel to the site, the provision of a travel welcome pack, and monitoring reports to be provided annually. The development shall be implemented in accordance with the approved Travel Plan.

Reason: In the interests of encouraging sustainable travel to and from the site (Cambridge Local Plan 2018, policies 80 and 81).

Cycle Parking

40. The development shall not be occupied or the permitted use commenced of each relevant phase until details of facilities for the

covered, secure parking of cycles for use in connection with the development have been submitted to and approved in writing by the Local Planning Authority. The details shall include the means of enclosure, materials, type and layout of the cycle store. A cycle store proposed with a flat / mono-pitch roof shall include plans providing for a green roof. Any green roof shall be planted / seeded with a predominant mix of wildflowers which shall contain no more than a maximum of 25% sedum planted on a sub-base being no less than 80 millimetres thick. The cycle store and green roof as appropriate shall be provided and planted in full in accordance with the approved details prior to occupation or commencement of use and shall be retained as such.

Reason: To ensure appropriate provision for the secure storage of bicycles, to encourage biodiversity and slow surface water run-off (Cambridge Local Plan 2018 policies 31 and 82).

Compliance

Use Restriction

41. Notwithstanding the provisions of Article 3 Schedule 2 of the Town and Country Planning (General Permitted Development) (England) Order 2015 (or any order revoking and reenacting that order with or without modification), the premises shall be used for Class E(g) uses and for no other purpose (including any other purposes in Class E of the Schedule to the Town and Country Planning (Use Classes) Order 1987 or in any provision equivalent to that Class in any statutory instrument revoking or re-enacting that Order with or without modification).

Reason: The application has been assessed on its individual merits and the use of the premises for any other purpose may result in harm which would require re-examination of its impact. (Cambridge Local Plan 2018 policies 35, 55, 56, 57, and 81).

Tree Protection

42. 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.

Reason: To satisfy the Local Planning Authority that trees to be retained will not be damaged during any construction activity, including demolition, in order to preserve arboricultural amenity in accordance with section 197 of the Town and Country Planning Act 1990 and Cambridge Local Plan 2018 Policy 71: Trees.

Trees Replacement

43. If any tree shown to be retained on the approved tree protection methodology is removed, uprooted, destroyed or dies within five years of project completion, another tree shall be planted at the same place and that tree shall be of such size and species, and shall be planted at such time, as may be specified in writing by the local planning authority.

Reason: To satisfy the Local Planning Authority that arboricultural amenity will be preserved in accordance with section 197 of the Town and Country Planning Act 1990 and Cambridge Local Plan 2018 Policy 71: Trees

Unexpected Contamination

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

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

External Activities

45. No activities associated with the uses approved shall be carried out externally in the open air. Reason: To protect the amenity of the adjoining properties. (Cambridge Local Plan 2018 policy 35).

Collection/Deliveries

46. All service collections / dispatches from and deliveries to the units within the development as approved including refuse / recycling collections shall only be permitted between the hours of 07:00 to 23:00 Monday to Friday and 08:00 to 13:00 on Saturdays. Service collections / dispatches and deliveries are not permitted at any time on Sundays or Public Holidays.

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

Finished Floor Levels

47. Finished floor levels to be set no lower than 150 mm above ground level except in those areas of the site that are shown by the EA Risk of Flooding from Surface Water maps to be at medium/high risk of flooding from surface water where finished floor levels are to be set no lower than 300mm above ground level.

Reason To reduce the risk of flooding to the proposed development and future occupation.

Full Application only

Time Limit

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

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

Approved Plans

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

PAD-PWA-ZZ-00-DR-A-01100 Revision C01 Location Plan

PAD-PWA-ZZ-00-DR-A-01102 Revision C01 Site Boundary Full Application

PAD-PWA-P1-00-DR-A-01201 Revision C01 Full Application Phase 1 Level 00

PAD-PWA-P1-00-DR-A-01202 Revision C01 Site Wide Plan Level 00

PAD-PWA-P1-MZ-DR-A-01203 Revision C01 Site Wide Plan Mezzanine

PAD-PWA-P1-01-DR-A-01204 Revision C01 Site Wide Plan Level 01
PAD-PWA-P1-RF-DR-A-01205 Revision C01 Site Wide Plan Roof
PAD-PWA-P1-00-DR-A-01210 Revision C01 Phase 1 Proposed Plan
Level 00
PAD-PWA-P1-MZ-DR-A-01211 Revision C01 Phase 1 Proposed Plan
Mezzanine
PAD-PWA-P1-01-DR-A-01212 Revision C01 Phase 1 Proposed Plan
Level 01
PAD-PWA-P1-RF-DR-A-01213 Revision C01 Phase 1 Proposed Plan
Roof
PAD-PWA-P1-ZZ-DR-A-01310 Revision C01 Phase 1 Section AA-BB
PAD-PWA-P1-ZZ-DR-A-01311 Revision C01 Phase 1 Section CC-DD
PAD-PWA-P1-ZZ-DR-A-01400 Revision C01 Phase 1 North and South
Elevation
PAD-PWA-P1-ZZ-DR-A-01401 Revision C01 Phase 1 East and West
Elevation

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.

Emergency Generator

50. The emergency back-up generator shall be constructed, installed and maintained thereafter in accordance with the Generator Specifications and Proposed Mitigation Measures detailed in sections 1.19 to 1.27 of the submitted 'CCC Environmental Quality & Growth Team Response, March 2025', prepared by Scotch Partners and Lucion Delta Simons.

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

Substation

51. The substation shall not be installed until a noise insulation/mitigation scheme as required has been submitted to and approved in writing by the local planning authority. The rating level of the generator shall not exceed the Plant Noise Emission / rating level limits specified within the submitted 'Noise Impact Assessment, December 2024', prepared by Scotch Partners and 'CCC Environmental Quality & Growth Team Response, March 2025', prepared by Scotch Partners and Lucion Delta Simons. Any required noise insulation/mitigation shall be carried out as approved and retained as such.

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

Post Construction Statement

52. The development hereby approved shall not be occupied until a post construction statement confirming that the water efficiency provisions as set out in Sustainability and Energy Statement, Scotch Partners, December 2024 have been fully implemented.

Reason: To respond to the serious water stress facing the area and ensure that development makes efficient use of water (Cambridge Local Plan 2018 Policy 28 and the Greater Cambridge Sustainable Design and Construction SPD)

Design Stage Certificate

53. Within 12 months of commencement of development, a BRE issued Design Stage Certificate shall be submitted to, and approved in writing by, the Local Planning Authority demonstrating that BREEAM 'excellent' as a minimum will be met, with maximum credits for Wat 01 (water consumption). Where the Design Stage certificate shows a shortfall in credits for BREEAM 'excellent', a statement shall also be submitted identifying how the shortfall will be addressed. If such a rating is replaced by a comparable national measure of sustainability for building design, the equivalent level of measure shall be applicable to the proposed development.

Reason: In the interests of reducing carbon dioxide emissions and promoting principles of sustainable construction and efficient use of buildings (Cambridge Local Plan 2018 Policy 28 and the Greater Cambridge Sustainable Design and Construction SPD 2020).

Post Construction Certificate

54. Within 12 months following first occupation, a BRE issued post Construction Certificate shall be submitted to, and approved in writing by the Local Planning Authority, indicating that the approved BREEAM rating has been met. If such a rating is replaced by a comparable national measure of sustainability for building design, the equivalent level of measure shall be applicable to the proposed development.

Reason: In the interests of reducing carbon dioxide emissions and promoting principles of sustainable construction and efficient use of

buildings (Cambridge Local Plan 2018 Policy 28 and the Greater Cambridge Sustainable Design and Construction SPD 2020).

Outline Application only

Reserved Matters

55. No development shall commence until details of the appearance, means of access, landscaping, layout and scale, (hereinafter called the 'reserved matters') have been submitted to and approved in writing by the Local Planning Authority. The development shall be carried out as approved.

Reason: This is an outline permission only and these matters have been reserved for the subsequent approval of the Local Planning Authority.

Time Limits

56. Application for approval of the reserved matters shall be made to the local planning authority before the expiration of twelve years from the date of this permission. The development hereby permitted shall be begun either before the expiration of five years from the date of this permission, or before the expiration of two years from the date of approval of the last of the reserved matters to be approved, whichever is the later

Reason: In accordance with the requirements of Section 92 of the Town and Country Planning Act 1990 (as amended by Section 51 of the Planning and Compulsory Purchase Act 2004).

Approved Plans

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

PAD-PWA-ZZ-00-DR-A-01100 Revision C01 Location Plan

PAD-PWA-ZZ-00-DR-A-01101 Revision C01 Site Boundary

Outline Application Parameter Plans

PAD-PWA-ZZ-ZZ-DR-A-01111 Revision C01 Land Use

PAD-PWA-ZZ-ZZ-DR-A-01112 Revision C02 Building Heights and Layout

PAD-PWA-ZZ-ZZ-DR-A-01113 Revision C02 Landscape and Green Infrastructure

PAD-PWA-ZZ-ZZ-DR-A-01114 Revision C01 Access and Movement

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.

Energy and Sustainability Statement

58. All future reserved matters applications for buildings shall be accompanied by a Sustainability and Energy Statement setting out how they meet the targets and commitments set out in the site wide Sustainability and Energy Statement, Scotch Partners, December 2024 and Circular Economy Statement, Scotch Partners, December 2024. The development shall be carried out in accordance with the agreed details.

Reason: In the interests of reducing carbon dioxide emissions and promoting the principles of sustainable design and construction and efficient use of buildings (Cambridge Local Plan 2018 policy 28 and the Greater Cambridge Sustainable Design and Construction SPD 2020).

BREEAM Pre Assessment

59. All future reserved matters applications for the appearance, layout and scale of the development shall be accompanied by a BREEAM pre-assessment prepared by an accredited BREEAM assessor, indicating that all office buildings are capable of achieving a minimum of BREEAM excellent with at least 5 credits achieved for Wat01.

Reason: In the interests of reducing carbon dioxide emissions, ensuring efficient use of water and promoting principles of sustainable construction and efficient use of buildings (Cambridge Local Plan 2018 Policy 28 and the Greater Cambridge Sustainable Design and Construction SPD 2020).

Informatives

1. Biodiversity Net Gain informative (standard).

2. To satisfy and discharge Environmental Health conditions relating to artificial lighting, contaminated land, noise / sound, air quality and odours / fumes, any assessment and mitigation shall be in accordance with the scope, methodologies and requirements of relevant sections of the Greater Cambridge Sustainable Design and Construction SPD, (Adopted January 2020) <https://www.cambridge.gov.uk/greater-cambridge-sustainable-design-and-construction-spd> and in particular section 3.6 - Pollution and the following associated appendices: □ 6: Requirements for Specific Lighting Schemes □ 7: The Development of Potentially

3. The Bird Hazard Management Plan must ensure that flat/shallow pitched roofs be constructed to allow access to all areas by foot using permanent fixed access stairs ladders or similar. The owner/occupier must not allow gulls, to nest, roost or loaf on the building. Checks must be made weekly or sooner if bird activity dictates, during the breeding season. Outside of the breeding season gull activity must be monitored and the roof checked regularly to ensure that gulls do not utilise the roof. Any gulls found nesting, roosting or loafing must be dispersed by the owner/occupier when detected or when requested by Cambridge Airport. In some instances it may be necessary to contact Cambridge Airport before bird dispersal takes place. The owner/occupier must remove any nests or eggs found on the roof. The breeding season for gulls typically runs from March to June. The owner/occupier must obtain the appropriate licences where applicable from Natural England before the removal of nests and eggs.

4. Due to the site being within 6km of Cambridge Airport, the crane operator is required to submit all crane details such as maximum height, operating radius, name and phone number of site manager along with installation and dismantling dates to the CAA Airspace Coordination and Obstacle Management Service (ACOMS) system. For notification, please follow the link via CAA website (caa.co.uk). Once crane notification has been received from the CAA, Cambridge Airport safeguarding team will assess and issue the necessary crane permit. No cranes should operate on site until a crane permit has been issued. Specific CAA guidance for crane lighting/markings is given in CAP1096: Guidance to crane users on the crane notification process and obstacle lighting and marking (caa.co.uk).

5. Wind Turbines can impact on the safe operation of aircraft through interference with aviation radar and/or due to their height. Any proposal that incorporates wind turbines must be assessed in more detail to determine the potential impacts on aviation interests. This is explained further in CAST Advice Note 5, 'Renewable Energy' (available at CAST Advice Note 5 "renewable energy developments).

6. The Traffic Management Plan must relate solely to how the operation of the site will affect the adopted public highway and other information, such as noise levels is not a highway matter and should not be included within the plan.

7. Partial discharge of the programme of archaeological works 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 Page 22 fulfilled in accordance with the programme set out in the WSI. A brief for the recommended programme of archaeological works is available from the County office upon request.

8. Discharge for the fire hydrants condition can only be given as follows:
a. Partial discharge once a water scheme has been submitted to the fire authority for processing and or a phase of the development is complete. b. Full discharge will be given once all water scheme fire hydrants have been inspected, tested and are ready for operational use. All proposed water schemes and installation inspections can be booked via email to: Hydrants.User@cambsfire.gov.uk All costs for the installations of fire hydrants proposed are to be borne by the developer. The number and location of fire hydrants will be determined following a risk assessment and with reference to guidance contained within the "National Guidance Document on the Provision of Water for Fire Fighting" 3rd Edition, published January 2007. Access and facilities for the Fire Service should also be provided in accordance with the Building Regulations Approved Document B5 Vehicle Access. Dwellings Section 13 and/or Vol 2. Buildings other than dwellings Section 15 Vehicle Access. If there are any buildings on the development that are over 11 metres in height (excluding blocks of flats) not fitted with fire mains, then aerial (high reach) appliance access is required.

9. Anglian Water has assets close to or crossing this site or there are assets subject to an adoption agreement. Therefore the site layout should take this into account and accommodate those assets within either prospectively adoptable highways or public open space. If this is not practicable then the sewers will need to be diverted at the developers cost under Section 185 of the Water Industry Act 1991. or, in the case of apparatus under an adoption agreement, liaise with the owners of the apparatus. It should be noted that the diversion works should normally be completed before development can commence.

10. Approval and consent will be required by Anglian Water under S106 of the Water Industry Act 1991 to connect to the public sewer. Contact Development Services Team 0345 606 6087 Option 2.

11. No building will be permitted within the statutory easement width of 3 metres from the public sewer pipeline without agreement from Anglian Water. Please contact Development Services Team on 0345 606 6087

Option . The developer should note that the site drainage details submitted have not been approved for the purposes of adoption. If the developer wishes to have the sewers included in a sewer adoption agreement with Anglian Water (under Sections 104 of the Water Industry Act 1991), they should contact our Development Services Team on 0345 606 6087 Option 2 at the earliest opportunity. Sewers intended for adoption should be designed and constructed in accordance with Sewers for Adoption guide for developers, as supplemented by Anglian Water's requirements.

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

13. Prior to final handover of the development, the developer must ensure that appropriate remediation of all surface water drainage infrastructure has taken place, particularly where the permanent drainage infrastructure has been installed early in the construction phase. This may include but is not limited to jetting of all pipes, silt removal and reinstating bed levels. Developers should also ensure that watercourses have been appropriately maintained and remediated, with any obstructions to flows (such as debris, litter and fallen trees) removed, ensuring the condition of the watercourse is better than initially found. This is irrespective of the proposed method of surface water disposal, particularly if an ordinary watercourse is riparian owned

14. Any double doors need to be electrically opened or be asymmetrical with one leaf being a minimum of 900 mm. The installation of firefighting or fire evacuation lifts should be standard in large buildings, emergency refuge points should be avoided in nearly every such circumstance. The accessible shower room could be a hybrid changing places toilet. The external seating needs a mix of seating, of various heights and with and without arms. Spaces for wheelchairs need to be left to sit alongside seating and use tables. 15. Designing Out Crime Officer comments

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



25/02161/FUL – Christ’s College Library, St Andrews Street, Cambridge

Application details

Report to: Planning Committee

Lead Officer: Joint Director of Planning and Economic Development

Ward: Market

Proposal: Demolition of 1970’s library and replacement with new library and social and study spaces and including re-provision of bridge to the Bodley Library. Alterations to kitchen, Upper Hall and adjacent areas including new plant, access improvements and alterations to WC provision in the SE range of Second Court. Re-landscaping of Bath Court and ancillary works. Installation of temporary kitchen and dining facility in Second Court for the duration of the works.

Applicant: Mr Simon McDonald

Presenting officer: Dominic Bush

Reason presented to committee: Officer referral based on the fact that the application raises complex planning considerations relating to significant heritage assets.

Member site visit date: 27th October 2025

Key issues:

1. Character and Appearance
2. Heritage Impact
3. Residential / Public Amenity
4. Highway Safety

Recommendation: Approve subject to conditions

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4	Relevant site history
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Table 1 Contents of report

1. Executive summary

- 1.1 The application seeks planning permission for the demolition of the existing library and its replacement with a contemporary library including social and study space. Further internal and external alterations are proposed including a replacement bridge between the Bodley Library and a temporary kitchen dining facility during the duration of the works.
- 1.2 The application site falls within the Historic Core conservation area with the Christ's College (College) buildings surrounding the First Court being Grade I listed and the entire college grounds being a designated Historic Park and Garden. The application site is located within the city centre of Cambridge and immediately abuts the public highway of Christ's Lane to

the southeast with the modern Christ's Lane redevelopment including a mix of retail and residential units on the opposite side of this footpath.

- 1.3 The predominant aspect of this scheme is the demolition and replacement of the existing 1970's library build that serves the College. This building is deemed to not be fit for purpose, with insufficient study spaces, poor accessibility and lack of sufficient insulation. This has led to the College wanting to improve the library facilities for its students and this planning application coming forward.
- 1.4 This application follows two previous consents on the site for the replacement of the existing 1970's library. Whilst both have since expired and differ from the current proposal, this application seeks to re-establish the principle of a replacement library in this location to meet the current day needs of the students.
- 1.5 The proposals have been subject to extensive pre-application discussions with officers and relevant consultees, both internally and externally to evolve the design to its current proposed form. This pre-application process included a Design Review Panel (DRP) on the 13th February 2025 in which positive feedback supporting the proposal was received (Appendix 1)
- 1.6 The proposal has also been subject to a member briefing on the 19th May 2025 and Development Control Forum meeting (DCF) on the 11th September 2025 (Appendix 2). Following this DCF meeting further information has been provided regarding the public benefits of the scheme and the impact on Christ's Lane in terms of loss of light.
- 1.7 What is before members is therefore a well thought out scheme that follows previous permissions and has, through an extensive pre-application process evolved into a proposal which is credible and that would successfully assimilate into the street scene, its heritage setting and respect neighbouring amenity.
- 1.8 In August 2025, the application was subject to a revision made in response to concerns raised by officers, consultees and the communities. A 15 working day re-consultation was undertaken. Whilst a further overview of the application can be found in the following sections of this report, in brief, the changes reduced the height of the proposed chimneys facing onto Christ's Lane and altered the kitchen wash-up layout within the Grade I listed College buildings.

- 1.9 In terms of the principle of development, the site is located within the designated city centre (Policy 10 of the Local Plan) and within an area of protected open space (policy 67). Whilst within an area with a number of highly significant heritage assets, the proposed development is considered to be compliant with the criteria of Policy 10 and would meet a demonstrable educational need to justify its setting within an area of protected open space.
- 1.10 In terms of design, the application demonstrates that the proposed development can be achieved in a way that responds to the context of the site and respects its significant heritage constraints. Officers consider that the proposals provide a high-quality design that includes enhancements and benefits to the public realm along Christ's Lane. This includes the removal of the existing 1970's library building which is, itself, considered to be a negative building within the conservation area.
- 1.11 It is considered that the proposed replacement library would result in harm at the lower end of less than substantial to the setting of the Grade I listed Bodley Library, forming a part of the College site. It is, however, considered that the enhancements to the setting of other elements of the listed buildings, and enhancements to the conservation area are such that overall, the proposal is considered to be neutral in its heritage impact.
- 1.12 Through the development, the sustainability credentials of the College site, including the library facilities are to be significantly improved through the integration of renewable sources of energy in combination with fabric improvements afforded by the replacement library building.
- 1.13 The accessibility of the entire College would also significantly improve as a result of the proposed works. Both within the new library building, as well as the existing kitchen dining facilities, level access is to be provided where possible including the entirety of Bath Court.
- 1.14 The proposed development would meet policy requirements in respect of, biodiversity, trees, drainage and flood risk, contamination and other environmental issues, public art, and all other matters. No statutory consultees have made any objection to the proposed development subject to conditions as set out in this report.
- 1.15 Overall, whilst the overall heritage impact is considered to be neutral, there are public benefits that can be secured through the development relative to discrete aspects of heritage harm arising from the proposal.

1.16 Officers recommend that the Planning Committee approve the application subject to conditions.

Consultee	Object / No objection / No comment	Paragraph Reference
Access Officer	No objection	6.1
Anglian Water	No objection	6.2
Archaeology	No objection	6.3
Cadent Gas	No objection	6.4
Cambridge City Airport	No objection	6.5
Conservation Officer	No objection	6.6
County Highways Development Management	No objection	6.11
County Transport Team	No objection	6.12
Designing out crime Officer	No objection	6.13
Ecology Officer	No objection	6.14
Environmental Health	No objection	6.15
Historic England	No objection	6.19
Landscape Officer	No objection	6.22
Lead Local Flood Authority	No objection	6.23
National Amenity Society	No objection	6.24
Natural England	No objection	6.25

S106 Officer	No objection	6.26
Shared Waste Officer	No objection	6.27
Sustainability Officer	No objection	6.28
Tree Officer	No objection	6.30
Urban Design Officer	No objection	6.32
Third Party Representations (126)	67 in support, 61 in objection and 1 neutral comment	7.1
Local Interest Groups and Organisations / Petition (2)	Christ's Lane Action Group as a petition in objection and a petition received in support of the application.	8.1

Table 2 Consultee summary

2. Site description and context

- 2.1 The application site is located within the City Centre boundary and comprises the existing Christ's College Library constructed in 1976 with a connection into the historic Bodley Library that faces onto St Andrews Street. The existing library building to be demolished is a two storey structure whose southern external elevation abuts the public right of way of Christ's Lane with the western side opening out onto Bath Court, an enclosed external courtyard within the College. This application also includes other elements associated with the delivery of essential services the College provides. This includes the kitchen and upper dining hall where alterations are proposed to improve the effectiveness and accessibility for students and staff. There is an additional area of the site within the red line boundary at the second court, to the north east of the Library which is the location of the proposed temporary kitchen dining facilities to be provided during the proposed works.
- 2.2 The existing library building sought to be demolished, as well as those buildings to be retained and altered, form part of the Grade I listed College buildings with the entire site located within the Historic Core conservation

area. The College site is also designated as a Grade II listed Historic Park and Garden.

- 2.3 Immediately to the south of the existing library building is the public right of way of Christ's Lane, a portion of which is adopted public highway. Christ's Lane is a heavily used thoroughfare for pedestrians within the city of Cambridge linking the shopping area of the City Centre including the Grand Arcade with Christ's Pieces, Drummer Street bus station and the Grafton Centre shopping area. Christ's Lane is approximately 8 metres in width with retail units on the ground floor on the opposite southern side, with residential units above at second and third floor. Christ's Lane is designated as a Primary Shopping Area, with the application site immediately adjacent, but not within, this area.
- 2.4 Access to the site is primarily through the entrance to the College along St Andrews Street although there is an access directly onto Christ's Lane between the Bodley Library and existing 1970's Library beneath the bridge connection.
- 2.5 The application site is located entirely within Flood Zone 1, the hardstanding area within Bath Court is at low (1 in 1000) risk of surface water flooding with areas of Second Court at up to a high (1 in 30) risk of surface water flooding. There are two TPO protected trees within the First Court of the college with other trees within Bath Court that are not TPO protected but are protected by virtue of being within the Conservation Area. Additionally, the site lies within an area of protected open space, an Air Quality Monitoring Area and a Smoke Control Area.

3. The proposal

- 3.1 The application seeks planning permission for the demolition of the 1970's library and replacement with new library and social and study spaces and including re-provision of a bridge to the Bodley Library. Alterations to kitchen, Upper Hall and adjacent areas including new plant, access improvements and alterations to WC provision in the SE range of Second Court. Re-landscaping of Bath Court and ancillary works. Installation of temporary kitchen and dining facility in Second Court for the duration of the works.
- 3.2 To facilitate the provision of a new library to meet the needs of students, the existing library building would be demolished. This existing library dating to the 1970's fails to provide the required number of study spaces for the student body, in addition to inadequate accessibility and sustainability credentials. It was therefore determined that in order to meet

the current needs of the College and its students, its demolition and replacement was required.

- 3.3 The new replacement library provides a study hub, private and group study space, a main reading room, staff spaces, outdoor terrace and sky gallery over four floors and 1050m² of gross internal area. Whilst the Christ's Lane façade provides a level of privacy to the public realm, the Bath Court façade opens out onto Bath Court itself with timber framing and glazing giving a lighter weight appearance.
- 3.4 Whilst inherently more private, the Christ's Lane elevation provides a backbone to the building with a thick, inhabited wall broken up periodically with window openings and ventilation all with the proposed chimneys extending above. The chimneys provide a rhythm to the façade whilst also noting the historic examples of college chimneys within the city. Whilst set back from the façade and not prominent in its scale or siting a replacement of the existing bridge between the Bodley library and the new proposed library building is sought to reflect the improved architectural quality of this part of the college.
- 3.5 In addition to the replacement library itself, significant landscape improvements are proposed to the open space within Bath Court. This includes levelling this area of the site and providing planting that would significantly improve the quality of this space.
- 3.6 Application amendments
- 3.7 The application was amended with a 15 working day re-consultation sent out on the 28th August. The alterations included reducing the height of the proposed chimneys by 900mm in response to both Historic England and Conservation Officer consultee comments. This change is such that when viewed from the far side of First Court only the very top of the chimneys would be visible, in turn reducing the impact upon the setting of this element of the Grade I listed building. The amendments also revised the kitchen wash-up arrangement, moving this potentially harmful element of the kitchen to a less significant part of the Grade I listed building.

4. Relevant site history

Reference	Description	Outcome
11/0516/LBC	Internal and external alterations to Bodley Library and South Range (Staircase G and Guest Suite) and the South Elevation of South Range	Approved (05.07.2013)

	between First Court and Library Court. The demolition of the existing Grillet library (809 sq m) to grade I listed building.	
11/0495/FUL	New library (1539 sq m), the enclosure of Library Court (201 sq m) and the provision of bridge access between the first floor of the new library and the South Range and Bodley Library. Demolition of the existing library (809 sq m).	Approved (05.07.2013)
16/0405/FUL	New library (1539 sq m), the enclosure of Library Court (201 sq m) and the provision of bridge access between the first floor of the new library and the South Range and Bodley Library. Internal and external alterations to Bodley Library and South Range (Staircase G and Guest Suite) and the South Elevation of South Range between First Court and Library Court. Involves the demolition of the existing library (809 sq m).	Approved (07.09.2016)
16/0406/LBC	New library (1539 sq m), the enclosure of Library Court (201 sq m) and the provision of bridge access between the first floor of the new library and the South Range and Bodley Library. Internal and external alterations to Bodley Library and South Range (Staircase G and Guest Suite) and the South Elevation of South Range between First Court and Library Court. Involves the demolition of the existing library (809 sq m)	Approved (07.09.2016)
25/00673/LBC	Internal alterations to Lower Bodley Library Comprising repositioning of free-standing bookcases and installation of rolling rack shelving.	Approved (16.04.2025)
Other relevant sites		
C/04/0632/FP	comprehensive redevelopment providing units for purposes within Classes A1 (retail) and A3 (food and drinks); 15 residential apartments; the creation of new public spaces, including the re-opening of Christ's Lane; associated highway works, servicing; and landscaping.	Approved (30.09.2025)

Table 2 Relevant site history

- 4.1 Both 11/0495/FUL and 11/0516/LBC were granted in 2013 for an alternative scheme for the redevelopment of the current library within the site. Both of these permissions lapsed in 2016, three years after the granting of the permission. Subsequently, two identical applications were submitted and approved in 2016. In addition to a replacement library, these previous applications included a glazed atrium covering Bath Court. Whilst all permissions on site for the replacement of the library have since lapsed, the planning history is a material consideration for members.

5. Policy

5.1 Legislation and National policy

National Planning Policy Framework 2024

National Planning Practice Guidance

National Design Guide 2024

Circular 11/95 (Conditions, Annex A)

Conservation of Habitats and Species Regulations 2017

Environment Act 2021

ODPM Circular 06/2005 – Protected Species

Equalities Act 2010

Levelling-up and Regeneration Act 2023

5.2 Cambridge Local Plan (2018)

Policy 1: The presumption in favour of sustainable development

Policy 6: Hierarchy of centres and retail capacity

Policy 10: The City Centre

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

Policy 29: Renewable and low carbon energy generation

Policy 31: Integrated water management and the water cycle

Policy 32: Flood risk

Policy 34: Light pollution control

Policy 35: Protection of human health from noise and vibration

Policy 36: Air quality, odour and dust
Policy 43: University development
Policy 55: Responding to context
Policy 56: Creating successful places
Policy 57: Designing new buildings
Policy 58: Altering and extending existing buildings
Policy 59: Designing landscape and the public realm
Policy 60: Tall buildings and the skyline in Cambridge
Policy 61: Conservation and enhancement of Cambridge's historic environment
Policy 62: Local heritage assets
Policy 63: Works to a heritage asset to address climate change
Policy 67: Protection of open space
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
Policy 85: Infrastructure delivery, planning obligations and the Community
Infrastructure Levy

5.3 Supplementary Planning Documents (SPD)

Biodiversity SPD – Adopted February 2022

Sustainable Design and Construction SPD – Adopted January 2020

Cambridgeshire Flood and Water SPD – Adopted November 2016

The following SPDs were adopted to provide guidance to support previously adopted Development Plan Documents that have now been superseded by the South Cambridgeshire Local Plan 2018. These documents are still material considerations when making planning decisions, with the weight in decision making to be determined on a case-by-case basis:

Development affecting Conservation Areas SPD – Adopted 2009

Landscape in New Developments SPD – Adopted March 2010

Listed Buildings SPD – Adopted 2009

Trees and Development Sites SPD – Adopted January 2009

5.4 Other guidance

Cambridge Historic Core Conservation Area Appraisal (2017)

Biodiversity Checklist for Land Use Planners in Cambridgeshire and Peterborough (2001).

Buildings of Local Interest (2005)

Cambridge and Milton Surface Water Management Plan (2011)

Cambridge and South Cambridgeshire Level 1 Strategic Flood Risk Assessment (2010)

Cambridgeshire and Peterborough Waste Partnership (RECAP): Waste

Cambridgeshire Design Guide For Streets and Public Realm (2007)

6. Consultations

Publicity

Neighbour letters – Y

Site Notice – Y

Press Notice – Y (Major development, impacting public right of way, impacting a conservation area and listed buildings)

Access Officer - No Objection

- 6.1 No objection to the proposal but raised a number of considerations to ensure the proposal is accessible for all users.

Anglian Water - No Objection

Comments 11.09.2025 (No Objection)

- 6.2 Following additional information having been provided by the applicant, it is considered that the development would not result in an increase in flows to the Cambridge water recycling centre and therefore no additional risk posed. A Condition is recommended regarding:
- Surface water drainage compliance.

Archaeology- No Objection

- 6.3 Whilst the Roman focus of Cambridge lies further to the west, the proximity of the site to the Via Devana and other finds does not preclude the chance of roman finds within the proposed development. There is no objection to the development subject to conditions regarding:
- Programme of archaeological works/ Written Scheme of Investigation

Cadent Gas – No Objection

- 6.4 No objection to the proposed development.

Cambridge City Airport – No Objection

- 6.5 The proposed development does not conflict with the Airport's safeguarding criteria.

Conservation Officer- No Objection

- 6.6 Comments 18.09.2025 (No objection)
- 6.7 Following the reduction in height of the proposed chimneys and revision of the internal kitchen layout the previous concerns raised have been satisfactorily addressed.
- 6.8 The scale of the building within its plot, specifically the proposed staircase tower, is considered to result in less than substantial harm (lower end of scale) to the setting of the Bodley Library that forms part of the Grade I listed College buildings.
- 6.9 It is considered however that the proposed works help to secure the long term viable use of the site for its intended educational use, in addition to the enhancement of the Conservation Area along Christ's Lane.
- 6.10 Overall, there is no objection to the proposal subject to conditions regarding:
- Protection and support
 - Salvage and reuse of materials
 - New walls
 - Joinery details
 - Timber frame repairs (LBC consent)
 - Rainwater goods
 - Details/ sample of external materials
 - Precise details

- Recording of building post works (LBC consent)

County Highways Development Management - No Objection

- 6.11 Following a review of the documents provided to the Highway Authority, the effect of the proposed development upon the Public Highway should be mitigated if the following conditions form part of any permission that the Planning Authority is minded to issue in regard to this proposal.
- Traffic Management Plan

County Council Transport Assessment Team – No objection

- 6.12 It is noted there will be no increase in trips generated by the development. Therefore, the Transport Assessment Team have no objection to the application.

Designing Out Crime Officer – No Objection

- 6.13 The proposed design and layout including courtyard is acceptable. Recommended a condition regarding:
- Secured by design

Ecology Officer- No Objection

- 6.14 No protected species will be affected by the development. There are no objections to the development subject to conditions regarding:
- Ecology Enhancement

Environmental Health- No Objection

Environmental Quality

- 6.15 The impact of the construction/ demolition phase along with plant noise from the operation of the site, ventilation of kitchen odours and artificial lighting are considered to be acceptable subject to conditions regarding:
- Construction/ demolition hours
 - Demolition / construction collections / deliveries
 - Construction/demolition noise/vibration & piling
 - Dust
 - Plant Noise Impact Assessment
 - Artificial Lighting Impact Assessment
 - Hours of Deliveries/ collections (during use)
 - Kitchen Odours ventilation system

Contaminated Land

- 6.16 The recommendation set out in the provided risk assessment is wholly appropriate for the proposed development and can be secured with the imposition of conditions regarding:
- Materials Management Plan
 - Unexpected Contamination

Air Quality

- 6.17 It is agreed that there will be a beneficial rather than negative impact on air quality and odour. As a result, Local Plan Policy 36 will be complied with
- 6.18 There are no air quality related operational concerns

Historic England - No Objection

- 6.19 The changes made introducing louvered slots and reducing the height of the chimneys helps to break up the massing of these elements. The re-location of the wash up area allowing better retention of a historic part of the building.
- 6.20 We fully appreciate the challenges of trying to accommodate an ambitious program within the constraints of the existing space, and welcome the additional work carried out in response to consultation feedback.
- 6.21 Overall, a position of no objection is retained, with the suggestion that the height of the staircase turret is reduced.

Landscape Officer - No Objection

- 6.22 We raise no objection to the proposals in Landscape terms. Should the proposals receive permission, a condition is recommended regarding:
- Hard & Soft Landscaping

Lead Local Flood Authority- No Objection

- 6.23 Based on the information provided the LLFA has no objection to the proposed development subject to conditions regarding:
- Surface Water Drainage Scheme
 - Surface Water runoff mitigation

National Amenity Societies Officer – No Objection

- 6.24 Changes are recommended to reduce the height and massing of the proposed structure improving its relationship with the Bodley Library. It is also considered that the initial, taller height of the chimneys is preferable as it helps to break up the bulk of the form.

Natural England - No Objection

- 6.25 It is considered that the development would not have any significant adverse impacts on statutorily protected nature conservation sites or landscapes.

S106 Officer – No Objection

- 6.26 Given the scale of the proposed development, contributions are sought towards the provision of/ improvement of Public Realm facilities at and in the vicinity of Christ's Lane.

Shared Waste Officer – No objection

- 6.27 No objection to the proposed development subject to a condition regarding:
- Waste Management Plan

Sustainability Officer- No Objection

- 6.28 The approach to sustainability outlined in this document is welcomed and details a development that looks to achieve high standards of energy efficiency, water efficiency and carbon emissions reduction within the restrictions of the original buildings' historic context
- 6.29 I am happy to offer support for the proposed development from a sustainability perspective, subject to conditions regarding:
- Bespoke Sustainability Strategy
 - Rainwater Harvesting
 - Water Calculations
 - Water Metering

Tree Officer- No Objection

- 6.30 The main arboricultural concern with the project is the siting of the temporary kitchen adjacent to T10. I have no overriding objections to the siting of the kitchens in principle, but further information will be required to

show precisely how the tree will be protected during the installation period, including building design, weight and footings (pre-cast feet). There is also the additional impact of remedial works to the lawns which needs to be considered, but this can all be provided through an AMS condition.

- 6.31 In light of the above, there is no objection to the proposed development subject to a condition regarding:
- Arboricultural Method Statement

Urban Design Officer - No Objection

- 6.32 The design as presented reflects a contextually sensitive response and substantial opportunity to improve the place-qualities of a re-imagined Christ's Lane. The proposal is strongly supported by urban design in its current form in terms of public realm improvement.
- 6.33 The current proposal achieves an elegant and respectful balance through a successful mediation between old and new and is strongly supported.
- 6.34 The use of pixelated brickwork that fuses with the historic fabric and subtly merges with it is supported. It provides the important Christ Lane facing façade with a tactile quality that is appropriate to a setting where people will come in close contact with it.

Design Review Panel Meeting - 13 February 2025

- 6.35 The final report received concludes the following: -

The dominant chimneys, performing an essential ventilation function are welcome. Some members of the panel expressed the view that they could be taller. That popping up above the ridge line when viewed from First Court within the college would not be a problem. Trying to keep them out of sight was inconsistent with historic precedent.

There are differing views on the impact of the design on Bath Court. It is a tight space and the internal cross section dimensions to accommodate a functioning library have largely determined the form. Bath Court is not a pleasant space at the moment. It is hemmed in by the vertical façade of the existing library with no shelter. The move to open up the ground level space with greater width and a degree of shelter with a cantilever overhang are positive moves that will enhance the space. The dimension between the projecting upper level of the library and the roof opposite will be in the order of 4 metres. This is a concern to some panel members.

There is a tricky balancing act between the needs of the library and the occupiers of the rooms opposite, although the rooms are dual aspect and so daylight is not a problem. However, the façade of the upper levels of the library will be very much in the face of occupiers of the roof top rooms. Material selection and detail are important considerations as the design team acknowledge.

In conclusion the panel applaud the scheme as an exemplary proposal. As the details develop, the Panel believe the richness will be enhanced.

7. Third party representations

7.1 129 representations have been received, 67 in support, 63 in objection and 1 raising neutral comments.

7.2 Those in objection have raised the following issues:

Planning Principles

- Failure to fully explore alternative sites within the college for a library building.
- Overdevelopment of a constrained site.

Design/ Character/ Heritage/ Townscape and Visual

- Excessive scale and bulk that is out of keeping with Christ's Lane.
- Harm to the setting of the highly significant Grade I listed College buildings.
- Design proposals are ugly and out of keeping with the historic surroundings.
- The scale of the proposed library is not in keeping with the historic buildings of the College.
- Failure to provide an active frontage with public views in the library from Christ's Lane.
- Harm to the Historic Core Conservation Area
- Impact upon the views from the historic St Andrews Street.
- Scale and visual impact of the proposed chimneys upon Christ's Lane.
- Increased scale and massing in comparison to the previous permissions on the site.
- Omission of verified views to assess visual harm.
- Lack of assessment against Policy 60 (tall buildings)
- Lack of sufficient justification to outweigh heritage harm.
- Design will encourage crime and antisocial behaviour

- The height of the building would result in the perceived enclosure of Christ's Lane
- Harm through the bulk of the proposed chimneys.

Amenity

- Lack of sufficient/ incomplete daylight & sunlight information provided
- Loss of daylight and sunlight to surrounding properties.
- Interruption of views across the city
- Loss of light to Christ's Lane as a public space.
- Noise and disturbance impacts as a result of the proposed construction
- Impact of the construction upon the public space of Christ's pieces.
- Inaccuracies within the modelling of fenestration within the Daylight Sunlight assessment.
- Noise and disturbance from the use of the proposed terrace.
- Noise impacts from the proposed plant.
- Requested restrictions on construction hours.
- Potential overlooking to neighbouring properties

Environment

- Sustainability impacts from the proposed above ground proposal as opposed to a basement extension.
- Failure to fully consider the total carbon cost of the proposed development and demolition of the existing building.
- Lack of capacity within the Cambridge WRC.
- Insufficient sustainability justification for the height of the chimneys.

Highways and transport

- Detrimental impact of the construction phase upon the pedestrian access along Christ's Lane
- Lack of a pedestrian management plan for the construction phase
- Insufficient clarity on the proposed construction logistics

Other

- Impact of the proposed development upon the operation of the retail units along Christ's Lane
- Lack of sufficient justification for the need of increased library facilities.
- Failure to take into account the views of residents
- Failure to adequately address consultee comments.
- Lack of public engagement/ consultation through the process.

- Continued use of Christ's Lane for parking by the College.
- Procedural failures due to belated provision of information.
- Lack of public benefits resulting from the development.
- Restriction of benefits to just members of the college as opposed to the public.
- Failure to fully consider/ share initial consultation responses.

7.3 Those in support have given the following reasons:

- Improvement over the existing library building and enhancement to the public realm
- Increasing the density of development within the city centre
- Potential S106 contributions towards footpath improvements
- Sensitively designed, high quality replacement building
- Provision of additional, needed study space for students
- Improved accessibility of the library facilities for students
- Improvements to the dining facilities for students
- Re-introduction of historic connections within the college and Bath Court.
- Exemplary energy performance achievable for the proposed new building.
- Neurodiversity affirming design of the proposed library building.
- Improving the experience for members of the public visiting the college.
- Clear clarification has been provided as to why changes are required from the previous consents.
- High quality design led by a prestigious architectural firm
- Negligible impact in terms of loss of light.

7.4 Those raising neutral comments have given the following reasons:

- Requested clarification regarding the design of the proposed chimneys
- Questioned the design of the proposed bridge between the Bodley Library and new library building.

7.5 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. Local Groups / Petition

- 8.1 Christ's Lane Action Group has submitted a petition objecting to the proposed development and requesting amendments with regards to the following grounds:
- Mitigation of the proposed building height and scale to reflect the impact shown by a daylight/ sunlight assessment.
 - Reduce the mass and height of the proposed building to respect its heritage surroundings, and to respect the conservation context.
 - Introduce permeability and active frontage to contribute positively to Christ's Lane, and to satisfy the Cambridge Local Policy 2018 regarding retail frontage.
 - Consider design elements from the earlier 2011/2016 proposals that were more sympathetic to the setting.
- 8.2 A petition has also been received in support of the application on the basis of the following:
- High quality design of the proposed replacement building.
 - Provision of additional and improved study spaces for students of the college.
 - Improved accessibility.
 - Improved sustainability performance.
 - Enhancement to the Christ's Lane streetscape.
- 8.3 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.

9. Planning background

It is important to note that previous planning permissions have been granted at the site for alternative replacement library buildings. Initially granted in 2013 with an identical permission also granted in 2016, both permissions have since expired and therefore are not a fall-back position. They are, however, a material consideration and established certain aspects of this proposed development in what is a largely unchanged context, including the significance of the surrounding heritage assets. In certain aspects, this application is considered to be a significant improvement over the previous permissions, namely the removal of the atrium covering Bath Court that was previously proposed, attaching directly to historic fabric, and the extension of the basement previously proposed.

- 9.1 It is now considered that given the archaeological potential of the site and the sustainability issues arising from extensions to the basement that increasing the size of the building above ground is preferable (as currently proposed).
- 9.2 Prior to this application, the applicant has engaged with the Local Planning authority through an extensive pre-application process including multiple meetings, Design Review Panel on the 13th February 2025, a briefing to planning committee members on the 19th May 2025 and Development Control Forum during the live application on the 11th September 2025.

10. Assessment

- 10.1 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
 - Heritage assets
 - Trees
 - Carbon reduction and sustainable design
 - Biodiversity
 - Water management and flood risk
 - Highway safety and transport impacts
 - Car and cycle parking
 - Amenity
 - Third party representations
 - Planning obligations
 - Other matters
 - Planning balance
 - Recommendation
 - Planning conditions

11. Principle of Development

- 11.1 The proposed development seeks the replacement of the existing library building with a larger, more modern facility within largely the same footprint forming part of the College site. The site falls within the Cambridge City Centre as defined within the Local Plan Policies map Policy 6. The application therefore falls to be assessed against Policy 10 of the Cambridge Local Plan 2018.

- 11.2 Policy 10 states that any new development or redevelopment within the City Centre should:
- a) add to the vitality and viability of the city centre;
 - b) achieve a suitable mix of uses;
 - c) preserve or enhance heritage assets and their setting, open spaces and the River Cam;
 - d) be of the highest quality design and deliver a high quality public realm; and
 - e) promote sustainable modes of transport
- 11.3 Given that the application is seeking the demolition and replacement of the existing library within the college, the use of the site is not being altered as part of this application. For this reason, it is not considered that criteria (a) and (b) are directly applicable in this instance, and it is not reasonable to conclude that further uses are required within the site given its constrained nature and the need, first and foremost, to re-provide a new library on the site to modern standards.
- 11.4 As will be assessed fully within the Heritage section of this report, the proposed replacement library building is considered to result in the lower end of less than substantial harm to the setting of the Grade I listed Bodley Library. Conversely, however, it is considered that the development would result in an enhancement to the character and appearance of the Historic Core Conservation Area. Overall, therefore, the heritage impact of the proposed development is considered to be neutral, and compliant with criteria c) of Policy 10.
- 11.5 As will also be discussed in greater detail in the following section of this report, the design of the replacement library is considered to be of the highest quality, taking key notes from relevant buildings within Cambridge. Therefore, subject to a number of conditions, the development is considered to comply with criteria (d) of Policy 10.
- 11.6 The proposed development, as with the existing site, is car free with no designated car parking for users of the library. Given the highly sustainable, central location of the site, it is considered that the development complies with criteria (e) of Policy 10.
- 11.7 Policy 43 of the Local Plan supports university development within the city centre so long as it:
- a. makes effective use of land, including a mix of uses on larger sites to meet the needs of the relevant institution, and

- b. takes reasonable opportunities to improve circulation for pedestrians and cyclists, together with public realm improvements, reductions in car parking provision and the introduction of active frontages at ground floor level.

- 11.8 The proposed development seeks the replacement of an existing library that is considered by the college to no longer be sufficient to meet the needs of its students or meet its own sustainability and accessibility requirements. Whilst significantly larger than the existing library, the proposed replacement building is considered, in the view of officers to make effective use of the land within a highly sustainable, city centre location. Officers do not consider it feasible to provide a mix of uses on the site due to the requirement of the college for library space within a constrained site, therefore the proposal complies with criteria a. of Policy 43. As will be discussed in later sections of this report, officers also consider that the proposal is compliant with criteria b. of the Policy.
- 11.9 With the above in mind, it is considered that the proposal is in accordance with Policies 10 and 43 of the Cambridge Local Plan 2018.

Protected Open Space

- 11.10 Policy 67 of the Cambridge Local Plan 2018 is relevant in the assessment of the application as the entire application site forms an area of protected open space (P&G33). The space is considered to be of recreational and environmental importance with a quality rating of 77.89%.
- 11.11 Policy 67 aims to protect designated open space of environmental and recreational importance. The local plan states that development proposals which would lead to the loss of protected open space will not be permitted unless the open space can be satisfactorily replaced in terms of quality, quantity and access with an equal or better standard than that which is proposed to be lost.
- 11.12 In the case of university grounds, such as the application site, it is added that development may be permitted where it meets a demonstrable educational need and does not adversely affect playing fields or other formal sports provision on the site.
- 11.13 Whilst Bath Court is located within the Protected Open space, it is almost entirely paved with hardstanding and extremely limited in its size. Officers do not therefore consider that it provides open space of any significant environmental or recreational importance as set out in Policy 67. The development, which seeks to re-develop this space is therefore not

considered to conflict with the purpose of Policy 67 with regards to Bath Court.

- 11.14 The open space within Second Court, where the temporary buildings are proposed during construction works, is acknowledged to provide a greater level of importance with regards to Policy 67. It is considered however, that the temporary nature of the structure proposed within this space is such that the development would not result in any permanent impact to, or loss of open space.
- 11.15 Officers consider that the applicant has provided sufficient justification setting out the educational need for new and improved library space and study facilities within the college. In addition to the fact that the development would not impact any playing fields or formal sports provision, it is considered that the development would comply with Policy 67 of the Cambridge Local Plan 2018.
- 11.16 Having regard to the enhanced open spaces and relocated recreational facilities, the proposed development is considered to comply with the requirements of policy 67 of the Cambridge Local Plan 2018.

Tall Buildings, Policy 60 and Townscape and Visual Impact Assessment

- 11.17 The lack of assessment by the applicant with regards to Policy 60 of the Local Plan has been raised by multiple third parties who consider that the proposal meets the requirement for this policy to be applied. The initial text of this policy states that “any proposal for a structure that breaks the existing skyline and/or is significantly taller than the surrounding built form will be considered against the following criteria”. Appendix F of the Local Plan then provides further guidance as to the application of this policy.
- 11.18 The site is located within the historic core, as illustrated by Figure F.1. of Appendix F. Paragraph F.10(i) states that building proposals of six storeys or more (assuming a flat roof with no rooftop plant and a height of 19m above ground level) would automatically trigger the need to address the criteria set out within the guidance. It also states that dependent on the exact location within the historic core, buildings of four to six storeys may also need to be evaluated against the assessment criteria herein, due to proximity to heritage assets and potential impacts on key views
- 11.19 The proposed replacement library building does not, at its highest point, measure 19 metres in height above ground level. The top of the Chimneys proposed measure approximately 14.1 metres above ground level along

Christ's Lane, with the top of the parapet roof measuring approximately 12.5 metres above the same level. Whilst the building is four storeys in height and within close proximity to heritage assets, it remains lower than the adjacent modern Christ's Lane re-development which reaches a height of approximately 15.5 metres. An assessment of the skyline impact in the context of Policy 60 and the proposal in its wider Cambridge setting including long-to-medium distance views, is not necessary in the judgement of officers. This is because of the location, comparative height and context of the proposal not giving rise to any wider skyline or City setting impacts. From such views, because nearby buildings are taller in height than the proposed library, the proposal is very unlikely to give rise to a perceptible break in the skyline.

- 11.20 Appendix F (para F.21) also provides guidance in respect of local and short distance views, which includes Jesus Green and other elevated locations close to the site, including Grand Arcade car park, Castle Mound, Park Street car park (no longer relevant as redeveloped) and the Church of St Mary the Great. Such views are important to protect, but the question as to whether Policy 60 is engaged relative to the scheme before the Council is a matter of judgement. In the view of officers, because of the location and comparative heights of buildings in the immediate context, Policy 60 is not engaged. Whilst there may be short distance ground level views of the scheme where the built form could be seen to break the immediate skyline above the existing built form of the existing College, this does not in and of itself require a townscape and visual impact assessment to be undertaken to demonstrate compliance with Policy 60.
- 11.21 As such, Officers consider the proposal would not trigger the thresholds as stated under Policy 60 and no townscape visual impact assessment against the prescribed assessment criteria is required. This notwithstanding, the applicants have nonetheless submitted a townscape and visual impact assessment of the scheme, which covers an approximate area of 200m around the site. This is a proportionate response to the scale of the proposal within its immediate context. The assessment provides visualisations of the scheme which are important for understanding its impacts, particularly its heritage setting in the historic core and its relationship to Christ's Pieces, Christs Lane, St Andrew's Street and internally within the College itself. The key views and associated impacts are discussed below with reference to adopted policies 55, 56, 58, 59 and 61 and associated NPPF and NPPG guidance.
- 11.22 The applicant's TVIA summarises that 'the overall form and presence of the building, coupled with its urban and architectural expression, ensures

the scheme will be a positive addition to the historic townscape of Cambridge and positively contribute to the visual amenity of those who inhabit and enjoy the City. As such, the proposals are found to deliver overall beneficial effects in relation to the townscape character of the area, and positive impacts to key views within the environs of the building'. Officers do not disagree with this conclusion and find no overall conflict with relevant adopted policies that allow for the protection of the City's townscape within its heritage setting.

12. Design, layout, scale and landscaping

- 12.1 The application site comprises the existing library building serving the College, Bath Court which is the space between the library and First Court, in addition to Second Court which is the space proposed for the temporary facilities to be used during the construction phase.
- 12.2 The existing library building forms a part of the Grade I Listed Christ's College site, although the 1970's library itself is far more modern than the First Court buildings and Bodley Library that date back to the 16th Century and 1896 respectively. The existing library structure is considered to be negative with regards to its contribution to the relevant heritage assets and includes a large, relatively blank façade on its main, public facing elevation along Christ's Lane.
- 12.3 Limited elements of the existing site are visible to the public outside of the College grounds, with the southeastern boundary of the site abutting the public highway of Christ's Lane with additional glimpsed views either side of the existing library building. At its highest point, the existing library building measures approximately 5.7 metres in height spanning approximately 27 metres of the length of Christ's Lane. Within the length of this elevation there are a small number of windows, a public bench added at a later date in addition to a large, unsightly metal flue projecting out from the elevation and above the buildings flat roof.
- 12.4 The current library building includes a bridge linking into the historic Bodley Library at first floor level from the existing library, although the spacing between the two buildings of approximately 1.8 metres gives the sense that the more modern library crowds the historic Bodley. Despite the height of the current library, there are only very limited views from pedestrian level along Christ's Lane of the roofs of First Court, there are however more extensive private views from the residential dwellings of the Christ's Lane apartments..

- 12.5 Christ's Lane is a busy public right of way which is used daily by a large number of people linking key parts of the City of Cambridge. To the opposite side of Christ's Lane of the College, is the Christ's Lane redevelopment which is a relatively modern site comprising a mixed use of retail and residential units. Whilst the total height of this adjacent building is higher (approximately 15.5 metres), approximately 10.3 metres in height of the building directly abuts Christ's Lane, with the first floor overhanging the ground floor. The upper floors are set back such that they are not visible above the initial 10.3 metres above ground. The height of the existing library is therefore notably lower in height than the neighbouring building on the opposing side of Christ's Lane. For clarification, the heights of the buildings have been taken from the provided Short Section DD (003703 P02) with heights calculated from ground level along Christ's Lane.
- 12.6 Internally within the college, sandwiched between the library building and the southern edge of First Court, is Bath Court an external space at most 5 metres in width. This space is also, almost entirely paved with hardstanding, and has numerous differing levels throughout, making its accessibility very poor.
- 12.7 The proposed development seeks the demolition of the existing library building, in addition to smaller portions of the college site, including the wash-up space located at the northeastern end of Bath Court. As will be discussed in greater detail in the Heritage section of this report, there is no objection to the demolition of this element of the listed building due to its negative contribution to both the setting of Heritage Assets and the public realm/ conservation area.
- 12.8 Following the demolition of the existing library building, the College seeks a replacement with a modern, larger library facility to meet the needs of its students. The gross internal area of the new building is proposed at 1050m², compared to 680m² existing, which would be spread out over four floors with a mix of book storage, reading and study spaces.
- 12.9 The siting of the proposed library building encompasses largely the same footprint as the existing building it seeks to replace, being located on the south eastern edge of the college site, retaining and enhancing the quality of Bath Court between it and the buildings of First Court. Indeed, the footprint of the building at ground level is slightly reduced from the existing, primarily as a result of increasing the separation between it and the northeastern elevation of the Bodley Library.

- 12.10 With regards to the proposed library building specifically, given its comparable footprint, the increase in gross internal area is as a result of an increase in height above ground level in comparison to the existing building. The highest point of the proposed building being the top of the chimneys facing Christ's Lane measure 15.2 metres above ground level at the southern end of Christ's Lane, with the top of the parapet roof being 13.5 metres above ground level. This building height is comparable to that part of Bradwell's Court immediately facing onto Christ's Lane opposite. The visual impact of this view can be seen within View A of the provided Townscape and Visual Appraisal (TVIA). As shown within existing view from Sidney Street the roof of the adjacent Bradwell's Court re-development is visible above the entrance range of the College. Whilst the chimneys and stair lantern of the proposed development would project into view, the bulk of the proposed building would remain hidden from these views below the height of Bradwell's Court beyond.
- 12.11 The total length of the proposed building measures approximately 41.5 metres, not including the bridge link to the Bodley Library, running immediately adjacent to the side of Christ's Lane. The views from along Christ's Lane, in addition to those at either end, along St Andrews Street and Christ's Pieces are considered to be the main public viewpoints of the development, as highlighted within views B, C and D of the provided TVIA. Whilst the college is open to members of the public, the impact of the development on internal views within the college is considered to be less significant in this case.
- 12.12 Concerns regarding the scale and massing of the proposed development upon the public realm, including the impact upon Christ's Lane itself have been raised by third parties, including at the Development Control Forum. Firstly, when assessing this impact, it is important to note that the length of the proposed building is approximately half of the total length of Christ's Lane, with the northeastern end of the street remaining at the current, lower height. As previously mentioned, the height of the proposed building, whilst a significant increase over the existing library, remains lower than the total height of Bradwell's Court, albeit the top levels of Bradwell's Court are set back from the frontage.
- 12.13 The perceived impact of the proposed development upon Christ's Lane as a public space is reflected in Views B and E of the TVIA. Both views show the undeniable increase in height of the proposed library building. They also show however that this height, visually, in comparison to the Bradwell's Court re-development would not be overly dominant upon the space. View D in particular shows the northeastern end of Christ's Lane where the plant currently visible on the roof is to be removed and the

proposal is not considered to be dominant within the views. This impact is helped by the horizontal banding and articulation along the façade that draws the eye along Christ's Lane rather than upwards.

- 12.14 In addition to the design of the proposed building which will be discussed in greater detail later in this section of the report, the scale of the proposed development and its frontage onto Christ's Lane is considered appropriate.
- 12.15 The proposed library building's two primary elevations are those facing onto Christ's Lane and also facing internally into Bath Court. Owing to the nature of the college and the use of the library, the public facing elevation onto Christ's Lane is required to provide a certain level of privacy from public views. As opposed to the existing blank façade, the proposed elevation fronting Christ's Lane has a greater level of articulation creating an interest that is not found in the current site. A 'base' level is established up to the second floor where the façade steps back revealing the depth of the chimneys. A combination of the chimneys and windows within this elevation attempt to take note of other historic college streets and provides to a rhythm along the lane.
- 12.16 Included within the façade facing Christ's Lane, a bench measuring approximately 13.8 metres in length is proposed along Christ's Lane to replace the existing, far smaller bench that would be lost with the demolition of the existing building. This combined with the other positive features of this public façade is such that the combined contribution to the public realm is considered to be positive.
- 12.17 Protruding above the second floor, visible behind the historic Bodley Library gable is the proposed staircase and its glass enclosure rising above the brick façade. Views of this element are increased as a result of the greater spacing afforded to the Bodley Library and the new proposed bridge link which gives a more lightweight, clear view into Bath Court.
- 12.18 With regards to the Bath Court elevation, given the internal nature of this side of the site and the proposed garden within Bath Court, a more open façade can be afforded. A large glazed façade at the lower two levels is located below an overhanging façade utilising a shingle material hung from the timber frame. The light colour of this material is key to ensuring both direct and reflected light reaches the ground level within Bath Court.
- 12.19 Atop the building, facing in the direction of First Court is the "pleated roof" providing light in through the north facing roof pitches and space for PV panels on the south-facing roof pitches. This element of the design is

considered to provide an effective solution to meet the user needs of the building whilst also contributing to its sustainability targets and providing an element of architectural interest in its design.

- 12.20 In addition to the library building itself, the application seeks to demolish the existing wash-up room to the northeastern end of Bath Court as a part of improving the accessibility and connectivity of the college buildings. This element, in combination with the levelling of Bath Court provides level access through the ground floor, including to a lift in place of the existing wash-up to the upper floors of the library and dining halls.
- 12.21 Significant landscape enhancements are proposed to take advantage of the proposed scheme to improve the quality of the space provided within Bath Court. This includes utilising the existing rainwater drainage channel to provide a rain garden and managing the rainwater runoff from the new library building. More broadly, the design of the library building, opening up onto Bath court will give the sense of a cohesive space which is considered to significantly improve the usability of Bath Court as a space for students within the site.
- 12.22 Whilst Bath Court is a relatively narrow space, proposed to be surrounded on all sides by built form, officers, in consultation with the Council's Landscape officers, are comfortable that the proposed landscape strategy is deliverable. Given the importance of this aspect of the proposal to ensuring the quality of the scheme, as recommended, a condition relating to hard & soft landscaping is suggested to be attached to any permission granted.
- 12.23 It is noted that the development includes areas of flat roof, particularly atop the library building towards the Christ's Lane façade. Whilst Policy 31 of the Local Plan requires flat roofs to be either green or brown roofs, in this case, access is required to this entire roof to serve the plant located at this level. It is not considered that, with access required, it is reasonable to require green/ brown roofs by way of condition.
- 12.24 As part of the development, it is necessary to re-locate the current kitchen/ dining facilities for the college to a proposed temporary facility located within Second Court. The extent of the site proposed for this temporary facility is displayed on the provided location plan although no further details have been provided at this stage of the application. As is commonly the case with temporary construction compounds, it is considered that the precise details of the required facilities can be dealt with by a pre-commencement condition to ensure that its scale and appearance is appropriate and that its siting is temporary.

- 12.25 During the entire process of this application, views from varying design specialists have been sought through the Design Review Panel (DRP) and from the Council's Urban Design Officer. The DRP (Appendix 1) which was held during the pre-application discussions concluded that they "applauded the scheme as an exemplary proposal". Panel members also stated that they endorsed the concept and strategy of the proposal which had a pleasant interaction with the public realm, specifically along Christ's Lane and views from St Andrew's Street. Whilst noting the increase in scale in comparison to the existing library building, the proposed building was also considered "comfortable with the scale and massing" partly due to the design giving the building its own significance and character.
- 12.26 In addition to the feedback from DRP, the Council's own Urban Design Officer has been supportive of the proposed development throughout the process. Echoing the comments from DRP members, the proposed development, in the view of Urban Design officer, "presents a contextually sensitive response and a substantial opportunity to improve the place-qualities of a re-imagined Christ's Lane". More specifically as set out in their comments, the Christ's Lane façade is considered to strike a fine balance between the formality expected of a college and playful at another level with careful placement of windows and integrated seating.
- 12.27 Overall, members should feel confident that the scheme for consideration has evolved following careful consideration of the brief of the College taking into account feedback from numerous design specialists. The resulting scheme has full support from both Urban Design Officers and the DRP.
- 12.28 More recently, during the process of the live application, the scheme has been taken to Development Control Forum to allow petitioners to present their views of the scheme to councillors, planning officers and the applicant. Following the conclusion of this meeting, the applicant has provided additional information relating to a number of key points raised. Firstly, clarification was provided regarding potential public benefits arising from the development, in addition to a further assessment of the impact of loss of light upon Christ's Lane as a space. Whilst larger, more significant issues were raised at the forum, including concerns with the overall scale and design of the development, officers do not consider it would be reasonable or indeed possible for the applicant to undertake fundamental changes to the scheme at this stage. The proposals have had the support of technical and specialist officers throughout the process with regards to its scale, design and subsequent heritage impact.

- 12.29 Overall, the design of the proposed development is of the highest quality that would contribute positively to its surroundings and be appropriately landscaped. The proposal is compliant policies 55,56,57,58 and 59 of the Local Plan and the NPPF.

13. Trees

- 13.1 The application is accompanied by an Arboricultural Impact Assessment (AIA) outlining the impact of the proposed development on any trees within or surrounding the application site. This document confirms that a single category B tree is to be pruned to facilitate the proposed development, with three further category B trees that have potential to be affected by the works.
- 13.2 The two category B trees most likely to be affected by the proposed development are T6 and T10, both Acacia species in close proximity to the temporary kitchen structures proposed within the Second Court. The AIA states that as the temporary structures do not require foundations dug into the ground, the weight load of the structures can be spread evenly across its feet, mitigating any impact on the root protection areas of these trees. Pruning of T10 is proposed to crown lift the tertiary branches providing 4m clearance with the ground allowing for the installation of the temporary kitchen structures.
- 13.3 In addition to these two trees within Second Court, the existing Palm tree within Bath Court would be in close proximity to both the demolition works of the existing library and construction of its replacement. It is therefore proposed to protect the stem of the tree with plastic piping and wooden hoarding.
- 13.4 The Council's Tree Officer has advised that there is no objection to the recommendations set out within the provided AIA. Further details regarding the nature of the temporary kitchen and its impact upon T10 and the lawns of Second Court can be secured by way of an Arboricultural Method Statement/ Tree Protection Plan condition.
- 13.5 Subject to conditions as appropriate, the proposal would accord with policies 59 and 71 of the Local Plan and the NPPF.

14. Heritage assets

- 14.1 The application falls within the Historic Core Conservation Area. With the proposal directly impacting the Grade I listed Christ's College buildings

and the Grade II listed historic parks and garden of Christ's College as well as being within close proximity to the Grade I listed Fellows Building within the College. The application site is also within the setting of the following Grade II listed buildings and the Grade II* listed Lloyds bank; Church of St Andrew the Great, Church of St Andrew the Great War Memorial, No.4-7 St Andrews Street and the College Tutor's House.

- 14.2 Several of the above heritage assets are within proximity to the proposed development, but are not considered to be impacted in any way by the proposed development and have therefore been scoped out of any significance assessment.
- 14.3 The first and potentially most directly impacted asset is the Grade I listed buildings of Christ's College surrounding the Entrance Court, south-eastern range of Second Court and the Bodley Library. The Bodley Library and southeastern range of First Court are both specifically referenced in the listing description and considered of National (Very High) significance. There are however areas of lower (or no) significance including the eastern half of Bath Court, the existing 1974 library to be demolished and the wall to Christ's Lane. Specifically, the existing library is listed only by virtue of its attachment to the earlier listed buildings, it is not considered to be of any special historic interest in its own right nor would it be considered to merit listing at even a lower level.
- 14.4 As noted, the application site, including the wider College site is located within the Central/ Historic Core Conservation Area. Whilst the Conservation Area Appraisal 2017 is organised street-by-street, it is clear that the entrance range of the College makes a very strong contribution to the townscape and historic interest of the area. As one of the earliest colleges, and within such a prominent central location it is not disputed that the College as a whole makes an especially strong contribution to the character and appearance of the Conservation Area.
- 14.5 The opening up of Christ's Lane in 2008 increased the visual prominence of the southeastern gable of the Bodley when looking northwards/ north-west along St Andrew's Street. This view from St Andrew's Street, along Christ's Lane is identified as comprising a "key positive view" within the appraisal.
- 14.6 A representation received from a Heritage Consultant on behalf of the Christ's Lane Action Group (CLAG) has claimed that in their view the existing 1970's library building is neutral contribution to the character and appearance of the adjacent heritage assets. The existing 1974 library building itself is not considered to provide any positive contribution to the

character and appearance of the Conservation Area, largely due to its inactive frontage with the street, as a result of it not being built with the intention of being publicly visible. Whilst as stated by the CLAG consultant the existing building is notably smaller than that proposed, officers considered that it is negative in its contribution to relevant heritage assets.

- 14.7 Christ's College forms part of the larger Registered Park and Garden designation of the area, however, it is considered that Bath Court, which did not exist at the time of the designation is not itself considered to make a significant contribution to the landscape of the College. Indeed, Bath Court is not visible from First, Second or Third Court, or from the Fellow's or Master's Gardens. Consequently, it is considered that it does not have any impact on the main historic components of the historic park and garden. Given the insignificant contribution of Bath Court to the Registered Park and Gardens, in addition to the lack of impact upon the more formal landscaped areas of the College. The development is acceptable with regards to its impact upon the Grade II listed Historic Park and Gardens.
- 14.8 Firstly, when considering the impact of the proposed demolition and replacement of the existing library, the principle of this in heritage terms has previously been approved and continues to be supported. The existing building makes negative contribution to the setting of the highly significant listed buildings such as the Bodley Library, as well as the character and appearance of the conservation area.
- 14.9 The proposed replacement library is substantial in its size in relation to both the plot and many of the surrounding historic parts of the College. Its presence is therefore greater, both externally and internally within the college.
- 14.10 One of the most visually prominent aspects of the development are the five chimneys that face towards Christ's Lane. During the application revised plans have been provided reducing the height of these chimneys by approximately 900mm in response to initial comments received from the Council's Conservation Officer. Following this revision, the very tops of the chimneys would only be visible within glimpsed views from the far side of First Court at eye level. Throughout the pre-application and application process the original height had been considered an acceptable height to limit any impact of this element upon the setting of the Grade I listed buildings with the glimpsed views not considered to harm the setting of the First Court range of buildings.

- 14.11 The recent letter received from CLAG states that there is an impact resulting from the height of the chimneys on the setting of the Bodley Library when viewed from along St Andrews Street. The chimneys themselves are not considered to attempt to be subservient in their scale and design, rather they attempt to contribute to a 'presence' along the lane. Whilst they are a prominent feature within views along Christ's Lane, they remain lower in height than the adjacent Bradwell's Court re-development. Both the Council's Conservation Officer and Historic England officer are in agreement that this change improves the impact of the proposal such that the chimneys themselves would not result in any harm to the setting of the Bodley Library.
- 14.12 This prominence of the proposed development is perhaps most visible in relation to the highly significant Bodley Library within views from along St Andrews Street, Christ's Lane and internally within Bath Court. Whilst the separation afforded to the Bodley is increasing as a result of the development, the height and proximity of the building, particularly the staircase tower is notably increased.
- 14.13 The height of the staircase tower has been raised as an issue by both the internal Conservation Officer and the Historic England officer, with the latter recommending that a reduction in height would improve the relationship of the proposed building to the Bodley Library.
- 14.14 The applicant however has chosen to retain the current height of the proposed staircase tower. The impact that this increase in scale would have upon the setting of the Bodley Library from public views along St Andrews Street and Christ's Lane is, in line with the comments from the Council's Conservation officer, considered to result in harm, on the lower end of less than substantial scale, to the setting of the Grade I listed building.
- 14.15 This harm is however, considered to be restricted to the setting of the Bodley Library which forms a part of the single, overall Grade I listed Christ's College site. Other elements of the proposed development, including the increased spacing between the Bodley are considered to mitigate any further harm to the setting of the Grade I listed buildings. These elements must be considered on the basis of this application. It is only if they do not require planning permission that internal works to the listed buildings are a matter for consideration within the relevant listed building consent application.
- 14.16 One notable aspect is the works proposed to Bath Court, the elevation of the proposed library facing towards this space and the impact that this has

upon the setting of the buildings on the southern side of First Court. The recent letter received on behalf of CLAG states that they consider the proposal to result in less than substantial harm to the setting of the northern range of Bath Court.

- 14.17 Whilst the proposed library would enclose Bath Court to a greater extent than the existing library. The high-quality design, combined with enhancements to the landscaping of Bath Court are considered to mitigate the impact of the increase in scale upon the other aspects of the listed buildings such that they do not result in any further harm beyond that identified to the Bodley Library.
- 14.18 As set out in paragraph 215 of the NPPF, any less than substantial harm to heritage assets should be weighed against the public benefits of the proposal, including, where appropriate, securing its optimum viable use.
- 14.19 The proposed development has been submitted taking into account the views of students. The current library facilities within the College are lacking in quality and falling below standards. The College buildings, including the existing library present significant accessibility difficulties with multiple variations in floor levels, in addition to an overall lack of sufficient study space, poor installation/ sustainability performance, and an extremely underused outdoor space within Bath Court. Officers consider therefore, that, by proposing a significant increase and improvement in the library facilities available to students within the College site, it is bringing the library of the College up to date with the current requirements of the students. As considered through paragraph 215, officers consider that the proposed development would help to secure the ongoing use of the listed buildings for their intended, educational use.
- 14.20 In addition to securing the optimum viable use of the site, the proposed development is considered to provide certain public benefits that are given weight in the planning balance as referred to in paragraph 215. The development's public facing Christ's Lane façade is considered to be significantly enhanced from that of the existing 1970's library building. This within a highly visible, public space, would result a tangible public benefit. In addition to the appearance of the façade itself, the provision of a large, integrated public bench is a further, albeit relatively minor public benefit arising from the scheme.
- 14.21 Paragraph 219 of the NPPF meanwhile adds that "Local planning authorities should look for opportunities for new development within Conservation Areas and World Heritage Sites, and within the setting of

heritage assets, to enhance or better reveal their significance. Proposals that preserve those elements of the setting that make a positive contribution to the asset (or which better reveal its significance) should be treated favourably.”

- 14.22 There is an additional consideration that the proposed development would enhance and better reveal the significance of the College’s heritage assets more favourably than at present. The proposed library facilities, in addition to an increased physical separation to the Bodley Library, would provide additional book storage facilities that would facilitate the continued use of the Bodley Library for its intended purpose and allow for glimpsed views into the reconfigured Bath Court.
- 14.23 It is fundamental to recognise that there are two separate statutory duties when considering harm to listed buildings and harm to conservation areas, falling under sections 66 and 72 of the Listed Buildings and Conservation Areas Act 1990, respectively. Likewise, section 102 of the Levelling-up and Regeneration Act 2023 requires separate consideration of the effects on relevant heritage assets, including registered parks and gardens. Therefore, officers consider it important to clarify that the overall impact upon the listed buildings being neutral is identified separately from any impact upon the conservation area, and the Registered Park and Garden.
- 14.24 The overall impact of the proposed new library building upon the character and appearance of the conservation area is considered to be a positive one. The current uncovered wall now facing onto Christ’s Lane is replaced by a façade that balances the need for a “formal” elevation befitting of a college such as Christ’s with elements that provide engagement for passers-by. Subject to the conditions requested by the conservation officer in their comments, it is considered on balance, that the proposed library building, despite the increase in scale, would result in an enhancement to the overall character and appearance of the conservation area. In addition to resulting in no adverse harm to the Grade II listed College Historic Park and Garden.
- 14.25 Other works are proposed to the internal layout of the existing buildings within the College grounds in order to improve accessibility and to modernise/ improve the efficiency of existing elements of the College. The remainder of the works are not considered to require planning permission and therefore are assessed in greater detail in the relevant Listed Building Consent application. In conclusion however, these elements are not considered to result in any harm to the relevant heritage assets.

- 14.26 A number of conditions have been requested by the Council's Conservation Officer requiring additional details of the proposed works. Whilst all of the conditions are considered to be relevant and necessary, those requested relating to the recording of the listed building and timber frame works are recommended to be attached to the relevant Listed Building Consent application as opposed to this FUL application.
- 14.27 Archaeology
- 14.28 The application site, located within the historic core of Cambridge is in an area of high archaeological potential, including a Roman Road following St Andrew's Street, just south of the application site.
- 14.29 Whilst a Desk Based Assessment has been provided in support of the application, given the potential for archaeological remains surrounding the site, a condition requiring submission and implementation of a programme of archaeological work is recommended.
- 14.30 Overall
- 14.31 In conclusion, great weight should be given to the conservation of any designated heritage asset. Whilst there is a level of harm identified to the highly significant Grade I listed Bodley Library, this harm, at the lower end of the less than substantial scale, is considered to have been clearly and convincingly justified. Additionally, as concluded by the Council's Conservation Officer, the development of new increased library facilities would help to secure the listed building's optimum viable use. The overall impact upon the relevant listed buildings is therefore considered to be neutral and would preserve their special historic and architectural interest in accordance with Section 66 of the Listed Buildings and Conservation Areas Act 1990.
- 14.32 Separately, the impact of the proposed development upon the Historic Core Conservation area and the Registered Park and Garden is considered to be an enhancement. As concluded by the Council's Conservation Officer, the proposed elevation to Christ's Lane represents an enhancement to the conservation area due to the improved quality of the proposed design and materials as well as the new view into Bath Court.
- 14.33 In line with comments received from Historic England and the Council's Conservation officer, who raise no objection to the development, the development is not considered to result in any overall harm to the relevant heritage assets, applying paragraph 215 of the NPPF. Officers consider

that the scheme does provide public benefits through the enhancements to the Christ's Lane façade and provision of integrated seating along Christ's Lane.

- 14.34 In accordance with local and national policies, as well as sections 66 and 72 of the Listed Buildings and Conservation Areas Act, special regard must be given to the desirability of preserving listed buildings, including their settings; special attention must be paid to the desirability of preserving or enhancing the character or appearance of conservation areas; and special regard must be given to the desirability of preserving or enhancing registered parks and gardens, including their settings. The statutory duties carry considerable importance and weight when weighing any harm against any benefits or countervailing factors. Overall, the development is considered to preserve the setting and significance of the listed buildings, enhance the character and appearance of the Conservation Area and Registered Park and Garden. It is therefore compliant with the provisions of the Planning (LBCA) Act 1990, the NPPF, the Levelling-up and Regeneration Act 2023, and Policy 61 of the Local Plan.

15. Carbon reduction and sustainable design

- 15.1 The application is supported by a sustainability statement outlining the approach adopted by the application towards sustainable design.
- 15.2 Given the nature of the works proposed, mixing both a new build library with elements of refurbishing existing, historic buildings, a bespoke strategy has been proposed throughout the pre-application process through to this application.
- 15.3 The development specifically seeks to follow Passivhaus principles for the new build element with high performing thermal fabric, airtightness, efficient air source heat pumps, innovative clay radiant ceiling heating system, mechanical ventilation with heat recovery and provision of on-site renewable technology through south facing PVs on the rooftop.
- 15.4 The existing buildings are to be subject to roof insulation with glazing upgrades to the Upper Hall along with moving from gas heating to fully electric air-source heat pumps.
- 15.5 Overall, the targets set out within the provided sustainability statement are, in consultation with the Council's Sustainability Officer, considered to be appropriate. They seek to achieve high standards of energy efficiency,

water efficiency and carbon reduction within the constraints of working within historic buildings.

15.6 Overall, therefore, it is considered that the appropriate steps have been followed, taking a hierarchical approach to improving the sustainability performance of the historic buildings within the college. A number of conditions are requested by the Council's Sustainability Officer, relating to:

- Compliance with the provided sustainability statement
- Rainwater harvesting
- Water efficiency calculations
- Water metering

15.7 All of which are considered to be appropriate and reasonably necessary to ensure that the development provides an acceptable level of environmental sustainability enhancements.

15.8 The applicants have suitably addressed the issue of sustainability and renewable energy and subject to conditions the proposal is compliant with policies 28, 29 and 63 of the Local Plan of the Local Plan and the Greater Cambridge Sustainable Design and Construction SPD 2020.

16. Biodiversity

16.1 In accordance with policy and circular 06/2005 'Biodiversity and Geological Conservation', the application is accompanied by an Ecological Impact Assessment.

16.2 This provided assessment concludes that the Statutory 10% Biodiversity Net Gain (BNG) is not triggered in this case given that the permanent works proposed would not impact greater than 25m² of on-site habitat. Given that the majority of the site comprises either existing buildings or sealed surfaces, this is not disputed. It is acknowledged that the temporary facilities for use during the construction phase are proposed on the grass within Second Court. Given their temporary nature however, and the fact that the grass will be returned to its previous condition, this is not considered to be reasonable to trigger BNG requirement for the proposal.

- 16.3 The submitted report also states that no protected species will be affected by the development. Indeed, all of the buildings are suitably sealed and of construction that would make it unlikely for bat or bird species to use them to roost.
- 16.4 The application has been subject to formal consultation with the Council's Ecology Officer, who raises no objection to the proposal and the conclusions reached within the provided Ecology Assessment. This includes the recommendation that ecological enhancements are sought within the site. Details of which can be secured by way of a condition as recommended.
- 16.5 In consultation with the Council's Ecology Officer, subject to an appropriate condition, officers are satisfied that the proposed development complies with policy 70 of the Local Plan, the Biodiversity SPD 2022, the requirements of the Environment Act 2021 and 06/2005 Circular advice.

17. Water management and flood risk

- 17.1 The site is in Flood Zone 1 and is therefore considered at low risk of flooding. Bath Court and parts of Second Court within the College are however at a low risk of surface water flooding.
- 17.2 The applicants have submitted a Flood Risk Assessment and drainage strategy in support of the application. As part of the proposed development, a new sustainable drainage system is proposed to be incorporated helping to manage surface water for storm events up to the 1in100 year level including climate change allowance. It is concluded that surface water from the proposed development can be controlled through the use of attenuation, restricting the flow of surface water to 2l/s.
- 17.3 The Local Lead Flood Authority (LLFA) has advised that there is no objection to the proposed development, supporting the use of rain gardens for controlling the rate of surface water drainage from the site in addition to providing water quality treatment. Conditions are recommended by the LLFA relating to a scheme of surface water drainage as well as control measures for surface water run-off during construction.
- 17.4 Anglian Water has provided a number of comments on the application following changes to their view in respect of foul water drainage capacity. The most recent comments follow additional information provided by the applicant that confirms the proposal would not result in an increase in the

number of students or staff within the Chris's College site, nor does it result in a change of function. In addition to pre/ post development flow rate calculations, the use of more modern "low-flow" appliances within the replacement building results in a reduction in peak flow rates within the site from 3.96 l/s to 3.72 l/s.

- 17.5 As such, Anglian Water have confirmed that they have no objection to the proposed development as the application would not lead to any additional risks to the Cambridge water recycling centre. An additional condition is recommended by Anglian Water relating to compliance with the provided Drainage Strategy to ensure that flow rates do not exceed the suggested 2l/s. Given the LLFA comments requesting a detailed scheme of surface water drainage, it is considered that the condition requested by Anglian Water is not required.
- 17.6 The applicants have suitably addressed the issues of water management and flood risk, and subject to conditions the proposal is in accordance with policies 31 and 32 of the Local Plan and NPPF advice.

18. Highway safety and transport impacts

- 18.1 Within the grounds of the College there is limited vehicular access whilst the development proposed is not seeking any alterations to this existing arrangement. Access to the library by students would be from within the college grounds. There is an existing access into Bath Court from Christ's Lane beneath the bridge linking the Bodley library to the existing library. This entrance is to be retained between the expanded opening between the historic library and that proposed.
- 18.2 The application is supported by a Transport statement and draft construction management plan. These documents confirm that the proposed development is not expected to result in any meaningful increase in the number of students or staff within the college. Which, combined with the lack of vehicular access to the library is such that the proposals are not considered likely to result in any notable change in traffic movements.
- 18.3 Deliveries to the library kitchen are proposed to remain as existing, from along either Christ's Lane or Drummer Street between 06:30am and 09:00am. Officers do not consider that the frequency of such deliveries is likely to significantly increase as a result of the proposed development.
- 18.4 Concerns regarding the construction impacts of the proposed development have been raised frequently by third parties and at the

previous Development Control Forum. These concerns were centered around the safety of pedestrians using the surrounding streets, including along Christ's Lane itself which is a busy thoroughfare between key parts of the city and the Drummer Street bus station.

- 18.5 Whilst Construction management plans are often not provided until conditions stage, a draft document has been provided in support of the application setting out the construction strategy at this stage.
- 18.6 It is acknowledged that Christ's College & Jesus College are the head leaseholders of the land beneath Christ's Lane, with the County Highways Authority adopting over half of the width of Christ's Lane as public highway. The division of the path is denoted approximately by the drainage gutter running along Christ's Lane with the land closest to the College being private land and that closest to Bradwell's Court being adopted public highway.
- 18.7 The draft construction plan provided estimates that an average of two deliveries per working day will be received along Christ's Lane with vehicles reversing in from St Andrews Street. In addition to this, a high number (10 deliveries per day) will be received from the rear of the site using gates into the college at the northern end of Drummer Street bus station. Whilst the number and specific arrangement has not been finalised at this stage, each area receiving deliveries will be served by an appropriate number of staff/ banksman to ensure safety. It is not proposed at any point to fully close Christ's Lane for pedestrian access. In any case, given it is an adopted highway, this would require a Traffic Regulation Order to be agreed with the County Council.
- 18.8 The application has been subject to formal consultation with Cambridgeshire County Council's Local Highways Authority and Transport Assessment Team, who raise no objection to the proposal. The Local Highways Authority have requested the addition of a condition requiring the submission of a traffic management plan prior to any works. This condition is considered to be required in order to protect pedestrian safety during construction works.
- 18.9 Subject to conditions as applicable, the proposal accords with the objectives of Policies 80 and 81 of the Local Plan and is compliant with NPPF advice.

19. Car and cycle provision

- 19.1 As existing, there is no vehicular access to the site within the application boundary. There is a small area of car parking within the College along Hobson Street although this is not considered to be relevant to the proposed development given the lack of additional trips envisaged as a result of the development.
- 19.2 As with car parking, there is no existing cycle parking within the application site with none proposed as part of the application. It is understood that currently students utilise public cycle parking areas within close proximity to the site. Again, given the fact that the proposed development is not expected to result in any increase in student or staff numbers, it is not considered to be reasonable to require any additional cycle parking within the application site.
- 19.3 The proposed cycle parking is compliant with policy 81 of the Local Plan.

20. Amenity

- 20.1 The application site is located on the southern edge of the College site with the proposed library building being surrounded on three sides by existing college buildings. Despite this, to the south of the application site is the building initially named Bradwell's Court with a number of retail units on the ground floor, beneath an overhanging first and second floor, housing multiple residential apartments.
- 20.2 During the process of the application daylight sunlight studies have been provided to demonstrate the impact of the proposed development on the adjacent residential properties.

Neighbouring properties

- 20.3 Impact on the residential properties of Bradwell's Court
- 20.4 Whilst Christ's Lane itself is slightly wider given the overhang of the first floor level of Bradwells Court, the first and second floor of Bradwells Court are understood to be separated by approximately 6.5 metres from the southern elevation of the proposed library building. Having visited the residential apartments within the second and third floors of Bradwells Court, it was evident that the closest part of this building to the College and therefore also the proposed library is a shared access deck that runs along the length of the building. It was noted that there were some small tables and chairs set out along this area, however given the residential

units all have their own private gardens, it is not considered that this area provides any significant amenity value for the residential units and is rather a means of access.

- 20.5 Having reviewed floor plans of the adjacent neighbouring properties, in addition to visiting the apartments, it is understood that for units 4-10, in addition to front doors, each property has two windows facing north towards the application site serving both a kitchen and bathroom. Each of these units appears relatively open plan at second floor level with large living spaces opening out to private gardens to the south. These properties are also all duplex units with bedrooms located the floor above with these northern facing windows further set back from Christ's Lane and the proposed library.
- 20.6 Whilst units 4-10 of Bradwells Court are likely to be the most significantly impacted by the proposed development, there are additional units that do not face directly towards the proposed replacement library namely units 1 and 11 at either end of the northern elevation.
- 20.7 The provided daylight & sunlight study concludes that all of the windows assessed with a requirement for daylight pass the Vertical Sky Component (VSC) test with the exception of Window 78. This window is one of the first floor windows that serves the open plan living space of unit 4. It is not considered that the window is the primary window serving this habitable space which would rather be the larger opening at the southern side of the property. It is also acknowledged that the existing VSC level of this window is significantly compromised by the overhang above the covered walkway to the north. Specifically, the existing VSC level of the window is 5.1% meaning that the reduction of only 1.7% exceeds the BRE guidance that levels should not fall below 80% of the initial level. Comments within the recent letter received on behalf of Christ's Lane Action Group noted an error within the modelling of the submitted Daylight & Sunlight report. An updated version of this report has been received during the application clarifying the windows shown on the modelling. Officers are therefore content that the information within the provided report is accurate and can be relied upon.
- 20.8 With regards to the Daylight Distribution test (No Skyline Test) this is applied to understand the daylight distribution within buildings, evaluating the areas of rooms where no part of the sky would be visible. In this instance every one of the rooms assessed passed the test meaning that there is less than 20% of the room where the sky is not visible and any existing values have not been reduced to less than 80% of their initial value.

- 20.9 Considering the above, the only window that fails the VSC test is not considered a primary window, which is highlighted by the fact that the room it serves passes the NSL test. This, taken in combination with the fact that the window is significantly impacted by the overhang above, is such that it is considered the impact of the proposed development from loss of light is acceptable.
- 20.10 Having visited the neighbouring building, there is no doubt that the proposed replacement library, owing to its height, would be visible from the neighbouring properties within Bradwells Court. The loss of a view is not a material planning consideration that carries any weight in the planning balance. Whilst the overbearing nature of a proposal is a consideration, in this instance, the distance between the habitable windows of the neighbouring properties and the height of the proposed library is such that the development is not considered to result in an overbearing impact.
- 20.11 There are a number of windows within the southern elevation of the proposed library building that would face towards the neighbouring residential properties of Bradwells Court. Those windows at the third floor level of the proposed library would be at a similar height to the deck access and subsequently the front windows of the neighbouring properties of Bradwells Court.
- 20.12 The separation distance between the windows of the library and those of the neighbouring properties is understood to be approximately 9 metres, with the balustrade of the deck access providing a certain level of screening between the two. Whilst similar in level, the windows within the library do sit lower than those of the residential properties meaning that there would not be a direct line of sight between the two. Therefore, given the deck access between the two, it is not considered that there would be any direct overlooking and therefore loss of privacy as a result of the proposed development.
- 20.13 In addition to the windows of the proposed library, a garden terrace is also proposed to the eastern edge of the site between the library itself and the Upper Hall. It is noted that concerns have been received relating to the impact of the use of this terrace upon the residential properties within Bradwells Court.
- 20.14 The terrace itself is set back from the Christ's Lane elevation of the site by approximately 3.7 metres. Given the height of the terrace, significantly lower than that of the residential units within Bradwells Court, it is not

considered that there would be any direct overlooking from this area towards neighbouring occupants. Whilst the potential use of the outdoor area would not be expected to result in any significant noise disturbance above that to be expected from pedestrians along Christ's Lane. Given therefore, the additional distance between the terrace and residential properties of Bradwell Court the impacts of this element of the proposal are not considered to be significant.

20.15 Impact upon the retail units of Bradwells Court

20.16 Concerns have been raised by multiple third parties regarding the impact of the proposed development on the adjacent retail units on the ground and first floors of Bradwells Court to the south of the application site. Whilst there are a number of different premises along the southern side of Christ's Lane, they are all considered to fall within a form of retail use.

20.17 BRE guidance within the "Site layout planning for daylight and sunlight" (BR209), states that the guidelines within the document "may also be applied to any existing non-domestic building where the occupants have a reasonable expectation of daylight; this would normally include schools, hospitals, hotels and hostels, small workshops, and some offices.

20.18 In this instance, it is not considered, that within retail units such as those adjacent the site, users would have any significant expectation of daylight. The majority of users of shops such as these are likely to only visit for a short period of time before leaving. It is therefore not considered to be reasonable to apply the BRE guidelines and to assess the impact of the proposed development upon these units.

20.19 Impact upon Christ's Lane itself

20.20 In addition to the impact upon the retail units along Christ's Lane, concerns have also been raised by interested parties regarding the overshadowing of and impact upon the amenity of Christ's Lane.

20.21 Christ's Lane's primary function is as a throughfare linking important retail hubs, the city centre and the Drummer Street Bus Station. Given its importance as a means of connection within the city, it is heavily used by pedestrians throughout the day. In addition as a means of connectivity however, it occasionally hosts pop-up stalls serving food and drink, as well as seating outside of the Starbucks café on the southern side.

- 20.22 In addition to the impact upon the character of this area as assessed previously within this report, consideration must also be given to the impact upon it as an area of amenity.
- 20.23 A recent letter has been received on behalf of the Christ's Lane Action Group with regards to the impact upon Christ's Lane from loss of light and overshadowing. Within this statement it is argued that, given the amenity value of Christ's Lane, a full assessment to BRE standards is required in order to be able to assess the application's impact in this regard.
- 20.24 Whilst officers do not consider that a full assessment is required regarding the impact upon Christ's Lane, additional information has been provided by the applicant in the form of a daylight study highlighting the impact of the proposed development.
- 20.25 The development, and new library building would undoubtedly somewhat enclose part of Christ's Lane as a result of the increase in height. It is not considered however, as shown on the provided shadowing studies, that this increase in height would result in any significant, further overshadowing of Christ's Lane. The Bradwells Court redevelopment, being to the south of Christ's Lane and greater in height would be the primary building impacting the area and itself casts a shadow over the majority of Christ's Lane at ground level. It is also considered that the Lane would retain late afternoon sunlight from the western end of Christ's Lane that would remain unobstructed by the development.
- 20.26 As highlighted in the letter received, the development proposed would increase the level of shadowing upon the Bradwells Court redevelopment, however as discussed above, this impact is not deemed significant.
- 20.27 As a result, given the function of Christ's Lane primarily as a pedestrian thoroughfare, the impact of the development upon this space is not considered to be significant or to result in any meaningful harm.
- 20.28 The proposal is compliant with policies 35 and 58 of the Local Plan.

Accessible design

- 20.29 The Design and Access Statement as well as the Planning Access Statement set out the accessibility principles of the proposal and the steps taken to improve over the existing buildings shortcomings.

- 20.30 The proposal has the potential to meet the requirements of Approved Document M Volume 2 that relates to non-domestic buildings. this includes two new passenger lifts, one serving the library and the other to serve Bath Court, the kitchen, Upper Hall and the Old Combination Room. There is also step-free access to all parts of the buildings including the terraces.
- 20.31 It is noted that there is a single new step proposed near any existing staircase required in order to achieve step-free access to the Old Combination room from the lift to Bath Court. In addition to the above, a multi-faith prayer room is proposed at ground flood off Bath Court.
- 20.32 The existing library building, and wider College site are considered to be extremely inaccessible for a number of reasons, including the lack of level access throughout. The Councils Access Officer has been consulted on the application and attended a meeting as part of the pre-application process. The Officer has supported the improvements proposed within development in comparison to the existing situation.
- 20.33 Overall, it is considered that careful consideration has been given to ensuring that the proposal meets the principles of inclusive design, in accordance with Policy 56 of the Cambridge Local Plan 2018.
- 20.34 Construction/ demolition impacts
- 20.35 The nature of the application site being tightly constrained with neighbouring residential properties nearby is such that the demolition and construction phases of development would have a certain level of impact on the public space of Christ's Lane, as well as the neighbouring residential properties of Bradwells Court.
- 20.36 The length of the construction period for the proposed development is not understood to be fully known at this stage. However, as set out in the draft construction management plan, the disruption from the construction works is likely to be focussed around Christ's Lane and Drummer Street Bus Station.
- 20.37 The Council's Environmental Health Team have assessed the application and have raised no objection to the construction phase of the proposed development. This is subject to conditions recommended relating to Construction/ Demolition hours, Demolition/ construction collections & deliveries, Construction/ demolition noise/ vibration & piling and dust. All of which are considered to be reasonable and necessary to protect the amenity of surrounding residents during the construction phase.
- 20.38 Plant Noise

- 20.39 The proposed development, in order to meet the proposed sustainability targets is proposed to include plant room at first, second and third floors, with the noise generating units located on the rooftop. Specifically, the noise generating units comprise 2No. Air Source Heat Pumps (ASHP) and 4No. Mechanical Ventilation with Heat Recovery units (MVHR).
- 20.40 As set out in the provided noise impact assessment, the proposed ASHPs are significantly louder than the proposed MVHR units and therefore dictate the noise environment of the proposed development. It is also confirmed that both ASHPs will operate between 06:00-23:00, ASHP 2 will not operate between 23:00-06:00 whilst ASHP 1 will be operating in Super Silent Mode.
- 20.41 The provided noise impact assessment concludes that the noise levels at the site are dictated by road traffic primarily from along St Andrews Street as well as pedestrian traffic including along Christ's Lane.
- 20.42 There is no objection, in line with comments from the Environmental Health officer to the conclusion within the Noise Assessment, that the site is suitable for the development proposed, including the relevant plant. A condition requiring specific noise assessment to include insulation/mitigation to be provided prior to the installation of any plant is considered to be reasonable and necessary to protect the amenity of neighbouring occupiers.
- 20.43 Odour
- 20.44 Forming part of the application is the refurbishment of the College kitchens including changes to the internal layout which will require alterations to the existing ventilation system. Additionally, during the construction phase, a temporary building to house the kitchens and dining facilities is proposed within the Second Court of the college.
- 20.45 The proposed chimneys projecting above the library building provide a route for exhaust from the proposed kitchen facilities. Whilst the reduction in the height of the chimneys is considered preferable in design terms, it is acknowledged as highlighted by the Environmental Health Officer, that this may compromise their effectiveness for ventilation.
- 20.46 Overall, however, despite the reduction in height of the chimneys, the odour impact assessment and proposed mitigation is considered to be acceptable such that no significant odour impacts are envisaged. A

condition requiring with the provided odour assessment is considered to be required to ensure that the impact in this regard is acceptable.

20.47 Artificial Lighting

20.48 Limited information has been provided regarding the details of any artificial lighting within the application site. Given the potential sensitivity with nearby residential properties, a condition requiring an impact assessment and lighting scheme is required prior to the installation of any artificial lighting.

20.49 Contaminated Land

20.50 Whilst there is no specific historic use that makes the site potentially contaminated, it is a brownfield site and therefore a contaminated land risk assessment has been undertaken and provided in support of the application.

20.51 The conclusion of this assessment is that 60mm of Made Ground is removed within the landscaped areas of Bath Court and replaced with clean topsoil.

20.52 In line with the comments received from the councils Environmental Health Officer comments, there is no objection to this recommendation within the report. A condition relating to unexpected contamination along with another requiring provision of a materials management plan are considered to be appropriate and necessary in this instance.

20.53 Air Quality

20.54 An Air Quality Assessment has been provided in support of the application along with a construction dust risk assessment.

20.55 The operational use of the site is not considered to raise any concerns with regards to air quality. As discussed relating to Construction/ demolition, a Dust Management Plan is required to be provided via a condition.

20.56 Summary

20.57 The proposal adequately respects the amenity of its neighbours and of future occupants. Subject to conditions, the proposal is compliant with policies 55, 56, 57, 58, 59 of the Local plan. The associated construction

and environmental impacts would be acceptable in accordance with policies 33, 34, 35 and 36 of the Local Plan.

21. Other Matters

Public Art

- 21.1 Whilst proposed along Christ's Lane, and therefore within the public realm, the bench proposed is not considered to fall within the criteria of public art. Rather it is a functional output of the proposed development that carries some, limited public benefit. Whilst replacing an existing bench, it is notably larger in size.
- 21.2 One more tangible public benefit proposed as part of the amended information provided is the potential for the gate opening out onto Christ's Lane from Bath Court, between the Bodley and proposed library to be designed in a way that meets the definition of public art. Whilst the gate would remain closed to the public, it is considered a design solution could be found that would allow views through the gate into Bath Court, whilst providing a feature that is of interest and importantly publicly accessible.
- 21.3 A condition is recommended requiring details of any public art to be provided prior to development above ground. Subject to this, the proposal would be considered to comply with the requirements of the Cambridge City Public Art SPD.

Crime

- 21.4 Concerns have been raised by third parties regarding the impact that the proposed development may have upon the safety of pedestrians using Christ's Lane, especially at night. Whilst the proposal would increase the height of the façade along Christ's Lane, it is considered that the perceived surveillance would be increased by virtue of the number of windows within the façade facing onto Christ's Lane.
- 21.5 The Police liaison officer has commented on the development raising no objection, with a condition recommended regarding "secured by design". Given that officers do not consider the development would result in any notable reduction in safety, it is deemed that this condition is not required.

Waste

- 21.6 Comments have been received from the Councils Shared Waste Officer requesting details of a waste management plan to be required via a suitably worded planning condition. Given that the development is seeking no alteration to the existing waste arrangements for the college, and that there is no increase in students or staff within the site, it is considered that a condition such as this would not be lawful.

22. Third party representations

- 22.1 The remaining third-party representations not addressed in the preceding paragraphs are summarised and responded to in the table below:

Third party comment	Officer response
Reactive provision of additional information	The application was validated without a daylight sunlight assessment. Officers considered that this was required and the information was subsequently provided. It was officers' view that since the application had been validated, the subsequent provision of this information is not the fault of the applicant.
Misleading views within the TVIA	Whilst concerns have been raised regarding the accuracy of the information within the provided TVIA. There is no reason for the council to believe that the visuals within this document are in any way misleading.
Lack of assessment of alternative locations.	Whilst the applicant has provided a site selection process as part of the design and access statement. The application must be assessed on its own merits including the library in the currently proposed location.

Table 3 Officer response to third party representations

23. Planning obligations (S106)

- 23.1 The Community Infrastructure Levy Regulations 2010 have introduced the requirement for all local authorities to make an assessment of any planning obligation in relation to three tests. If the planning obligation does not pass the tests then it is unlawful. The tests are that the planning obligation must be:
- (a) necessary to make the development acceptable in planning terms;
 - (b) directly related to the development; and
- 23.2 Policy 85 of the Cambridge Local Plan states that permission will only be granted if it can be demonstrated that there is, or will be, sufficient infrastructure capacity to support and meet all the requirements arising

from the new development. Where existing infrastructure will be placed under strain due to the impact of new development, improvements to existing infrastructure or compensatory provision should be made so that an appropriate level of infrastructure is maintained.

- 23.3 Comments have been received from the Councils S106 officer regarding the proposed development, stating that, in their view, financial contributions should be sought totalling £20,000 towards the provision of and/ or improvement of the public realm facilities at and in the vicinity of Christ's Lane, Cambridge. An addition £2,200 is requested towards the monitoring and administration of the S106 agreement.
- 23.4 The comments from the S106 officer state that the relevant wording within the S106 SPD is that "It is not intended that the Planning Obligation Strategy should attempt to cover every possible circumstance that may need to be included in a planning obligation. This would be impossible as sites, developments and circumstances vary greatly and many planning obligations will therefore need to be development-specific in nature and may be unique to the individual development, for example, contaminated land issues, archaeological mitigation measures, occupational restrictions, historic building restoration requirements. Such requirements would need to be assessed on a case-by-case basis, taking into account the specific nature of individual developments"
- 23.5 Whilst officers do not dispute that the requirement for contributions can be assessed on a case-by-case basis, in any instance they must meet the above CIL tests to ensure that they are lawful.
- 23.6 In this specific case, as is acknowledged by the S106 officer, the proposed development is not forecast to result in any increase in student numbers. It would result in a notable increase in gross internal area within the site, however this is in order to bring the library facilities up to the required level for the college and the current number of students.
- 23.7 As a result, given the number of people accessing the site is not expected to increase, financial contributions towards improvements to public realm along Christ's Lane are not considered to be reasonably related in scale to the proposed development. In any instance, the proposal itself seeks certain improvements to the public realm along Christ's Lane through the façade, public bench and any public art.
- 23.8 Whilst the construction phase would result in a certain level of impact upon Christ's Lane, this would be restricted to a temporary period of time and not therefore suitable justification for the requested financial contributions.
- 23.9 As will be set out in the planning balance of this report, officers also consider that the requested contributions are not required in order to make the development acceptable in planning terms, as required by test a) of the CIL legislation.

- 23.10 Overall, therefore, the financial contributions requested by the S106 officer are not considered to be required as they would not meet the necessary CIL tests and as such would not be lawful and would therefore not meet the threshold of Policy 85 of the Cambridge Local Plan.

24. Planning balance

- 24.1 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).
- 24.2 Heritage
- 24.3 Applying the statutory duty under Section 66 of the Listed Buildings and Conservation Areas Act 1990, the scale and siting of the proposed replacement library, specifically the staircase tower, would be prominent within views and the setting of the Grade I listed Bodley Library. Great weight should be given the conservation of this designated heritage asset. Here, the proposal would cause less than substantial (on the lower end of the scale) harm to the significance of the listed building.
- 24.4 Notwithstanding this harm, the development of new, increased library facilities provides clear and convincing justification and helps to secure the optimum viable use of the building. Despite the harm to the listed Bodley Library, the development would result in enhancements to other elements of the Grade I listed College buildings, including but not limited to Bath Court. Overall, the development is considered to preserve the significance and setting of the relevant listed buildings.
- 24.5 Separately, applying Section 72 of the Listed Buildings and Conservation Areas Act and Section 102 of the Levelling-up and Regeneration Act 2023, the proposal is considered to represent an enhancement to both the Historic Core Conservation Area and the Registered Park and Garden.
- 24.6 Overall, therefore, the development's impact upon heritage assets is considered to be neutral with no overall harm, and there would be no conflict with development plan policy on heritage.
- 24.7 The provision of public art in the form of the gate onto Christ's Lane, and the bench within the Christ's Lane façade are public benefits arising as a result of the proposed development. These are attributed limited positive weight in the planning balance.

24.8 Other Benefits

- 24.9 The proposed development is considered to result in significantly improved accessibility within the College including within the new library building. The development would therefore facilitate and allow for the equitable use of the services by its users.
- 24.10 The development proposed, including the replacement library building would also allow for a significant improvement in the environmental sustainability of the College site through the use of renewable energy sources and by upgrading existing infrastructure.
- 24.11 Overall, the proposal is considered to be in accordance with the development plan, and there are no material considerations which indicate that permission should be refused (having taken into account the NPPF and NPPG guidance in particular). Having taken account of the views of statutory consultees and wider stakeholders, as well as all other material planning considerations, the proposed development is recommended for approval subject to conditions.

25. **Recommendation**

- 25.1 **Approve** subject to:
-The planning conditions as set out below with minor amendments to the conditions as drafted delegated to officers.

26. **Planning conditions**

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

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

2. 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. No demolition/development shall commence until the applicant, or their agents or successors in title, has implemented a programme of archaeological work, commencing with the evaluation of the application area, that has been secured in accordance with a Written Scheme of Investigation (WSI) that 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 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 and digital archives.

Reason: To ensure that before any demolition and or development commences that an appropriate archaeological investigation of the site has been implemented before development commences. (Cambridge Local Plan 2018 policy 61).

4. No works shall commence until details of how the listed building is to be properly protected and supported during the carrying out of the works have been submitted to and approved in writing by the Local Planning Authority. The approved means of protection and support shall be implemented without damage to the fabric of the building and its windows and shall remain in place until the works are completed

Reason: To avoid harm to the special interest of the listed building (Cambridge Local Plan 2018, policy 61).

5. No demolition, hereby permitted, shall be undertaken, until details for the careful salvage and reuse of existing materials have been submitted to and approved by the Local Planning Authority. The works shall be carried out in accordance with the agreed details.

Reason: To ensure the reuse of historic materials wherever possible (Cambridge Local Plan 2018, policy 61).

6. Notwithstanding the details shown on the submitted plans, no demolition or construction works shall commence on site until a traffic management plan 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)
- 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 where possible.)
- iv) Control of dust, mud and debris, and the means to prevent mud or debris being deposited onto the adopted public highway.

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

Reason: To ensure that before development commences, highway safety will be maintained during the course of development. (Cambridge Local Plan 2018 Policy 81).

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

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

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

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

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

9. No development, 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 to create buildings or hard surfaces commence.

Reason: To ensure appropriate surface water drainage and prevent the increased risk of flooding (Cambridge Local Plan 2018 policies 31 and 32).

10. Prior to commencement of development, including demolition, 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 and agreed in writing by the local planning authority before any tree works are carried out and before any equipment, machinery or materials are brought onto the site for the purpose of development (including demolition).

In a logical sequence the AMS and TPP will consider all phases of construction in relation to the potential impact on trees and detail 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 supervision, demolition, foundation design (allowing for tree root growth and accounting for heave and subsidence), storage of materials, ground works, installation of services, erection of scaffolding and landscaping.

The development shall be carried out fully in accordance with the approved AMS and TPP.

Reason: To ensure that trees to be retained will be protected from damage during any construction activity, including demolition (Cambridge Local Plan 2018 Policy 71 and Section 197 of the Town and Country Planning Act 1990).

11. No development shall commence (including demolition) until details of the proposed temporary kitchen/ dining facilities have been submitted to and approved in writing by the Local Planning Authority.

The details provided should include the timespan for which the facilities are required and how the land will be restored to its original condition.

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

Reason: To ensure that the proposed development would be acceptable with regards to its impact on relevant heritage assets and protected trees within the site, in accordance with Policies 61, 62 and 71 of the Cambridge Local Plan 2018.

12. No development above ground level shall take place until an ecological enhancement scheme has been submitted to and approved in writing by the local planning authority. The scheme shall include details of bat and bird box installation, hedgehog provisions and other ecological enhancements. The approved scheme shall be fully implemented prior to first occupation or in accordance with a timescale agreed in writing by the local planning authority.

Reason: To conserve and enhance ecological interests in accordance with Cambridge Local Plan policies 57, 59 and 70 and the Greater Cambridge Planning Biodiversity Supplementary Planning Document (2022).

13. No development above ground level, other than demolition, (or in accordance with a timetable agreed in writing by the Local Planning Authority), shall commence until a Public Art Delivery Plan (PADP) has been submitted to and approved in writing by the Local Planning Authority. The PADP shall include the following:

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

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

Reason: To provide public art as a means of enhancing the development and (Cambridge Local Plan policies 55 and 56 and the Cambridge City Council Public Art SPD (2010).

14. No development shall take place above ground level, except for demolition, until details of all the materials for the external surfaces of buildings and ground surfaces to be used in the construction of the development have been submitted to and approved in writing by the local planning authority. Samples of the materials shall be made available on site for inspection by officers. Development shall be carried out in accordance with the approved details.

Reason: To avoid harm to the special interest of the listed building (Cambridge Local Plan 2018, policy 61).

15. No development above ground level, other than demolition, shall commence until a hard and soft landscaping scheme has been submitted to and approved in writing by the Local Planning Authority. The scheme shall include the following:

- a) proposed finished levels or contours; car parking layouts, other vehicle and pedestrian access and circulation areas;
- b) hard surfacing materials;
- c) Street furniture and artifacts (including refuse and cycle storage);
- d) planting plans; written specifications (including cultivation and other operations associated with plant and grass establishment); schedules of plants, species, plant sizes and proposed numbers/densities where appropriate;
- e) boundary treatments indicating the type, positions, design, and materials of boundary treatments to be erected (including gaps for hedgehogs);
- f) an implementation programme.

The development shall be fully carried out in accordance with the approved details. If within a period of 5 years from the date of planting of any trees or shrubs, or 5 years from the commencement of development in respect of any retained trees and shrubs, they are removed, uprooted, destroyed, die or become seriously damaged or diseased, replacement trees and shrubs of the same size and species

as originally planted shall be planted at the same place in the next available planting season, or in accordance with any variation agreed in writing by the Local Planning Authority.

Reason: To ensure the development is satisfactorily assimilated into the area and enhances biodiversity (Cambridge Local Plan 2018 policies 55, 57, 59 and 69).

16. No development above base course (other than demolition and enabling/ utility diversion works) shall take place until a detailed scheme for the approved rainwater harvesting and recycling strategy has been submitted to and approved in writing by the Local Planning Authority. The scheme shall include relevant drawings showing the location of the necessary infrastructure required to facilitate the water reuse. The development shall be carried out and thereafter maintained strictly in accordance with the approved details.

Reason: To respond to the serious water stress facing the area and ensure that development makes efficient use of water and promotes the principles of sustainable construction (Cambridge Local Plan 2018 Policy 28 and the Greater Cambridge Sustainable Design and Construction SPD 2020).

17. No laying of services, creation of hard surfaces or erection of a building shall commence until a detailed surface water drainage scheme for the site, based on the agreed Flood Risk Drainage Strategy Report Parts 1&2 prepared by Smith and Wallwork engineers (ref:0346-SAW-ZZ-ZZ-RP-C-0001) dated 16th May 2025 has been submitted to and approved in writing by the Local Planning Authority. The scheme shall subsequently be implemented in full accordance with the approved details prior to occupation of the first dwelling.

Reason: To ensure appropriate surface water drainage and prevent the increased risk of flooding (Cambridge Local Plan 2018, policies 31 and 32)

18. No new walls shall be constructed until the drawings to a scale of 1:20 providing details of the roof/wall junctions, including eaves, fascias and soffits, wall/floor junctions and wall/wall junctions have been submitted to and agreed in writing by the Local Planning Authority. This includes junctions between historic and new work. Construction of walls shall thereafter take place only in accordance with the approved details.

Reason: To avoid harm to the special interest of the listed building (Cambridge Local Plan 2018, policy 61).

19. No new, replacement or altered joinery shall be installed, nor existing historic joinery removed, until drawings at a scale of 1:20 of all such joinery (doors and surrounds, windows and frames, sills, skirtings, dado rails, staircases and balustrades, etc.) have been submitted to and approved in writing by the Local Planning Authority. The works shall be carried out in accordance with the approved details.

Reason: To avoid harm to the special interest of the listed building (Cambridge Local Plan 2018, policy 61).

20. No rainwater goods shall be installed until details have been submitted to and approved in writing by the Local Planning Authority. Rainwater goods shall thereafter be installed in accordance with the approved details.

Reason: To avoid harm to the special interest of the listed building (Cambridge Local Plan 2018, policy 61).

21. No work shall commence on the relevant areas until details of the following items have been submitted for the prior, written approval of the Local Planning Authority:
- (a) Details of first floor landing alterations including timber samples, to be inspected and agreed on site with the conservation officer, and junctions with new work and existing panelling
 - (b) Details of alterations to panelling
 - (c) Details of photovoltaic panels showing relationship to roof
 - (d) Details of vents, flues and extracts
 - (e) Details of signage
 - (f) Details of external lighting
 - (g) Details of gates and railings
 - (h) Details of structural alterations to listed building

The works shall be carried out in accordance with the agreed details.

Reason: To avoid harm to the special interest of the listed building (Cambridge Local Plan 2018, policy 61).

22. Prior to the installation of any artificial lighting an artificial lighting impact assessment and scheme shall be submitted to and approved in writing by the local planning authority. Internal lighting within the proposed covered Library Court shall also be considered. The scheme shall

include details of any artificial lighting of the site and an artificial lighting impact assessment with predicted lighting levels at proposed and existing residential properties shall be undertaken (horizontal / vertical isolux contour light levels and calculated glare levels) . Artificial lighting on and off site must meet the Recommended Maximum Values of Light Parameters for the Control of Obtrusive Light contained within the 'Institute of Lighting Professionals - Guidance Note 01/21: the Reduction of Obtrusive Light - GN01/21', (or as superseded). Any mitigation measures to reduce and contain potential artificial light spill and glare as appropriate shall be detailed.

The artificial lighting scheme as approved shall be fully implemented before the use hereby permitted is commenced and shall be retained thereafter.

Reason: To minimise the effects of light pollution on the surrounding area (Cambridge Local Plan 2018 policy 34)

23. No operational plant, machinery or equipment shall be installed until a noise impact assessment of and any noise insulation/mitigation as required for the said plant, machinery or equipment has been submitted to and approved in writing by the local planning authority. The noise impact assessment shall also consider any plant rooms. Any required noise insulation/mitigation shall be carried out as approved and retained as such.

Due regard shall be given to the recommendations detailed in the submitted 'Plant Noise Assessment New Library, Christ's College, Cambridge Report reference: RP01-24365-R3, Revision 3 dated the 23 May 2025', by Cass Allen.

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

24. Prior to occupation, a Materials Management Plan (MMP) detailing the removal of Made Ground and its replacement with validated clean topsoil (as per the recommendations of the Site Investigation Report by Lucion, ref: 125396, dated Feb 2025) shall be submitted to and approved in writing by the Local Planning Authority.

Reason: To ensure that no unsuitable material is brought onto the site in the interest of environmental and public safety in accordance with (Cambridge Local Plan 2018 Policy 33).

25. The development hereby approved shall not be occupied until a post construction statement confirming that the provisions as set out in the Sustainability Statement (Skelly & Couch, 1685-SAC-RPT REV 2) have been fully implemented.

Reason: In the interests of reducing carbon dioxide emissions and promoting principles of sustainable construction and efficient use of buildings (Cambridge Local Plan Policy 28 and the Greater Cambridge Sustainable Design and Construction SPD 2020).

26. Prior to the occupation of the proposed development, or as soon as reasonably practicable after occupation, evidence in the form of the BREEAM Wat01 water efficiency calculator shall be submitted to and approved in writing by the Local Planning Authority. Such evidence shall demonstrate the achievement of no less than 5 Wat01 credits. The development shall be carried out and thereafter maintained strictly in accordance with the agreed details set out within the BREEAM Wat01 water efficiency calculator.

Reason: To respond to the serious water stress facing the area and ensure that development makes efficient use of water and promotes the principles of sustainable construction (Cambridge Local Plan 2018 Policy 28 and the Greater Cambridge Sustainable Design and Construction SPD 2020).

27. Prior to first occupation a comprehensive water metering and monitoring system shall be commissioned and installed within the building to quantify at least daily: the total volume of mains water used, the total volume of greywater reclaimed, and the total volume of rainwater used. No occupation shall occur until such time as the local planning authority has been notified through an independent verification report that the water metering and monitoring system has been installed and is fully functional. The metering and monitoring system shall be retained in a fully functioning operational use at all times and for the lifetime of the development.

Reason: To ensure that the development makes efficient use of water and promotes the principles of sustainable construction in accordance with Policy 28 of the Cambridge Local Plan 2018, the Greater Cambridge Sustainable Design and Construction SPD 2020, the Written Ministerial Statement on Addressing water scarcity in Greater Cambridge: update on government measures (March 2024) Joint Ministerial Statement on addressing Water Scarcity in Greater Cambridge.

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

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

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

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

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

30. Service deliveries to and dispatches / collections from the development as approved including refuse / recycling collections during the operational phase shall only be permitted between the hours of 07:00 – 22:00 hours Monday to Friday and 09:00 - 1900 hours on Saturdays, Sundays and Bank Holidays.

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

31. The kitchen ventilation / extraction and discharge system shall be constructed, installed, commissioned and maintained thereafter in accordance with the submitted '*CHRIST COLLEGE CAMBRIDGE, NEW LIBRARY AND KITCHENS: Odour Assessment, Revision V1, 16/05/2025*', by *Greenavon Ltd*.

The ventilation system should be cleaned and serviced at regular intervals in accordance with manufacturers / installers recommendations, to prevent a build-up of grease and other odorous substances in the system.

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

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

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

INFORMATIVES

1. The pipe between the downpipes and main system appears to be positioned beneath a building. It is acknowledged that this system will be maintained by the client/owner and therefore will not be adopted, however this practice contradicts the principles outlined in Paragraph 8, Section C3.1 of Sewers for Adoption 7th Edition - A Design & Construction Guide for Developer which states that: 'surface water sewers and lateral drains should not normally be constructed under any building...Where it is not reasonably practicable to route the sewer around the building, surface water sewers with a nominal internal diameter of no more than 100 mm may be laid under a building, provided that the sewer takes the drainage from no more than one rainwater pipe...'
2. Surface water and groundwater bodies are highly vulnerable to pollution and the impact of construction activities. It is essential that the risk of pollution (particularly during the construction phase) is considered and mitigated appropriately. It is important to remember that flow within the watercourse is likely to vary by season and it could be dry at certain times throughout the year. Dry watercourses should not be overlooked as these watercourses may flow or even flood following heavy rainfall
3. Prior to final handover of the development, the developer must ensure that appropriate remediation of all surface water drainage infrastructure has taken place, particularly where the permanent drainage infrastructure has been installed early in the construction phase. This may include but is not limited to jetting of all pipes, silt removal and reinstating bed levels. Developers should also ensure that watercourses have been appropriately maintained and remediated, with any obstructions to flows (such as debris, litter and fallen trees) removed, ensuring the condition of the watercourse is better than initially found. This is irrespective of the proposed method of surface water disposal, particularly if an ordinary watercourse is riparian owned.

4. Partial discharge of the Archaeology 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.
5. Due to the site being within 6km of Cambridge City Airport the crane operator is required to submit all crane details such as maximum height, operating radius, name and phone number of site manager along with installation and dismantling dates to the CAA Airspace Coordination and Obstacle Management Service (ACOMS) system.
6. Cadent Gas Ltd own and operate the gas infrastructure within the area of your development. There may be a legal interest (easements and other rights) in the land that restrict activity in proximity to Cadent assets in private land. The applicant must ensure that the proposed works do not infringe on legal rights of access and or restrictive covenants that exist.

If buildings or structures are proposed directly above the apparatus the development may only take place following diversion of the apparatus. The applicant should apply online to have apparatus diverted in advance of any works, by visiting cadentgas.com/diversions

Prior to carrying out works, including the construction of access points, please register on www.linesearchbeforeudig.co.uk to submit details of the planned works for review, ensuring requirements are adhered to.

7. The following are recommended to be added to any Traffic Management Plan:
Contractor Parking

All contractor and subcontractor parking will be accommodated off the adopted public highway. No parking associated with the development will take place on surrounding streets. If off-street parking is not feasible, a parking management strategy will be submitted to and agreed in writing with the Local Highway Authority.

Highway Damage

The developer accepts full responsibility for any damage caused to the adopted public highway or associated infrastructure as a result of construction activities. Any such damage will be repaired promptly and to the satisfaction of the Local Highway Authority, and at no cost to the Authority.

Road Sweeping

The adopted public highway in the vicinity of the site will be swept regularly to remove any mud, debris, or dust arising from construction activities. Sweeping will be undertaken within an agreed timeframe and as reasonably requested by the Local Highway Authority.

8. Notification of intention to connect to the public sewer under S106 of the Water Industry Act Approval and consent will be required by Anglian Water,

under the Water Industry Act 1991. Contact Development Services Team
0345 606 6087 Option 2

9. Protection of existing assets - A public sewer is shown on record plans within the land identified for the proposed development. It appears that development proposals will affect existing public sewers. It is recommended that the applicant contacts Anglian Water Development Services Team for further advice on this matter. Building over existing public sewers will not be permitted (without agreement) from Anglian Water.
10. Building near to a public sewer - No building will be permitted within the statutory easement width of 3 metres from the pipeline without agreement from Anglian Water. Please contact Development Services Team on 0345 606 6087 Option 2
11. The developer should note that the site drainage details submitted have not been approved for the purposes of adoption. If the developer wishes to have the sewers included in a sewer adoption agreement with Anglian Water (under Sections 104 of the Water Industry Act 1991), they should contact our Development Services Team on 0345 606 6087 Option 2 at the earliest opportunity. Sewers intended for adoption should be designed and constructed in accordance with Sewers for Adoption guide for developers, as supplemented by Anglian Water's requirements.
12. The applicant should consider ensuring that the development meets the criteria for "secured by design"
13. As the premises may have kitchens providing cooked food for staff / students / the public facilities for food preparation or similar or the applicant is reminded that under the Food Safety Act 1990 (as amended) the premises will need to be registered with Cambridge City Council. In order to avoid additional costs it is recommended that the applicant ensure that the kitchen, food preparation and foods storage areas comply with food hygiene legislation, before construction starts. Contact the Commercial Team at Cambridge City Council on telephone number (01223) 457890, email : commercial@cambridge.gov.uk for further information and advice.
14. To satisfy the plant noise insulation condition, the rating level (in accordance with BS4142:2014+A1:2019) from all plant, equipment and vents etc (collectively) associated with this application should be less than or equal to the existing background sound level (LA90) at the boundary of the premises subject to this application and having regard to noise sensitive premises.

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The Greater Cambridge Design Review Panel

Pre-application ref: PPA/24/0034 & 24/50331/PREPPA

Christ's College Library

Thursday 13 February 2025, In-person meeting

Confidential

The [Cambridgeshire Quality Charter for Growth](#) sets out the core principles for the level of quality to be expected in new development across Cambridgeshire. The [Greater Cambridge Design Review Panel](#) provides independent, expert advice to developers and local planning authorities against the four core principles of the Charter: connectivity, character, climate, and community.

Attendees

Panel Members:

Simon Carne (Chair) Architect and Urban Designer, Director at Simon Carne Architect

Vanessa Ross, Landscape, Director at arc Landscape Design and Planning Ltd.

Shikha Bhardwaj, Climate, Sustainability Associate, Hawkins \ Brown

Hero Bennett, Climate, Partner at Max Fordham

Jasmine O'Garro, Access, Senior Consultant, Arcadis Consulting (UK) Ltd

Graham Whitehouse, Character, Director at GWP Architects Ltd

Anne Cooper, Heritage, Director at AC Architects

Applicant & Design Team:

Dr Jon Burgess, Director, Planning and Heritage, Turley

Shelley McNamara - Founding Director, Grafton Architects

Ger Carty – Director, Grafton Architects

Simona Castelli - Director of Practice, Grafton Architects

Keir Dixon, Partner-Project Management from Ridge & Partners LLP

David Hawkins, Director, Skelly & Couch

LPA Officers:

Brooke Moore – DRP/Business Support Officer

Tom Davies – DRP Manager

Jane Green – Built Natural Environment Manager – observing online

Katie Christodoulides – Case Officer

Emily Jacob – Senior Landscape Officer

Paul Robertshaw – Principal Conservation Officer

Henri Comrie – Principal Urban Designer

Tracy Martin - Senior Sustainability Office

Observer(s):

Esther Kurland - Head, UDL

Robin Nicholson – Fellow, Cullinan Studio

Rosa Teira Paz - Inspector of Historic Buildings and Areas, Historic England

Declarations of Interest

The DRP manager asked if there were any Declarations of Interest for DRP members. There were none.

Previous Panel Reviews

None

Scheme description

Demolition of existing library and replacement with new library and social facilities including enhancements to Upper Hall and kitchens.

Site context

Christ's College is Grade I listed building located in the historic core of Cambridge City Centre. It stands immediately east of St. Andrew's Street/Hobson Street, and is bordered by King Street to the north, Christ's Pieces to the east, and the Bradwell's Court redevelopment to the south.

The application site is the existing Christ's College library, which includes the existing 1970's library (designed by Christopher Grillet), the Bodley Library (C19) and West Range, South Range (early C16) and Bath Court. The Bodley Library punctuates the corner of Christ's Lane where it meets St Andrews Street. The 1970's library abuts Christ's Lane, turning inwards and meets the lane in the form of a brick wall.

Christ's College has been placed by Historic England on the Register of Parks and Gardens of Special Historic Interest in England at Grade II.

The site falls within the Central Conservation Area and within the controlled parking zone. There are tree preservation orders within the Christ's College grounds. Many

surrounding buildings, including buildings within and outside the College grounds are listed.

Planning history

16/0406/LBC -New library (1539 sq m), the enclosure of Library Court (201 sq m) and the provision of bridge access between the first floor of the new library and the South Range and Bodley Library. Internal and external alterations to Bodley Library and South Range (Staircase G and Guest Suite) and the South Elevation of South Range between First Court and Library Court. Involves the demolition of the existing library (809 sq m) -Approved.

16/0405/FUL -New library (1539 sq m), the enclosure of Library Court (201 sq m) and the provision of bridge access between the first floor of the new library and the South Range and Bodley Library. Internal and external alterations to Bodley Library and South Range (Staircase G and Guest Suite) and the South Elevation of South Range between First Court and Library Court. Involves the demolition of the existing library (809 sq m)-Approved

11/0516/LBC –Internal and external alterations to Bodley Library and South Range (Staircase G and Guest Suite) and the South Elevation of South Range between First Court and Library Court. The demolition of the existing Grillet library (809 sq m) to grade I listed building-Approved.

11/0495/FUL -New library (1539 sq m), the enclosure of Library Court (201 sq m) and the provision of bridge access between the first floor of the new library and the South Range and Bodley Library. Demolition of the existing library (809 sq m)- Approved.

Background

The Panel were briefed by a detailed notes from the design team including an earlier proposal with planning permission, an emerging masterplan for the college as a whole, the competition entry and design in progress for a new library, dining and staff accommodation on the site of existing facilities. The college Bursar also took the panel on a tour of the existing facilities and external spaces affected by the proposals which was invaluable for such a complex and challenging design project.

The redevelopment of the library is a key part of the long term future of Christ's College (Grade 1, parts of which date back to the 15th century). The brief highlights better accessibility, addressing long term sustainability and spatial flexibility to accommodate needs of the modern student. The project faces challenges of scale, massing, identity and public space provision in a tight and significant site on the edge of the college estate. All buildings are part of the Grade 1 listing but of varying age and significance. All sit within the conservation area but there are no fundamental issues over their future. The character of the public realm around the college has changed significantly with the previously private gated pedestrian Christ's Lane now open as public highway.

Grafton Architects conceive the project as a 'library in a walled garden'. The review and this report does not go into detail of the design processes that produced this. The concept, sketches and depth of analysis based on a very thorough and detailed brief has been beautifully expressed, guiding the scheme as it has developed.

The Big Picture: Bulk, scale, massing and spatial concept.

The existing library sits on the corner of what was until recently the back yard to Christ's College. Retail development opposite opened Christ's Lane into a key pedestrian thoroughfare. The redevelopment of the 1974 library and ancillary buildings, characterised by complex internal and external circulation, inaccessible parts and time expired servicing offers an opportunity to make a significant contribution to both the public realm and the life of the college.

A new library had planning permission but has not been delivered, allowing time to rethink some of the fundamental principles of the earlier scheme. The benefits are plain when the two schemes are considered alongside each other.

The Panel endorse the concept and strategy of the proposal. There is a pleasant interaction with the public realm, specifically Christ's Lane and views from St Andrew's Street. It is comfortable with the scale and massing. When viewed from this junction, it has significance and a character of its own.

The dominant chimneys, performing an essential ventilation function are welcome. Some members of the panel expressed the view that they could be taller. That popping up above the ridge line when viewed from First Court within the college would not be a problem. Trying to keep them out of sight was inconsistent with historic precedent.

There are differing views on the impact of the design on Bath Court. It is a tight space and the internal cross section dimensions to accommodate a functioning library have largely determined the form. Bath Court is not a pleasant space at the moment. It is hemmed in by the vertical façade of the existing library with no shelter. The move to open up the ground level space with greater width and a degree of shelter with a cantilever overhang are positive moves that will enhance the space. The dimension between the projecting upper level of the library and the roof opposite will be in the order of 4 metres. This is a concern to some panel members. There is a tricky balancing act between the needs of the library and the occupiers of the rooms opposite, although the rooms are dual aspect and so daylight is not a problem. However the façade of the upper levels of the library will be very much in the face of occupiers of the roof top rooms. Material selection and detail are important considerations as the design team acknowledge.

From the macro to the micro.

In considering the more detailed aspects of the emerging plans, the Panel focussed on aspects that fall within the four C's. This is a useful way of focussing on design whilst acknowledging many cross currents between each.

Character

Built character

The panel are happy with the design principles of the elevation facing Christ's Lane. A solid and void façade in brick is an appropriate response. This cannot be an active frontage with spill outs but more could be made of visual connections into the body of the library for example views up to the dramatic ceiling and on to artwork or detail to internal walls. The short length of wall and emergency escape door at the west end of the façade as well as the detail design of the bridge link require further consideration to further benefit the public realm along Christ's Lane.

External public seating is always welcome. A continuous bench, effectively a plinth to the new wall will demand careful design and detailing along with ongoing maintenance. The attempt to retain the existing brickwork was worthy but the implications would be unnecessary complications. The elevational treatment of the Bath Court facade of the library and in particular the upper storeys is a work in progress. There was no support from the Panel for the earlier heavier stone clad detail. More work is in hand, including how the elevation will be viewed obliquely. The elevation will be barely visible apart from dormer windows opposite. Opportunities to incorporate lighting and colour could be pursued.

Landscape character

Within Bath Court, there were different views of the importance of retaining the palm tree both as a practical proposition and future maintenance obligation, however it was recognised that as an existing feature, the palm tree does provide some benefit. Planting Bath Court with shade tolerant planting, ferns or similar, is welcomed though will need careful maintenance to ensure its success. Careful selection of paving, internal floor finishes and rainwater channel details were highlighted as important issues. The flow of space from inside to outside is welcome and to make this work well material selection and details will be critical. Sunpath diagrams into Bath Court are needed. There should be some sunlight penetration at the height of summer though that would tend to be outside term time. The design team acknowledge that this an issue to be addressed in more detail. Outdoor seating needs to be carefully considered as part of the design ethos to allow the quality proposed for the internal spaces to be replicated in the external spaces.

The existing drainage channel should be maintained within the scheme proposals and opportunities should be considered for the integration of the use of rainwater from the new buildings within the design of the courtyard as part of the proposed rainwater harvesting.

Climate

The Panel welcome the thorough, wide ranging and long term interrogation of future energy requirements. The proposal's flexibility to switch from air source heat pumps to other sources including ground source heat pumps and the heat network is most welcome. The college has an ongoing project of enhancing the performance of the existing fabric. Monitoring performance and communicating to staff and students is an important part of the climate agenda informed by post occupancy reporting. Services have been thoroughly assessed and incorporated within the structural proposals. For example PV panels have been integrated elegantly into the main timber roof structure with north lights over the library.

Climate implications and detail is work in progress. It could take up a large proportion of a longer design review. There is always a balance between time and the amount of information presented. In this instance the pre-review briefing comments were relatively short and lacking detail. More focus on how they will be achieved would be appreciated although the time available to discuss them is also limited. The Panel were pleased to hear that a pre-demolition materials audit was proposed. A few next steps were suggested to ensure that Net Zero goals are clearly demonstrated and achieved:

- **Material Use & Waste Reduction:** The proposed material language/ renders suggest reuse of the existing materials, which is welcome, supporting circular economy thinking. A pre-demolition audit has been proposed to assess this. The Panel advised that materials should be reused on-site first. If not feasible, they should be repurposed elsewhere and find a new home to prevent waste.
- **Net Zero Embodied Carbon:** The team would benefit from comparing different brick façade types/ build-ups and construction methods to understand their impact on embodied carbon and help achieve the upfront target. The attention should also be paid to Whole Life Carbon impact.
- **Balancing Operational & Embodied Carbon:** The use of passive design strategies to reduce energy demand is greatly appreciated. It was suggested to review the operational benefits of chimneys versus their embodied carbon impact for a more balanced approach.
- **Celebrating Sustainability:** The design has strong environmental principles. There is an opportunity to use it as a tool for sustainability awareness among staff and students. This could include sharing performance data, encouraging behavioural change, and celebrating its impact.

Connectivity

In this instance connectivity focused on movement into and around the development. Accessibility for all being a particular design aim challenged by the complexity of different levels within different parts of the college. This challenge is fully appreciated and lift access to all levels has been considered. Small changes in level and direction of travel will be particular challenges and should not be forgotten as the design develops. Refuge spaces have been considered and should be identified to explain the design intentions. Additional thought should be given to evacuation strategy with the proposed design focusing on 'egress for all' as a principle to allow people to self-evacuate where possible for example the use of evacuation capable lifts. This is also echoed when considering the wellbeing benefits that can come from design that enables community benefits.

Community

The college is a series of semi-private spaces restricted largely to members of the college. Within the college there are spaces for the different members of the community to come together. This was a key component of the brief. It was suggested that the need for informal spaces for quiet work and meetings could be described more fully on the plans in the same way that circulation routes have been added. The public face of the library and how it relates to the public realm will be an important element in the life of the City. How this can be enhanced, giving something back to the City is an opportunity not to be missed.

The detailed sectional model presented provided valuable background to assess the development. It deals with a very specific situation internally and externally and at a sensible scale. The Panel noted that some of the more complicated interactions between existing and proposed built form could be modelled to inform the scheme's development. More ambitiously it should be possible to view the proposals and any other future developments in the context of the overall college using 3D printing or similar modelling techniques.

The scheme will no doubt be subject to many detailed planning conditions. Full size mock-ups of materials and detail relationships will play an important part in getting the right solutions.

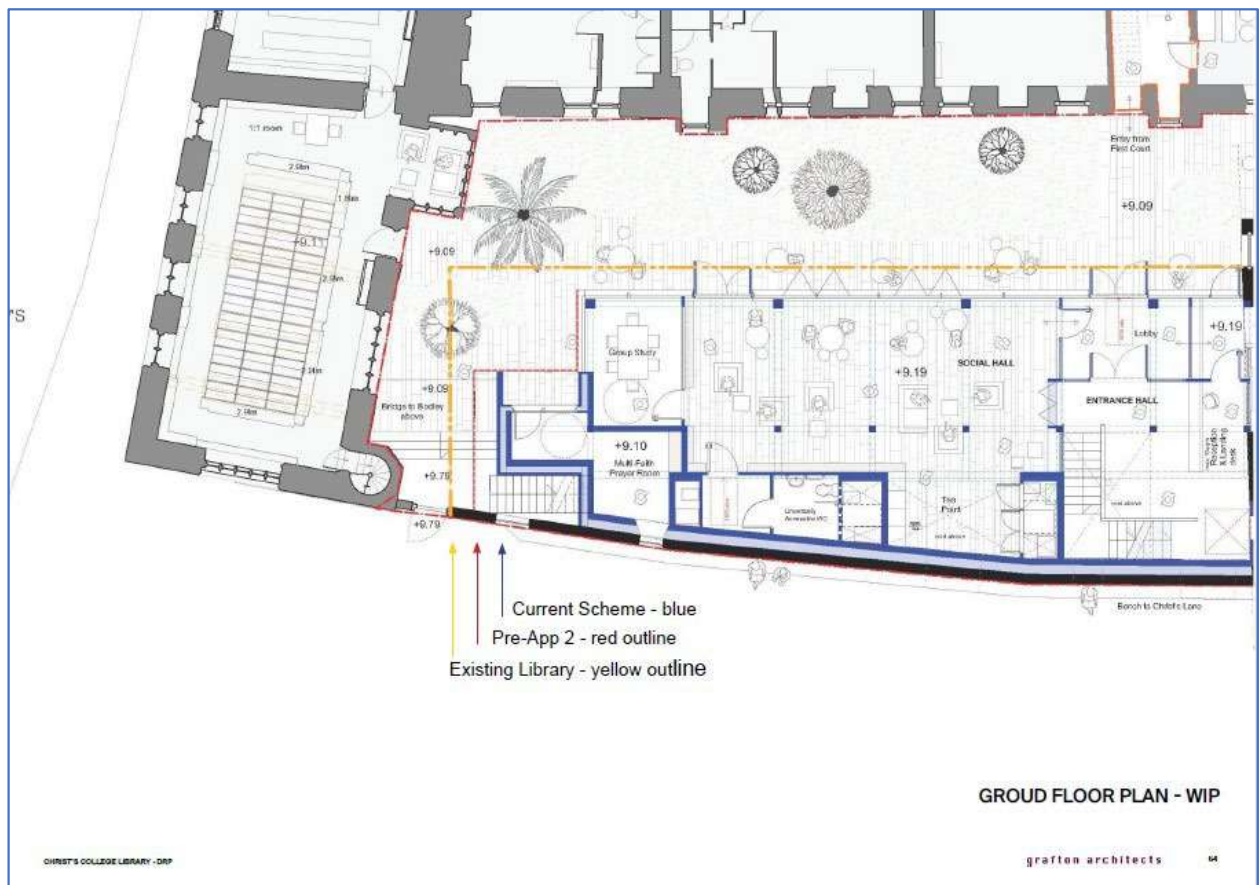
In conclusion the panel applaud the scheme as an exemplary proposal. As the details develop, the Panel believe the richness will be enhanced.



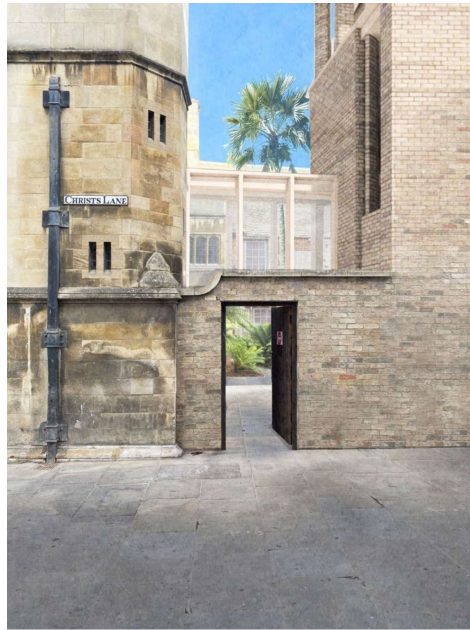
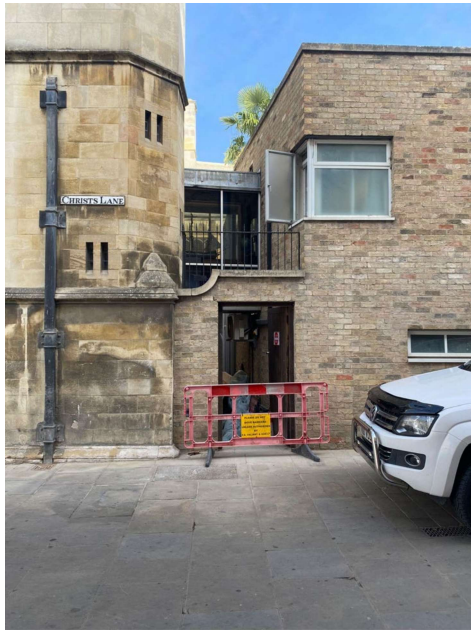
Site location plan – extracted from the applicant's DRP presentation document (13 February 2025)



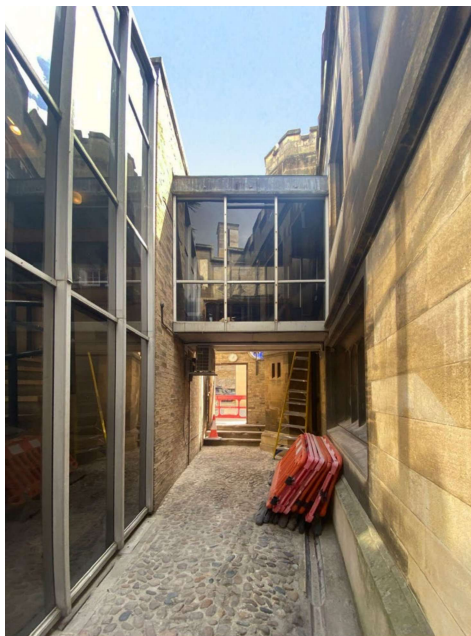
*EXISTING VIEW FROM ST ANDREWS STREET (A) - extracted from the applicant's
DRP presentation document (13 February 2025)*



GROUND FLOOR PLAN – WIP – extracted from the applicant's DRP presentation document (13 February 2025)



*EXISTING AND PROPOSED VIEW FROM CHRIST'S LANE ENTRANCE –
extracted from the applicant's DRP presentation document (13 February 2025)*



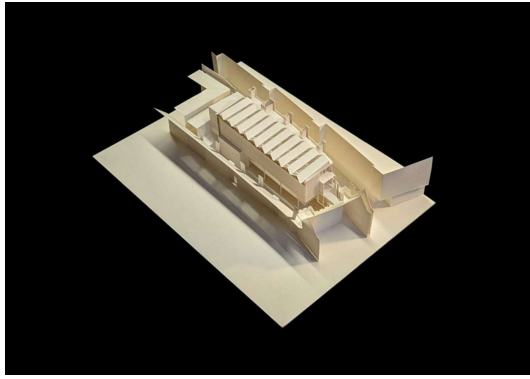
EXISTING AND PROPOSED VIEW FROM BATH COURT EXIT extracted from the
applicant's DRP presentation document (13 February 2025)



EXISTING AND PROPOSED VIEW FROM BATH COURT- extracted from the applicant's DRP presentation document (13 February 2025)



BATH COURT ELEVATION- extracted from the applicant's DRP presentation document (13 February 2025)



SECTIONAL MODEL - extracted from the applicant's DRP presentation document
(13 February 2025)



Landscape - extracted from the applicant's DRP presentation document (13 February 2025)

Disclaimer

The above comments represent the views of the Greater Cambridge Design Review Panel and are made without prejudice to the determination of any planning application should one be submitted. Furthermore, the views expressed will not bind the decision of Elected Members, should a planning application be submitted, nor prejudice the formal decision-making process of the council.

DEVELOPMENT CONTROL FORUM

11 September 2025
11.00 am - 1.05 pm

Present:

Planning Committee Members: Councillors Flaubert, Illingworth, Porrer, Smart and Thornburrow

Also present Councillor: Bick

Officers:

Delivery Manager: Toby Williams

Senior Planner: Dominic Bush

Committee Manager: James Goddard

Meeting Producer: Claire Tunnicliffe

For Applicant:

Applicant: Lord Simon McDonald, Master of Christ's College

Applicant's Agent: Doctor Jon Burgess, Director Turley Planning Consultants

Applicant's Architect: Shelley McNamara, Director Grafton Architects

Petitioners in Support:

Professor Tom Monie

Professor Chris Pickard

Doctor Irit Katz

Petitioners in Objection from Christ's Lane Action Group (CLAG):

Lead Petitioner: Professor Suchitra Sebastian

CLAG Heritage Consultant: Doctor Alec Foreshaw

CLAG Planning Consultant: Roger Hepher

FOR THE INFORMATION OF THE COUNCIL

25/1/DCF Opening Remarks by Chair

The Chair outlined the role and purpose of the Development Control Forum. They stated no decisions would be taken at the meeting.

25/2/DCF Apologies

Apologies were received from Councillors Dryden and Todd-Jones.

25/3/DCF Declarations of Interest

Name	Item	Declaration
Councillor Porrer		Personal: Was a Reserve on Planning Committee. Ward Councillor issues were dealt with by Councillors Bick and Martinelli so her discretion was unfettered.

25/4/DCF Application and Petition Details

Case by Applicant

- 1) Set out the proposed design in their presentation.
- 2) Architect Rick Mather produced a design that was submitted and given planning approval in 2011. This planning approval was extended in 2016 but lapsed in 2021. The College undertook no building work in 2016 due to lack of funds but the urgency of replacing the library had grown.
- 3) The Master commissioned a space survey of the whole of the 9-acre Christ's College site to make the best use of space and how to improve on sustainability.
- 4) The new library should be a beautiful building and the wall onto Christ's Lane plus concrete bench an attractive interface between the college and the city. The building should last many years to be sustainable.
- 5) This was not a scheme that had been rushed to submission but one which followed 12 months of careful discussion and was supported by all the necessary technical reports.
- 6) No statutory consultees objected. The Applicant's Representatives accepted that everyone had a right to their concerns about design matters. None of the professional consultees objected to the scheme. Many of them considered this to be an extremely high quality proposal and one which would be a fitting addition to the townscape.

Case by Petitioners in Objection

Made the following points:

- 7) Supported an appropriate form of development on site. The current design was better suited to college needs than the public's as it was inward facing and created a canyon effect in Christ's Lane which was a busy thoroughfare for pedestrians to get across the city.
- 8) Christ's Lane needed to be improved but the current design did not do this.
- 9) Produced an alternative vision on behalf of CLAG for how a new library could be inserted onto the site.

Expressed the following concerns:

- 10) There was less than substantial harm to a heritage asset (library).
- 11) Massing and impact on surrounding buildings and the public realm such as overbearing and overshadowing. Suggested the daylight/sunlight study was submitted late and did not conform to BRE standards.
- 12) The current proposal undid the previous work to sympathetically develop Bath Court.
- 13) The building was too high for its setting.
- 14) Harm to heritage assets outweighed any public benefit.
- 15) The new building broke the existing skyline and would go against Local Plan policy about tall buildings.
- 16) There needed to be more 'porosity' between the college and the public realm, not a wall that blocked the two. The tall blank wall had no windows or active (attractive) frontage at 'the human scale' (where people could see).
- 17) Verified views were missing from the current iteration but were included in the 2016 submission.
- 18) Discussion about the design happened behind closed doors and the public were not consulted except for a small subset of Bradwell's Court residents. This was in contrast to Bradwell's Court where consultation was undertaken.
- 19) Christ College was now parking on Christ's Lane.

Case by Petitioners in Support

Made the following points:

- 20) The development was of interest to students who were local residents.
- 21) The design would improve:
 - a. Study/work space.
 - b. Student health and wellbeing.
 - c. Building accessibility.
 - d. Facilities in the building.

- 22) The proposal had changed how the College looked at the site to design and put in a modern building that met modern sustainability and environmental standards. The design responded to challenges, was appropriate for the site (e.g. size) and would bring public benefits.
- 23) Public consultation had been undertaken.

Case Officer's Comments:

- 24) Both of the full and the listed building consent planning applications being discussed today were received on the 2nd of June 2025 and validated on the 17th of June 2025.
- 25) Neighbours and statutory consultees were notified and consulted on the 19th of June 2025.
- 26) Site notices were displayed by the application site on either end of Christ's Lane on the 26th of June and the applications were advertised by the press on the 25th of June.
- 27) The original consultation period expired on the 17th of July 2025. A total of 123 third party representations had been received up until 11th September 2025. 57 in support, 65 in objection, and a single neutral comment. Some technical objections had been received during the process of the application and the applicants had provided a package of amendments in attempt to address these issues. A re-consultation had commenced and would expire on the 25th of September 2025. An extension of time had been requested for both applications to allow for the expiry of this consultation period.
- 28) An objection had been received from Anglian Water due to lack of capacity at the Cambridge Wastewater Recycling Centre.
- 29) The Council's Conservation Officer had requested additional information and updated comments had not been received.
- 30) As heard from both the applicants, objectors and petitioners in support today; there were a number of points for discussion as part of this forum:
 - i. The scale of design and the proposed replacement library building.
 - ii. The impact on relevant heritage assets.
 - iii. Potential improvements to the frontage with Christ's Lane in the public realm.
 - iv. The impact on the residential amenity of nearby properties, plus resident and retail units along Christ's Lane and Bradwell's Court.

Case by Ward Councillors

Councillor Bick spoke as a Ward Councillor to make the following points:

- 31) Agreed with the College's wish to replace its library. There were constraints on how to do this.

- 32) There were two things to be addressed by the development.
- Replacing the college library.
 - Unfinished business in Christ's Lane which was created as a result of the redevelopment of Bradwell's Court i.e. the poor boundary on one side. Christ's Lane was a busy thoroughfare and needed to be made more attractive on the College side.
- 33) Shared people's concern about the canyon effect in Christ's Lane and asked how this could be mitigated?
- 34) Requested more than a public bench as a public benefit.
- 35) It would be helpful if a construction plan were considered at the same time as the planning application due to the impact of the development on Christ's Lane as a public thoroughfare.
- 36) Encouraged the College to engage with Objectors to overcome concerns.

Members' Questions and Comments:

Councillor Porrer left the meeting before this item started and did not return.

- 37) Sought clarification about the proposed basement/height/massing/construction.

Applicant:

- i. The basement was integral to the design in 2011 then ruled out due to sustainability concerns. The new design had sustainability at its heart.

Applicant's Architect:

- ii. Bradwell's Court would overshadow Christ's Lane not Christ's College library.
- iii. The library would be the same height as Bradwell's Court. It would not overshadow or block light into Christ's Lane.
- iv. The design would make a beautiful wall which suited the character of the city. The city had lots of walls so the design was in-keeping with other areas.

Applicant's Agent:

- v. Digging a basement could have an impact on archaeology and surrounding buildings.
- vi. A draft construction management plan was request by Planners at the pre-application stage. A final plan would be submitted when requested through planning conditions.

CLAG Planning Consultant:

- vii. The basement was ruled out due to sustainability concerns, but sustainability was more than avoiding digging holes and pouring concrete. It also covered the built and historic environment which the College had ignored.

38) Made the following observations:

- i. The Objector's petition seemed to focus on:
 - a. The balance between heritage harm versus public benefit.
 - b. Active use of Christ's Lane.
- ii. Narrow lanes could produce a cool place in hot summers.
- iii. There was a lot of interest in how open the College was to the public, so how could the public learn about the library?
- iv. Lessons would be learnt from how the design tried to reduce the environmental impact of the building e.g. degassing.
- v. The application only affected half to one third of Christ's Lane so would wait to see how the design affected the whole lane including shops opposite the college as Councillors needed to consider the impact of the design on the city.

39) Queried public access arrangements to the college now and in future?

Applicant's Architect:

- i. The college was open every day except Christmas and exam days.
- ii. Part of the scheme was to open up a bricked-up door in the wall to give access to the 'Buttery' as a café.

40) Made the following observations:

- i. Who had free/lease hold of Christ's Lane? Would this impact the library development?
- ii. Would the development produce funding to improve Christ's Lane?
- iii. Was Christ's Lane well lit?
- iv. Was the library deficient of BRE standards as mentioned earlier?
- v. How would the wall be built on Christ's Lane to mitigate a bulky design?
- vi. What happened to students/library users whilst the new building went up as they could not access the old facility?

Applicant:

- vii. The library was already being decanted into a temporary space in the third court.

- viii. People's study habits had changed since lockdown. The new design would have three times as much study space as the current library.

Applicant's Architect:

- ix. The proposed boundary wall would be traditional in style, with headers and stretchers, high lime content in the mortar, recycled bricks if possible integrated into a collage of new and old.
- x. Sunlight was adequate in Christ's Lane. Overshadowing came from Bradwell's Court. The new library would reflect light into Christ's Lane so it would not cause a dark canyon effect.
- xi. The design of the wall would create a high quality public realm.

Applicant's Agent:

- xii. Christ's College and Jesus College were the freeholders of the whole development including Bradwell's Court and Christ's Lane. Bradwell's Court was under a long lease to a lead lease holder who was responsible for lettings of the commercial units. Half of the lane was public highway even though the freeholders were the colleges.
 - xiii. A sunlight daylight assessment had been undertaken. There was no detrimental impact on residential units. BRE standards don't generally apply to commercial units, highways, streets or public spaces. So there were no material planning issues.
- 41) The sunlight assessment of shadow effect in Christ's Lane covered the summer solstice; would it cover the whole year, or was further information available?

Applicant's Agent:

- i. Would check as believed the assessment covered the whole year.
- ii. Bradwell's Court was the building on the south. So the building that existed already was the building that cast the shadow over Christ's Lane. The new building would not change the light materially.

Lead Objector:

- iii. Took issue with the Applicant's description of the height of the application. Suggested it was 15m not 11.4m. This would create a building that was taller than Bradwell's Court and bulkier.
- iv. Did not accept the chimneys had to be so high above ground for 'sustainability' reasons.
- v. A café and shops would be overshadowed by the proposed development which would affect their livelihoods.

- vi. Suggested details were missing from the sunlight study.
- vii. The boundary wall design looked pretty but did not reflect active frontage at human scale i.e. interesting to look at from eye level.

Objector's Planning Consultant:

- viii. The college got benefits from the design. Queried what were the public benefits? Private benefits outweighed public benefits of the scheme.
- 42) Queried if planting, canopies or pop-up markets could be introduced in Christ's Lane to make it more attractive and mitigate the tall building?
- 43) The chimneys appeared quite bulky. Queried if the design could be reviewed?

Applicant's Architect:

- i. The chimney design could be reviewed in future; the application was not at a detailed design stage yet. The chimneys were functional (not decorative) and 14m in height.
- ii. The new library was lower than Christ's Lane at parapet height so was not as tall as suggested by Objectors' concerns.
- iii. Was conscious of human scale. The design started with human scale, but there was also a case to be made for grandeur and presence in building design as it was a civic asset.

Summing up by the Applicant

- 44) The canyon effect in Christ's Lane was only mentioned by Objectors. The College took issue with this description.
- 45) The height of the new proposal was lower than Bradwell's Court. There was no canyon effect or negative impact on light.
- 46) Technical advice cautioned against including a basement in the design so a higher building was proposed instead. This was similar in height to adjacent buildings.
- 47) The new library would improve heritage not harm it.

Summing up by the Petitioners in Objection

- 48) The scheme benefitted the College but not the city/public realm.
- 49) The building was too tall and massive. Tall buildings policy (60) had not been applied, despite the proposed building triggering it, since the building broke a key skyline view from St Andrew's Street.

- 50) The College decided not to include a basement which led to negative comments about the design as discussed today.

Summing up by the Petitioners in Support

- 51) Asked for discussion points from today's forum to be taken into consideration when the planning application was considered by Planning Committee.
- 52) The proposal improved Christ's Lane and the design of the library.

Final Comments of the Chair

- 53) The Chair observed the following:
- i. Notes of the Development Control Forum would be made available to relevant parties, published on the council's website and appended to the Planning Officer's report.
 - ii. The Planning Case Officer should contact the Applicant/Agent after the meeting to discuss the outcome of the meeting and to follow up any further action that was necessary. The Applicant would be encouraged to keep in direct contact with the Petitioners and to seek their views on any proposed amendment/s.
 - iii. The Council would follow its normal neighbour notification procedures on any amendments to the application.
 - iv. Application to be considered at a future Planning Committee.
 - v. Along with other individuals who may have made representations on the application, the Petitioners' Representatives would be informed of the date of the meeting at which the application is to be considered by Committee and of their public speaking rights. The Committee report would be publicly available five clear days before the Committee meeting.

The meeting ended at 1.05 pm

CHAIR

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25/02162/LBC – Christ’s College Library, St Andrews Street, Cambridge

Application details

Report to: Planning Committee

Lead Officer: Joint Director of Planning and Economic Development

Ward: Market

Proposal: Demolition of 1970s library and replacement with new library and social and study spaces and including re-provision of bridge to the Bodley Library. Alterations to kitchen, Upper Hall and adjacent areas including new plant, access improvements and alterations to WC provision in the SE range of Second Court. Re-landscaping of Bath Court and ancillary works. Installation of temporary kitchen and dining facility in Second Court for the duration of the works.

Applicant: Mr Simon McDonald

Presenting officer: Dominic Bush

Reason presented to committee: Application raises special planning policy or other considerations/ Third-party representations

Member site visit date: 27th October 2025

Key issues: 1. Impact upon Listed Buildings

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	Local groups / petition
9	Planning background
10	Assessment
11	Heritage assets
12	Third party representations
13	Planning balance
14	Recommendation
15	Planning conditions

Table 1 Contents of report

1. Executive summary

- 1.1 The application seeks Listed Building Consent for the demolition of the existing library and its replacement with a contemporary library including social and study space. Further internal and external alterations are proposed including a replacement bridge between the Bodley Library and a temporary kitchen dining facility during the duration of works.
- 1.2 The application site falls within the Historic Core conservation area with the Christ's College (College) buildings surrounding the First Court being Grade I listed and the entire college grounds being a designated Historic Park and Garden. The application site is located within the city centre of Cambridge and immediately abuts the public highway of Christ's Lane to the southeast with the modern Christ's Lane redevelopment including a mix of retail and residential units on the opposite side of this footpath.
- 1.3 The predominant aspect of this scheme is the demolition and replacement of the existing 1970's library build that serves the College. This building is deemed to not be fit for purpose, with insufficient study spaces, poor accessibility and lack of sufficient insulation. This has led to the College wanting to improve the library facilities for its students and this planning application coming forward.

- 1.4 This application follows two previous consents on the site for the replacement of the existing 1970's library. Whilst both have since expired and differ from the current proposal, this application seeks to re-establish the principle of a replacement library in this location to meet the current day needs of the students.
- 1.5 The proposals have been subject to extensive pre-application discussions with officers and relevant consultees, both internally and externally to evolve the design to its current proposed form. This pre-application process included a Design Review Panel (DRP) on the 13th February 2025 in which positive feedback supporting the proposal was received (Appendix 1)
- 1.6 The proposal has also been subject to a member briefing on the 19th May 2025 and Development Control Forum meeting (DCF) on the 11th September 2025. Following this DCF meeting further information has been provided regarding the public benefits of the scheme and the impact on Christ's Lane in terms of loss of light.
- 1.7 What is before members is therefore a well thought out scheme that follows previous permissions and has, through an extensive pre-application process evolved into a scheme which is a credible proposal of merit that would successfully assimilate into the street scene, its heritage setting and respect neighbouring residential amenity.
- 1.8 In August 2025, the application was subject to a revision made in response to concerns raised by officers, consultees and the communities. A 15 working day re-consultation was undertaken. Whilst a further overview of the application can be found in the following sections of this report, in brief, the changes reduced the height of the proposed chimneys facing onto Christ's Lane and altered the kitchen wash-up layout within the Grade I listed College buildings.
- 1.9 It is considered that the proposed replacement library would result in harm at the lower end of less than substantial to the setting of the Grade I listed Bodley Library, forming a part of the College site. It is, however, considered that the enhancements to the setting of other elements of the listed buildings, and enhancements to the conservation area are such that overall, the proposal is considered to be neutral in its heritage impact.
- 1.10 Overall, therefore, it is not considered that there is any significant identifiable harm that would arise as a result of the proposed development. Whilst the overall heritage impact is considered to be

neutral, there are public benefits that can be secured through the development.

Table 2 Consultee summary

Consultee	Object / No objection / No comment	Paragraph Reference
Conservation Officer	No objection	6.1
Historic England	No objection	6.7
National Amenity Society	No objection	6.11
Third Party Representations (32)		7
Local Interest Groups and Organisations / Petition (2)		8

2. Site description and context

- 2.1 The application site is located within the City Centre boundary and comprises the existing Christ's College Library constructed in 1976 with a connection into the historic Bodley Library that faces onto St Andrews Street. The existing library building to be demolished is a two-storey structure which southern external elevation abuts the public right of way of Christ's Lane with the western side opening out onto Bath Court, an enclosed external courtyard within the College. This application also includes other elements of the college including the kitchen and upper dining hall which form part of the Grade I listed buildings and vary in their age. There is an additional area of the site within the red line boundary at the second court, to the north east of the Library which is the location of the proposed temporary kitchen dining facilities to be provided during the proposed works.
- 2.2 The existing library building sought to be demolished as well as those retained but to be altered form part of the Grade I listed College buildings with the entire site located within the Historic Core conservation area. The

College site is also designated as a Grade II listed Historic Park and Garden.

- 2.3 Immediately to the south of the existing library building is the public right of way of Christ's Lane, of which approximately the northern most 2 meters is in the ownership of the College with the remainder being highways land. Christ's Lane is a heavily used thoroughfare for pedestrians within the city of Cambridge linking the shopping area of the Grand Arcade with Christ's Pieces, Drummer Street bus station and the Grafton Centre. Christ's Lane is approximately 8 metres in width with a number of retail units at the ground floor on the opposite southern side, with residential units above at first and second floor. Christ's Lane is designated as a Primary Shopping Area within the site with the application site immediately adjacent but not within this area.
- 2.4 Access to the site is primarily through the entrance to the college along St Andrews Street although there is an access directly onto Christ's Lane between the Bodley Library and existing 1970s Library beneath the bridge connection.
- 2.5 The application site is located entirely within Flood Zone 1, the hardstanding area within Bath Court is at low (1 in 1000) risk of surface water flooding which areas of Second Court are at up to a high (1 in 30) risk of surface water flooding. There are two TPO protected trees within the First Court of the college with other trees within Bath Court that are not TPO protected but are protected by virtue of being within the Conservation Area. Additionally, the site lies within an area of protected open space, an Air Quality Monitoring Area and a Smoke Control Area.

3. The proposal

- 3.1 The application seeks Listed Building Consent for the demolition of 1970s library and replacement with new library and social and study spaces and including re-provision of bridge to the Bodley Library. Alterations to kitchen, Upper Hall and adjacent areas including new plant, access improvements and alterations to WC provision in the SE range of Second Court. Re-landscaping of Bath Court and ancillary works. Installation of temporary kitchen and dining facility in Second Court for the duration of the works.
- 3.2 To facilitate the provision of a new library to meet the needs of students, the existing library building would be demolished. This existing library dating to the 1970's fails to provide the required number of study spaces for the student body, in addition to inadequate accessibility and

sustainability credentials. It was therefore determined that in order to meet the current needs of the College and its students, its demolition and replacement was required.

- 3.3 The new replacement library provides a study hub, private and group study space, a main reading room, staff spaces, outdoor terrace and sky gallery over four floors and 1050m² of gross internal area. Whilst the Christ's Lane façade provides a level of privacy to the public realm, the Bath Court façade opens out onto Bath Court itself with timber framing and glazing giving a lighter weight appearance.
- 3.4 Whilst inherently more private, the Christ's Lane elevation provides a backbone to the building with a thick, inhabited wall broken up periodically with window openings and ventilation all with the proposed chimneys extending above. The chimneys provide a rhythm to the façade whilst also noting the historic examples of college chimneys within the city. Whilst set back from the façade and not prominent in its scale or siting a replacement of the existing bridge between the Bodley library and the new proposed library building is sought to reflect the improved architectural quality of this part of the college.
- 3.5 In addition to the replacement library itself, significant landscape improvements are proposed to the open space within Bath Court. This includes levelling this area of the site and providing planting that would significantly improve the quality of this space
- 3.6 Application amendments
- 3.7 The application was amended with a 15 working day re-consultation sent out on the 28th August. The alterations included reducing the height of the proposed chimneys by 900mm in response to both Historic England and Conservation Officer consultee comments. This change is such that when viewed from the far side of First Court only the very top of the chimneys would be visible, in turn reducing the impact upon the setting of this element of the Grade I listed building. The amendments also revised the kitchen wash-up arrangement, moving this potentially harmful element of the kitchen to a less significant part of the Grade I listed building.
- 3.8

4. Relevant site history

Reference	Description	Outcome
11/0516/LBC	Internal and external alterations to Bodley Library and South	Approved (05.07.2013)

	Range (Staircase G and Guest Suite) and the South Elevation of South Range between First Court and Library Court. The demolition of the existing Grillet library (809 sq m) to grade I listed building.	
11/0495/FUL	New library (1539 sq m), the enclosure of Library Court (201 sq m) and the provision of bridge access between the first floor of the new library and the South Range and Bodley Library. Demolition of the existing library (809 sq m).	Approved (05.07.2013)
16/0406/LBC	New library (1539 sq m), the enclosure of Library Court (201 sq m) and the provision of bridge access between the first floor of the new library and the South Range and Bodley Library. Internal and external alterations to Bodley Library and South Range (Staircase G and Guest Suite) and the South Elevation of South Range between First Court and Library Court. Involves the demolition of the existing library (809 sq m)	Approved (07.09.2016)
16/0406/LBC	New library (1539 sq m), the enclosure of Library Court (201 sq m) and the provision of bridge access between the first floor of the new library and the South Range and Bodley Library. Internal and external alterations to Bodley Library and South Range (Staircase G and Guest Suite) and the South Elevation of South Range between First Court and Library Court. Involves the demolition of the existing library (809 sq m)	Approved (07.09.2016)
25/00673/LBC	Internal alterations to Lower Bodley Library Comprising repositioning of free-standing	Approved (16.04.2025)

	bookcases and installation of rolling rack shelving.	
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Table 2 Relevant site history

- 4.1 Both 11/0495/FUL and 11/0516/LBC were granted in 2013 for an alternative scheme for the redevelopment of the current library within the site. Both of these permissions lapsed in 2016, three years after the granting of the permission. Subsequently, two identical applications were submitted and approved in 2016. In addition to a replacement library, these previous applications included a glazed atrium covering Bath Court. All permissions on site for the replacement of the library have since lapsed.

5. Policy

5.1 Legislation and National policy

National Planning Policy Framework 2024

National Planning Practice Guidance

National Design Guide 2024

Circular 11/95 (Conditions, Annex A)

Planning (Listed Buildings and Conservation Areas) Act 1990

5.2 Cambridge Local Plan (2018)

Policy 61: Conservation and enhancement of Cambridge's historic environment

Policy 62: Local heritage assets

Policy 63: Works to a heritage asset to address climate change

5.3 Supplementary Planning Documents (SPD)

Sustainable Design and Construction SPD – Adopted January 2020

The following SPDs were adopted to provide guidance to support previously adopted Development Plan Documents that have now been superseded by the South Cambridgeshire Local Plan 2018. These documents are still material considerations when making planning decisions, with the weight in decision making to be determined on a case-by-case basis:

Listed Buildings SPD – Adopted 2009

5.4 Other guidance

Cambridge Historic Core Conservation Area Appraisal (2017)

Buildings of Local Interest (2005)

6. Consultations

Publicity

Neighbour letters – Y

Site Notice – Y

Press Notice – Y (Affecting a Conservation Area and Listed Building.)

Conservation Officer- No Objection

- Comments 22.07.2025 (Amendments/ further information required)
- 6.1 It is considered the quality and proportions of the design could be maintained with shorter chimneys. Lowering the chimneys slightly would also help to further minimise where they are visible from First Court and From Sidney Street, views which are considered less sensitive to the change proposed.
- 6.2 Should a wash-up in the old buttery be justified then a different design and layout is considered necessary, as the proposed internal 'pod' subdivision is considered clumsy and harmful. It is not accepted that it should be treated as a temporary, reversible intervention, as in reality it would be there for decades.
- 6.3 Comments 18.09.2025 (No objection)
- 6.4 Following the reduction in height of the proposed chimneys and revision of the internal kitchen layout the previous concerns raised have been satisfactorily addressed.
- 6.5 The scale of the building within its plot is considered to result in a degree of harm to the setting of the listed Christ's College buildings. It is considered however that this harm is mitigated by the enhancements to the other aspects of the listed buildings, the enhancement of the Conservation Area along Christ's Lane and the benefit of the works helping to secure the viable use of the buildings.

- 6.6 Overall, there is no objection to the proposal subject to conditions regarding:
- Protection and support (Attached to FUL application)
 - Salvage and reuse of materials (Attached to FUL application)
 - New walls (Attached to FUL application)
 - Joinery details (Attached to FUL application)
 - Timber frame repairs
 - Rainwater goods (Attached to FUL application)
 - Details/ sample of external materials (Attached to FUL application)
 - Precise details (Attached to FUL application)
 - Recording of building post works

Historic England- No Objection

Comments 29.07.2025 (Concerns raised)

- 6.7 There are concerns regarding the scale and massing of the proposed replacement library building feeling too big and over dominant on Bath Court.
- 6.8 It is also considered that the conversion of a prominent room to a kitchen wash-up would strongly affect the character of the space within the building.

Comments 01.09.2025 (No Objection)

- 6.9 The changes made introducing louvered slots and reducing the height of the chimneys helps to break up the massing of these elements. The re-location of the wash up area allowing better retention of a historic part of the building.
- 6.10 Overall, a position of no objection is retained, with the suggestion that the height of the staircase turret is reduced.

National Amenity Society- No Objection

- 6.11 Changes are recommended to reduce the height and massing of the proposed structure improving its relationship with the Bodley Library. It is also considered that the initial, taller height of the chimneys is preferable as it helps to break up the bulk of the form.

Design Review Panel Meeting 13th February 2025

- 6.12 The final report received states the following: -

The dominant chimneys, performing an essential ventilation function are welcome. Some members of the panel expressed the view that they could be taller. That popping up above the ridge line when viewed from First Court within the college would not be a problem. Trying to keep them out of sight was inconsistent with historic precedent.

There are differing views on the impact of the design on Bath Court. It is a tight space and the internal cross section dimensions to accommodate a functioning library have largely determined the form. Bath Court is not a pleasant space at the moment. It is hemmed in by the vertical façade of the existing library with no shelter. The move to open up the ground level space with greater width and a degree of shelter with a cantilever overhang are positive moves that will enhance the space. The dimension between the projecting upper level of the library and the roof opposite will be in the order of 4 metres. This is a concern to some panel members. There is a tricky balancing act between the needs of the library and the occupiers of the rooms opposite, although the rooms are dual aspect and so daylight is not a problem. However, the façade of the upper levels of the library will be very much in the face of occupiers of the roof top rooms. Material selection and detail are important considerations as the design team acknowledge.

In conclusion the panel applaud the scheme as an exemplary proposal. As the details develop, the Panel believe the richness will be enhanced.

7. Third party representations

- 7.1 Three representations have been received, 1 in objection and 1 raising neutral comments.
- 7.2 Those in objection have raised the following issues:
- Excessive scale of the proposed development
 - Impact from excavation
 - Impact upon neighbouring amenity
 - Heritage Impacts
 - Failure to explore other alternative sites within the College
 - Over-development of the site
- 7.3 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.

8. Local Groups / Petition

- 8.1 Christ's Lane Action Group has submitted a petition objecting to the proposed development and requesting amendments with regards to the following grounds:
- Mitigation of the proposed building height and scale.
 - Reduce the mass and height of the proposed building to respect its heritage surroundings, and to respect the conservation context.
 - Introduce permeability and active frontage to contribute positively to Christ's Lane, and to satisfy the Cambridge Local Policy 2018 regarding retail frontage.
 - Consider design elements from the earlier 2011/2016 proposals that were more sympathetic to the setting.
- 8.2 A petition has also been received in support of the application on the basis of the following:
- High quality design of the proposed replacement building.
 - Provision of additional and improved study spaces for students of the college.
 - Improved accessibility.
 - Improved sustainability performance.
 - Enhancement to the Christ's Lane streetscape.
- 8.3 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.

9. Planning background

- 9.1 It is important to note that previous planning permissions have been granted at the site for alternative replacement library buildings. Initially granted in 2013 with an identical permission also granted in 2016, both permissions have since expired and therefore carry no weight in the planning assessment.
- 9.2 Prior to this application, the applicant has engaged with the Local Planning authority through an extensive pre-application process including multiple meetings, Design Review Panel, a briefing to planning committee members in addition to a Development Control Forum during the live application.

10. Assessment

- 10.1 From the consultation responses and representations received and from an inspection of the site and the surroundings, the key issues are:
- Heritage Impacts

11. Heritage assets

- 11.1 The application falls within the Historic Core Conservation Area. With the proposal directly impacting the Grade I listed Christ's College buildings and the Grade II listed historic parks and garden of Christ's College as well as being within close proximity to the Grade I listed Fellows Building within the College. The application site is also within the setting of the following Grade II listed buildings and the Grade II* listed Lloyds bank; Church of St Andrew the Great, Church of St Andrew the Great War Memorial, No.4-7 St Andrews Street and the College Tutor's House.
- 11.2 Several of the above heritage assets are within proximity to the proposed development, but are not considered to be impacted in any way by the proposed development and have therefore been scoped out of any significance assessment.
- 11.3 The first and potentially most directly impacted asset is the Grade I listed buildings of Christ's College surrounding the Entrance Court, south-eastern range of Second Court and the Bodley Library. The Bodley Library and southeastern range of First Court are both specifically referenced in the listing description and considered of National (Very High) significance. There are however areas of lower (or no) significance including the eastern half of Bath Court, the existing 1974 library to be demolished and the wall to Christ's Lane. Specifically, the existing library is listed only by virtue of its attachment to the earlier listed buildings, it is not considered to be of any special historic interest in its own right nor would it be considered to merit listing at even a lower level.
- 11.4 A representation received from a Heritage Consultant on behalf of the Christ's Lane Action Group (CLAG) has claimed that in their view the existing 1970's library building is neutral contribution to the character and appearance of the adjacent heritage assets. The existing 1974 library building itself is not considered to provide any positive contribution to the character and appearance of the Conservation Area, largely due to its inactive frontage with the street, as a result of it not being built with the intention of being publicly visible. Whilst as stated by the CLAG consultant the existing building is notably smaller than that proposed, officers considered that it is negative in its contribution to relevant heritage assets.

- 11.5 Firstly, when considering the impact of the proposed demolition and replacement of the existing library, the principle of this in heritage terms has previously been approved and continues to be supported. The existing building makes negative contribution to the setting of the highly significant listed buildings such as the Bodley Library.
- 11.6 The proposed replacement library is substantial in its size in relation to both the plot and many of the surrounding historic parts of the College. Its presence is therefore greater, both externally and internally within the college.
- 11.7 One of the most visually prominent aspects of the development are the five chimneys that face towards Christ's Lane. During the application revised plans have been provided reducing the height of these chimneys by approximately 900mm in response to initial comments received from the Council's Conservation Officer. Following this revision, the very tops of the chimneys would only be visible within glimpsed views from the far side of First Court at eye level. Throughout the pre-application and application process the original height had been considered an acceptable height to limit any impact of this element upon the setting of the Grade I listed buildings with the glimpsed views not considered to harm the setting of the First Court range of buildings.
- 11.8 Whilst the recent letter received from CLAG states that there is an impact resulting from the height of the chimneys on the setting of the Bodley Library when viewed from along St Andrews Street. The chimneys themselves are not considered to attempt to be subservient in their scale and design, rather they attempt to contribute to a 'presence' along the lane. Whilst they are a prominent feature within views along Christ's Lane, they remain lower in height than the adjacent Bradwell's Court re-development. Both the Council's Conservation Officer and Historic England officer are in agreement that this change improves the impact of the proposal such that the chimneys themselves would not result in any harm to the setting of the Bodley Library.
- 11.9 This prominence of the proposed development is perhaps most visible in relation to the highly significant Bodley Library within views from along St Andrews Street, Christ's Lane and internally within Bath Court. Whilst the separation afforded to the Bodley is increasing as a result of the development, the height and proximity of the building, particularly the staircase tower is notably increased.

- 11.10 The height of the staircase tower has been raised as an issue by both the internal Conservation Officer and the Historic England officer, with the latter recommending that a reduction in height would improve the relationship of the proposed building to the Bodley Library.
- 11.11 The applicant however has chosen to retain the current height of the proposed staircase tower. The impact that this increase in scale would have upon the setting of the Bodley Library from public views along St Andrews Street and Christ's Lane is, in line with the comments from the Council's Conservation officer, considered to result in harm, on the lower end of less than substantial scale, to the setting of the Grade I listed building.
- 11.12 This harm is however, considered to be restricted to the setting of the Bodley Library which forms a part of the single, overall Grade I listed Christ's College site. Other elements of the proposed development, including the increased spacing between the Bodley are considered to mitigate any further harm to the setting of the Grade I listed buildings.
- 11.13 One notable aspect is the works proposed to Bath Court, the elevation of the proposed library facing towards this space and the impact that this has upon the setting of the buildings on the southern side of First Court. The recent letter received on behalf of CLAG states that they consider the proposal to result in less than substantial harm to the setting of the norther range of Bath Court.
- 11.14 Whilst the proposed library would somewhat enclose Bath Court to a greater extent than the existing library. The high-quality design, combined with enhancements to the landscaping of Bath Court are considered to mitigate the impact of the increase in scale upon the other aspects of the listed buildings such that they do not result in any further harm beyond that identified to the Bodley Library.
- 11.15 As set out in paragraph 215 of the NPPF, any less than substantial harm to heritage assets should be weighed against the public benefits of the proposal, including, where appropriate, securing its optimum viable use.
- 11.16 The proposed development has been submitted taking into account the views of students. The current library facilities within the College are lacking in quality and falling below standards. The College buildings, including the existing library present significant accessibility difficulties with multiple variations in floor levels, in addition to an overall lack of sufficient study space, poor installation/ sustainability performance, and an extremely underused outdoor space within Bath Court. Officers

consider therefore, that, by proposing a significant increase and improvement in the library facilities available to students within the College site, it is bringing the library of the College up to date with the current requirements of the students. As considered through paragraph 215, officers consider that the proposed development would help to secure the ongoing use of the listed buildings for their intended, educational use.

- 11.17 In addition to securing the optimum viable use of the site, the proposed development is considered to provide certain public benefits that are given weight in the planning balance as referred to in paragraph 215. The development's public facing Christ's Lane façade is considered to be significantly enhanced from that of the existing 1970's library building. This within a highly visible, public space, would result a tangible public benefit. In addition to the appearance of the façade itself, the provision of a large, integrated public bench is a further, albeit relatively minor public benefit arising from the scheme.
- 11.18 Paragraph 219 of the NPPF meanwhile adds that "Local planning authorities should look for opportunities for new development within Conservation Areas and World Heritage Sites, and within the setting of heritage assets, to enhance or better reveal their significance. Proposals that preserve those elements of the setting that make a positive contribution to the asset (or which better reveal its significance) should be treated favourably."
- 11.19 There is an additional consideration that the proposed development would enhance and better reveal the significance of the College's heritage assets more favourably than at present. The proposed library facilities, in addition to an increased physical separation to the Bodley Library, would provide additional book storage facilities that would facilitate the continued use of the Bodley Library for its intended purpose and allow for glimpsed views into the reconfigured Bath Court.
- 11.20 It is fundamental to recognise that there are two separate statutory duties when considering harm to listed buildings and harm to conservation areas, falling under sections 66 and 72 of the Listed Buildings and Conservation Areas Act 1990, respectively. Likewise, section 102 of the Levelling-up and Regeneration Act 2023 requires separate consideration of the effects on relevant heritage assets, including registered parks and gardens. Therefore, officers consider it important to clarify that the overall impact upon the listed buildings being neutral is identified separately from any impact upon the conservation area, and the Registered Park and Garden.

- 11.21 A number of conditions have been requested by the Council's Conservation Officer requiring additional details of the proposed works. Whilst all of the conditions are considered to be relevant and necessary, those requested relating to the recording of the listed building and timber frame works are recommended to be attached to the relevant Listed Building Consent application as opposed to this FUL application.
- 11.22 Kitchen facilities
- 11.23 In addition to the works set out above that are considered to require planning permission and therefore also assessed within the planning application, there are a number of aspects of the proposal that do not require planning permission but do directly impact the existing listed buildings and therefore require listed building consent.
- 11.24 One specific aspect that this applies to is the internal alterations to the kitchen dining facilities. This includes the electrification of the entire kitchen, whilst the layout remains roughly un-changed, the existing kitchen wash-up is to be removed as part of the levelling of Bath Court, requiring its re-provision internally.
- 11.25 Initial comments received from the Council's Conservation Officer, objected to locating this new wash-up room within a historic room facing out onto Second Court with a pod inserted into the room to attempt to protect any historic fabric. Amendments have since been provided revising the location of the proposed wash-up away from this sensitive area to a location that is considered to be appropriate. Following this change, the kitchen alterations are supported by both Historic England and the Council's Conservation Officer and would not result in any harm to historic fabric.
- 11.26 1913 Building
- 11.27 Other internal alterations are proposed to the 1913 building to the north of Christ's Lane abutting the existing library building to the north-eastern end. Whilst this building is more modern, it forms part of the Grade I listed College buildings, although is diminished in its historic significance. The works to this building are restricted to internal changes to its floor plans to facilitate a more rational layout at ground and first floor in addition to the removal of the existing roof to allow for an upward extension forming part of the new library building. It is acknowledged that this element of the scheme would result in the "loss" of historic fabric, however, it is on balance, considered to be acceptable in heritage terms due to the less

significant fabric impacted and its facilitation of improved efficiency of the buildings.

11.28 Upper Hall and Landing Area

11.29 Within the proposed works is a new lift core from Bath Court at ground level up into the Upper Hall. A new connection is then proposed to this lift through the Old Combination Room requiring the removal of a section of wall within a cupboard, in the same location as was shown as providing an access route for proposals from 1957. Given that the existing cupboard doors are to be retained for use in-situ, it is not considered that this aspect would result in any loss of historic fabric or material harm.

11.30 Level access is then proposed to be provided from the list to the upper hall and the half-landing leading into the old combination room. Whilst this would obscure historic fabric, the process is considered to be fully reversible which is deemed to mitigate any harm from this aspect. A new staircase is also proposed adjacent to the new lift core leading into the upper hall, following opening up works, the brickwork that would require removal for this is modern and of no historic interest. A corresponding proposal is to remove the existing staircase into the upper hall to facilitate and reinstate the independent use of the old combination room whilst allowing for improved accessibility.

11.31 Within the upper hall itself, there are proposals to improve the existing serving area and more significantly, to remove existing acoustic ceiling to reveal the timber king post roof structure. This roof will then be insulated with any repairs undertaken and double and secondary glazing provided. This element of the scheme is therefore considered to result in an enhancement to the significance of the listed building, revealing a historic element of the upper hall.

11.32 Access works

11.33 Within Second Court, it is proposed to introduce a new, low level access ramp within the southern corner to facilitate improved accessibility into this part of the College. The ramp has been designed such that its installation would not result in any physical or permanent impact to historic fabric within the building that it leads to. Whilst this aspect would result in very minor harm to the setting of the range of buildings within Second Court, its benefits, providing improved accessibility are sufficient to justify this.

11.34 Other internal works

- 11.35 Internally, within the south-east range of Second Court, it is proposed to make a number of modest changes to the existing plan form primarily comprising the creation of a new door opening, removal of a dividing wall and removal of toilet facilities. A number of opening up works were undertaken with agreement from the Council's Conservation Officer, this confirmed that the location of the proposed door opening comprises modern brick beneath a plaster finish and would not therefore result in harm or loss of historic fabric.
- 11.36 The existing dividing wall was discovered to be a lath and plaster construction, although visually this appeared to be a later construction. Subsequently, there is no objection to the removal of this wall.
- 11.37 Of the conditions requested by the Council's Conservation Officer, those relating to monitoring of the listed building and timber frame works will be attached to any listed building consent as opposed to the FUL planning permission. The remaining conditions also relate to the building of the new library which requires planning permission and therefore are relevant to the FUL planning application.
- 11.38 Overall
- 11.39 In conclusion, great weight should be given to the conservation of any designated heritage asset. Whilst there is a level of harm identified to the highly significant Grade I listed Bodley Library, this harm, at the lower end of the less than substantial scale, is considered to have been clearly and convincingly justified. Additionally, as concluded by the Council's Conservation Officer, the development of new increased library facilities would help to secure the listed building's optimum viable use. The overall impact upon the relevant listed buildings is therefore considered to be neutral and would preserve their special historic and architectural interest in accordance with Section 66 of the Listed Buildings and Conservation Areas Act 1990.
- 11.40 In line with comments received from Historic England and the Council's Conservation officer, who raise no objection to the development, the development is not considered to result in any overall harm to the relevant heritage assets, applying paragraph 215 of the NPPF. Officers consider that the scheme does provide public benefits through the enhancements to the Christ's Lane façade and provision of integrated seating along Christ's Lane.
- 11.41 In accordance with local and national policies, as well as section 66 of the Listed Buildings and Conservation Areas Act, special regard must be

given to the desirability of preserving listed buildings, including their settings. The statutory duties carry considerable importance and weight when weighing any harm against any benefits or countervailing factors. Overall, the development is considered to preserve the setting and significance of the listed buildings. It is therefore compliant with the provisions of the Planning (LBCA) Act 1990, the NPPF, the Levelling-up and Regeneration Act 2023, and Policy 61 of the Local Plan.

12. Third party representations

- 12.1 The remaining third-party representations not addressed in the preceding paragraphs are summarised and responded to in the table below:

Third party comment	Officer response
Impacts upon neighbouring amenity	This does not form part of the assessment for listed building consent. It has however been assessed under the associated FUL application.
Failure to explore alternative sites	The applicant has provided site selection information; this has been assessed within the associated FUL planning application.

Table 3 Officer response to third party representations

13. Planning balance

- 13.1 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).

13.2 Summary of Harm

- 13.1 Applying the statutory duty under Section 66 of the Listed Buildings and Conservation Areas Act 1990, the scale and siting of the proposed replacement library, specifically the staircase tower, would be prominent within views and the setting of the Grade I listed Bodley Library. Great weight should be given the conservation of this designated heritage asset. Here, the proposal would cause less than substantial (on the lower end of the scale) harm to the significance of the listed building.

13.2 Summary of Benefits

- 13.3 Notwithstanding this harm, the development of new, increased library facilities provides clear and convincing justification and helps to secure the optimum viable use of the building. Despite the harm to the listed

Bodley Library, the development would result in enhancements to other elements of the Grade I listed College buildings, including but not limited to Bath Court. Overall, the development is considered to preserve the significance and setting of the relevant listed buildings.

- 13.4 Overall, therefore, the development's impact upon heritage assets is considered to be neutral with no overall harm, and there would be no conflict with development plan policy on heritage. All specific LB alterations requiring consent are acceptable.
- 13.5 The provision of public art in the form of the gate onto Christ's Lane, and the bench within the Christ's Lane façade are public benefits arising as a result of the proposed development. These are attributed limited positive weight in the planning balance.
- 13.6 Overall, the proposal is considered to be in accordance with the development plan, and there are no material considerations which indicate that permission should be refused (having taken into account the NPPF and NPPG guidance in particular). Having taken account of the views of statutory consultees and wider stakeholders, as well as all other material planning considerations, the proposed development is recommended for approval subject to conditions.

14. Recommendation

- 14.1 **Approve** subject to:
-The planning conditions as set out below with minor amendments to the conditions as drafted delegated to officers.

15. Planning conditions

1. The works hereby permitted shall be begun before the expiration of three years from the date of this consent.

Reason: To comply with the requirements of Section 18 of the Planning (Listed Building & Conservation Areas) Act 1990 (as amended by Section 51 of the Planning and Compulsory Purchase Act 2004)

2. 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. The listed building shall be fully recorded before and during works by means of drawings, photographs and written report to Level 2 as set out in Historic England's Understanding Historic Buildings: A Guide to Good Recording Practice 2016. Copies of the final, completed report shall be submitted to the Local Planning Authority and the County Historic Environment Record within one year of the completion of works.

Reason: To ensure that the listed building is properly recorded both before and during works.

4. No works to install new or alter existing timber framing, or remove any member or part member of the timber frame, floor joists or roof timber, shall commence until details including a justification, methodology of repair and drawings at a scale of 1:20 showing the extent of any repairs to the timber frame (including jointing, pegging, junctions, chamfering, moulding, weathering, etc.) have been submitted to and approved in writing by the Local Planning Authority.

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

Reason: To avoid harm to the special interest of the listed building (Cambridge Local Plan 2018, policy 61).

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25/03201/FUL – Crossways House, 176 Chesterton Road, Cambridge, CB4 1DA

Application details

Report to: Planning Committee

Lead Officer: Joint Director of Planning and Economic Development

Ward/parish: West Chesterton

Proposal: Temporary change of use of Crossways House from student accommodation to sheltered accommodation for people experiencing homelessness

Applicant: HPG Gonville Ltd.

Presenting officer: Karen Pell-Coggins

Reason presented to committee: The application was heard at Delegation Panel due to the number of third-party representations received. Following a review of the application against the criteria for referral, it was decided that Planning Committee should determine the application.

Member site visit date: -

Key issues:

1. Principle of development
2. Character and appearance of the area
3. Heritage assets
4. Highway safety, transport and parking
5. Amenity
6. Other matters

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
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8	Planning background
9	Assessment
10	Principle of development
11	Character and appearance of the area
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13	Highway safety and transport
14	Cycle and car parking provision
15	Residential amenity
16	Other matters
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18	Recommendation
19	Planning conditions

Table 1 Contents of report

1. Executive summary

- 1.1 The application seeks a temporary change of use of Crossways House from student accommodation to sheltered accommodation for people experiencing homelessness.
- 1.2 The development would provide accommodation for 20 people where there is a demonstrable need for this type of specialist accommodation in Cambridge. It would not result in the permanent loss of student accommodation. The accommodation is considered suitable in terms of its quality and management subject to conditions. The site is in an appropriate and sustainable location with easy access by a range of transport modes including public transport, cycling, and walking. The development would not result in the over concentration of specialist housing in the area.
- 1.3 The development would not adversely affect the character and appearance of the area or the significance of designated heritage assets.

- 1.4 The development would not be detrimental to highway safety or result in undue pressure on street parking in the area.
- 1.5 The proposal is not, with appropriate management, likely to result in an adverse effect on the amenities of neighbours through antisocial behaviour, increase in crime, loss of privacy, or noise and disturbance. Considering the wider social benefits arising from the scheme and the continuance of a residential use of the property, the proposal could not be refused planning permission. Whilst a degree of additional harm to established residential amenity might arise because of the nature of the change of use, this is counter-balanced by the ability to grant temporary planning permission and impose a management condition, to mitigate the adversity of any harms arising and to review this at an appropriate point in the future.
- 1.6 Officers recommend that the Planning Committee approve the application.

Table 2 Consultee summary

Consultee	Object / No objection / No comment	Paragraph Reference
County Highways Development Management	No Objection	6.1
Environmental Health	No Objection	6.2
Third Party Representations (22)	All in Objection, apart from 1.	7.1

2. Site description and context

- 2.1 The site is located in the West Chesterton ward in the city of Cambridge. It measures approximately 0.06 of a hectare in area.
- 2.2 The site currently comprises a two storey, painted brick and slate Victorian building with a two storey extension, single storey modern extension, and two storey, modern building to the rear (69 Elizabeth Way). There is a small garden to the front of the building with a low wall and railings along the boundary with Chesterton Road. A driveway is provided

to the western side with one parking space. There is an external amenity area to the western side at the rear. A high wall aligns the boundary with Elizabeth Way. The building is currently vacant.

- 2.3 The site is in a controlled parking zone. It is close to the Hawthorn Way Neighbourhood Centre.
- 2.4 The site is situated adjacent to the Chesterton conservation area and a grade II listed building at Chesterton Hall.
- 2.5 The site lies in Flood Zone 1 (low risk) and is not subject to surface water flood risk.
- 2.6 The site is surrounded by Chesterton Road, a grass public amenity space, and the Elizabeth Way/Chesterton Road roundabout to the north; Elizabeth Way to the east with dwellings beyond; a garage/storage building belonging to the site and a dwelling to the south with Sandy Lane beyond; and a guesthouse to the west with a dentist and dwellings beyond.

3. The proposal

- 3.1 The application seeks a temporary change of use of Crossways House from student accommodation to sheltered accommodation for people experiencing homelessness.
- 3.2 The building would provide 20 ensuite bedrooms and the use would be for a temporary period of 5 years. No external changes are proposed. The accommodation would be managed by It Takes a City (ITAC) which is a charity which provides a range of support services to homeless people in Cambridge to move away from sleeping rough on the street to permanent accommodation.
- 3.3 In the winter from November to March (5 months), the buildings would be used as emergency sheltered accommodation for those experiencing homelessness. The occupiers may have complex needs. In severe weather periods, an additional three occupiers could be accommodated for short period of 3 to 7 days. 9.5 staff would be employed including a Support Services Manager; a Resettlement Officer; Support Workers; and security who also work across other sites.
- 3.4 In the summer from April to October (7 months), the buildings would be used as sheltered accommodation for those experiencing homelessness. Occupiers are referred from the City Housing Team as a single person in

priority need due to mental or physical health who would alternatively be housed in a hotel or B & B. The occupiers would not be high risk. There would be security staff for 6 hours on Friday and Saturday nights and staff 40 hours per week during working hours. 2 staff would be employed including a Resettlement Officer and Support Workers.

- 3.5 Further information has been submitted by ITAC to support the application.

4. Relevant site history

Reference	Description	Outcome
19/0881/FUL	Erection of replacement student accommodation following demolition of existing building	Withdrawn
C/04/0969	Change of use form a nursing home to student residence	Approved

Table 2 Relevant site history

- 4.1 The site originally consisted of a dwelling followed by an elderly persons home, and then student accommodation for CATS College.

5. Policy

5.1 National policy

National Planning Policy Framework 2024

National Planning Practice Guidance

National Design Guide 2021

Local Transport Note 1/20 (LTN 1/20) Cycle Infrastructure Design

Circular 11/95 (Conditions, Annex A)

Technical Housing Standards – Nationally Described Space Standard (2015)

Equalities Act 2010

5.2 Cambridge Local Plan (2018)

Policy 1: The presumption in favour of sustainable development

Policy 3: Spatial strategy for the location of residential development

Policy 31: Integrated water management and the water cycle

Policy 32: Flood risk

Policy 34: Light pollution control
Policy 35: Protection of human health from noise and vibration
Policy 36: Air quality, odour and dust
Policy 46: Development of student housing
Policy 47: Specialist housing
Policy 50: Residential space standards
Policy 51: Accessible Homes
Policy 55: Responding to context
Policy 56: Creating successful places
Policy 61: Conservation and enhancement of Cambridge's historic environment
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 Flood and Water SPD – Adopted November 2016

5.4 Other guidance

Greater Cambridge Housing Strategy 2024 to 2029

Chesterton and Ferry Lane Conservation Area Appraisal (2009)

6. Consultations

Publicity

Neighbour letters – Yes

Site Notice – No

Press Notice – No

County Highways Development Management - No Objection

6.1 No significant adverse effect upon the public highway.

Environmental Health - No Objection

6.2 No comments.

7. Third party representations

Neighbours

- 7.1 A total of 22 representations have been received, 1 in support and 21 in objection.
- 7.2 Those in objection have raised the following issues:
- Principle - temporary use for 5 years is likely to be permanent, area already has similar accommodation, unsuitable accommodation (limited bathrooms, small rooms, density, limited amenities), poor management during previous use as a shelter, inadequate level of staff for occupiers and local residents.
 - Character of area - in a residential area, will bring down reputation of area, visual impact.
 - Residential amenity- antisocial behaviour in street (people congregating, altercations, harassment, abusive language, aggressive actions, drinking, drug taking, urinating, defecating, litter, trespass, tents on amenity area), noise and disturbance, increase in crime (damage, break ins, thefts, murder on premises), existing issues exacerbated, potential impact upon local park, anxiety and safety fears, negative upon wellbeing and enjoyment of property, privacy issues, access to Sandy Lane.
 - Highway safety - impact of occupiers on cycle path and road, on street parking pressure.
 - Other matters- accuracy of application, inadequate consultation, will affect adjacent guesthouse business, detrimental to tourism, adjacent premises are commercial and residential, no guarantee of planning fulfilment if permission granted due to limited of resources, management is by a charity with limited funding.
- 7.3 Those in support have given the following reasons:
- Urgent housing need
- 7.4 The applicant's agent has submitted a letter with a number of supporting documents from ITAC, the Council's Housing Team, the Police, Housing Justice, the Ministry of Housing response to the objections raised.
- 7.5 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. Planning background

- 8.1 The lawful use of the site is for student accommodation, but the building is currently vacant. It has previously been used as emergency sheltered accommodation for people experiencing homelessness over the last five winters since 2020.

9. Assessment

- 9.1 From the consultation responses and representations received and from an inspection of the site and the surroundings, the key issues are:
- Principle of development- loss of student accommodation and housing provision
 - Character and appearance of the area
 - Highway safety
 - Amenity
 - Other matters
 - Planning balance
 - Recommendation
 - Planning conditions

10. Principle of development

- 10.1 The site is located in the West Chesterton ward in the city of Cambridge.
- 10.2 Policy 3 of the Local Plan outlines that developments should be focused in in and around the urban area of Cambridge in order to create strong, sustainable, cohesive and inclusive mixed-use communities, making the most effective use of previously developed land, and enabling the maximum number of people to access services and facilities locally.

Loss of student accommodation

- 10.3 Policy 46 of the Local Plan seeks to resist the loss of student accommodation unless adequate replacement accommodation is provided or it is demonstrated that the facility no longer caters for current or future needs.
- 10.4 The proposed development is for a change of use from student accommodation to sheltered accommodation for people experiencing homelessness for a temporary period of 5 years.
- 10.5 Although it is noted that the proposed use would result in a short-term loss of student accommodation, it is not considered to result in the permanent

loss of student accommodation on the site. A new planning permission would be required to extend the time limit beyond 5 years and the merits of the use would then be reassessed at that time. The temporary loss of student accommodation is nonetheless counterbalanced by the proposal providing a specialist and much-needed form of housing which would help tackle homelessness, as set out below.

Housing provision

- 10.6 Policy 47 supports the development of specialist housing providing there is a demonstratable need for the development in Cambridge, it is suitable for the occupiers in relation to the quality and type of facilities and the provision of support and/or care, it is accessible to local services and facilities, and in a location that avoids excessive concentration of such housing within any one street or small area.
- 10.7 Paragraph 61 of the NPPF supports the Government's objective of significantly boosting the supply of homes through ensuring that needs of groups with specific housing requirements are addressed.
- 10.8 The proposed development would provide emergency sheltered accommodation for people experiencing homelessness in the winter and sheltered accommodation for people experiencing homelessness in the summer as an alternative to a hotel or B & B.
- 10.9 The location of the site is in a busy area adjacent to a number of main roads and a cycleway and footpath. There is a mix of uses in the immediate area including residential, bed and breakfast accommodation, dentists, and a school.
- 10.10 The applicant's agent has advised that ITAC has carried out a thorough search for appropriate accommodation for the project and this site is considered the most suitable location in the city in terms of an appropriate amount of communal space, number of bedrooms with ensuite facilities and distance to other key services such as the Access Surgery on Newmarket Road, City Council Housing offices on Regent Street and local bus services (for the city centre and Addenbrookes Hospital).
- 10.11 The development is considered to be in an appropriate location for the proposed use and is not considered to have an adverse impact upon the reputation of the area.
- 10.12 Cambridge City Council has a statutory duty to applicants who are homeless or at risk of becoming homeless. It has provided grants to ITAC

from the Homelessness Prevention Fund every financial year since 2020/21 including grants to run the winter accommodation project at Crossways in the winters of 2021/2022 and 2022/2023, a 3 year contract to run the winter accommodation project at Crossways since 2023/24 which is expected to be extended for a further 2 years to the winter of 2027/28, housing benefit claims for accommodation provided at Crossways each winter, and ITAC provided substantial Council funded support to alleviate the plight of rough sleepers during the pandemic winter of 2020/2021.

- 10.13 The Homes for our Future: Greater Cambridge Housing Strategy 2024 to 2029 by Cambridge City Council and South Cambridgeshire District Council has seven key priorities – one of these is preventing homelessness which will be implemented through each Council's Homelessness and Rough Sleeping Strategy.
- 10.14 The Homelessness and Rough Sleeping Strategy 2021 to 2026 published by Cambridge City Council sets out four key objectives as follows: -
i) Prevent people from becoming homeless;
ii) Where homelessness cannot be avoided, help people to find suitable accommodation;
iii) Minimise rough sleeping; and,
iv) Ensure that housing outcomes for all residents reflect the Council's vision of 'One Cambridge, Fair for All'.
- 10.15 The Housing Key Facts: Homeless and Rough Sleeping Summary, Commentary & Data Tables published in March 2025 by Cambridge City Council states that there were 2,492 cases from April 2024 to March 2025 of people seeking council advice relating to housing stress. This increased by 9% over the previous year and 28% over the previous 5 years. The reasons include the increased cost of living, lack of social housing, and shortage and cost of private sector accommodation.
- 10.16 The Council's Strategic Housing Advice Lead has advised that 840 applications were made from April 2024 to March 2025 where the applicant was assessed as being homeless or threatened with homelessness. 23 individuals were verified as rough sleeping in the street count in November 2024 and 36 individuals in the street count in September 2025. The demand for social housing and accommodation for people experiencing homelessness has resulted in some applicants being housed in B & B's outside the area. There is also a need to reduce the use of temporary accommodation.

- 10.17 The above statistics show that homelessness is increasing each year. Consequently, there is a demonstrable need for the development in Cambridge at the current time.
- 10.18 The buildings would provide accommodation in the form of 20 bedrooms each with a bathroom together with a communal living/dining space. There is an external amenity area to the rear. The density of occupants on the site would be lower than the existing student accommodation. There are no set standards for the size of shared sheltered accommodation, bedrooms, or garden areas. This will be assessed further in the Amenity section below.
- 10.19 The site would be managed by ITAC who would provide staff on site for the support and care of residents. 9.5 staff would be employed in the winter months including a Support Services Manager; a Resettlement Officer; Support Workers; and security who also work across other sites. 2 staff would be employed during the summer months in working hours including a Resettlement Officer and Support Workers. The staff would provide support along with other agencies. It is understood that nearby residents have the contact number of the Support Services Manager if any issues arise on and around the site.
- 10.20 The applicant's agent has submitted a letter from Housing Justice which advises that the winter accommodation provision from ITAC has received an accreditation and been awarded a Gold Quality mark for its management.
- 10.21 The applicant's agent has also submitted a letter from the Ministry of Housing, Communities and Local Government which confirms that ITAC has been provided funding from 2022 to 2026 from the Night Shelter Transformation Fund.
- 10.22 ITAC have a License Agreement and Conditions of Stay for the occupiers which set out details and rules in relation to the offer of the accommodation. Meals and help with laundry and practical matters would be provided by volunteers. Rules include the following and breach may result in eviction.
- i) Not to do anything in the locality of the Premises that may cause harassment, alarm or distress or engage in any behaviour contrary to the Equalities Act 2010.
 - ii) Not to do anything in or around the Premises that could annoy or disturb others.

- 10.23 Notwithstanding the above, it is considered necessary to attach a management plan condition to any consent to help mitigate harm to the amenities of neighbours.
- 10.24 There are also support services close by in the area such as Wintercomfort on Victoria Avenue which provides housing, employment, welfare, health, social inclusion, and women's services for homeless people.
- 10.25 The development is considered suitable for the occupiers in relation to the quality and type of facilities and the provision of support and/or care.
- 10.26 The site is situated approximately 100 metres from the Hawthorn Way Neighbourhood Centre which has a shop, café, and yoga studio and centre. It is also approximately 255 metres from a public house and restaurants and takeaways on Chesterton Road. There are bus stops on Chesterton Road approximately 185 metres away to Milton and approximately 255 metres away to the city centre and Addenbrookes (Citi 2) with a service every 20 minutes in the day.
- 10.27 The development is considered to very accessible to a variety of local services and facilities.
- 10.28 There are a number of sites for people experiencing homelessness in the city. The closest is Cornerhouse, 1 Elizabeth Way which is approximately 400 metres away. Others include Jimmys Night Shelter at 1 East Road.
- 10.29 The development is not considered to result in an excessive concentration of such housing within any one street or small area.
- 10.30 The principle of the development is therefore acceptable in policy terms.
- 10.31 The proposal is in accordance with policies 3, 46 and 47 of the Local Plan.

11. Character and appearance of the area

- 11.1 The site is situated at the on the corner of Chesterton Road and Elizabeth Way.
- 11.2 Policy 55 of the Local Plan requires development to respond positively to its context.
- 11.3 Policy 56 supports development that is designed to be attractive, high quality, accessible, inclusive and safe.

- 11.4 No external changes are proposed to the building which would affect the character and appearance of the area.
- 11.5 The use of the site and potential presence of residents on the street is not considered to result in an adverse visual impact which would harm the character and appearance of the area.
- 11.6 The proposal is compliant with policies 55 and 56 of the Local Plan.

12. Heritage assets

- 12.1 The site is situated adjacent to the Chesterton conservation area and adjacent to a grade II listed building at Chesterton Hall.
- 12.2 No external changes are proposed to the building which would affect the character and appearance of the adjacent conservation area or setting of the adjacent listed building.
- 12.3 The development is not considered to result in harm to the significance of any heritage assets.
- 12.4 The proposal is compliant with the provisions of the Planning (LBCA) Act 1990, policy 61 of the Local Plan, and the NPPF.

13. Highway safety and transport impacts

- 13.1 The site is situated on the corner of Chesterton Road and Elizabeth Way. The building fronts a no through road for residents off the main Chesterton Road. There is a footpath and cycleway to the front.
- 13.2 Policy 80 of the Local Plan seeks to prioritise sustainable transport.
- 13.3 Policy 81 seeks to resist developments which would have an unacceptable transport impact.
- 13.4 Paragraph 116 of the NPPF requires developments to have an acceptable impact upon highway safety.
- 13.5 The lawful use of the site is for student accommodation with 24 bed spaces and a 1 bed supervisors flat. The proposed use for sheltered accommodation for people experiencing homelessness would have 20 bed spaces and a maximum of 23 residents during severe weather in the winter. A maximum of 9.5 staff would be employed on the site.

- 13.6 Whilst it is acknowledged that the development may result in some increase in traffic generation, this is not considered to be significant.
- 13.7 The Local Highways Authority have raised no objections to the application in terms of the impact of the development upon the public highway.
- 13.8 The development is not considered to be detrimental to highway safety.
- 13.9 The proposal is compliant with policies 80 and 81 of the Local Plan and NPPF advice.

14. Car and cycle provision

- 14.1 The site has one vehicle parking space to the front of the building accessed off the no through road for residents off the main Chesterton Road. There is a garage to the rear which is not used for vehicle parking purposes. There is controlled on street parking with marked bays with approximately 5 residents parking spaces Mondays to Saturdays from 9am to 5pm and 3 pay and display spaces from Mondays to Saturdays from 9am to 5pm. There is no cycle parking on site.
- 14.2 Policy 82 of the Local Plan states that planning permission will not be granted for developments that would be contrary to the parking standards set out in Appendix L. Car-free and car-capped development is acceptable in certain circumstances.
- 14.3 Appendix L does not set out any specific requirements for vehicle or cycle parking for sheltered accommodation in relation to a single unit. The vehicle parking standards require a maximum 1 space for every 6 units and 1 space for every 2 members of staff and the cycle parking standards require a minimum of 1 space for every 4 units, 1 space for every 2 members of staff.

Cycle parking

- 14.4 The development does not propose any cycle parking. Cycle parking is required to encourage residents and staff to travel to the site by sustainable modes to reduce reliance upon the car. It is considered necessary to attach a condition to any consent to secure cycle parking.

Vehicle parking

- 14.5 The development does not propose any additional vehicle parking. This is considered acceptable and is not considered to lead to undue parking pressure given that the site is in a sustainable location close to the city centre with access by a variety of modes of transports such as buses, walking, and cycling as an alternative to the private car.
- 14.6 The level of vehicle parking and cycle parking is supported.
- 14.7 The proposal is compliant with policy 82 of the Local Plan.

15. Amenity

- 15.1 The site is surrounded by residential properties in Chesterton Road, Sandy Lane, and Elizabeth Way.
- 15.2 Policy 35 of the Local Plan seeks to protect human health and quality of life from noise and vibration.
- 15.3 Policy 50 requires new residential units to meet or exceed the residential space standards set out in the Government's Technical Housing Standards – nationally described space standard (2015).
- 15.4 Policy 51 requires new homes to be accessible in accordance with M4(2) of the Building regulations.
- 15.5 Paragraph 135 of the NPPF requires developments to create places that are safe, inclusive and accessible and which promote health and well-being, with a high standard of amenity for existing and future users; and where crime and disorder, and the fear of crime, do not undermine the quality of life or community cohesion and resilience.

Neighbouring properties

- 15.6 Representations have been received from residents in the immediate area objecting to the application on the grounds of the adverse impact upon their amenity. Concerns raised in relation to the previous use of the site for sheltered accommodation for people experiencing homelessness last year include antisocial behaviour, increase in crime, loss of privacy, and noise and disturbance. These are stated to have had a negative effect upon the safety and wellbeing of nearby neighbours and enjoyment of their properties.

- 15.7 Chesterton Road is a busy, well lit, main road into the city and the lawful use of the premises is for student accommodation.
- 15.8 The lawful use would have resulted in significant activity on and around the site which itself could lead to noise and disturbance. The development is not considered to significantly intensify the level of noise and disturbance to an unacceptable level, albeit the nature of its use and future occupiers are very different to those of students.
- 15.9 In relation to the management of the hostel, the applicants state:
- 15.10 *'The winter accommodation provision was independently audited by Housing Justice who awarded the hostel a Gold Quality Mark in 2024 - the first emergency accommodation in the country to achieve this award, as evidenced in the supporting letter from Eve McCallam, Programme Lead for Emergency Accommodation, Housing Justice (see Appendix 5). National support for this project and achievement of the Gold award for management of emergency accommodation is detailed in the supporting letter from Abby Milnes, Policy Advisor, Ministry of Housing, Communities & Local Government (see Appendix 6).*
- 15.11 *During the winter months there are SIA accredited security staff on the premises 24 hours/day. The security staff are trained to work with people experiencing homelessness in addition to their core skills (required for accreditation), experience in managing drink and drug related incidents, identifying and de-escalating unacceptable behaviour, and being qualified as First Aiders and Fire Marshalls.*
- 15.12 *All residents enter and leave the hostel through a side gate at the property, which is only opened by security or ITAC staff and no personal visitors are allowed on the site. Residents have no access to the rear buildings on the property and the garage door opening onto Sandy Lane is broken and has been fixed permanently shut and is located in an area that is locked. At no time has anyone from the site accessed or left the hostel directly from Sandy Lane. Moreover, the Local Highway Authority had no objections to the application regarding access arrangements.'*
- 15.13 The applicant's agent has submitted an e-mail from the police in relation to a fatality on the premises. This advises that, based on the circumstances, it would have been very difficult to foresee or prevent this particular event. It was not considered necessary to close the hostel following the incident and this decision was based on a thorough assessment of risk and the protective factors at the location.

- 15.14 The applicant's agent has submitted data from the police in relation to crime incidents on Chesterton Road between October 2024 and September 2025. ITAC have compared the figures throughout the year and there is no evidence to show that crime or specifically antisocial behaviour numbers were elevated when the hostel was open between November and March. This does not mean that anti-social behaviour did not arise or could not arise from the proposal, only that it was not formally reported.
- 15.15 The Council's Strategic Housing Advice Lead has advised that there have been no reports to the Council's Public Safety Team of antisocial behaviour in the vicinity of Crossways and the surrounding area over the past 4 years that may reasonably be attributed to Crossways residents. The provision of accommodation may also lead to less antisocial behaviour [across the City]. The Council's Environmental Health Team have no objections to the application.
- 15.16 The concerns of residents are detailed, expansive and represent a genuine concern relating to a more intensive proposed utilisation of the property by ITAC. Whilst these concerns are understood, the property and the intended use would play a wider societal role in helping tackle homelessness in the City. There is a demonstratable need for accommodation in Cambridge for rough sleepers, and for single people considered in priority need, due to mental or physical health issues, who are experiencing homelessness. The location is appropriate, sustainable and faces onto a busy arterial road. In consideration of the concerns raised by residents, and the proposed year-round use of the premises, officers consider it necessary to attach a condition to any consent to secure a management plan for the site to help mitigate and manage the proposed temporary use in the interests of residential amenity. There is no indication that the property would not be managed appropriately, but a management plan would bring planning oversight of the proposal, and a temporary consent allows for a considered review of the use and of its amenity impacts.

Future occupants

- 15.17 The residential space standards are not relevant to shared sheltered accommodation. Notwithstanding the above, each bedroom would comply with the residential space standards of 7.5 square metres for a single bedroom apart from one which measures approximately 7.3 square metres. This would fall minimally short of the standards but would provide shelter for a person experiencing homelessness.

- 15.18 There are no standards which set out the space required for communal living/dining spaces or external amenity spaces for shared sheltered accommodation. The communal living/dining space would measure approximately 75 square metres in area and has a number of sofas and a dining table along with cupboards. The size of the space is considered reasonable. The external amenity space would measure approximately 145 square metres in area and is a hard surfaced area with a number of patio tables and a covered area. There are also small grassed areas to the front and side *excluded from the calculation).
- 15.19 Section M4(2) of the Building Regulations are not relevant to shared sheltered accommodation.

16. Other matters

- 16.1 The development is not considered to adversely affect the adjacent guesthouse business or be detrimental to tourism in the city.
- 16.2 If planning permission has been granted subject to conditions, these conditions need to be complied with. Any breach may be subject to enforcement action.
- 16.3 The management of the sheltered accommodation by a charity and the lack of financial resources is not a material planning consideration.
- 16.4 Further information has been submitted in relation to the accuracy of the application.
- 16.5 Further consultation has been carried out in terms of the notification of neighbours beyond the statutory requirement.

17. Planning balance

- 17.1 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).
- 17.2 The development would provide specialist housing in the form of sheltered accommodation for 20 people experiencing homelessness where there is a demonstrable need in a sustainable location. This can be attributed significant weight in the decision-making process. Whilst many objections have been raised by residents to the scheme, the proposal is not, with

appropriate management, considered to result in an adverse effect on the amenities of neighbours through antisocial behaviour, increase in crime, loss of privacy, or noise and disturbance. Considering the wider social benefits arising from the scheme, it could not be reasonably refused planning permission. Whilst a degree of harm to established residential amenity may arise, this is counter-balanced by the ability to grant temporary planning permission and impose a management condition, to mitigate any harms arising and to review this at an appropriate point in the future.

17.3 Officers recommend that the Planning Committee approve the application.

17.4 Conclusion

17.5 Having taken into account the provisions of the development plan, NPPF and NPPG guidance, the statutory requirements of section 66(1) and section 72(1) of the Town and Country Planning (Listed Buildings and Conservation Areas) Act 1990, the views of statutory consultees and wider stakeholders, as well as all other material planning considerations, the proposed development is recommended for approval.

18. Recommendation

18.1 **Approve** subject to:

-The planning conditions as set out below with minor amendments to the conditions as drafted delegated to officers.

19. Planning conditions

1. The use hereby permitted, shall be discontinued on or before 1 November 2030.

Reason: The application is for a temporary period only.

2. 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. Within 28 days of this decision notice, a management plan shall be submitted to the Local Planning Authority for its written approval. The management plan

shall include provisions relating to:

- a) the day-to-day management of the property and how any anti-social issues will be addressed.
- b) the external display of contact information for on-site management issues and emergencies for members of the public.
- c) details of guidance for tenants re acceptable standards of behaviour/use of the premises.
- d) a review mechanism of the operation of the approved management plan.

The development shall be managed in accordance with and upon discharge of the approved plan.

Reason: In order to ensure the occupation of the site is well managed and does not give rise to significant amenity issues for nearby residents (Cambridge Local Plan 2018 policies 35 and 47).

4. Within 28 days from the date of this decision, details of facilities for the covered, secure parking of cycles for use in connection with the development shall be submitted to and approved in writing by the Local Planning Authority. The details shall include the means of enclosure, materials, type and layout of the cycle store. A cycle store proposed with a flat / mono-pitch roof shall include plans providing for a green roof. Any green roof shall be planted / seeded with a predominant mix of wildflowers which shall contain no more than a maximum of 25% sedum planted on a sub-base being no less than 80 millimetres thick. The cycle store and green roof as appropriate shall be provided and planted in full in accordance with the approved details prior to occupation or commencement of use and shall be retained as such. The cycle storage facilities shall be provided in full within 3 months of the approval of the details.

Reason: To ensure appropriate provision for the secure storage of bicycles, to encourage biodiversity and slow surface water run-off (Cambridge Local Plan 2018 policies 31 and 82).

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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**25/02147/FUL – Cambridge Rugby Union Club
Grantchester Road Newnham Cambridge
Cambridgeshire CB3 9ED**

Application details

Report to: Planning Committee

Lead Officer: Joint Director of Planning and Economic Development

Ward/parish: Newnham

Proposal: Construction of 5no floodlit padel tennis courts with canopy, club hut and landscaping

Applicant: Padel Stars Limited

Presenting officer: Amy Stocks

Reason presented to committee: Third party representations, Site History, Policy Conflicts: referred by the Delegation Panel

Member site visit date: N/A

Key issues: 1. Green Belt

2. Siting, design and scale of padel courts and effects on character of the Protected Open Space, the site and setting of the edge of the City.

Recommendation: Refusal

Report contents

Document section	Document heading
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2	Site description and context
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10	Planning background
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12	Principle of development
13	Padel court need
14	Design, layout, scale and landscaping
15	Biodiversity
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17	Highway safety and transport
18	Cycle and car parking provision
19	Amenity
20	Other matters
21	Planning balance
22	Recommendation
23	Refusal Reasons

Table 1 Contents of report

1. Executive summary

- 1.1 The application is for the construction of 5no floodlit padel tennis courts with canopy, club hut and landscaping.
- 1.2 There is a clear need for padel courts within the City but the provision of the sports facilities would constitute inappropriate development in the green belt. The siting, scale and massing of the proposal would adversely impact the character and visual amenity of the site, the protected open space and setting of this part of the City adjacent to the open countryside contrary to both CLP 2018 and South Newnham NP policies 2025.
- 1.3 Officers recommend that the Planning Committee refuse the application.

Consultee	Object / No objection / No comment	Paragraph Reference

County Highways Development Management	No Objection	6.1
Drainage	No Objection	6.3
Ecology Officer	No Objection	6.5
Environmental Health	No Objection	6.6
Landscape Officer	No Objection	6.7
Recreation Development Department	Support	6.8
Sports England	No Objection	6.9
Sustainability Officer	No Objection	6.10
Third Party Representations (69)	No Objection, Objection and Neutral	7.1
Member Representations (2)	Objection	7.5
Local Interest Groups and Organisations / Petition (1)	Objection	7.8

Table 2 Consultee summary

2. Site description and context

- 2.1 The site is located within Newnham. To the north of the site are residential properties which front onto Fulbrooke and Grantchester Road. To the east and south of the site is the wider rugby club pitches. To the west of the site is the miniature railway society and tennis courts. The site is located within the green belt, is in flood zone 2, and is a protected area of open space. There are no other planning land designations.

3. The proposal

- 3.1 The application seeks permission for the construction of 5no floodlit padel tennis courts with canopy, club hut and landscaping.

4. Relevant site history

Reference	Description	Outcome
24/04800/FUL	Construction of 5 padel tennis courts and a clubhouse hut within a weather-protection canopy, along with associated improvements to parking facilities and the private access road.	Withdrawn
25/00607/FUL	Erection of an aluminium framed building as an extension to the existing rugby clubhouse to accommodate a fitness gym	Permitted
22/03926/FUL	Engineering works to provide a grid system in order to strengthen the ground in areas of existing car parking (part retrospective)	Permitted
21/02356/FUL	Extension to the existing rugby club building to create a new children's nursery, together associated infrastructure and landscaping.	Permitted
19/0669/FUL	Installation of 15.0m floodlights (10 no.) to replace existing floodlights (10 no.), situated in different locations, serving training pitches nos. 2 and 4 (6 floodlights on pitch 2 and 4 floodlights on pitch 4).	Permitted
16/0401/FUL	Retention of a marquee (26 sq metres) to provide a refuge for spectators at rugby club events including mini and youth rugby.	Permitted
14/0967/FUL	Erection of replacement changing rooms, replacement dug outs and the retention of the existing temporary changing rooms for a period of 3 years.	Permitted
11/1078/FUL	Retention of temporary changing rooms and ancillary floorspace.	Permitted
11/0087/EXP	Extension of time for the implementation of planning permission reference 08/0382/FUL for the erection of two storey extension and associated works	Permitted

	(amended design to application C/03/0143/FP).	
08/0382/FUL	Erection of two storey extension and associated works (amended design to application C/03/0143/FP).	Permitted
08/0179/FUL	Alterations and extensions to existing Clubhouse and facilities (renewal of planning permission C/03/0143/FP)	Permitted
07/1376/FUL	Single storey side extension, re-roofing existing single storey building and erection of detached storage shed.	Refused
07/0165/FUL	Amended first floor terrace and staircase plus rear external staircase (amendment to application 04/1352/FUL)	Permitted
04/1352/FUL	Alterations and extensions to existing Clubhouse and facilities.	Permitted
C/03/0143	Alterations and extensions to existing clubhouse and facilities.	Permitted
C/02/0483	Removal of 5no existing floodlights and erection of 10no floodlights to south-east of existing clubhouse.	Permitted
C/02/0428	Demolition of existing clubhouse and erection of a part single, part two storey clubhouse (renewal of application ref: C/96/1093/FP).	Permitted
C/96/1093	Demolition of existing club house and erection of part single storey and part two storey club house.	Permitted
C/96/0065	Re-building of Clubhouse and provision of fitness and medical room.	Refused
C/92/0802	Change of use from agricultural land to sports playing fields (amended by letter and drawing dated 10.2.92, 12.2.92)	Permitted

C/84/0439	Erection of flood-lights	Permitted
C/73/0255	Erection of extension to existing Club-house	Permitted
C/67/0479	Extension to existing pavilion	Permitted

Table 2 Relevant site history

5. Policy

5.1 National policy

National Planning Policy Framework 2024

National Planning Practice Guidance

National Design Guide 2021

Environment Act 2021

Conservation of Habitats and Species Regulations 2017

ODPM Circular 06/2005 – Protected Species

Circular 11/95 (Conditions, Annex A)

5.2 Cambridge Local Plan (2018)

Policy 4: The Cambridge Green Belt

Policy 31: Integrated water management and the water cycle

Policy 32: Flood risk

Policy 34: Light pollution control

Policy 35: Protection of human health from noise and vibration

Policy 55: Responding to context

Policy 56: Creating successful places

Policy 59: Designing landscape and the public realm

Policy 67: Protection of open space

Policy 69: Protection of sites of biodiversity and geodiversity importance

Policy 70: Protection of priority species and habitats

Policy 73: Community, sports and leisure facilities

Policy 80: Supporting sustainable access to development

Policy 81: Mitigating the transport impact of development

Policy 82: Parking management

5.3 Neighbourhood plan

South Newnham Neighbourhood Plan (made 24 February 2025)

5.4 Supplementary Planning Documents (SPD)

Biodiversity SPD – Adopted February 2022

Sustainable Design and Construction SPD – Adopted January 2020

Cambridgeshire Flood and Water SPD – Adopted November 2016

Landscape in New Developments SPD – Adopted March 2010

6. Consultations

Publicity

Neighbour letters – Y

Site Notice – Y

Press Notice – N

County Highways Development Management - No Objection

6.1 *Comment dated 1st July 2025:* No objection to the proposal subject to the following conditions and comments:

- Footway improvements
- Informative relating to works within highway land

6.2 *Comment dated 1st September 2025:* No objection to the proposal subject to the following conditions and comments:

- Footway improvements
- Informative relating to works within highway land

Drainage Officer- No Objection

6.3 *Comment dated 25th June 2025:* Objection for the following reasons:

- Surface Water Drainage Strategy unacceptable
- Drainage calculations for the entire drainage system up to a 1 in 100 year plus climate change event are required. The calculations should use FEH22 and have CV values set to 1.
- Infiltration tests using BRE Digest 365 must be carried out on site to confirm that infiltration would a viable option for the management of surface water.
- The proposed detention basin and swales have side slopes of at most 1 in 3 with 1 in 4 preferred, The SuDS manual C753. It is noted they are currently designed as 1 in 2 and 1 in 0.5 respectively.

- Officers will need to investigate whether a Sequential Test and Exception Test is necessary.

6.4 *Comment dated 26th August 2025:* No objection to the proposal subject to the following conditions and comments:

- Flood Risk Assessment compliance

Ecology Officer- No Objection

6.5 No objection to the proposal subject to the following comments:

- Ecological enhancement scheme
- Biodiversity Net Gain (BNG) Plan
- Ecologically sensitive artificial lighting scheme

Environmental Health- No Objection

6.6 No objection to the proposal subject to the following comments:

- Construction hours
- External lighting
- Floodlighting hours of use
- Hours of use

Landscape Officer- No Objection

6.7 *Comment dated 20th December 2023:* The following has been raised:

- Protected Open Space – the site as a whole is a protected open space which generally precludes the development of structures within the site without any replacement space re-provided.
- Greenbelt – the site is also a part of the Cambridge Greenbelt to which development has to consider the impact on openness. Landscape does not provide comments on greenbelt impact but this instance the canopies may be considered as affecting the openness of the greenbelt.
- There are concerns over the impact of the height and scale of the canopies on the visual envelope and the presence of other structures which may impact
- There are concerns that not all the existing site information has been shown on the submission which would have relevance on the cumulative impacts of the various intrusions into the greenbelt/protected open space.
- Sections, elevations and plans should all have dimensions on them
- The canopies are tall and Landscape and Visual Assessment will be needed to determine the level of harm and whether that would be acceptable or not.

- View points to be agreed but should include both local and more distant viewpoints.
- The South Newnham Neighbourhood Plan is an adopted Neighbourhood Plan and includes protected views. Two of these, from either corner of the rugby club site against Grantchester Road form part of the proposal site. The canopies and courts would feature in these views which are special with respect to the juxtaposition of rural and urban edges which the canopies would impose on.
- Generally, there is a feeling that the courts themselves are less problematic in Landscape terms than the canopies and further consideration is recommended of uncovered courts.

Recreation Development Department - Support

6.8 The following has been raised:

- The Recreation team within the City Council would support in principle the creation of Padel facilities within the City at the Cambridge Rugby Club.
- The department regularly get emails enquiring on any land availability and/or partnership opportunities to work with commercial Padel providers for provision in our open spaces.
- The department have been working with the local LTA (Lawn Tennis Association) representatives on how we may progress the roll out of Padel within the City, as the only site currently available are two courts at the University Sports Centre in West Cambridge.
- The city is currently under provided for to the sum of around 10 courts currently.
- If the proposal is acceptable, it is requested a Condition may be added that the provider gives over some free court time and support for local residents and community groups to participate in “come and try activities and coaching” on the Padel facility, very similar to that already hosted by Parktennis on Jesus Green Tennis courts every Saturday morning.

Sports England - No Objection

6.9 No objection to the proposal subject to the following conditions:

- Restoration of playing field

Sustainability Officer - No Objection

6.10 No objection, there are considered to be no material sustainable design and construction issues with this application.

7. Third party representations

7.1 69 representations have been received.

7.2 Those in objection have raised the following issues:

- Noise pollution: Padel is a noisy sport, the hard bats and enclosed courts will exacerbate this noise. Padel can reach 68-70dBm which is higher than that of a summer festival. This will cause disturbance to neighbouring residents (especially within garden spaces). The rugby club already host noisy music events. The noise assessment provided is not representative of true background noise and therefore should be redone.
- WHO guidelines suggest 50dB max for moderate annoyance.
- Socialising noise is encouraged by the applicant
- Light pollution: The proposed floodlights are damaging to wildlife and contrary to the semi-rural character of the area. The floodlights will fail to maintain dark skies and low light levels.
- Traffic safety: Traffic is an issue on Grantchester Road (especially during peak hours). The development will increase traffic (42 vehicle movements), which is a risk to children cycling to school and pedestrians. There are concerns about the visibility from the site, potential for speeding vehicles and lack of traffic management. The submitted traffic assessment does not reflect reality. Idling and accelerating of vehicles will disturb neighbouring residents.
- Only six bike racks promotes a reliance on cars
- Green Belt: The site is green belt land and this should be protected. The applicant claims the site is grey belt which is not true. The proposal would intrude upon protected views V3 and V5 of the Newham Neighbourhood Plan. The existing buildings on site already dominate the landscape.
- The proposal will be overdevelopment of the site.
- The proposed Padel courts and canopies would have a significant impact visual on the appearance of the location when visually viewed against the current Rugby Club Stand.
- The scale, massing and design of the proposed structures are out of character with the surrounding area.
- The proposal will impact local wildlife using flood lights. The proposal results in loss of habitat units, offsetting via environmental banks should not be allowed.
- The construction materials used in creating the courts will need to be replaced in the future, where will the discarded material go.

- The site is in two flood zones; there is a lack of clarity on flood risk mitigation and run-off management.
- There has been a lack of transparency in notifying nearby neighbours.
- There are existing unapproved structures on the site. The long marquee structure to the north of the club house which has sitting out benches/tables plus a lockable bar structure. Two portacabins to the south of the club house – south of the area for the proposed Gym. The large scaffolding tower on the eastern side of the main pitch facing the tiered seating which is covered with hoarding from advertisers and sponsors.
- The application demonstrates contempt for planning law
- Other sites in Cambridge would be more suitable, such as the University Sports Centre.
- The proposal should not be located within residential areas and within green belt land.
- The previous cricket ground was rejected so why is padel being considered.
- The proposal is contrary to policies; SNNP1, SNNP2 SNNP3 SNNP12, SNNP11c, SNNP15 of the Newham Neighbourhood Plan. Policy 4, 32, 34, 35, 55c and 57 of the Cambridge Local Plan.

7.3 Those in support have given the following reasons:

- Padel is a fast growing sport and promotes physical, mental health, and social benefits. This aligns with the governments broader goals.
- The sport is accessible for all ages and abilities.
- The courts would be a valuable addition to the local community within an area with limited sports facilities.
- Cambridge Rugby Club has a history of community engagement and inclusivity; the addition of the courts will enhance the clubs offerings.
- The courts will diversify income and support the sustainability of the club.
- The site is a well-chosen location. The courts will be located far away from neighbouring residents and will have low visual impact.
- Sports England and the Mayor support this proposal.

7.4 Those raising neutral comments have given the following reasons:

- Welcome the plan to build on what is currently an empty, unused and visually unappealing plot.
- The new design is better than what was previously proposed.
- The new proposal to retain the majority of the Leylandii cypress border is welcomed.
- The current proposal for a 6 monthly maintenance of the proposed reduction to 10m seems potentially unsustainable.

- The plan to fell the ash tree on the back of the site (numbered T003) is unjustified on the explanation given in the tree survey. This tree too acts as a natural visual barrier between the depot and Ditton Meadows.
- The plans include the planting of new trees and on balance may increase the protective coverage both for the new houses and towards the meadows.
- Encourage the council to ensure that the overall landscaping proposal would increase rather than decrease the tree coverage in this sensitive location.

7.5 Two Councillors made representations on the application.

7.6 Cllr Clough made the following comments:

- There are three unpermitted structures on site that are not shown within the submitted documents.
- The proposal is contrary to green belt policy, the site should not be considered as grey belt.
- Cumulative impact should be considered in light of the recently approved gym extension.
- Concerns have been raised regarding the runoff and waterlogging due to the site being gault clay.
- The proposed floodlights will disrupt wildlife, no ecological assessment has been provided.
- Padel noise is likely to be a nuisance, noise report provided is inadequate.
- Development transforms the site into a major sports location which is not suitable for the surrounding context.

7.7 Cllr Glasberg called the application into committee and made the following comments:

- The proposal is not compliant with policies in the Cambridge Local Plan 2018 and the South Newnham Neighbourhood Plan 2025 on Green Belt, Biodiversity, Flood Risk and Light pollution.
- It fails to make a positive contribution to the setting and landscape character of this Green Belt area and has a negative impact on residential amenity.
- Key policies are: Paragraph 187d of the National Planning Policy Framework (December 2024), and Neighbourhood Plan Policy SNNP2 Delivering Biodiversity Net Gain Neighbourhood Plan Policy SNNP1 Protecting and Enhancing Biodiversity Local Plan Policy 32 Flood Risk. Local Plan Policy 34, Light Pollution Control,

and Neighbourhood Plan Policy SNNP3 Reduce and Maintain Low Levels of Light Pollution Local Plan 35 Protection of human health and quality of life from noise and vibration, and Neighbourhood Plan SNNP12 Protecting Residential Amenity in South Newnham Local Plan Policy 55c Responding to Context, Policy 57 a, c and d Designing New Buildings, and Neighbourhood Plan Policies SNNP11c Protecting and Enhancing Local Character through Design-Led Development and SNNP15 Conserving and Enhancing Existing Views and Street Scenes.

- The club is based on Green Belt land and this application does not comply with applicable policies from the National Planning Policy Framework (2012-2024), Cambridge City Local Plan (2018) and South Newnham Neighbourhood Plan (2024). Local Plan Policy 4 The Cambridge Green Belt, requires proposals for new developments in the Green Belt to justify Very Special Circumstances, which can only be approved in line with Green Belt policy in the National Planning Policy Framework (2012 24). The site is designated both Green Belt and a Protected Open Space in the Cambridge Policies Map 2018. The construction of 5 padel courts, 3 of which are under an all-weather canopy, and will be used from 7am to 10pm seven days a week and lit at night by floodlights does not justify the Very Special Circumstances required for a development on Green Belt land.
- This is a recreation ground but there is a history of incremental encroachment and increase in structures which have been placed on the site without planning permission. There is also a current application for a Gym on the site which has not yet been decided.
- There are objections from neighbours about the level of noise and disruption that would be experienced by those living near the site, and also serious concerns about the level of additional traffic that would be generated.

7.8 The South Newnham Neighbourhood forum commented in objection to the scheme. Their comments are summarised as follows:

- The proposal is contrary to the objectives of the green belt and is protected open space. The scale of the proposal does not provide very special circumstances required under local plan policy 4 and the NPPF.

- The proposal fails to comply with neighbourhood plan SNNP1. There are no measures to mitigate biodiversity, but the forum supports the comments made by the council's ecology officer regarding conditions.
- The proposal has a net loss of BNG. The forum insists that gain be achieved on site not via credits.
- The proposed flood lighting will cause increase in noise and light pollution impacting local wildlife and residents.
- The proposal is not a positive contribution to the landscape character of the green belt.
- Surface water runoff caused by the proposal is concerning and if the swales can absorb this.
- There has been historical flooding from the Bin Brook into Gough Way which raises concerns.
- Previous applications had stricter drainage conditions.
- The submitted FRA lacks ground investigations and omits sequential testing and exception test.
- The forum requests monitoring and reporting system on the outlet to the brook to ensure flood risk is not increased.
- Light pollution is a concern. There are no details of the flood lights, some lights will be completely external. Proposed lights will allow for significant light spill.
- Forum requests a light study be undertaken to assess the impacts of light levels with ongoing monitoring if allowed.
- Noise pollution from the club currently exists. Padel courts are known to be noisy. No site specific noise assessment has been conducted, the reliance on other locations for data is inadequate.
- Site specific noise assessment is needed.
- Design and character do not reflect the local character nor contribute to the landscape. The scale is inappropriate in the green belt.
- Concerns regarding traffic congestion and safety due to increased vehicle movements.
- Forum considers the traffic will adversely affect road users and residents.

7.9 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. 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- Green belt assessment and Protected OS
 - Design, layout, scale and landscaping
 - Biodiversity
 - Water management and flood risk
 - Highway safety and transport impacts
 - Car and cycle parking
 - Amenity
 - Other matters
 - Planning balance
 - Recommendation

9. Principle of Development

Community, sports and leisure facilities

- 9.1 Policy 73 of the Cambridge local plan refers to the provision of new or enhanced sports facilities and that proposals of this nature will be permitted providing:

- a. the range, quality and accessibility of facilities are improved;*
- b. there is a local need for the facilities; and*
- c. the facility is in close proximity to the people it serves.*

New city-wide or sub-regional community, sports or leisure facilities should also:

- d. be permitted if they are provided in sustainable locations;*
- e. comply with the National Planning Policy Framework's sequential approach;*
- f. demonstrate the need for the proposal within the catchment area it is expected to serve;*
- g. demonstrate that it would not have a negative impact upon the vitality and viability of the city centre, including its evening economy; and*
- h. where possible, include in the proposal facilities which are open to the wider community, to enhance both accessibility and the range of facilities available.*

Proposals for new and improved sports and leisure facilities will be supported where they improve the range, quality and access to facilities both within Cambridge and, where appropriate, in the sub-region.

Proposals should have regard to the Playing Pitch Strategy and Indoor Sports Facility Strategy. This policy is relevant to a wide range of facilities from health clubs that serve parts of the city to leisure and sports provision that serve the city and sub-region, such as a concert hall, community sports stadium and sports complex. In securing a suitable location for city-wide or sub-regional facilities, developers will be expected to demonstrate use of the sequential test in considering sites for development. Loss of facilities The loss of a facility or site that was last in use as a community, sports or leisure facility will only be permitted if it is demonstrated that:

- i. the facility/site can be replaced within the new development or relocated to at least its existing scale, range, quality and accessibility for its users. For leisure uses, it should satisfy peak period need; or*
- j. the facility/site is no longer needed.*

In providing evidence that a facility/site is no longer needed, the guidance in Appendix K of the plan should be adhered to. The redevelopment of school sites for other uses will be permitted only if it can be demonstrated that they are not required in the longer term for continued educational use.

Facilities provided as part of development

Mixed-use development proposals which provide on-site community and/or leisure facilities will be permitted where these are of a type appropriate to the scale of the development and to meeting the needs of future residents, employees and visitors.

In the case of urban extensions and large-scale regeneration schemes, this should be in the form of a new, dedicated community centre and, where necessary, education and childcare facilities. For medium and smaller-scale developments in the city, the facilities required will be at the neighbourhood or local level, usually a community house or room.

- 9.2 The proposed Padel courts will be addressing an unmet need for this type of support within the City. Sport England support the proposal as do the Councils Recreation Department. The proposal is supported through policy 73.

Green and Grey Belt Assessment

- 9.3 Policy 4 of the Local Plan defers to national guidance on Green Belt. Chapter 13 of the NPPF deals with protecting Green Belt. Paragraph 142 of the NPPF states that the Government attaches great importance to Green Belts. The fundamental aim of Green Belt policy is to prevent urban sprawl by keeping land permanently open; the essential characteristics of Green Belts are their openness and their permanence.
- 9.4 Paragraph 143 of the NPPF sets out the Green Belt serves five purposes:
- a) to check the unrestricted sprawl of large built-up areas;*
 - b) to prevent neighbouring towns merging into one another;*
 - c) to assist in safeguarding the countryside from encroachment;*
 - d) to preserve the setting and special character of historic towns; and*
 - e) to assist in urban regeneration, by encouraging the recycling of derelict and other urban land.*
- 9.5 Paragraph 151 of the NPPF states that once Green Belts have been defined, local planning authorities should plan positively to enhance their beneficial use, such as looking for opportunities to provide access; to provide opportunities for outdoor sport and recreation; to retain and enhance landscapes, visual amenity and biodiversity; or to improve damaged and derelict land.
- 9.6 Paragraph 153 states that local planning authorities should ensure that substantial weight is given to any harm to the Green Belt, including harm to its openness. Inappropriate development is, by definition, harmful to the Green Belt and should not be approved except in very special circumstances. 'Very special circumstances will not exist unless the potential harm to the Green Belt by reason on inappropriateness, and any other harm resulting from the proposal, is clearly outweighed by other considerations.
- 9.7 Paragraph 154 states that development in the Green Belt is inappropriate subject to exceptions. Criteria b) exception states:
- b) The provision of appropriate facilities (in connection with the existing use of land or a change of use), including buildings, for outdoor sport, outdoor recreation, cemeteries and burial grounds and allotments; as long as the facilities preserve the openness of the Green Belt and do not conflict with the purposes of including land within it; [officer underline]*

- 9.8 Two of the five courts are uncovered; these courts would constitute outdoor sport. Three covered courts would not be for outdoor sport – because they are covered - and are therefore inappropriate requiring very special circumstances (VSC). Even if the covered courts were – in the alternative - considered to be in connection with outdoor sport, the presence of the canopies to the courts and the glass and steel mesh enclosures fail the second test required of criteria b) underlined above.
- 9.9 Together these elements of the proposal would provide a significant enclosing effect and negatively impact on both the spatial and visual qualities of openness attributable to the green belt in this location. This is evident in proposed views 1, 2 and 3 of the applicant's submission. The domed canopies at 8.7m high and to a lesser extent their enclosures, would introduce a noticeable and cluttered form of development extending outwards into the fields. The height of the domes would disrupt longer distance views of the tree line, only marginally below the height of the main stand. Their siting would be at odds with the linear form of buildings already on the site, jutting into and between the rugby pitches. Significant visual and spatial harm to the green belt would arise. Very special circumstances are required.
- 9.10 The applicants argue that the site is grey belt, and the development should benefit from this classification of the land, disengaging the full requirements of NPPF paras 153 & 154 and that an exception to inappropriateness is provided by virtue of para. 155.
- 9.11 Annex 2 (Glossary) of the NPPF defines grey belt as:
- For the purposes of plan-making and decision-making, 'grey belt' is defined as land in the Green Belt comprising previously developed land and/or any other land that, in either case, does not strongly contribute to any of purposes (a), (b), or (d) in paragraph 143. 'Grey belt' excludes land where the application of the policies relating to the areas or assets in footnote 7 (other than Green Belt) would provide a strong reason for refusing or restricting development.*
- 9.12 Para 155 of the NPPF states that 'The development of homes, commercial and other development in the Green Belt should also not be regarded as inappropriate where all the following apply.
- a) The development would utilise grey belt land and would not fundamentally undermine the purposes (taken together) of the remaining Green Belt across the area of the plan;

- b) There is a demonstrable unmet need for the type of development proposed;
- c) The development would be in a sustainable location, with particular reference to paragraphs 110 and 115 of this Framework; and
- d) Where applicable the development proposed meets the 'Golden Rules' requirements set out in paragraphs 156-157 below.

9.13 Grey Belt land excludes land relating to areas or assets in footnote 7. Footnote 7 of the NPPF states:

The policies referred to are those in this Framework (rather than those in development plans) relating to: habitats sites (and those sites listed in paragraph 194) and/or designated as Sites of Special Scientific Interest; land designated as Green Belt, Local Green Space, a National Landscape, a National Park (or within the Broads Authority) or defined as Heritage Coast; irreplaceable habitats; designated heritage assets (and other heritage assets of archaeological interest referred to in footnote 75); and areas at risk of flooding or coastal change.

9.14 The site is located within flood zone 2 and is therefore in an area at risk of flooding. However, the applicant has demonstrated that the proposal will not give rise to flood impacts, thus overcoming officers' previous concerns (please see drainage comments (paragraph 6.3) and section 13 of this report). The proposal would not pose a strong reason for refusal on the grounds listed under footnote 7.

9.15 The proposed courts will be located within the wider envelope of the rugby club, with pitches to the front and rear of the proposed courts. Point (a) of the definition relates to the land strongly contributing to the purposes of unrestricted sprawl of large built-up areas, point (b) refers to the prevention of neighbouring towns merging, and point (d) which refers to preserving the special character of historic towns. These points will be discussed below. However, to fully assess these points, the Greater Cambridge Green Belt Assessment (2021) must first be considered.

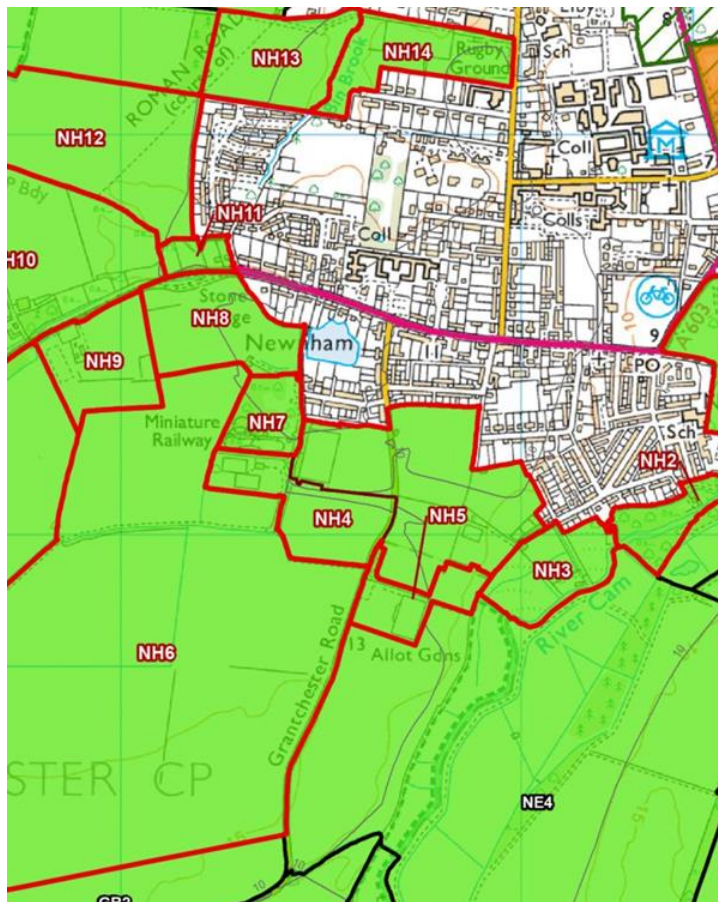
9.16 The site has been assessed under the Greater Cambridge Green Belt Assessment (2021) (GCGBA). The assessment seeks to identify the variations in the openness and the extent to which land contributes to the purposes of the Green Belt. This assessment uses this to inform where the variations in the potential harm to the purposes of the green belt of releasing land within the designation. The assessment reviews allocated sites within the green belt and assess them against the following criteria:

Purpose 1 (Preserve the unique character of Cambridge as a compact, dynamic city with a thriving historic centre) the purpose is relevant only to land around the City, and the extent to which land contributes to this purpose is dependent on the variations in openness and in the degree of distinction from the edge of Cambridge.

Purpose 2 (Maintain and enhance the quality of its setting), is a two-element approach was taken considering: Element 1 – the extent to which land constitutes countryside (that is to say has a rural character) based on its usage and distinction from an inset settlement. The first element -the assessment of rural character -was based on variations in openness and in the degree of distinction but was applied to all settlements rather than just Cambridge. Element 2 – the extent to which land forms or contains other features or aspects that contribute to the quality of Cambridge's setting. This is a separate consideration which is not informed by openness and distinction. For the second element an analysis was undertaken of key views and visual inter-relationships; green corridors; approaches to the historic core and wider city; designated sites and landscape elements that contribute to character; the scale character, identity and rural setting of the Green Belt villages; and the topography providing a framework to the city. These elements were mapped, in order to identify variations in the relevance of each.

Purpose 3 (Prevent communities in the environs of Cambridge from merging into one another and with the city), an analysis was undertaken of the distribution of villages in and around the Green Belt and the physical features that separate and/or connect them from each other or from Cambridge.

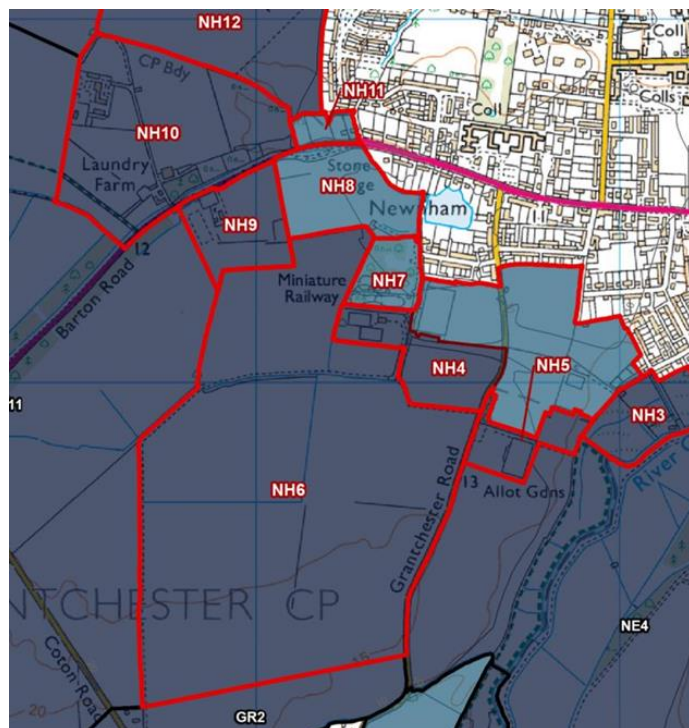
- 9.17 The purposes align with points a, b, and d of paragraph 143 of the NPPF and the grey belt definition under annex 2. The application site is referenced within this assessment. The site straddles two sub-parcels of land within the parcel of land reference NH4.



Absolute constraints

- [Orange fill] CRoW Registered Common Land
- [Blue outline] Scheduled monument
- [Green diagonal lines] Registered park & garden

Figure 1: Green belt
Assessment land parcels in Newnham ¹



¹ [Appendix B - Cambridge - Newnham](#)

Figure 2: Green belt Assessment land parcels in Newnham and the level of harm²

9.18 Figure 2 depicts the level of harm should the parcels of land be removed from the green belt. Parcel NH4 shows a very high level of harm to the south of the parcel and a high level of harm to the north. The location of the courts will be located on this border between the harm levels, more on the side of very high harm.

9.19 The assessment designates parcel NH4 as follows:

Settlement	Parcel Ref	Release Scenario	Area (ha)	P1 Contribution	P2 Contribution	P3 Contribution	Harm
Cambridge - Newnham	NH4	Release of land out to the western and southwestern edges of the parcel (map areas 1 and 2), as an expansion of Cambridge (Newnham)	40.37	Relatively significant	Moderate	Relatively significant	Very High

Figure 3: Greater Cambridge Green Belt Assessment for parcel NH4 (2021)³

9.20 Figures 1 and 2 shows parcel NH4 was considered to contribute to the objectives of the green belt. The scenario is based on the release of land to the western and southwestern edges of the parcel. The assessed loss of contribution of land to the Green Belt purposes was combined with the assessed impact of its release on remaining land designated as Green Belt to determine an overall rating of the harm of releasing land from the Green Belt for each of the defined parcels. The site is considered to positively respond to purposes 1, 2 and 3. The removal of the land from the Green Belt would be harmful. The level of harm for the release of the land is very high. It follows that the land upon which the application site sits strongly contributes to purposes (a), (b), and (d) as set out in NPPF para 143. The proposal is therefore not on grey belt land and does not benefit from the exclusion of inappropriateness provided by NPPF para. 155.

Very Special Circumstances

9.21 The applicants have provided very special circumstances (VSC's). These are set out below:

² [Appendix B - Cambridge - Newnham](#)

³ [Greater Cambridge Green Belt Assessment](#)

- 9.22 **Access to sport:** Padel tennis is the fastest growing sport in the UK and is accessible to players of all ages and abilities. It also offers a unique opportunity for disabled athletes.
- 9.23 **Social benefits:** Padel tennis is a social game, being played by 4 players on each court. The sport promotes participation and social integration.
- 9.24 **Health benefits:** Padel tennis has wide reaching health benefits for all players, including improving physical fitness, strength and flexibility. It also improves mental wellbeing through helping to improve concentration while also being a social sport.
- 9.25 **Protection from adverse weather:** In 2023 there were 172 rain days in the UK, decreasing slightly to 164 rain days in 2024, equating to an average of 46% days being affected by rain. Rainfall (including snow), icy conditions together with sun and heat exposure in the summer months will have a significant impact on the playability of uncovered courts.
- 9.26 **Biodiversity gains:** The application is supported by a BNG Report by Sweco, which confirms that the development will result in BNG with the purchase of off-site credits.
- 9.27 **Economic benefits:** The development will generate tangible economic benefits, including the creation of jobs during the construction phase and then creating 3 full time and 3-4 part time positions as well as 4-5 freelance coaches. In total, therefore, there will be up to 10 people employed at the site once the facility is fully operational. In addition to this, the development will create an essential additional income stream for Cambridge RFC (as landowner) as a result of additional rental income.
- 9.28 **Spatial benefits:** The development would further establish, enhance and diversify the cluster of sports infrastructure at and around the application site. This is in line with the spatial objectives of the development plan, which encourages the use of the GB for enhancing access to sport and recreation.
- 9.29 The VSC's put forward are largely generic benefits of Padel sport's development in general and could arise from almost any location in or around Cambridge. They do not constitute very special circumstances. There is no compelling evidence to suggest the future of the Rugby Club's financial status is dependent on the grant of permission for Padel courts on the site. Cambridge is a relatively compact City and co-location of sports facilities is desirable but not essential for their successful use. Cambridge is also one of the driest locations in the Country and covered courts in Cambridge would provide less benefit from the rain than other locations in the UK. The need for the courts, and the weight to be attributed to this, is set out below. The BNG benefits are marginal and required of most developments in and around Cambridge and in no way are these unique or significantly beneficial.
- 9.30 **Protected Open Space**

- 9.31 The site benefits from a protected open space classification and is protected for both its environmental and recreational qualities (Open Space and Recreation Strategy 2011, site SPO 05). Sites that benefit from this designation that result in harm to the character of or lead to the loss of open space of environmental and/or recreational importance will not be supported unless the open space can be satisfactorily replaced. The proposal would cause harm to the character of the protected open space, for design, layout, scale and landscaping reasons, including harm to identified protected views in the Neighbourhood Plan, as set out below. The site would continue in recreational use providing a wider variety of recreational uses for the site, which is encouraged by policy 67 and no recreational loss would be experienced.
- 9.32 The application fails to mitigate harm to the character of the protected open space, and is contrary to Cambridge Local Plan (2018) policy 67.

10. Need for Padel Courts

- 10.1 Padel is a racket sport. The sport is played in doubles and is best played on a padel court. Sports England is supportive of the proposal subject to imposition of a condition relating to the retention of rugby pitches within the grounds.
- 10.2 The recreation development department have been consulted to establish the need for padel courts within the city. They have confirmed there is a need for Padel courts within the City. There are two available courts at the University Sports Centre in West Cambridge, apart from this provision, there are no other known designated padel courts. Working with the LTA, the department have established the need for padel courts within the City, this is as follows:

Cambridge	Residents	Tennis Demand 20%	Padel Demand 8%	No. Padel courts
2021	123,867	24,773	1,982	10
2024	147,332	29,466	2,357	12
2030	159,044	31,809	2,545	13

- 10.3 As shown by the table above the statistics show an under provision of 10 padel courts within the city. The statistics above will be published as part of the Local Plan as a supplementary document to cover the wider Cambridge

City and South Cambridgeshire district area. There is a clear need for padel courts within the City which this scheme would help meet.

11. Design, layout, scale and landscaping.

- 11.1 Policies 55, 56, 57 and 59 of the CLP 2018 and policy SNNP11 of the South Newnham NP seek to ensure that development responds appropriately to its context, is of a high quality, reflects or successfully contrasts with existing building forms and materials and includes appropriate landscaping and boundary treatment.
- 11.2 The application includes the development of 5 padel courts at the rugby club, inclusive of a shed and seating area. Of the 5 padel courts, three will be covered while two will remain open. Each padel court will benefit from an enclosure with steel mesh and glass elevations. The enclosures will be 4m in height. Those that benefit from a roof cover will have structures which are domed in appearance, at a height of approximately 8.7m sloping down to 6.3m at its lowest. The courts will be 10m in width by 19m in length. The layout of the pitches is broadly linear in appearance bar one court that will be located behind the existing club house and recently approved gym extension as permitted under permission (25/00607/FUL). Each pitch will benefit from four floodlights that will be circa 6.2m in height, the floodlights will be angled down towards the court itself, and where covered, will be located under the domed roof.
- 11.3 A club hut and landscaping to the rear of the courts are also being proposed. The club hut is a shed like structure which will serve the courts, the hut will be 3.5m in height, 3.9m in depth and 7.9m in length. There will also be a landscaped area to the rear of the courts where users can sit outside. Officers consider this addition to be small in scale and would not adversely impact the visual amenity of the area.
- 11.4 Officers acknowledge the improvements the applicant has made to the scheme by lowering the apex of the roofs by 1m, including some courts to be uncovered and by using a broadly acceptable colour palette. However, there are still concerns over the siting, scale and massing of the covered pitches. The domed roofs are large in height and would not respect the visual amenity of the site within this part of the open countryside in its setting to the southern edge of the City. Due to the scale and massing of the proposed court covers, the proposal fails to positively respond to the surrounding context and is contrary to policies 55, 56 and 59 of the Cambridge City local Plan (2018) and policy SNNP11 of the Neighbourhood Plan.
- 11.5 The landscape department have been consulted on the application. There are concerns over the impact of the height and scale of the canopies on the visual envelope and the presence of other structures which may impact. There are concerns that not all the existing site information has been shown on the submission which would have relevance on the cumulative impacts of the various intrusions into the greenbelt/protected open space. The

Newnham Neighbourhood Plan is an adopted Neighbourhood Plan and includes protected views. Two of these, from either corner of the rugby club site against Grantchester Road form part of the proposal site. The canopies and courts would feature in these views which are special with respect to the juxtaposition of rural and urban edges which the canopies would impose on. Generally, there is a consideration that the courts themselves are less problematic in Landscape terms than the canopies and further consideration is recommended of uncovered courts. Landscape officers also drew attention to the scheme being within protected open space and the green belt.

- 11.6 The Newnham neighbourhood plan refers to protected views within the grounds of the site. Policy SNNP15 refers to Conserving and Enhancing Existing Views and Street Scenes, map 8 of the document shows views.

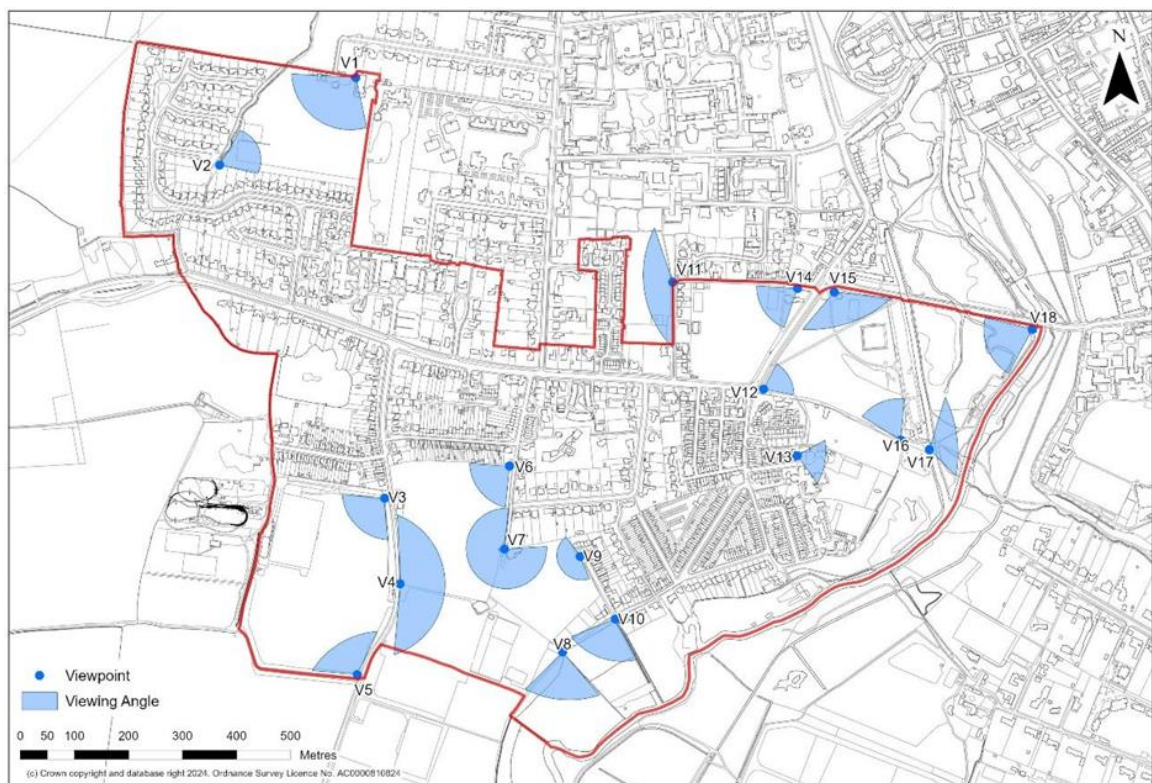


Figure 3: South Newnham Neighbourhood⁴ – Area Views

- 11.7 Figure 3 depicts these views. Views V3 and V5 will be the most impacted by this application. Officers consider the proposed courts would interrupt the openness of these views and would not conserve nor enhance the landscape. Any future development should seek to respect and enhance these views. In its current format, it is not considered the proposal respects these open views.
- 11.8 Policy 34 addresses light pollution control. The policy protects neighbouring amenity, ecology and the visual character from the impact of light pollution.

⁴ [South Newnham Neighbourhood Plan](#)

Each of the courts will benefit from four flood lights. The flood lights will be faced down into the courts. In terms of residential amenity, officers do not consider the floodlighting will adversely impact the surrounding residents. The surrounding residential properties are of the distance from the courts that while lighting will be seen it is not considered to adversely impact amenity levels. In terms of ecology, the council's ecology officer has reviewed the proposed lighting to be used on site and considers further information to eliminate impact on local species can be secured via condition. The impact of landscape character is more complex. Presently the inclusion of flood lighting within the green belt has the potential to overspill into the surrounding character.

- 11.9 The site benefits from previous permissions where flood lighting has been permitted to serve the existing rugby use one site (19/0669/FUL). The flood lights under permission 19/0669/FUL are restricted to not be used outside the hours of 1200 hrs to 2200 hrs and shall only be used between the 1st of September to the 30th of April. While the flood lights would add to this overspill, in combination with the further details of lux arcs and similar restrictions, officers do not consider the addition of lights within the courts would be a reasonable reason to refuse given the existing use of flood lights on the site. Officers consider the mitigation of the provided flood lighting in combination with the restricted usage hours would mean the lighting would be in accordance with policy 34 of the Cambridge Local Plan and policy SNNP3 of the Newham neighbourhood plan.
- 11.10 Overall, the proposed development fails to accord with Cambridge Local Plan (2018) policies 55, 56, 57 and 59 and policies SNNP11 and SNNP15 of the South Newnham Neighbourhood Plan (2025).

12. Biodiversity

- 12.1 The Environment Act 2021 and the Councils' Biodiversity SPD (2022) requires development proposals to deliver a net gain in biodiversity following a mitigation hierarchy which is focused on avoiding ecological harm over minimising, rectifying, reducing and then off-setting. This approach is embedded within the strategic objectives of the Local Plan and policy 70. Policy 70 states that proposals that harm or disturb populations and habitats should secure achievable mitigation and / or compensatory measures resulting in either no net loss or a net gain of priority habitat and local populations of priority species.
- 12.2 The site currently consists of grassland and building with a row of trees on western boundary. It lies within a conservation risk zone but does not meet the criteria in which a consultation with Natural England would require. Species data barn and other bird species, hedgehogs and bats have been recorded locally.

- 12.3 The application has been subject to formal consultation with the Council's Ecology Officer. No protected species surveys have been completed and submitted with this application. But given that the only habitat is of poor value modified grassland, the department considered further surveys are not justified.
- 12.4 The submitted BNG assessment and metric has calculated a loss of all current habitats within the redline boundary and deficit of 0.39 habitat units. It has been recommended that an off-site purchase for this deficit be undertaken. This can be evidenced as part of a planning condition.
- 12.5 A row of trees forms part of the western boundary of the site. This has the potential to provide both foraging and commuting corridors for bat species which have been recorded locally. Therefore, a wildlife sensitive lighting scheme should be designed to reduce impacts on foraging and commuting bats. The scheme should be secured by a separate condition of any consent. Guidance should be followed in Bats and Artificial Lighting at Night Guidance Note 08/23.
- 12.6 Where lighting falls on sensitive habitat, namely the embankment at the north of the site to be a wildlife sensitive lighting scheme should be designed to reduce impacts on foraging and commuting bats. Guidance should be followed in Bats and Artificial Lighting at Night Guidance Note 08/23, with LED lighting used which emit no ultraviolet light, Luminaires equal to or less 2,700k should be adopted, light sources should feature peak wavelengths higher than 550 nm to avoid the component of light most disturbing to bats.
- 12.7 Reasonable biodiversity enhancements for protected, Priority and threatened species should be identified and implemented to secure net gains for biodiversity, as outlined under Paragraph 187d and 193d of the National Planning Policy Framework (2024). The reasonable biodiversity enhancement measures should be outlined within a separate Biodiversity Enhancement Scheme and should be secured by a condition of any consent.
- 12.8 Cllr representations have highlighted the scheme is contrary to policies SNNP2 (delivering BNG) and SNNP1 (protecting and enhancing biodiversity). Considering the ecology officers response, it would be reasonable to secure compliance with the deliverance of BNG and an enhancement scheme via conditions, thus complying with local neighbourhood plan policies.

- 12.9 Taking the above into account, subject to conditions, the proposal is compliant with 69 and 70 of the Cambridge Local Plan (2018) and policies SNNP1 and SNNP2 of the Newnham Neighbourhood Plan (2021).

13. Water management and flood risk

- 13.1 Policies 31 and 32 of the Local Plan require developments to have appropriate sustainable foul and surface water drainage systems and minimise flood risk. Paras. 170 – 182 of the NPPF are relevant.
- 13.2 The site lies in flood zone 2 and is identified in an area of low (1 in 1000) to high (1 in 30) surface water flood risk. The site proposes an unlined vegetated bioretention/detention basin located to the south of the courts and dry swales located along the eastern and southern edges of the development. Overflow from the detention basin will outflow into the adjacent Bin Brook at a reduced rate of 5 l/s. The submitted Flood Risk Assessment and Surface Water Drainage Strategy has been reviewed and deemed acceptable by the Council's drainage department.
- 13.3 The drainage department raised whether a Sequential Test and Exception Test is necessary.
- 13.4 As defined by the MHCLG, the Sequential Test ensures that a sequential, risk-based approach is followed to steer new development to areas with the lowest risk of flooding, taking all sources of flood risk and climate change into account. The Sequential Test should be applied to 'Major' and 'Non-major development' proposed in areas at risk of flooding.
- 13.5 The Exception Test requires two additional elements to be satisfied (as set out in paragraph 178 of the National Planning Policy Framework) before allowing development to be allocated or permitted in situations where suitable sites at lower risk of flooding are not available following application of the sequential test. It should be demonstrated that development that must be in a flood risk area will provide wider sustainability benefits to the community that outweigh flood risk and the development will be safe for its lifetime taking account of the vulnerability of its users, without increasing flood risk elsewhere, and, where possible, will reduce flood risk overall.
- 13.6 In applying paragraph 175 a proportionate approach should be taken. Where a site-specific flood risk assessment demonstrates clearly that the proposed layout, design, and mitigation measures would ensure that occupiers and users would remain safe from current and future surface

water flood risk for the lifetime of the development (therefore addressing the risks identified e.g. by Environment Agency flood risk mapping), without increasing flood risk elsewhere, then the sequential test need not be applied. Officers have discussed the application, and it is unlikely the proposal would overall increase flood risk elsewhere on site. The proposal sees the provision of a recreational facility within the confines of an existing recreational facility, therefore there will be no increase in vulnerability on the site in terms of use. In this instance officers do not consider it reasonable to request a sequential test to be undertaken.

- 13.7 The applicants have suitably addressed the issues of water management and flood risk, and subject to conditions the proposal is in accordance with Local Plan policies 31 and 32 and NPPF advice.

14. Highway safety and transport impacts

- 14.1 Policy 80 supports developments where access via walking, cycling and public transport are prioritised and is accessible for all. Policy 81 states that developments will only be permitted where they do not have an unacceptable transport impact.
- 14.2 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.
- 14.3 The application is supported by a Transport Report. The report shows there is no sustainability, safety or capacity reasons why the proposal cannot be permitted. Access to the site would be achieved off Grantchester Road. The site would benefit from the use of the existing access and car parking area. The statement has highlighted a maximum of 40-42 two-way vehicle movements will be generated per peak hour of the proposal, the statement then proceeds to outline the reality of movements is more likely to be 8 movements within morning hours a 14 per evening hours, this would equate to 84 daily trips. Overall, the transport statement shows a minor increase in traffic which would unlikely result in adverse impacts on the local highway.
- 14.4 The application has been subject to formal consultation with Cambridgeshire County Council's Local Highways Authority, raise no objection to the proposal subject to conditions as set out under paragraph 6.1 and 6.2.
- 14.5 Subject to conditions as applicable, the proposal accords with the objectives of policy 80 and 81 of the Local Plan and is compliant with NPPF advice.

15. Car and cycle provision

15.1 Car and Cycle Parking

15.2 The Cambridge Local Plan (2018) supports development which encourages and prioritises sustainable transport, such as walking, cycling and public transport. Policy 82 states that planning permission will not be granted for developments that would be contrary to the parking standards as set out in Appendix L.

15.3 The proposal does not fall within any criteria within Appendix L, however Appendix L states that parking provision will be approved on merit, on the basis of a transport assessment. Under Retail, culture, leisure and sports uses paragraph L.10 states outside the controlled parking zone, assessments will play a key role in determining the optimal level of car parking, for mixed-use developments and retail parks where linked trips might lead to a level of parking below the plan's standards.

15.4 No new parking is proposed as part of this scheme, but 20 spaces of the existing spaces will be dedicated to the use of the padel players. The provision of parking within the already existing car park is considered acceptable in green belt terms. In terms of provision of parking, officers were concerned how the parking would operate on rugby game days however the club has confirmed this will be monitored and ensured these spaces will remain free during these periods of time.

15.5 The site presently provides 30 cycle spaces. The proposal seeks to increase this provision to 36 spaces. Officers consider between the provision of 20 car parking spaces, 6 cycle spaces and the sustainable location of the site, parking facilities will be adequately provided to accommodate the parking needs of the users of the courts (maximum capacity is 20 people at once).

15.6 The proposal provides and integrates adequate cycle storage and is therefore compliant with Appendix L of the City Local Plan (2018).

16. Amenity

16.1 Policy 35 of the Cambridge Local Plan (2018) and paragraph 135 of the NPPF (2024) seek 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.

- 16.2 Policy 35 guards against developments leading to significant adverse impacts on health and quality of life from noise and disturbance. Noise and disturbance during construction would be minimized through conditions restricting construction hours and collection hours to protect the amenity of future occupiers. These conditions are considered reasonable and necessary to impose.
- 16.3 The closest residential neighbouring properties front Fulbrooke Road and the northern section of Grantchester Road. The rear gardens of the properties along Fulbrooke Road will be circa 150-190m from the padel courts, the rear gardens of those on Grantchester Road will be 197m from the courts. The dwellings themselves will be further from the courts with properties on Fulbrooke Road being 180- 213m from the courts, and properties on Grantchester being 228m from the courts.
- 16.4 Much like any sport, Padel has the potential to make noise. The application is accompanied by a noise assessment. The assessment sets out the parameters of the court's usage. The courts are to be used between 07:00am to 10:00pm daily, the courts would not be used outside of these hours. The noise assessment established existing noise levels on Fulbrooke Road, where measurements were taken every 15 minutes. The noise assessment then measured noise levels from an active padel court (in St Albans) during play where LAeq were measured at 55dB at 2m from the court edge, with a LAmax of 60-84 dB. The below table shows the results of predicted noise levels at the site.

Source	Predicted noise levels at window of most affected residential dwelling		Predicted noise levels in garden of most affected residential dwelling	
	LAeq,T (dB)	LAmax range (dB)	LAeq,T (dB)	LAmax range (dB)
Court 1	29	34 – 58	29	34 – 58
Court 2	29	34 – 58	30	35 – 59
Court 3	29	34 – 58	30	35 – 59
Court 4	29	34 – 58	30	35 – 59
Court 5	29	34 – 58	30	35 – 59
Combined (simultaneous)	36	34 – 58	37	35 – 59

- 16.5 When applied to the site, it was found the predicted noise levels would be below the guidance levels of what is considered acceptable under BS8233:2014 (Guidance on Sound Insulation and Noise Reduction for Buildings.) and the World Health Organisation document for Community Noise (19910). It shall be noted the environmental health department have been consulted on this application and have not raised any concerns in relation to the predicted noise levels of the proposal. Therefore, as

suggested by the assessment, the proposed development would unlikely have adverse noise impact on neighbouring properties.

- 16.6 Policy SNNP12 of the Newnham neighbourhood plan (2025) refers to the Protecting Residential Amenity. The policy protects residential amenity in terms of overlooking, visual domination of neighbouring properties (through areas extensively using glass), unacceptable pollution levels from constructing and using the proposal, and disturbance arising from traffic movements to and from the proposal. In terms of overlooking, it is unlikely the proposed development would have this impact on neighbouring properties due to the separation distance between the site and the residential properties. Likewise with the use of glass on the elevations of the courts, as it is not likely the glass from circa 150-197m away will cause any visual intrusion to neighbouring properties. In terms of pollution which may arise from the construction period of the courts, officers consider the temporary construction period would not adversely impact neighbouring residents as the works will be taking place some distance from these properties. The level of traffic to be generated by the proposal and subsequent usage of the scheme is considered under section 14 of this report.

- 16.7 The proposal is considered to adequately respect the amenity of its neighbours and is considered that it is compliant with Cambridge Local Plan (2018) policy 35 and SNNP12.

17. Other matters

17.1 Live Compliance Case

- 17.2 There is presently a live compliance case on the site for structures which have allegedly been erected without planning permission. The compliance team have received notification of a potential breach and are investigating the matter. Please note officers will not be able to discuss or comment on the case until such time a conclusion has been reached.

18. Planning balance

- 18.1 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).
- 18.2 Substantial weight should be given to any harm to the Green Belt, including harm to its openness. The proposal would constitute inappropriate

development in the Green Belt. The land upon which the proposal is sited is not grey belt because it provides a strong contribution to Green Belt purposes (a), (b) and (d) as set out in NPPF para 143. Inappropriate development is, by definition, harmful to the Green Belt and should not be approved except in very special circumstances (VSC's). The siting and design of the Padel courts would result in visual and spatial harm to the Green Belt, particularly through the height, location and design of the domed roofs but also in relation to the sides of the courts. A visually dominant and cluttered appearance of the site would result from the proposal. This is demonstrated in key views submitted by the applicants. The applicant has put forward VSC's. The NPPF advises that VSC's will not exist unless the potential harm to the Green Belt by reason of inappropriateness, and any other harm resulting from the proposal, is clearly outweighed by other considerations.

- 18.3 Other harm arising from the proposal relates to, firstly, its failure to respect the environmental character of the protected open space, being contrary to CLP (2018) policy 67, and secondly, the siting, scale and massing of the proposed padel courts. The scheme would introduce a dominant roofed form and cluttered appearance to the site, diminishing its pleasing open character. These design elements would adversely impact the visual amenity and character of the open space and its valued role adjacent to the urban edge of this part of Newnham and the countryside setting. Protected views within the South Newnham Neighbourhood Plan would be disrupted and harmed as a result. The proposal is contrary to CLP (2018) policies 8, 55, 56, 57 and 59 and policies SNNP11 and SNNP15 of the South Newnham Neighbourhood Plan (2025).
- 18.4 Whilst the application would give rise to various benefits, including in relation accessibility, social and health, these are not considered VSCs and are generic to the sport. There is no compelling financial or economic benefit for the Rugby Club that constitutes a VSC; its survival is not secured by the grant of planning permission. The proposal would support a growing sport within the City and would significantly meet a deficit in Padel court provision. The provision of 5 courts would help meet a wider City need and is a significant benefit but does not in and of itself amount to a VSC when considering overall harm. In the planning balance, Officer's consideration is that the benefits of the scheme do not amount to VSC's and do not outweigh the cumulative harm that would arise to the Green Belt, the protected open space and character and context of this part of the City and Newnham.

Overall

- 18.5 In conclusion, 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 refusal.

19. Recommendation

19.1 Refuse for the following reasons:

1. The proposal would constitute inappropriate development in the Green Belt and would result in harm to it by virtue of the siting, height and design of the Padel courts. The harm would be both visual and spatial and arise particularly through the height, location and design of the domed roofs but also the sides to the courts. A visually dominant and cluttered appearance of the site would result. The benefits put forward for the proposal do not constitute very special circumstances and are not sufficient to outweigh the cumulative harm that would arise to the Green Belt, the protected open space and character and context of this part of the City and Newnham. The proposal is contrary to CLP (2018) Policy 4 and chapter 13 of the NPPF 2024 'Protecting Green Belt Land'.
2. The site is a protected open space of environmental and recreational importance. The visual impact of the proposal, by virtue of the siting and design of the padel courts, would significantly harm the character of the protected open space, contrary to policy 67 of the Cambridge local plan (2018).
3. The siting, scale and massing of the proposed courts would introduce an intrusive built form into the middle of a valued protected open space, failing to adequately conserve or enhance existing identified views across it and harming its environmental and spatial character and qualities to the detriment of the setting of the City. The proposal therefore fails to positively respond to the surrounding context and is contrary to policies 8, 55, 56, 57 and 59 of the Cambridge Local Plan (2018), policies SNNP11 and SNNP15 of the South Newnham Neighbourhood Plan (2025) and chapter 12 (Achieving well-designed places) of the NPPF 2024.

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25/03078/FUL – Land Adjacent To 49 New Square Cambridge Cambridgeshire CB1 1EZ

Application details

Report to: Planning Committee

Lead Officer: Joint Director of Planning and Economic Development

Ward: Market

Proposal: Single storey dwelling with garden and off-street car parking, on the land adjacent to No. 49 New Square.

Applicant: Dr Carrie Herbert MBE

Presenting officer: Charlotte Peet

Reason presented to committee: The application was heard at Delegation Panel due to the number of third-party representations received. Following a review of the application against the criteria for referral, it was decided that Planning Committee should determine the application.

Member site visit date: N/A

Key issues:

1. Principle of Development
2. Heritage Assets
3. Character and Appearance
4. Residential Amenity
5. Trees
6. Carbon Reduction and Sustainable Design
7. Biodiversity

8. Water Management and Flood Risk
9. Highway Safety and Transport Impacts
10. Car and Cycle Provision
11. Third Party Representations
12. Other Matters

Recommendation: Refuse

Report contents

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21	Amenity
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24	Other matters
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26	Recommendation

1. Executive summary

- 1.1 The application seeks permission for a single storey dwelling within the garden and off street car parking, on the land adjacent to No. 49 New Square.
- 1.2 The report explains that the proposal would significantly adversely impact the garden of No. 49 through the imposition of a new dwelling in an area which forms a unique and positive aspect of the locality, Conservation

Area, and the setting of the Listed Buildings at No. 49 and No. 2-71 Willow Walk.

It is recommended that the application is **refused**.

Table 2 Consultee summary

Consultee	Object / No objection / No comment	Paragraph Reference
Conservation Officer	Objection due to significant harm to listed building and failure to preserve character and appearance of Conservation Area.	12.0-12.11
Environmental Health	No objection subject to conditions.	21.5-21.7
Tree Officer	No objection.	14.1-14.2
Ecology Officer	No objection subject to conditions.	16.1-16.3
Drainage Officer	No objection subject to conditions.	17.1-17.2
County Transport Team	No objection subject to conditions.	18.2-18.3
Third Party Representations (32)	12 comments have been submitted in support and 14 in objection, these are addressed in the relevant sections in the report.	Throughout relevant report sections.

2. Site description and context

- 2.1 The application site is located centrally within the City, it fronts onto New Square protected open space and is a short walk from primary shopping routes including Fitzroy and Burleigh Street.
- 2.2 As existing the site hosts No. 49 New Square which is a single residential dwelling and surrounding garden land. The host dwelling is a three storey, grade II listed building that sits as a prominent building on the corner of New Square and Short Street.
- 2.3 It is accessed by an existing vehicular access from Willow Walk and there is pedestrian access from New Square.
- 2.4 The application falls with the Kite Conservation Area. The application is within the setting of the No. 49 New Square (grade II listed). The site is in close proximity to Nos 1-48 New Square, Nos 2- 17 Willow Walk and Wesley Church (grade II listed).
- 2.5 The proposal is within the city centre and protected parking area.

3. The proposal

- 3.1 The application seeks planning permission for single storey dwelling with garden and off-street car parking, on the land adjacent to No. 49 New Square.

4. Relevant site history

Reference	Description	Outcome
25/03079/LBC	Single storey dwelling with garden and off street car parking, on the land adjacent to No. 49 New Square.	Pending consideration

Table 1 Relevant site history

- 4.1 The host dwelling has had little alteration in recent years.
- 4.2 There is a listed building application which accompanies this application, this will also be heard at planning committee today (ref. 25/03079/LBC).

5. Policy

5.1 National policy and legislation

National Planning Policy Framework 2024

National Planning Practice Guidance

National Design Guide 2021

Local Transport Note 1/20 (LTN 1/20) Cycle Infrastructure Design

Circular 11/95 (Conditions, Annex A)

Technical Housing Standards – Nationally Described Space Standard (2015)

EIA Directives and Regulations - European Union legislation with regard to environmental assessment and the UK's planning regime remains unchanged despite it leaving the European Union on 31 January 2020

Conservation of Habitats and Species Regulations 2017

Environment Act 2021

ODPM Circular 06/2005 – Protected Species

Equalities Act 2010

5.2 Cambridge Local Plan (2018)

Policy 1: The presumption in favour of sustainable development

Policy 3: Spatial strategy for the location of residential development

Policy 8: Setting of the city

Policy 10: The City Centre

Policy 11: Development in the City Centre Primary Shopping Area

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

Policy 29: Renewable and low carbon energy generation

Policy 31: Integrated water management and the water cycle

Policy 32: Flood risk

Policy 35: Protection of human health from noise and vibration

Policy 36: Air quality, odour and dust

Policy 50: Residential space standards

Policy 51: Accessible Homes

Policy 52: Protecting garden land and the subdivision of existing dwelling plots

Policy 55: Responding to context

Policy 56: Creating successful places
Policy 57: Designing new buildings
Policy 58: Altering and extending existing buildings
Policy 59: Designing landscape and the public realm
Policy 60: Tall buildings and the skyline in Cambridge
Policy 61: Conservation and enhancement of Cambridge's historic environment
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)

Biodiversity SPD – Adopted February 2022

Sustainable Design and Construction SPD – Adopted January 2020

Cambridgeshire Flood and Water SPD – Adopted November 2016

5.4 Other guidance

Greater Cambridge Housing Strategy 2024 to 2029

Biodiversity Checklist for Land Use Planners in Cambridgeshire and Peterborough (2001).

Cambridgeshire Design Guide For Streets and Public Realm (2007)

Cycle Parking Guide for New Residential Developments (2010)

5.5 Area Guidelines

Cambridge Historic Core Conservation Area Appraisal (2017)

6. Consultations

Publicity

Neighbour letters – Y

Site Notice – Y

Press Notice – Y

Conservation Officer – Objection

- 6.1 The proposal will harm the setting of No 49 New Square and fails to preserve or enhance the character of the conservation area. The proposal would not comply with local plan policies 57 and 61.
- 6.2 In terms of the NPPF and the impact on the heritage asset the proposal would result in substantial harm. Paragraphs 207,212,213 and 214.
- 6.3 2nd Comments
- 6.4 The 2020 pre-application was for a single storey house not two storeys as stated. The anecdotal evidence that the garden to No 48 may have been bigger does not change the garden as it is now and its contribution to the setting of No49.
- 6.5 Early list descriptions are notoriously short and lack detail and rarely include references to setting. Not being included in a list description does not mean that a feature is not of significance. Setting of heritage assets is acknowledged as an important part of an asset's significance.
- 6.6 The comments about the development at No 48 were not a subtle justification of that approval just a statement of facts.

Environmental Health - No Objection

- 6.7 The development proposed is acceptable subject to the imposition of the condition(s)/informative outlined below:
- Construction hours
 - Piling

Tree Officer - No Objection

- 6.8 The application is accompanied by an AIA. I have no objections to the proposed removals but would question whether the retention of T3 is feasible. I have no overriding objections to the proposed development.

Ecology Officer- No Objection

- 6.9 Due to the heavily managed nature of the site, it is unlikely to be able to support protected species, and no survey work is required.

- 6.10 The small sites metric which has been provided shows the scheme to result in a net loss in habitat units of 32.22%. The metric summary report states that the units to reach the required 10% net gain will be purchased from an off-site provider. This is acceptable as the site lacks opportunity for habitat creation.

Drainage Officer - No Objection

- 6.11 The development proposed is acceptable subject to the imposition of the condition(s) outlined below:
- Foul water
 - Surface water

County Highways Development Management - No Objection

- 6.12 Following a review of the documents provided to the Highway Authority as part of the above planning application, the effect of the proposed development upon the Public Highway should be mitigated if the following conditions form part of any permission that the Planning Authority is minded to issue in regard to this proposal:
- Falls and levels
 - Residents permits

7. Third party representations

- 7.1 26 representations have been received, 12 in support, 14 in objection.

- 7.2 Those in objection have raised the following issues:

- Character, appearance and scale
- Density and overdevelopment
- Heritage impacts including conservation area and listed building
- Residential amenity impact (impacts on daylight, sunlight, enclosure, privacy, noise and disturbance, light pollution)
- Highway safety
- Car parking
- Cycle parking provision
- Loss of biodiversity
- Impact on and loss of trees
- Red line
- Certificate

- 7.3 Those in support have given the following reasons:

- Design, scale
- Character and appearance of the area
- Conservation impact
- Sustainability
- Parking
- Landscape and Trees
- Accessibility

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. Local Groups / Petition

8.1 The Christ's Lane Action Group (CLAG) has made a representation objecting to the application on the following grounds:

- Consultation
- Heritage assets
- Biodiversity and trees

8.2 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.

9. Planning background

9.1 The host dwelling has had little alteration since the addition of the Conservatory. There is a listed building application which accompanies this application, this will also be heard at planning committee today (ref. 25/03079/LBC).

10. Assessment

10.1 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
- Trees
- Heritage assets
- Carbon reduction and sustainable design
- Biodiversity
- Water management and flood risk
- Highway safety and transport impacts

- Car and cycle parking
- Amenity
- Third party representations
- Other matters
- Planning balance
- Recommendation
- Planning conditions

11. Principle of Development

- 11.1 Policy 3 seeks to focus residential development in and around the urban area of Cambridge, creating strong, sustainable, cohesive and inclusive mixed-use communities.
- 11.2 Policy 10 seeks to protect the viability of the town centre and ensure development would not adversely impact the town centres heritage or design quality.
- 11.3 Policy 52 allows for the subdivision of existing dwelling plots where the criteria in the policy would be met.
- 11.4 The application seeks to subdivide the garden land at No. 49 New Square to erect a new single storey dwelling. The new dwelling would be sited in a sustainable location, however, would fail to preserve heritage assets and deliver a high-quality public realm. The proposed dwelling is not considered to be appropriate to the surrounding pattern of development and character of the area and would result in the loss of an important garden space. As such the proposal is considered contrary to Policies 10 and 52 of the Cambridge Local Plan (2018) and is unacceptable in principle.

12. Heritage assets

- 12.1 The application falls within the Kite Conservation Area. The application is within the setting of the No. 49 New Square (grade II listed). The site is in close proximity to the Nos 1-48 New Square, Nos 2- 17 Willow Walk and Wesley Church (grade II listed).
- 12.2 The Conservation Officer has been formally consulted on the application and objects to the application on the basis that the proposal would result in significant harm to the setting of No. 49 New Square and would fail to preserve or enhance the Conservation Area. The Conservation Officer has also raised outside of their formal comments that the proposal would adversely impact the setting of the Willow Walk listed buildings.

- 12.3 The application has received a large number of representations, some in support and some in objection. Those in support suggest the building would respect the Conservation Area, those in objection raise concerns about the adverse impacts to the character and appearance of the Conservation Area and the listed buildings at No. 49 and Willow Walk.
- 12.4 No 49 New Square was built in 1845, it is a grade II listed building that comprises a three storey gault brick house within a prominent corner plot between New Square, Short Street and Willow Walk. The property is unusual for its height, orientation and the spacious garden around it compared to the two storey terrace properties which are generally hard on the pavement or have small front gardens. It is noted within the Kite Conservation Area Appraisal (2014) as an exception to the two storey uniform terraces.
- 12.5 The garden forms an essential and unique part of the setting and makes a significant positive contribution to the listed building at No. 49 and Willow Walk and the surrounding Conservation Area. The representations received highlight the positive nature of this garden, it not only provides greening to built up areas but also provides a visible break from New Square allowing the listed buildings on Willow Walk to be visible. The proposal would negatively impact this important characteristic through the siting of the large, single storey dwelling in this location. This would remove the open aspect across the garden and create a continuation of modern, built form with the new development in the garden of No. 48. The effect would be to compromise the garden space and introduce incongruous levels of modern built form as to undermine the historic significance of the setting of the listed buildings and the character and appearance of the Conservation Area.
- 12.6 The Heritage Statement attempts to justify the approach, through the applicants description of a former car parking space adjacent to the Conservatory. Officers agree with the Conservation Officer, that this is not a convincing justification for the imposition of a dwelling in this location.
- 12.7 The current situation on the site is well landscaped garden, there is no building in this location nor has it been demonstrated that a building has ever been sited here. The proposed dwelling would completely enclose the space next to the dwelling, the new dwelling appears overly cramped, and is only 1 metre from the conservatory. As such, the relationship of No. 49 with its garden land and setting would be compromised, as would the outlook of this structure which supports the use of the building as a dwellinghouse.

- 12.8 It is outlined in the application detail that the building takes design cues from No. 48, the modern appearance with zinc cladding is considered to be out of keeping with the character and appearance of the Conservation Area and would not preserve its special aspects.
- 12.9 The Conservation Officer suggests that the proposal would result in substantial harm to the listed building and Conservation Area. The proposal would also lead to less-than-substantial harm to the setting of the listed buildings along Willow Walk. The NPPF (2024) sets out that great weight should be given to the asset's conservation and that any harm should require clear and convincing justification, substantial harm should be exceptional.
- 12.10 The proposal results in harm to the setting of the listed building and character and appearance of the Conservation Area. This is not justified by the information submitted with the application. It is noted that the application sets out that the proposal would result in one accessible, sustainable dwelling but this is not considered to outweigh the great weight given the harm that would result from the proposal.
- 12.11 It is considered that the proposal, by virtue of its siting, design, scale and massing, the proposal would harm the character and appearance of the Conservation Area and the setting of listed buildings without justification. The proposal is therefore contrary to the provisions of the Planning (LBCA) Act 1990, the NPPF and policy 61 of the Local Plan.

13. Design, layout, scale and landscaping

- 13.1 The proposed development seeks to erect a single storey dwelling with garden and off streetcar parking, on the land adjacent to No. 49 New Square.
- 13.2 As existing, the proposal site forms a positive part of the locality owing to its heritage significance and positive character features such as the open, verdant nature of the garden which is unique in this location. The host dwelling was a later addition in this location; the 19th century terrace properties were erected to line the green space in uniform and formal frontage. The host dwelling followed in later years to provide a unique punctuation to the properties at the northern edge of New Square. The property is unique due its form, three bays wide and three storeys high, and its garden space which other dwellings in this location do not benefit from.

- 13.3 The proposed has received representations that raised concerns about the impact of the proposal on the built environment and character and appearance of the area.
- 13.4 The proposal is considered to detrimentally impact the character and appearance of the area and the host dwelling. The proposal would insert a large, single storey dwelling into the existing open garden area, destroying the open nature of this space and over dominating the garden area and enclosing the host dwelling.
- 13.5 The proposal would extend above the existing boundary wall and so be visible from both New Square and Willow Walk. This is shown within the views and elevations submitted with the application. From public views, it would read as a large, modern imposition that would cramp and detrimentally impact the unique character of No. 49 New Square. Whilst the Design and Access statement sets out that the new dwelling has been designed in two volumes to reduce the apparent massing, the form, size and appearance of the dwelling would be highly visible and dominating from public viewpoints. The single storey height, as supported in representations, is noted, however this does not mitigate the substantial impact.
- 13.6 The Design and Access places the building in the context of the modern building at No. 48 New Square, and seeks to echo the design approach of this building through the use of brick cladding and grey standing seam zinc. This approach is reductive and does not give appropriate reflection to the historic context and character of No. 49 as a unique part of the locality. In this case, the appearance emphasises the modern, uncharacteristic nature of the building within this plot and does not result in high quality design.
- 13.7 The approach to replicate the outbuilding style dwellings at No. 48 is not considered to be successful, the representations outline how the proposed dwelling would not sit as a subservient outbuilding in the same way. They suggest that the proposed dwelling has a significantly larger footprint than the original dwelling and would have domestic openings visible from outside the site to clearly read as an independent dwelling. Officers agree that this is unsuccessful due to the size and scale and fenestration detailing of the new dwelling.
- 13.8 In addition, the site did not feature any building in this location as the adjacent site did, so the site context is not the same within each plot. The representations have raised this and suggest that a dwelling in this location is not justified. Officers agree and suggest the building would sit in a manner that is unsympathetic to the existing building and open nature of the site.

- 13.9 It is acknowledged that some of the representations received support infilling in this location and the design approach to this, however the proposal would adversely impact the existing high quality character of this part of the locality.
- 13.10 One representation has suggested that delivery and postal access is not clear. The proposal has access from both New Square and Willow Walk and has sufficient space to provide a postal box in a clearly accessible location.
- 13.11 Overall, the proposed development does not respond positively to the local character and landscape and would adversely impact the townscape. The proposal is contrary to policies 55,56,57,59 of the Local Plan and the NPPF (2024).

14. Trees

- 14.1 The application is accompanied by an Arboricultural Impact Assessment which has been considered by the Council's Tree Officer. They have no objection on request clarity on the retention of T3, having reviewed the submitted information and clarified with the applicant T3 has been marked as being retained. The trees are an attractive part of the street scene, third party representations support their retention.
- 14.2 Subject to conditions to secure compliance with the submitted information, the proposal would accord with policies 59 and 71 of the Local Plan and the NPPF.

15. Carbon reduction and sustainable design

- 15.1 The application is submitted with a Sustainability Statement at part 7.0 of the Design and Access Statement. This outlines that the proposal would comprise a green roof, SuDS compliant design and include the use of an air source heat and low carbon materials. It is noted that the third party representations support the sustainability credentials of the approach.
- 15.2 The approach is considered to be acceptable in relation to carbon reduction technologies and water efficiency, however as the details have not been submitted for demonstrate compliance with policies 28 and 29 this would be required by condition in the event the application were supportable.

- 15.3 The applicants have suitably addressed the issue of sustainability and renewable energy and is compliant with policies 28 and 29 of the Local Plan and the Greater Cambridge Sustainable Design and Construction SPD 2020.

16. Biodiversity

- 16.1 In accordance with policy and circular 06/2005 'Biodiversity and Geological Conservation', the application is accompanied by a small sites metric and summary which sets out that as the proposal would result in a habitat unit loss of 32.22%, units will need to be purchased from an off-site provider to meet the required 10% net gain. A third party representation has suggested that off-site demonstrates that the site is cramped. The application has followed the BNG hierarchy, and off-site is considered a reasonable way to address the net gain required.
- 16.2 The application has been subject to formal consultation with the Council's Ecology Officer, who raises no objection to the proposal and recommends conditions regarding statutory BNG and enhancement which are reasonable to ensure the protection of species and the estimated biodiversity net gain is delivered.
- 16.3 In consultation with the Council's Ecology Officer, officers are satisfied that the proposed development could comply with policy 70 of the Local Plan, the Biodiversity SPD 2022, the requirements of the Environment Act 2021 and 06/2005 Circular advice.

17. Water management and flood risk

- 17.1 The site is considered to have a very low risk of flooding. The Council's Sustainable Drainage Engineer has advised that subject to conditions foul and surface water can be managed by condition. To ensure these matters are suitably addressed in light of flood risk and environmental pollution, these conditions are considered reasonable.
- 17.2 The applicants have suitably addressed the issues of water management and flood risk in accordance with policies 31 and 32 of the Local Plan and NPPF advice.

18. Highway safety and transport impacts

- 18.1 The application would create a new vehicular access to the rear from Willow Walk of the site to allow for one car parking space. It would also provide pedestrian access at the front of the site from Willow Walk.
- 18.2 The application has been subject to formal consultation with Cambridgeshire County Council's Local Highways Authority, who raise no objection to the proposal subject to conditions. The recommended condition seeks to ensure that water would not drain onto the adopted highway and is reasonable for addition as to not disrupt the function of the highway.
- 18.3 Third party representations have raised concerns about the proposed vehicular access, suggesting that there would be difficulty manoeuvring into the driveway. The applicant has provided tracking for the driveway, and this demonstrates a car can enter the driveway area. Given that the driveway is for a single dwelling, vehicular and pedestrian splays are not required. The representations raise concerns about the potential conflict with other driveways along the road, however the proposal information shows that a car could enter and exit the driveway without conflicting with the existing gates driveways.
- 18.4 The proposal accords with the objectives of Policies 80 and 81 of the Local Plan and is compliant with NPPF advice.

19. Car and cycle provision

- 19.1 The application shows that one car parking space is to be provided on a new driveway accessed from Willow Walk, and this does not exceed the maximum parking levels set out within Appendix L. An EV charging point is to be provided within the new driveway. The Design and Access Statement outlines that cycle parking is to be provided on site, however the details of the secure and covered storage facility have not been provided. Third party representations have been received to raise concerns about the lack of this information. To ensure the proposal would have adequate cycle parking a condition could be attached if the scheme were otherwise supportable.
- 19.2 The proposal could accord with policies 36 and 81 of the Local Plan and the Greater Cambridge Sustainable Design and Construction SPD.

20. Amenity

21. Neighbouring properties

- 21.1 The proposed dwelling would be located in the garden of No. 49 and adjacent to No. 48A. No. 48B and No. 48 also sit in close proximity. The Willow Walk properties are located across the private road to the north of the property.
- 21.2 The proposal would sit adjacent to the side elevation No. 48A, as this is a blank elevation and the dwelling would sit at a similar height to the existing building, it would not adversely impact the occupiers of this dwelling. Similarly, as the proposal is single storey, it would not adversely impact light or privacy or result in overbearing impacts to No. 48B and No. 48.
- 21.3 The dwelling would be visible from the properties at Willow Walk as the proposal does extend above the existing boundary wall, however the proposal is low in height and has been designed with a sloping roof at the roof to reduce the apparent mass and any potential for light impacts. Third party representations have been received to raise concerns about the potential light impacts to the properties on Willow Walk. The application is supported by a shadow study which shows that the proposal would have negligible impacts on surrounding occupiers and would not impact light to properties close to or adjacent to the site.
- 21.4 **Environmental Impacts**
- 21.5 The Environmental Health Officer raises no objection to the application on environmental impacts. They note the air source heat pump proposed and suggest that if it should fall under MCS standards then this should ensure that noise levels are kept to a reasonable levels at neighbouring premises. The applicant has confirmed the ASHP would meet MCS standards. As such, despite the third party concerns, the proposed air source heat pump is not considered to lead to unacceptable noise levels that would impact amenity.
- 21.6 One representation has suggested that excessive external lighting could be erected and therefore cause lighting pollution. In this case, the proposal is for a single domestic dwelling in a central location and therefore it is unlikely that external domestic lighting would cause excessive nuisance. It is considered overly onerous to add a condition to control lighting given the nature and scale of the development proposed.

- 21.7 Given the location, size, and design of the proposal it is unlikely to give rise to any significant amenity impacts in terms of overlooking, loss of daylight, enclosure or other environmental impacts. The proposal is compliant with policies 35, 50, 52, 53 and 58 of the Local Plan.

Future occupants

- 21.8 The gross internal floor space measurements for units in this application are shown in the table below. The proposal exceeds the minimum space standards.

Unit	Number of bedrooms	Number of bed spaces (persons)	Number of storeys	Policy Size requirement (m ²)	Proposed size of unit	Difference in size
1	2	2	1	70	103	+33

Table 2 Table showing size of residential units in comparison with the policy requirement

Garden size

- 21.9 The proposal includes space around the dwelling for a private garden, the garden space provides space for sitting out and is considered to be sufficient for the size of the dwelling. The garden, especially the sitting area outside the living room, would be partially overlooked by the existing dwelling at a close distance. Whilst this is unfortunate, there is space by the front door that would benefit from screening from the dwelling and be at a far greater angle that would not be overlooked. It is considered that given the size of the garden and the availability of some private space this is not substantial to warrant refusal.
- 21.10 The host dwelling would retain more than sufficient private garden space for day-to-day living.

Accessible design

- 21.11 The Design and Access Statement submitted states the proposal would comply with Building Regulations requirement part M4(2) and therefore, Officers consider that the layout and configuration enables inclusive access and future proofing. It is noted that third party representations support the inclusive design of the dwelling.
- 21.12 The development would comply with the requirements of Part M4(2) of the Building Regulations and would therefore comply with policy 51 of the Local Plan.

Construction and environmental health impacts

- 21.13 The Council's Environmental Health Team have assessed the application and recommended a condition relating to construction hours and piling. Given the close proximity to neighbouring occupiers, in the event that the application was supportable, these would be considered reasonable for addition.

Summary

- 21.14 The proposal adequately respects the amenity of its neighbours and of future occupants. Subject to conditions, the proposal (in respect of residential amenity) is compliant with policies 55, 56, 57, 58, 59 of the Local plan.

22. Third party representations

- 22.1 The remaining third-party representations not addressed in the preceding paragraphs are summarised and responded to in the table below:

Third party comment	Officer response
Red line incorrect	A third party representation has raised that the application red line is not correct as it does not reach the highway. The red line submitted is sufficient to provide access to the development site and therefore is not considered to be incorrect.
Invalid certificate	The certificate appears to be correct for the application submitted, and no evidence has been submitted to the council to suggest otherwise.
Consultation	<p>Third party representations have suggested the additional properties in the surroundings should have been consulted by the LPA on the application. The consultation carried out has exceed the statutory requirements and is considered sufficient.</p> <p>In addition concerns have been raised that additional reconsutlation was not undertaken on the additional documents provided by the application 15th September. This information comprises a response letter to Conservation Officer and a plan to show the former parking area which was already detailed in the Design and Access Statement. As well as some additional 3D indicative views, adding to those already on the file. There is no change to the</p>

	proposal, as such it is not considered to issue an additional consultation period.
Site History	The representations have referenced a pre-application in 2014 which was submitted by the application for a new dwelling. Whilst this does not form a material consideration in the consideration of the application, it is noted by Officers.
Substation	Representations have raised that the proximity to the substation may breach legislation, this is not a matter within planning legislation and therefore cannot be considered as part of the application.
Precedent	Representations have raised that the raise that the site could form a precedent for future development, each application is determined on its own merits so this is not a consideration.
Right to light	A right to light is a civil matter between different landowners and a planning permission would not interfere with a right of light. The local planning authority has no jurisdiction in checking or enforcing a right to light. This is not a material planning consideration.

Table 3 Officer response to third party representations

23. Other matters

- 23.1 A bin store is proposed adjacent to the pedestrian access gate, this is considered to be a reasonable approach to address refuse storage.

24. Planning balance

- 24.1 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).
- 24.2 Summary of benefits
- 24.3 The application seeks to erect a single story dwelling within the garden of No. 49 New Square. The proposal would provide an additional residential unit in the city centre. The dwelling is in a sustainable location, and benefits from sustainability features such as an air source heat pump. The dwelling is designed to support the applicant as they age and is compliant with M4(2) as required by Local Plan policy (2018).

24.4 Summary of harm

24.5 The proposal, however, would have substantial detrimental impacts on the character and appearance of the area and the setting of the listed buildings at No. 49 and Willow Walk and the Kite Conservation Area due to the imposition of a large building in a highly positive, open space. The siting, scale, design and appearance of the building is not considered to be appropriate within this location and would result in an overly cramped and incongruous development that is out of keeping with the existing positive character. The proposal results in substantial harm to No. 49 New Square and Conservation Area and the less-than-substantial to Nos 2- 17 Willow Walk.

24.6 Any harm to heritage assets must be given great weight (NPPF 2024), and the Local Planning Authority must have regard to the desirability of preserving listed buildings and give special attention to preserving the character and appearance of the Conservation Area Planning (LBCA) Act 1990.

24.7 Having taken into account the provisions of the development plan, NPPF and NPPG guidance, the statutory requirements of section 66(1) and section 72(1) of the Town and Country Planning (Listed Buildings and Conservation Areas) Act 1990, the views of statutory consultees and wider stakeholders, as well as all other material planning considerations, the proposed development is recommended for **REFUSAL**.

25. Recommendation

25.1 **Refuse** for the following reasons:

1. The existing site makes a distinct and positive contribution to the character and appearance of the locality due to its open and undeveloped nature. By virtue of the proposed dwelling's siting, size, design and appearance, it would diminish these positive qualities and adversely impact the character and appearance of the area. The proposal is contrary to Policies 52, 55, 56, 57 and 59 of Cambridge Local Plan (2018) which seek to ensure that development responds appropriately to its context, is of a high quality, that reflects or successfully contrasts with existing building forms and materials.
2. The proposal site is located within the setting of No. 49 New Square, Nos 2- 17 Willow Walk and within the Kite Conservation Area. The garden of No. 49 New Square makes an essential and unique

contribution to the setting of the listed buildings and Kite conservation area. The proposed built form would remove the open aspect of the garden, remove and truncate the walls and result in an overly oppressive and cramped form adjacent to the listed building at No. 49 New Square. The proposal is contrary to Policy 61 of the Cambridge Local Plan (2018) which seeks to preserve heritage assets and their setting and paragraphs 207, 212, 213 and 214 of the NPPF (2024).

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 Development Framework SPDs/ Guidance



25/03079/LBC– Land Adjacent To 49 New Square Cambridge Cambridgeshire CB1 1EZ

Application details

Report to: Planning Committee

Lead Officer: Joint Director of Planning and Economic Development

Ward: Market

Proposal: Single storey dwelling with garden and off street car parking, on the land adjacent to No. 49 New Square.

Applicant: Dr Carrie Herbert MBE

Presenting officer: Charlotte Peet

Reason presented to committee: The application was heard at Delegation Panel due to the number of third-party representations received. Following a review of the application against the criteria for referral, it was decided that Planning Committee should determine the application.

Member site visit date: N/A

Key issues:

1. Heritage Assets
2. Third Party Representations
3. Other Matters

Recommendation: Refuse

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
9	Local groups / petition
10	Planning background
11	Assessment
15	Heritage assets
22	Third party representations
24	Other matters
25	Planning balance
26	Recommendation

Table 1 Contents of report

1. Executive summary

- 1.1 The application seeks consent for a single storey dwelling with garden and off street car parking, on the land adjacent to No. 49 New Square.
- 1.2 Listed building is required due to the impact to the curtilage listed walls that enclose and extend through the site.
- 1.3 The report explains that the proposal would result in substantial harm to No. 49 New Square (grade II listed building) and the Kite Conservation Area and less-than-substantial harm No. 2-71 Willow Walk (grade II listed buildings) due to the imposition of a large, modern building with the garden setting of No 49 New Square.
- 1.4 It is recommended that the application is **refused**.

Consultee	Object / No objection / No comment	Paragraph Reference
Conservation Officer	Objection due to significant harm to listed building and failure to preserve character and	11.0-11.17

	appearance of Conservation Area.	
Third Party Representations	2 comments have been submitted in support and 5 in objection, these are addressed in the relevant sections in the report.	Throughout relevant report sections.

Table 2 Consultee summary

2. Site description and context

- 2.1 The application site is located centrally within the city, it fronts onto New Square protected open space and is a short walk from primary shopping routes including Fitzroy and Burleigh Street.
- 2.2 As existing the site hosts No. 49 New Square which is a single residential dwelling and surrounding garden land. The host dwelling is a three storey, grade II listed building that sits as a prominent building on the corner of New Square and Short Street.
- 2.3 It is accessed by an existing vehicular access from Willow Walk and there is pedestrian access from New Square.
- 2.4 The application falls within the Kite Conservation Area. The application is within the setting of the No. 49 New Square (grade II listed). The site is in close proximity to the Nos 1-48 New Square, Nos 2- 17 Willow Walk and Wesley Church (grade II listed).

3. The proposal

- 3.1 The application seeks listed building consent for a single storey dwelling with garden and off street car parking, on the land adjacent to No. 49 New Square.
- 3.2 Listed building consent is required as the proposal impacts the curtilage listed walls which bound and extend through the site.

4. Relevant site history

Reference	Description	Outcome
25/03078/FUL	Single storey dwelling with garden and off street car parking, on the land adjacent to No. 49 New Square.	Pending consideration

Table 2 Relevant site history

- 4.1 The host dwelling has had little alteration in recent years.
- 4.2 There is a full application which accompanies this application, this will also be heard at planning committee today (ref. 25/03078/FUL).

5. Policy

5.1 National policy

National Planning Policy Framework 2024

National Planning Practice Guidance

National Design Guide 2021

Circular 11/95 (Conditions, Annex A)

Planning (Listed Buildings and Conservation Areas) Act 1990

5.2 Cambridge Local Plan (2018)

Policy 61: Conservation and enhancement of Cambridge's historic environment

5.3 Supplementary Planning Documents (SPD)

Sustainable Design and Construction SPD – Adopted January 2020

5.4 Area Guidelines

Cambridge Historic Core Conservation Area Appraisal (2017)

6. Consultations

Publicity

Neighbour letters – Y

Site Notice – Y

Press Notice – Y

Conservation Officer – Objection

- 6.1 The proposal will harm the setting of No 49 New Square and fails to preserve or enhance the character of the conservation area. The proposal would not comply with local plan policies 57 and 61.

6.2 In terms of the NPPF and the impact on the heritage asset the proposal would result in substantial harm. Paragraphs 207,212,213 and 214.

7. Third party representations

7.1 26 representations have been received, 2 in support, 5 in objection.

7.2 Those in objection have raised the following issues:

- Character, appearance and scale
- Density and overdevelopment
- Heritage impacts including conservation area and listed building
- Residential amenity impact (impacts on daylight, sunlight, enclosure, privacy, noise and disturbance, light pollution)
- Highway safety/ access
- Car parking
- Loss of biodiversity
- Drainage and flooding
- Impact on and loss of trees
- Certificate

7.3 Those in support have given the following reasons:

- Design, scale
- Character and appearance of the area
- Sustainability
- Parking

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. Local Groups / Petition

8.1 The Christ's Lane Action Group (CLAG) has made a representation objecting to the application on the following grounds:

- Consultation
- Heritage assets
- Biodiversity and trees

8.2 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.

9. Planning background

- 9.1 The host dwelling has had little alteration since the addition of the Conservatory. There is a planning application which accompanies this application, this will also be heard at planning committee today (ref. 25/03078/FUL).

10. Assessment

- 10.1 From the consultation responses and representations received and from an inspection of the site and the surroundings, the key issues are:
- Heritage assets
 - Third party representations
 - Other matters
 - Planning balance
 - Recommendation
 - Planning conditions

11. Heritage assets

- 11.1 The application falls within the Kite Conservation Area. The application is within the setting of the No. 49 New Square (grade II listed). The site is in close proximity to the Nos 1-48 New Square, Nos 2- 17 Willow Walk and Wesley Church (grade II listed).
- 11.2 Section 72 of the Planning (Listed Building and Conservation Areas) Act 1990 states that special attention shall be paid to the desirability of preserving or enhancing the character or appearance of a Conservation Area. (Delete if necessary)
- 11.3 Section 66 of the Planning (Listed Building and Conservation Areas) Act 1990 states that in considering whether to grant planning permission for development which affects a listed building or its setting, the local planning authority shall have special regard to the desirability of preserving the building or its setting or any features of special architectural or historic interest which it possesses.
- 11.4 Para. 212 of the NPPF set out that 'When considering the impact of a proposed development on the significance of a designated heritage asset, great weight should be given to the asset's conservation (and the more important the asset, the greater the weight should be). This is irrespective of whether any potential harm amounts to substantial harm, total loss or less than substantial harm to its significance'. Para. 213 states that 'Any harm to, or loss of, the significance of a designated heritage asset (from its alteration or destruction, or from development within its setting), should require clear and convincing justification...'

- 11.5 Policy 61 of the Cambridge Local Plan (2018) aligns with the statutory provisions and NPPF advice.
- 11.6 The Conservation Officer has been formally consulted on the application and objects to the application on the basis that the proposal would result in substantial harm to the setting of No. 49 New Square and would fail to preserve or enhance the Conservation Area. The Conservation Officer has also raised that the proposal would adversely impact the setting of the Willow Walk listed buildings.
- 11.7 The application has received several representations, some in support and some in objection. Those in objection raise concerns about the adverse impacts to the character and appearance of the Conservation Area and the listed buildings at No. 49 and Willow Walk, those in support suggest the building will be cohesive with the built environment.
- 11.8 No 49 New Square was built in 1845, it is a grade II listed building that comprises a three storey gault brick house within a prominent corner plot between New Square, Short Street and Willow Walk. The property is unusual for its height, orientation and the spacious garden around it compared to the two storey terrace properties which generally hard on the pavement or have small front gardens. It is noted within the Kite Conservation Area Appraisal (2014) as an exception to the two storey uniform terraces.
- 11.9 The garden forms an essential and unique part of the setting and makes a significant positive contribution to the listed building at No. 49 and Willow Walk and the surrounding Conservation Area. The representations received highlight the positive nature of this garden, it not only provides greening to built up areas but also provide a visible break from New Square allowing the listed buildings on Willow Walk to be visible. The proposal would negatively impact this important characteristic through the siting of the large, single storey dwelling in this location. This would remove the open aspect across the garden and create a continuation of modern, built form with the new development in the garden of No. 48. The effect would be to totally compromise the garden space and introduce incongruous levels of modern built form as to undermine the historic significance of the setting of the listed buildings and the character and appearance of the Conservation Area.
- 11.10 The objective comments suggest the proposal would result in a sprawling, two-wing dwelling with significant footprint. Officers agree with this, the

footprint is far from subservient to the main dwelling and would be excessively large in relation to the main house.

- 11.11 The Heritage Statement attempts to justify this approach, through the applicants description of a former car parking space adjacent to the Conservatory. Officers agree with the Conservation Officer, that this is not a convincing justification for the imposition of a dwelling in this location.
- 11.12 The current situation on the site is well landscaped garden, there is no building in this location nor has it been demonstrated that a building has ever been sited here. The proposed dwelling would completely enclose the space next to the dwelling, the new dwelling appears overly cramped, and is only 1 metre from the conservatory. In addition, the building would adversely impact the curtilage listed walls which current enclose and extend through the garden and help to inform the setting of No. 49 and its garden. The wall at the rear would be truncated to create an opening for parking, removing this aspect of enclosure. The walls attach to the property and this forms part of its presence, particularly to Willow Walk, and so to remove these walls adversely impacts the setting of the building. In the garden, the wall would be totally removed to make way for the property, which removes the enclosure and impacts the layout of the garden. As such, the relationship of No. 49 with its garden land and setting would be compromised, as would the outlook of the Conservatory which supports the use of the building as a dwellinghouse.
- 11.13 It is outlined in the application detail that the building takes design cues from No. 48, the modern appearance with zinc cladding is considered to be out of keeping with the character and appearance of the Conservation Area and would not preserve its special aspects. The Conservation Area Appraisal notes key positive features of New Square, including the uniformity of house designs and the common use of Gault brick and slate roofs.
- 11.14 The Conservation Officer suggests that the proposal would result in substantial harm to the listed building and Conservation Area. The proposal would also lead to less-than-substantial harm to the setting of the listed buildings along Willow Walk. The NPPF (2024) sets out that great weight should be given to the asset's conservation and that any harm should require clear and convincing justification, substantial harm should be exceptional.
- 11.15 The proposal results in harm to the setting of the listed building and character and appearance of the Conservation Area. This is not justified by the information submitted with the application. It is noted that the

application inform sets out that the proposal would result in one accessible, sustainable dwelling but this is not considered to outweigh the great weight given the harm that would result from the proposal.

- 11.16 It is considered that the proposal, by virtue of its siting, design, scale and massing, the proposal would harm the character and appearance of the Conservation Area and the setting of listed buildings without justification. The proposal is therefore contrary to the provisions of the Planning (LBCA) Act 1990, the NPPF and policy 61 of the Local Plan.

12. Third party representations

- 12.1 Some of the representations received relate to matters which fall outside the scope of the listed building application. The planning application report addresses materials considerations and the topics raised are largely covered within this report (ref. 25/03078/FUL).

- 12.2 The remaining third-party representations not addressed in the preceding paragraphs are summarised and responded to in the table below:

Third party comment	Officer response
Red line incorrect	A third party representation has raised that the application red line is not correct as it does not reach the highway. The red line submitted is sufficient to provide access to the development site and therefore is not considered to be incorrect.
Invalid certificate	The certificate appears to be correct for the application submitted, and no evidence has been submitted to the council to suggest otherwise.
Consultation	<p>Third party representations have suggested the additional properties in the surroundings should have been consulted by the LPA on the application. The consultation carried out has exceed the statutory requirements and is considered sufficient.</p> <p>In addition concerns have been raised that additional consultation was not undertaken on the additional documents provided by the application 15th September. This information comprises a response letter to Conservation Officer and a plan to show the former parking area which was already detailed in the Design and Access Statement. As well as some additional 3D indicative views, adding to those already on the file. There is no change to the proposal, as such it is not considered to issue an additional consultation period.</p>

Table 3 Officer response to third party representations

13. Planning balance

13.1 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).

13.2 Summary of harm

13.3 The proposal would have substantial detrimental impacts on the character and appearance of the Kite Conservation Area and the setting of the listed buildings at No. 49 and Willow Walk due to the imposition of a large building in a highly positive, open space. The siting, scale, design and appearance of the building is not considered to be appropriate within this location and would result in an overly cramped and incongruous development that is out of keeping with the existing positive character. The proposal results in substantial harm to No. 49 New Square and Conservation Area and the less-than-substantial to No. Nos 2- 17 Willow Walk.

13.4 Any harm to heritage assets must be given great weight (NPPF 2024), and the Local Planning Authority must have regard to the desirability of preserving listed buildings and give special attention to preserving the character and appearance of the Conservation Area Planning (LBCA) Act 1990.

13.5 Having taken into account the provisions of the development plan, NPPF and NPPG guidance, the statutory requirements of section 66(1) and section 72(1) of the Town and Country Planning (Listed Buildings and Conservation Areas) Act 1990, the views of statutory consultees and wider stakeholders, as well as all other material planning considerations, the proposed development is recommended for **REFUSAL**.

14. Recommendation

14.1 **Refuse** for the following reasons:

1. The proposal site is located within the setting of No. 49 New Square, Nos 2- 17 Willow Walk and within the Kite Conservation Area. The garden of No. 49 New Square makes an essential and unique contribution to the setting of the listed buildings and Kite conservation area. The proposed built form would remove the open aspect of the garden, remove and truncate the walls and result in an overly oppressive and cramped form adjacent to the listed building at No. 49 New Square. The proposal is contrary to Policy 61 of the Cambridge

Local Plan (2018) which seeks to preserve heritage assets and their setting and paragraphs 207, 212, 213 and 214 of the NPPF (2024).

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 Development Framework SPDs/Guidance

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Greater Cambridge Shared Planning

Cambridge City Council - Appeals for Committee



Appendix 1: Decisions Notified By The Secretary of State

REFERENCE	SITE ADDRESS	DETAILS	DECISION	DECISION DATE	PLANNING DECISION
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.	Appeal Allowed with Award of Costs	19/09/2025	Refusal of planning permission (Delegated Decision)
EN/00238/25 (APP/TRN/WO530/10543)	17 Kimberley Road Cambridge Cambridgeshire CB4 1HG	Appeal against	Appeal Withdrawn	09/10/2025	Appeal against enforcement notice
24/04489/FUL (APP/Q0505/W/25/3369992)	78 Poulter Walk Trumpington Cambridge Cambridgeshire CB2 9GY	Change of Use of a Restaurant/Cafe (Class E(b)) to Hot Food Takeaway (sui generis) and installation of extraction and ventilation equipment.	Appeal Allowed	16/10/2025	Refusal of planning permission (Delegated Decision)

Appendix 2: Appeals received

REFERENCE	SITE ADDRESS	DETAILS	DATE LODGED
EN/00238/25 (APP/TRN/WO530/10543)	17 Kimberley Road Cambridge Cambridgeshire CB4 1HG	Appeal against	19/09/2025
24/04266/FUL (APP/Q0505/W/25/3373568)	122 Malvern Road Cambridge CB1 9LH	Change of use from a 6 person house in multiple occupation (C4 use) to a 9 person house in multiple occupation (sui generis)	23/09/2025

Appendix 3a: Local Inquiry dates scheduled

NO RESULTS

Appendix 3b: Informal Hearing dates scheduled

NO RESULTS

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))

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
EN/00044/24 BOC (APP/Q0505/C/25/3370670)	139 Arbury Road Cambridge Cambridgeshire CB4 2JD	The authorised use of the property is as a single dwelling (4 beds) with a self-contained annexe (1 living/bed). I visited the site for a pre-application enquiry for the change of use of the dwelling to a guesthouse (6 beds some studios) and a separate holiday unit (2 beds) on 18 Jan 2024. The internal works had already been carried out and I then found them both on Booking.com. Related Planning Reference: Date breach occurred: 18/01/2024	Appeal against enforcement notice
25/00919/FUL (APP/Q0505/W/25/3371125)	Land To The Rear Of 142 Chesterton Road Cambridge Cambridgeshire CB4 1DA	Conversion of the existing garage into a one-bed dwelling following subdivision of the residential plot, together with associated alterations - part-retrospective	Refusal of planning permission (Delegated Decision)
25/02499/ADV (APP/Q0505/Z/25/3372766)	Pavement Outside 18 - 19 The Broadway Mill Road Cambridge Cambridgeshire CB1 3AH	Installation of 2no. digital 75" LCD display screens, one on each side of the Street Hub unit	Refusal of planning permission (Delegated Decision)
25/02496/FUL (APP/Q0505/W/25/3372767)	Pavement O/S 90 Hills Road Cambridge Cambridgeshire CB2 1LN	Installation of 1no. BT Street Hub and removal of associated BT payphones.	Refusal of planning permission (Delegated Decision)
25/02497/ADV (APP/Q0505/Z/25/3372768)	Pavement O/S 90 Hills Road Cambridge Cambridgeshire CB2 1LN	Installation of 2no. digital 75" LCD display screens, one on each side of the Street Hub unit	Refusal of planning permission (Delegated Decision)
25/02500/FUL (APP/Q0505/W/25/3372838)	Pavement Outside Unit 1, 11 - 13 Rectory Terrace High Street Cherry Hinton Cambridge Cambridgeshire CB1 9HU	Installation of 1no. BT Street Hub and removal of associated BT payphones.	Refusal of planning permission (Delegated Decision)

25/02501/ADV (APP/Q0505/Z/25/3372839)	Pavement Outside Unit 1, 11 - 13 Rectory Terrace High Street Cherry Hinton Cambridge Cambridgeshire CB1 9HU	Installation of 2no. digital 75" LCD display screens, one on each side of the Street Hub unit	Refusal of planning permission (Delegated Decision)
25/02503/ADV (APP/Q0505/Z/25/3372897)	Pavement Outside Burleigh Street Cambridge Cambridgeshire CB1 1DG	Installation of 2no. digital 75" LCD display screens, one on each side of the Street Hub unit	Refusal of planning permission (Delegated Decision)
25/02504/FUL (APP/Q0505/W/25/3372899)	Pavement Outside 58 Regent Street Cambridge Cambridgeshire CB2 1DP	Installation of 1no. BT Street Hub and removal of associated BT payphones.	Refusal of planning permission (Delegated Decision)
25/02502/FUL (APP/Q0505/W/25/3372896)	Pavement Outside Burleigh Street Cambridge Cambridgeshire CB1 1DG	Installation of 1no. BT Street Hub and removal of associated BT payphones.	Refusal of planning permission (Delegated Decision)
25/02505/ADV (APP/Q0505/Z/25/3372900)	Pavement Outside 58 Regent Street Cambridge Cambridgeshire CB2 1DP	Installation of 2no. digital 75" LCD display screens, one on each side of the Street Hub unit	Refusal of planning permission (Delegated Decision)

Appendix 5: Appeals Pending Statement

REFERENCE	SITE ADDRESS	DETAILS	STATEMENT DUE
25/02498/FUL (APP/Q0505/W/25/3372765)	Pavement Outside 18 - 19 The Broadway Mill Road Cambridge Cambridgeshire CB1 3AH	Installation of 1no. BT Street Hub and removal of associated BT payphones.	17/10/2025
24/04266/FUL (APP/Q0505/W/25/3373568)	122 Malvern Road Cambridge CB1 9LH	Change of use from a 6 person house in multiple occupation (C4 use) to a 9 person house in multiple occupation (sui generis)	06/11/2025

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REPORT TO:

Planning Committee November 2025

LEAD OFFICER:

Joint Director of Planning

Compliance Report

1. On 30 June 2025 there were 436 open compliance cases in South Cambridgeshire and Cambridge City. There are currently 157 identifiable open cases in Cambridge City.

Since 1st January 2025 the compliance team have received 519 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 September 2025 statistical information. Other statistical data relates to dates from 1st July 2024 to 30th September 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

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 Cambridge City Council have been provided separately in the appendix and identified as such.

Further work to improve the statistical data has been carried out and the data now shows an accurate picture of the status of compliance cases within 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.

Service Update

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

Whilst the service is experiencing absences as set out above, the service continues to ensure that new referrals are investigated promptly, and cases closed where appropriate in a timely manner to ensure KPI's are not affected.

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. .

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: 20/10/2025

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Appendix 1

Public Enforcement Notices served.

September 2025

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

August 2025

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

July 2025

Reference	Ward	Parish	Address	Notice Issued
EN/00044/24	West Chesterton		139 Arbury Road Cambridge Cambridgeshire CB4 2JD	Breach of Condition Notice
EN/00044/24	West Chesterton		139 Arbury Road Cambridge Cambridgeshire CB4 2JD	Material Change of use Enforcement Notice

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 ***				

Appendix 2

Caseload statistics

These statistics relate to both South Cambridgeshire District Council and Cambridge City Council. The total from the July report are included in brackets.

Total open cases	436	(453)
Cases in South Cambridgeshire	279	(295)
Cases in Cambridge City	157	(158)
 New compliance referrals since 1st Jan 2025	519	
Priority A	3	(3)
Priority B	37	(28)
Priority C	479	(336)

Of the 436 open cases, 20 are assigned to non-compliance 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	85
Officer 2	82
Officer 3	65
Officer 4	67
Officer 5	55
Officer 6	42

Open cases less than 6 months old	256	(174)
Cases within Cambridge City	96	(60)

Open cases by priority.

Priority A	1
Priority B	20
Priority C	230
Unassigned (new cases to be allocated)	2

Open cases more than 6 months old	182	(279)
Cases within Cambridge City	63	(98)

Open Cases by priority.

Priority A	0
Priority B	21
Priority C	161

Cases older than 12 months	141	(176)
Cases older than 18 months	84	(122)
Cases older than 24 months	50	(65)
Cases older than 36 months	18	(29)

Cases closed 1st July to 30th Sept 2025	169
Cases within Cambridge City	65

Reasons for closure

Total Closures	169
Not a breach of planning control	66
Not expedient to take action	24
Permitted development	21
Remedial works completed	15
Duplicate file raised	10
Planning permission already granted	7
Retrospective planning permission granted	11
Other department	4
Immune 4-year rule	4
Formal Notice complied with	5
Immune 10-year rule	2
Allowed at appeal	0

Cases closed by priority.

Priority A	1
Priority B	9
Priority C	158

Updates and Acknowledgements

Average time in days taken from receipt of a complaint by the compliance team to file creation and acknowledgement sent (where applicable) to customer 1st July 2025 to 30th September 2025. The target is 3 days.

Priority A	N/A
Priority B	0.88 days
Priority C	1.55 days

Average time to first site visit in days from allocation of case to the case officer 1st July 2025 to 30th September 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	0	N/A
Priority B	4.63 days	75%

Priority C

3.86 days

96.1%