



Planning Committee Date	Wednesday 5 th October 2022
Report to	Cambridge City Council Planning Committee
Lead Officer	Joint Director of Planning and Economic Development
Reference	22/00922/FUL
Site	The Perse Upper School Hills Road Cambridge Cambridgeshire CB2 8QF
Ward / Parish	Queen Ediths
Proposal	Construction of a new sports centre to include a swimming pool, sports hall, climbing wall, entrance lobby, changing village and plant and storage areas, together with associated car and cycle parking, infrastructure and landscaping
Applicant	James Petrie, The Perse School
Presenting Officer	Charlotte Peet
Reason Reported to Committee	Third party representations
Member Site Visit Date	N/A
Key Issues	<ol style="list-style-type: none">1. Principle of Development2. Design, Layout, Scale, Landscaping3. Carbon Reduction and Sustainable Design4. Trees5. Water Management and Flood Risk6. Biodiversity7. Highway Safety and Transport8. Cycle and Car Parking9. Amenity10. Public Art11. Third Party Representations12. Other Matters
Recommendation	APPROVE subject to conditions

1.0 Executive Summary

- 1.1 The application seeks permission for the construction of a new sports centre at the Perse School to include a swimming pool, sports hall, climbing wall, entrance lobby, changing village and plant and storage areas, together with associated car and cycle parking, infrastructure and landscaping. The sports centre would be located within the school site and used by the school during their opening hours, outside of these times the swimming pool and sports hall would be open for community use through a mixture of club and pay and play access.
- 1.2 The proposal site comprises a playing field within the Perse Upper School site, which forms an area of protected open space. The loss of part of the protected open space is considered to be outweighed by the significant recreational and environmental benefits which result from the public access to the building and the 29% biodiversity net gain.
- 1.3 The siting, scale, massing and elevation treatment of the building has been shaped by pre-application engagement with specialist officers, and is now considered to be acceptable within the context of the site and the wider area.
- 1.4 The building would achieve BREEAM excellent and maximum Wat01 and would implement sustainable technologies and design. The proposal is considered to be successful in terms of preserving trees on site, handling surface water and drainage, ecology and net gain and car and cycle parking.
- 1.5 Officers recommend that the Planning Committee approve the application subject to condition(s). The conditions proposed will secure the community use of the building and the improvements to the footpath / cycleway along Long Road as requested by the Country Transport Team.

2.0 Site Description and Context

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

- 2.1 The proposal site forms the southwest corner of the Perse Upper School and access to Long Road.

2.2 The Perse Upper School sits surrounded by dwellings along Hills Road, Long Road, Sedley Taylor Road and Luard Road. The buildings within the school site are mainly concentrated within the south east corner of the site, with the playing fields wrapping around the buildings to the north west of the site and down to meet Long Road. As existing, the school is accessed from the Hills Road entrance and the access to Long Road is restricted to maintenance and emergency vehicles (ref. 15/1123/S73). The built form at the school has grown over the years, the latest addition being the Peter Hall Performing Arts Centre.

3.0 As existing the site forms one of the playing fields at the Perse Upper School which was previously used by staff and students for outdoor activities, although now sits redundant given the high quality playing field provision elsewhere within the site. The bulk of the site sits between No. 19 and No. 37 Long Road, and is screened partially by the existing protected trees on the southern boundary.

4.0 The Proposal

4.1 The application seeks permission for construction of a new sports centre to include a swimming pool, sports hall, climbing wall, entrance lobby, changing village and plant and storage areas, together with associated car and cycle parking, infrastructure and landscaping.

4.2 The proposal would utilise the access from Long Road for external visitors, staff and pupils would access the building from the school campus.

4.3 The application has been amended to address representations and further consultations have been carried out as appropriate.

5.0 Relevant Site History

5.1 The proposal site has an extensive site history relating to the development and growth of the school, including the provision of a first sports hall and performing arts centre. The relevant decisions are set out in the table below.

Reference	Description	Outcome
15/1857/FUL	Construction of new artificial grass all-weather pitch	Permitted 25.01.2016
15/1123/S73	Section 73 application to vary condition 16 (Long Road Access) of 14/2070/FUL to also allow vehicles providing a delivery, collection or maintenance function for the Perse School.	Permitted 21.09.2015

14/2070/FUL	New purpose built performing arts centre and landscaped courtyard within the grounds of the Perse School. The scheme will accommodate a new 360 seat auditorium, rehearsal room, foyer and ancillary areas as well as 5 new classrooms. The landscaped courtyard will include soft landscaping, an external performance space and a reflection pool.	Permitted 04.06.2015
12/0951/FUL	The proposal is to construct courts for tennis and netball on part of the Schools' playing fields	Permitted 17.09.2012

6.0 Policy

6.1 National

National Planning Policy Framework 2021
National Planning Practice Guidance
National Design Guide 2019

Local Transport Note 1/20 (LTN 1/20) Cycle Infrastructure Design
Circular 11/95 (Conditions, Annex A)

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

6.2 Cambridge Local Plan 2018

Policy 1: The presumption in favour of sustainable development
Policy 5: Sustainable transport and infrastructure
Policy 28: 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 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 55: Responding to context

Policy 56: Creating successful places

Policy 57: Designing new buildings

Policy 59: Designing landscape and the public realm

Policy 65: Visual pollution

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 71: Trees

Policy 73: Community, sports and leisure facilities

Policy 74: Education facilities

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

6.3 Neighbourhood Plan

N/A

6.4 Supplementary Planning Documents

Biodiversity SPD – Adopted February 2022

Sustainable Design and Construction SPD – Adopted January 2020

Cambridgeshire Flood and Water SPD – Adopted November 2016

Health Impact Assessment SPD – Adopted March 2011

Landscape in New Developments SPD – Adopted March 2010

Open Space SPD – Adopted January 2009

Trees and Development Sites SPD – Adopted January 2009

7.0 Consultations

7.1 County Highways Development Management – No objection

7.2 Originally raised issues concerning the width of the access and its suitability for coach access. It is recognised that any additional widening of the access would likely impact on the existing street trees. The Highway Authority requests that the application not be determined until such time as the likely severity of any impact on the users of the adopted public highway has been suitably investigated and that a plan showing the proposed works to the access to Long Road be provided as a stand-alone document, so it may be listed as an approved plans if the Planning Authority is minded to grant planning permission.

7.3 Further Comments

7.4 The Highway Authority welcomes the provision of a stand-alone drawing showing the proposed access onto Long Road. The acceptability of the proposed design is still dependant on the potential levels of traffic (all modes) use and this will be resolved when the applicant responds to the comments made by the Transport Assessment Team within the County Council.

7.5 County Transport Team – No objection

7.6 The document reviewed is the Transport Assessment Response Note dated 21st July 2022 produced by Stantec, supplemented by additional correspondence with the Stantec. The proposals comprise the erection of a 2,817sqm GFA Leisure Centre comprising a new indoor swimming pool, sports hall, small café/viewing area, and climbing wall (Use Class F1(a)) within the Perse Upper School grounds, Cambridge

7.7 Transport Assessment Review

7.8 Vehicle Impact Assessment

7.9 It is agreed that 56% of users will travel to the site via single occupancy car. The timings of the leisure centre facilities operating at maximum efficiency can be managed by the Travel Plan.

7.10 A sensitivity modelling assessment of the site access junction has been undertaken to demonstrate that the access junction will operate within capacity.

7.11 Traffic flows are agreed. The site access junction capacity assessment demonstrates that the access junction is anticipated to operate well within capacity.

7.12 Pedestrian and Cycle Accessibility

7.13 Regular consultation occurred throughout this assessment with regards to the request for the developer to widen the existing shared use path on the northern side of Long Road between the toucan crossing to the east of the site access and the access junction off Long Road to 3m in width.

7.14 Further information was submitted by Stantec to detail the viability of the requested widening works. This information comprised a survey of verge levels, existing tree root protection areas, and utilities on this stretch of Long Road, supplemented by an Arboricultural Assessment. Upon review of the additional information submitted by Stantec, it is accepted that existing Root Protection Areas and level differences at the back of the verge would make the proposed widening works unviable as many sections of the shared use path cannot be widened for these reasons. The option of a no dig solution to get construction in to widen the shared use path has also been looked at, however, this would not allow for the

delivery of a shared use path of sufficient utility, and future maintenance would not be suitable for adoption.

7.15 The Travel Plan will look to reduce the need to travel to the site by single occupancy car and instead generate more travel to the site by sustainable modes.

7.16 Mitigation

7.17 The developer proposes to deliver the following mitigation:

- Upgrade the existing access junction off Long Road to comprise a raised table across the access, give way markings giving priority to pedestrians and cyclists, and a level crossing facility for cyclists to cross the access mouth
- Deliver a shared use path internal to the site from the western side of the access junction
- Travel Plan

7.18 Conclusion - The Highway Authority do not object the proposals subject to a condition regarding a travel plan.

7.19 Lead Local Flood Authority – No objection

7.20 Initially objected but following the submission of a Drainage Strategy, the objection is removed.

7.21 The Drainage Strategy demonstrates that surface water from the proposed development can be managed through the use of permeable paving over the proposed parking spaces. Surface water from access and parking areas will drain to the subbase of permeable parking before infiltration into the ground. It is proposed that the surface water runoff from the proposed building will drain through attenuation tanks before discharge into the Anglian Water surface water sewer in Long Road. In the event that infiltration is found to not be suitable for water discharge, all water will drain into Anglian Water surface water sewer at a restricted rate.

7.22 We request the following condition/ informative(s):

- Detailed surface water drainage design
- Surface water during construction
- Infiltration rates
- Pollution control

7.23 Environment Agency – No objection

7.24 The site overlies a principal aquifer, however the site has limited potentially contaminative history, the risk being low to very low. Given this, we will not be providing site specific advice on land contamination issues. Controlled waters should be protected in line with paragraph 174 of the NPPF and the Environment Agency guidance.

- 7.25 If any pollution risk to controlled waters from contamination occur then development activities should cease and the local planning authority informed in writing.
- 7.26 The surface water drainage strategy would involve infiltration SuDS (soakaways and permeable paving). A swimming pool is proposed with a formation level of 3.4 metres below current ground level, and the site investigation has indicated the presence of ground water above this level.
- 7.27 Surface water from roof should be piped to approved surface water system using sealed downpipes, only clean, uncontaminated water should be discharged. Surface water from roads and impermeable areas shall be discharged via trapped gullies, and should be passed through an oil interceptor.
- 7.28 Foul water drainage should be discharged to public sewer, unless connection is not reasonably available. Anglian Water should be consulted regarding capacity.
- 7.29 Informatives recommended:
- Oil storage
 - Underground waters.

7.30 Anglian Water – No objection

- 7.31 There are assets owned by Anglian Water or those subject to an adoption agreement within or close to the development boundary that may affect the layout of the site.
- 7.32 The foul drainage from this development is in the catchment of Cambridge Water Recycling Centre which currently does not have capacity to treat the flows the development site. Anglian Water are obligated to accept the foul flows from the development with the benefit of planning consent and would therefore take the necessary steps to ensure that there is sufficient treatment capacity should the Planning Authority grant planning permission.
- 7.33 The sewerage system at present has available capacity for these flows. If the developer wishes to connect to our sewerage network they should serve notice under Section 106 of the Water Industry Act 1991. We will then advise them of the most suitable point of connection.
- 7.34 The preferred method of surface water disposal would be to a sustainable drainage system (SuDS) with connection to sewer seen as the last option.
- 7.35 The surface water strategy/flood risk assessment submitted with the planning application relevant to Anglian Water is acceptable. We request that the agreed strategy is reflected in the planning approval.

7.36 The planning application includes employment/commercial use. To discharge trade effluent from trade premises to a public sewer vested in Anglian Water requires our consent.

7.37 Requested informatives/ condition(s):

- Submitted documents to be listed as approved documents

7.38 Urban Design and Conservation Team – No objection

7.39 The scheme has been developed through pre-application meetings with urban design officers, however, the urban design team were consulted relatively late in the design process. The submitted application has evolved to incorporate some of the comments made by officers about the access route and entrance area. Rendered views from TVIA viewpoints 4 and 5 on Long Road are necessary for Officers to fully assess the visual impact of the building. Based on the information submitted, further changes should be made to the car park landscaping, and the scale, massing and materials of the south facing elevation to better integrate the building into the Long Road streetscape.

7.40 Further Comments

7.41 Urban design officers have been engaged in several meetings with the applicant and their design team to address the concerns raised in our comments on 14th April 2022. The revised proposal is now acceptable in urban design terms because of the following changes:

7.42 Additional tree planting and soft landscaping has been incorporated within the car park to visually break up car parking spaces, visually screen the car park from the Long Road entrance and provide additional shade.

7.43 The pedestrian path from Long Road has been extended across the entrance to the car park to give pedestrians priority over cars. Cycle parking has been moved further north (nearer the entrance to the building) so that it does not obstruct the pedestrian footway.

7.44 The refuse store has been redesigned to include planted screening (as shown on building visualisation PSSC-SBA-SC -ZZ -DR -A -0150) so that it is less visually prominent from the entrance road.

7.45 Further information has been provided within the Design and Access Statement to explain how the building materials found within the wider context have informed the proposed material palette. A materials and sample panel condition should be attached to the application to ensure the built quality of the materials and finishes.

7.46 Positive changes have been made to the Long Road elevation. These include adding high level glazing to pool façade and a band of patterned

brick. This creates a more interesting elevation to Long Road and helps to signify the swimming pool as an active part of the building, whilst respecting the privacy of users. The relatively simple form and detail of the plantroom now reads as subservient.

7.47 Additional visualisations from Townscape and Visual Impact Assessment viewpoints 4 and 5 have been provided and these show that the Long Road elevation is obscured by the existing treeline and additional infill planting.

7.48 Requested conditions:

- Materials
- Sample panel
- Cycle Parking

7.49 Access Officer – No objection

7.50 Pleased to see how inclusive the proposal is. The colour contrast and signage of the scheme need to aid visually impaired people.

7.51 Toilet doors should open outwards and have quick release bolts in case someone collapses in the toilet. They could consider an accessible launch ramp for disabled canoeists.

7.52 Sports England – No objection

7.53 This proposal relates to the construction of a new sports centre to include a swimming pool (25m x 6 lane), sports hall (5 court sports hall), climbing wall, entrance lobby, changing village and plant and storage areas, together with associated car and cycle parking, infrastructure and landscaping.

7.54 This application relates to the provision of a new indoor/outdoor sports facility or facilities on the existing playing field at the above site. It therefore needs to be considered against exception 5 of the above policy, which states:

7.55 'The proposed development is for an indoor or outdoor facility for sport, the provision of which would be of sufficient benefit to the development of sport as to outweigh the detriment caused by the loss, or prejudice to the use, of the area of playing field.'

7.56 Sport England has been involved in the development of this project, and have met with the school and consultants on two separate occasions.

7.57 The site of the new facility is a part of the playing field which is not marked out for pitch use, and is only used for informal sport.

7.58 Received the following comments from national sports governing bodies with regard to the new facilities:

- 7.59 Swim England - We are happy with the proposal and the intention for community / club use. Along with the potential energy savings listed in the planning statement, pool depths could be considered along with the overall width of the pool. Currently showing 13m in total, which could be reduced for the intended training use of the pool. In reality, unless the pool is being used for competitive galas the end lane ropes aren't essential.
- 7.60 However if galas are part of the programme, it is asked if timing equipment, a raised end and turn boards have been considered. This will obviously be additional work and cost.
- 7.61 Badminton England - There is one club at the venue – Cambridge crossways, which is affiliated with 79 members. It would wish to retain usage.
- 7.62 There is limited workforce in the area so the potential to grow isn't great. Adding a No Strings session to the programme would link nicely with the club and cater for the local community not wishing to play club badminton.
- 7.63 England Netball - Sports hall space is in high demand in Cambs and netball organisations find it difficult to gain peak time slots at an affordable price.
- 7.64 A 5 badminton court sports hall could potentially be valuable for Clubs, particularly those playing at a Regional level, but concerned that there has been limited consultation with netball clubs, and unsure who is lined up to use the site.
- 7.65 Would recommend that a Community Use Agreement for all netball facilities - indoor and outdoor - be required as a condition.
- 7.66 Basketball England - We support the development of this facility. It is well positioned in Cambridge and would provide an opportunity for Cambridge Cats Basketball Club to meet the growing demand for participation from of the local community. The following needs to be addressed:
- Community usage opportunity and agreement
 - Changing space provision
 - Storage space provision
 - Flooring, lighting, basketball and scoring equipment to meet Basketball England JNBL/NBL requirements for the intended level of play.
 - Additional cross court basketball equipment with height adjustable baskets
- 7.67 The proposed size of hall is preferred for a single basketball court facility, however, over 90% of Cambridge indoor halls are single court. There is an identified deficit for indoor court time and the area would benefit from a

Sport England 6 badminton court hall (2 basketball court hall) with a small number (up to 250) of spectator seating.

- 7.68 Volleyball England - Cambridge Volleyball Club is a volunteer-run, non-profit organisation affiliated with Volleyball England. We aim to offer volleyball for all, from complete beginners to high performance athletes. We have two men's and one women's team in the National League, one men's and one women's team in the county and regional league and three mixed groups (recreational, beginner and intermediate). Our rapidly growing junior section now makes up more than a third of our 160+ membership.
- 7.69 In the first instance we are looking for one or two evenings per week (6pm to 10pm) but could, in theory, consolidate all our court usage (training and matches) into one "home venue" especially if this venue would have both training and match court markings and post fittings. We are also very interested in supporting the development of the school's volleyball programme.
- 7.70 British Mountaineering Council - We would support this application. Climbing is continuing to grow in popularity and has a good record of promoting life-long participation. We note that the plan is to provide roped climbing including an abseil station as well as bouldering. Most new commercial facilities only offer bouldering, so having these facilities will provide pupils access to these aspects of climbing which would otherwise require travelling. The school has an outdoor pursuits teacher who will also help them make best use of the planned facility.
- 7.71 Conclusions and Recommendation - Given the above assessment, Sport England does not wish to raise an objection to this application as it is considered to meet exception 5 of the above policy, in that the benefits to sport outweigh the loss of playing fields, given that this part of the site is not marked out for pitch sports. The absence of an objection is subject to the following condition(s) being attached to the decision notice should the local planning authority be minded to approve the application:
- Community use agreement prepared in consultation with Sport England
- 7.72 County Archaeology – No objection**
- 7.73 The application area was subject to an archaeological evaluation in July of last year (2021), pre-submission of application. The archaeological evaluation identified only two linears of uncertain date which are likely associated with a post-medieval field system. A report of findings has been received by this office and we expect to receive the archive in due course. In light of this evidence no archaeological intervention is considered necessary in connection with the present application and we have no objections or requirements for this development.
- 7.74 Senior Sustainability Officer - No objection**

- 7.75 The general approach to integrating the principles of sustainable design and construction into the scheme are welcomed. The following measures are included:
- 7.76 Achievement of BREEAM excellent, with a current predicted score of 76.80%, which provides a comfortable buffer of points. Condition wording is recommended below to secure certification.
- 7.77 Achievement of maximum Wat01 credits for water efficiency, in line with the requirements of policy 28 of the Cambridge Local Plan. A microfiltration system for cleaning and filtration of pool water is to be utilised, with water recycled from the filtration system for flushing toilets, alongside water efficient fittings.
- 7.78 Use of the CIBSE TM52 methodology to assess the risk of overheating. The scheme has been assessed against both current (2020) and future (2050) climate scenarios and passes both. The detail provided in the Design and Access Statement on the heating and ventilation strategy is welcomed. For the dry side of the building, natural ventilation is to be utilised, including the provision of roof turrets to enable stack ventilation, while on the wet side, mechanical/air source heat pump ventilation is proposed. This approach is supported.
- 7.79 Use of an embodied carbon assessment to tailor the design of the building leading to use of timber and glulam where appropriate to help reduce the embodied carbon of building materials. These measures are all supported.
- 7.80 Regarding the energy strategy for the site, the scheme follows the hierarchical approach to reducing energy demand and associated carbon emissions. Air source heat pumps are proposed to provide 60% of the annual heat demand and all of the hot water demand, with peak loads to be met by gas boilers. The heat pump units are to be located on the roof of the building as shown on drawing number PSSC-SBA-SC-ZZ-DR-A-0109, alongside an 11 kWp photovoltaic array, also shown on this drawing. In terms of carbon reduction, the energy strategy delivers a 34% reduction in carbon emissions compared to a Part L compliant baseline, and achieves 6 energy credits under BREEAM, which is an improvement on the number of mandatory energy credits required to achieve BREEAM excellent. While it is noted that the scheme does still utilise gas boilers to top up heating at peak times, the approach taken does allow for easier replacement of the gas boilers with additional heat pumps, be these air source or ground scheme, at a time when these become more commercially viable. This approach is therefore supported.
- 7.81 Taking the above into account, the proposed scheme is supported in sustainable construction terms.

7.82 Landscape Officer – No objection

- 7.83 The site falls within Protected Open Space, a statement of need has been submitted and found acceptable, it has been established that the new structure would least affect the provision of formal sports provision on site, as established by the first round of pre-application discussion.
- 7.84 The submitted Townscape and Impact Visual Appraisal concludes that the proposals will have minimal impacts and only on the immediate setting of the building. In general we agree with this finding, the most relevant impacts lie on users of Long Road (on foot, cycle or motor vehicle) and nearby residents. Nearby residences will not incur severely adverse impacts from over shadowing but will incur some visual amenity impact due to the introduction of buildings nearer to them than currently.
- 7.85 Type 4/AVR Level 3 for Viewpoints 4 and 5 should be produced as to assist with the assessment of massing and visual impact, these have not been submitted but would be very helpful to have.
- 7.86 The proposed increase in understory and tree planting is welcome and should be further enhanced on both the southern and western boundaries through the use of enhancement hedge planting, replacement/new large trees, and enhanced understory and shrub layers.
- 7.87 The car park should work harder to integrate trees, SUDS features and planting. Gaps between runs of 5-6 bays of at least 2m should be included and then be planted with trees and shrubs.
- 7.88 Overall, Landscape can support the principle of the development, but more should be done to improve the building and it's immediate setting and mentioned above.
- 7.89 *Further Comments*
- 7.90 The updated visualisations provide clarity on the impact of the development on the users of Long Road, much of the development will be screened by existing and proposed boundary landscaping. Overall, we support the enhancement of the southern boundary with planting.
- 7.91 The car park would be improved with additional tree planting, and the overflow parking area would better suit a pre-grown type material so there is an instant impact. The following conditions are recommended:
- Hard and Soft Landscaping
- 7.92 Ecology Officer – No objection**
- 7.93 Content with survey method and outline BNG calculations that indicate a 29% BNG from the proposals. The success of the BNG scheme will rely on ground preparation, establishment and management of the proposed meadow and woodland planting. This can be secured via a Landscape and Ecology Management Plan condition. I note the External Lighting

Impact assessment and would request that an ecological sensitive lighting scheme for the BNG areas is included within the LEMP or secured via a separate condition.

- 7.94 The Tawney Owl box and proposed swift boxes are supported, the exact number, specification and location can be secured via condition, following guidance within the biodiversity SPD.

7.95 Tree Officer – No objection

- 7.96 There are no formal objections to the proposal subject to replacement and new tree planting to bolster the verdant screen along Long Road. Details are to be approved as part of landscape condition.

- 7.97 In addition protection will be required for retained trees, to this end the following conditions are requested.

- Arboricultural Method Statement and Tree Protection Plan
- Implementation
- Tree replacement

7.98 Environmental Health – No Objection

- 7.99 The development proposed is acceptable subject to the imposition of the condition(s)/informative(s) outlined below:

- Construction / demolition hours
- Demolition / construction collections / deliveries
- Construction/demolition noise/vibration & piling
- Dust condition
- Unexpected Contamination
- EV Charging
- Plant Noise
- Artificial Lighting

7.100 Police Architectural Liaison Officer – No objection

- 7.101 Thank you for the opportunity to comment on this application. I have viewed the documents in relation to crime, disorder and the fear of crime. I have searched the Constabulary crime and incident systems for this location covering the last 2 years. While I would consider Hills Road to be an area of low to medium risk to the vulnerability to crime, The Perse School has very few acquisitive crimes recorded. The following crimes were recorded during this period: 1 x business burglary; 1 x theft from motor vehicle; 5 x cycle thefts.

- 7.102 I note that there is a section in the Design and Access statement (S8) headed PUBLIC ACCESS AND SAFEGUARDING STRATEGY, which mentions crime prevention and security measures, along with other documents that clearly show that crime prevention and security measures have been considered.

- 7.103 Boundary treatments, our recommendation would be that fencing and gates should ideally be 2.4m high 358 weldmesh fencing (or similar) security tested to LPS1175:SR1. This reduces the opportunity to cut or climb the fence while allowing good surveillance.
- 7.104 Vehicle parking, gated and locked vehicle and pedestrian access to a well-lit car park with good surveillance from the building windows, covered by school CCTV system.
- 7.105 External lighting – the lighting impact assessment and drawing are very comprehensive outlining the need for good lighting to ensure safety and security of students, staff and visitors as well as awareness of wildlife habitat and ecology issues. The plan proposes column lights for access roads and parking areas, being designed BS EN 12464-2:2014. There will be dusk to dawn bulkhead lighting above all entrances and around the building line of each building.
- 7.106 Access control – Current access control will remain for the new building with biometric and card access for students and staff and separate strategy for community/club use. A good secure line will be maintained ensuring good safeguarding and communication with the main school.
- 7.107 I also have the following comments for consideration:
- 7.108 Cycle security – Staff/student cycle storage should be secure, covered, in view of windows for good surveillance, well-lit and covered by CCTV. Sheffield hoops should be fitted 300mm into the ground and not surface mounted, ensuring that the frame and both wheels can be secured to the stand.
- 7.109 There should be a good landscape management plan in place to ensure that there are clear and unobstructed views across the site. Low planting and hedging should be kept to 1m – 1.2m in height and tree crowns should be raised to 2m. Care should be taken to ensure that there is no conflict between landscaping, lighting and CCTV.
- 7.110 This office would be happy to consult with the applicant to discuss further security measures and standards if necessary.
- 7.111 S106 Officer – No Objection**
- 7.112 The Developer Contributions Monitoring Unit (DCMU) does not propose to seek specific S106 financial contributions under the councils Planning Obligation Strategy SPD 2010, as Cambridge City Council does not seek S106 financial contributions from such developments.

8.0 Third Party Representations

- 8.1 Representations have been received from the following addresses:

- 9 Long Road
- 13 Long Road
- 19 Long Road, Cambridge

8.2 Those in objection have raised the following issues:

- Energy/ sustainability
- Highway safety/ traffic movement
- Noise and disturbance
- Car parking
- Light pollution

9.0 Member Representations

9.1 Not applicable

10.0 Local Groups / Petition

10.1 Not applicable

10.2 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.

11.0 Assessment

11.1 Principle of Development

11.2 Protected Open Space

11.3 The proposal site forms an area of protected open space (SPO 37), which is designated within the Open Space and Recreation Strategy (2011) as an area of recreational and environmental importance. It has an area of 8.58 ha, extending across the wider Perse School site to the north and east. It is considered to be some of the highest quality open space within the city with a quality rating of 97.14%.

11.4 Cambridge Local Plan (2018) policy 67 aims to protect designated protected open space of environmental and recreational importance, however in the case of a school the text within the policy states that:

11.5 'In the case of a school, college and university grounds, 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. Where replacement open space is to be provided in an alternative location, the replacement site/facility must be fully available for use before the area of open space to be lost can be redeveloped'.

11.6 Paragraph 7.47 adds to this point and states that there is a clear presumption against the loss of open space of environmental or

recreational importance, however in the case of school, college and university grounds, there might be a legitimate educational need that allows the potential for new educational buildings on parts of the site that are not in playing field or other formal sports use and could not readily be used as such (e.g. small areas of amenity grassland separated from the main playing field).

- 11.7 Such proposals will be determined on a case-by-case basis on their merits and how they conform to sustainable development. Only proposals that respect the character of these areas and improve amenity, enhance biodiversity, improve sports facilities or increase public access will be supported.
- 11.8 The proposal site forms a part of the existing playing field provision at the Perse School site, in a statement submitted the applicant it suggests that the playing field is poor quality and unused. Following a visit to the site, Officers concur that this area of land is under-utilised, compared to the high-quality pitches to the north of the site, however, officers are of the view that this area does continue to be an open area of recreation land that could be utilised to meet the needs of the school as a playing field if required.
- 11.9 The statement states that the loss of playing field would not harm the capacity of the school campus to provide outdoor recreation given that this area is not currently used as a playing field and taking into account the capacity on campus and at the playing fields in Abington. The statement suggests that the proposed built form would only remove 0.57 ha of the total 8.58 ha which are designated on the site within the Open Space and Recreation Strategy (2011). Whilst the loss in the case would be minimal overall, the proposal would result in partial loss of protected open space of recreational and environmental importance.
- 11.10 In the case of a school, the supporting text to the policy aims to support development on areas of land within schools that could not be used as playfields, however, does go on to highlight that proposals should be determined on their merits, in accordance with the Council's Open Space and Recreation Strategy and Appendix I of the Local Plan 2018. Therefore, as this site has the potential to be used as a playing field and is also of environmental importance, officers must weigh the harm to the protected open space against the merits of the recreational and environmental benefits of the scheme.
- 11.11 In terms of recreational importance, the existing site does contribute to the recreational needs of the Perse School as an area of land that could be used for a playing field by staff and students. It is currently underutilised by the school given the existing high-quality playing fields to the north. The land is not in wider public use.
- 11.12 The proposed development seeks to make use of the site and meet the educational needs at the school for recreation through the building of a

new sports centre including swimming pool, indoor courts and climbing wall. The school has submitted in their statement that its educational needs for indoor sports provision has come from increasing pupil numbers and an increased demand and over-subscription for indoor sports. As such the proposal, would offer an improvement to the recreational facilities on the school site as it would provide a better variety of indoor sports and increase the capacity of sports provision for existing students.

11.13 As well as serving the needs of the school and enhancing the recreation facilities within the site, the proposed sports hall and swimming pool would be available for public use outside of school and after-school hours and throughout the summer holidays. This would be a significant public benefit of the proposal and would result in a significant increase to the recreational importance of the site as it would offer provision beyond the school site and contribute to the recreational resources of the city as a whole. Given the significant recreational benefit that the community use would offer, it would need to be secured through a condition attached to any permission to secure minimum community hours of use and a review mechanism should demand decrease / increase.

11.14 Sports England have been formally consulted on the application and support the proposal. The comments submitted suggest that they are satisfied that with a community use condition in place the benefits to sport would outweigh the loss of the playing field. Sports England do include the climbing wall in their request for community access, however it is acknowledged that the school do not seek to include this due to the issues it would present in terms of operation, staffing and management of this facility if the community use would be proposed. Officers suggest that it would be reasonable to exclude the climbing wall from community provision at this time given the Council's strategy does not suggest that this is in demand for this type of facility in the district. However, the climbing wall will be included within the community use condition so that this can be reviewed in reference to future demand changes.

11.15 Overall, the proposal, would be considered to significantly enhance the recreational importance of the site, both increasing the variety and capacity of facilities for the school and moving the site from limited school provision to a community accessible indoor facility that would serve the city and the wider district.

11.16 Policy 67 also seeks for Officers to consider the environmental importance of the site and the impact of the proposal to this. At current, the proposal site does make a positive contribution to the environmental quality of the City through providing a visual break in the urban framework along Long Road and through providing a grass and shrubland environment that has some value in wildlife terms.

11.17 The site is visible from Long Road, with mature protected trees along the boundary, and some open gaps through the site that provide views across the playing fields. The proposed building would be set back from Long

Road beyond the existing tree line by approximately 28 metres, as such the proposed built form would be visible within the gaps but would not appear significantly prominent from users of Long Road. In addition, as part of the application the tree line would be enhanced by native species woodland planting.

11.18 The application has been submitted with a Townscape and Visual Impact Appraisal to assess the impact of the proposal on the surrounding area with reference to Policy 67. In consultation with the Landscape Officer, Officers agree that the proposal will have minimal visual impacts on the surrounding area. The views would mainly be limited to those within the immediate setting of the site, and from the southeast and southwest corners of the site where there is a break in the green boundary (viewpoints 4 and 5). Given the set back of the building, the enhancement of the southern boundary and the views that would remain around the building and across the site the proposal is not considered to adversely impact the environmental character of the site. Therefore, whilst the proposal would introduce built form into the existing green gap, the impact is unlikely to be significant in terms of the impact to the environmental character of the city.

11.19 In addition, the proposal would significantly enhance the biodiversity value of the site, as the existing grass and scrubland would be transformed through the installation of native species woodland planting and a wildflower meadow at the front of the site. This would contribute to a significant biodiversity net gain of 29% as a result of the proposal, this is well above the requirements of 10% net gain as set out within the Greater Cambridge Shared Planning Biodiversity SPD (2022). As such the proposal would be considered to significantly enhance the environmental importance of the site through the considerable biodiversity net gain.

11.20 Overall, whilst, the proposal would result in the partial loss of the protected open space, it is considered that the proposal would result in significant recreational and environmental enhancement to the site as a result of the proposal. As existing the site is limited to private use of the school, and the proposal would enhance the school facilities and provide a new swimming pool and indoor courts for use by members of the public, enhancing the recreational contribution. In addition, the proposal would retain an urban break, whilst providing a significant net biodiversity gain on the site. It is considered that the harm caused by the partial loss of the protected open space would be outweighed by the benefits of the proposal including increased public access and biodiversity improvement.

11.21 Sports Facilities

11.22 Cambridge Local Plan (2018) policy 73 aims to support new or enhanced community, sports or leisure facilities providing that they enhance the range, quality and accessibility of facilities, there is a need for the facilities, and the facility is close to the people it serves.

- 11.23 As existing the site forms an underutilised playing field at the Perse Upper School, adjacent to Long Road. At current, the school has sufficient outdoor pitch provision provided by the areas north of the site, and therefore wants to make better use of the land through the installation of a new sports centre. The building is proposed to allow the Perse School to meet its demand for indoor sports activities, the building would also be opened for community use outside of school hours as to achieve provision for public facilities across the City and South Cambs as will be detailed below.
- 11.24 In terms of the school, the current site does have some limited indoor sport facilities as detailed in their planning statement, however due to student demand, it seeks to expand the capacity and range of its provision to allow more students to take part in a larger variety of sports including badminton, table tennis, basketball, fitness training, climbing, indoor cricket, swimming and canoeing. The sports facilities are considered to be of high-quality, with the swimming pool hosting 6 lanes at a length of 25 metres, and five indoor courts. The facilities would be fully accessible, with accessible changing rooms and toilets and the appropriate facilities including handrails and lifts for the swimming pool. The Access Officer has been formally consulted on the application and agrees that the proposal is inclusive, they suggest that the school may wish to consider installing an accessible launch ramp for disabled canoeists. An informative will be added to any permission granted to ensure that the applicant is aware of this recommendation.
- 11.25 In terms of community provision, the Cambridge City Council and South Cambridgeshire District Council Indoor Sports Facility Strategy 2015-2031 (Version 14, May 2016) describes that there is currently an under provision of community accessible indoor playing courts and swimming pools within Cambridge and South Cambridgeshire. The strategy suggests that community access to these facilities can be offered through both club access and pay and play access, however the strategy suggests that pay and play should be prioritised as the most accessible options for users.
- 11.26 In Cambridge and South Cambridgeshire, there is currently insufficient provision of sports halls for current and future demand, although the strategy does note that there is an over-supply of badminton courts in the current provision. In Cambridge 8 out of 13 sports halls provide pay and play community access. In South Cambridgeshire, the figure is 11 of 11, however this use is limited to daytime only. In terms of swimming pools there is an insufficient supply across both Cambridge and South Cambridgeshire, 6 of 11 pools are available for pay and play in Cambridge, and in South Cambridgeshire 3 pools are available.
- 11.27 As originally submitted, the school sought to provide club only community access to the sports hall and swimming pool and suggested that pay and play provision would be difficult to manage in terms of operational costs and staffing issues. However, following further negotiation with officers including the Council's Sport and Recreation Manager, the school has

agreed to provide pay and play access to ensure they would meet wider demand and reach the highest accessibility for a variety of users. The pay and play use would be concentrated within the swimming pool, with the sports hall being used by sports clubs serving members of the community. Officers are satisfied with this approach as, during the course of the application, the school were asked to explore demand for sports hall pay and play provision and the demand was discovered to be limited. Local providers confirmed that the sports hall would be better suited for club use as pay and play use, particularly in terms of Badminton, is over-supplied across the city.

- 11.28 Condition 3 is therefore recommended which secures the approval by the Local Planning Authority of a Community Use Agreement. The condition sets out to secure minimum hours of use for community access, including access and management responsibilities for the sports facilities. The framing of the condition aligns with what has been formally offered by the school following negotiations and includes reference to an indicative swimming pool timetable.
- 11.29 The community use offer is split between term time and summer school holidays.
- 11.30 During term time for the pool, the school has offered 9 hours per week for pay and play (including family Sunday afternoon swim and lane swimming time), 16 hours for club swim and 20 hours for learn to swim (45 hrs total community access).
- 11.31 During summer school holidays, the school has offered 9 hours for pay and play (including family Sunday afternoon swim and lane swimming time), 16 hours for club swim, 35 hours for learn to swim and 33 hours for camp (93 hrs total community access).
- 11.32 Securing a minimum community use provision for the facilities ensures significant public benefit would arise from the proposal and that it would result in the provision of a range of high-quality facilities for both the school and the district.
- 11.33 The sports centre would be used by clubs within the local area and pay as you play users who may come from a wider area to use the facility, in particular the swimming pool. The building is located in a sustainable location, reasonably close to the train station, bus stops and is accessible by a cycle path along Long Road, and therefore is considered to be accessible by those who would wish to use it. The community access offer represents a significant concession from the school following negotiations. In officers view, the extent of community access and in particular the pay and play element offered for the swimming pool, are strong mitigating factors in favour of granting planning permission in the context of adopted policies 67 and 73 and the value to be placed on the protected open space.

11.34 Design, Layout, Scale and Landscaping

11.35 Policies 55, 56, 57, 58 and 59 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.

11.36 Context

11.37 The site is set towards the eastern end of Long Road, which is characterised on the north side by residential dwellings within spacious plots and the sixth form college, and buildings associated with the hospital beyond on the south side of the road. The built form along Long Road is broken up by green breaks surrounding the train tracks within the middle section of the road and at the Perse School site.

11.38 The school site is currently set out with a concentration of buildings towards the southeast corner of the site, close to the main access to Hills Road. Surrounding the collection of buildings are the playing fields that wrap around the site from the northeast to southwest. The highest quality playing fields are found to the north with the outdoor grassed and surfaced pitches and to the south is the site which sits as an underutilised playing field area and is the subject of this application.

11.39 The proposal site sits to the rear of the school buildings within the southern area of the existing playing fields. This section of the playing fields, south of the existing outdoor sports courts, is described by the applicant as underutilised as it is noted by the Officer that upon visiting the site it is not currently used as playing field but does remain open and suitable for use as such.

11.40 Layout and siting

11.41 The proposal site sits within the southern end of the school site adjacent to Long Road and forms an area of protected open space (SPO 37). On the south boundary, the site is partially screened from Long Road by a row of mature protected trees, otherwise the proposed site sits adjacent to residential dwellings.

11.42 The proposal site comprises an area of approximately 1.21 ha and as proposed would contain a vehicular, cycle and pedestrian access point extending from Long Road, with parking split between the front and rear of the site to serve both visitors and staff. The built form is set back from the existing building line on Long Road and steps up in height as it moves back into the site. The building is orientated towards the school, with the main atrium entire facing the existing buildings on the site. Cycle parking is located towards the entrance of the site, and refuge storage provided close to the access road.

- 11.43 It has been detailed as part of the application submitted that the site presented today, was put forward following full consideration of the alternative options around the school site including areas closer to the existing buildings and within the playing fields to north. It is understood that these were discounted for various reasons including infringing on the main playing fields to the north, proximity to residents and conflict with existing buildings. The site was presented as the most favourable option due to its proximity to the separate access along Long Road that would allow operation of the sports centre without conflicting with the running of the school day to day and help support safeguarding through separation of members of the public and pupils attending the site.
- 11.44 Officers consider that this justification is sufficient to warrant the siting of the building within the site proposed and agree with the Urban Design Officer that the siting provides a logical response to the constraints of the site.
- 11.45 The proposal would be mainly visible from Long Road, around the enhanced planting on the southern boundary. As existing the site comprises a gap within the built form along Long Road, although the boundary contains statutory protected trees, glimpses of the grass and open area created by the playing fields are visible from the road. The site is designated as an area of protected open space with both recreational and environmental importance and is considered to contribute positively to the character of the area.
- 11.46 The proposal would see a built form located within this gap, that would result in the loss of part of the protected open space. The site has been arranged so that native woodland and wildflower meadow planting can be achieved at the front of the site as to preserve the green appearance of the site and achieve a visual break in the urban framework. It is acknowledged that the introduction of built form would result in some loss of openness from views available from the south east and south west. From these viewpoints, aspects of the built form would be visible, with some open views retained across the site due to the separation from the boundaries of the site around the building. Officers agree with the Landscape Officer that built form would overall have a minimal impact on the character of the area beyond these viewpoints, given that the proposal would be well screened from Long Road.
- 11.47 The layout of the site is considered to be acceptable. In the Design and Access Statement submitted with the application, it explains how the layout of the site has evolved since the initial idea for the application and through pre-application with Officers in order ensure that it reflects the best response to the constraints of the site.
- 11.48 Officers note, that the built form has been slightly set back from the existing building line on Long Road, this is supported as it would reduce the visual impact from Long Road and ensure that it would not over dominate the surrounding residential dwellings in terms of the mass and

bulk. Following this, the access and car parking extends in front of the building and into the northeast corner of the site. Officers suggest that the siting of the access and parking in this manner would allow clear legibility for users approaching from Long Road and ensure that the car parking would be appropriately broken up to ensure that the hard surfacing would not appear excessive.

11.49 The siting and layout of the proposal is considered acceptable as it would successfully integrate the building into the existing locality.

11.50 Scale/ massing

11.51 The building has been arranged to contain a dry and wet side, reflecting the different internal uses of the building as detailed in the Design and Access Statement. The wet side of the building has been sited closer to the road because the internal elements require lower internal height than the dry elements which have been set at the rear of the building in attempts to minimise the height and massing of the building closest to Long Road.

11.52 The overall scale of the building is significant; however the mass and bulk of the proposal has been broken up so that the external form would correspond with the internal elements of the building. The swimming pool and plant room form the front section of the building and as such would form the elements most visible from Long Road. These elements have been differentiated from each other in terms of their height, width and external finish as to better reflect the scale and mass of surrounding built form. The swimming pool measures a height of 6.8 metres and a width of 30 metres and the plant room measures a height of 8.3 metres and width of 19.7 metres. Officers acknowledge that the widths and height represent a substantial building, however the scale and massing have been appropriately dealt with through the design of the building as to ensure that the building would appear cohesive with the surrounding development. The plant room sits slightly taller than the swimming pool because it contains a parapet to hide the plant equipment on the roof top. This is considered to be a reasonable design solution to reduce any visual clutter that could result from the plant room.

11.53 The sports hall and climbing wall elements to the rear of the building sit taller with a height of 9.6 metres and 12.2 metres. These elements are taller because the indoor court and climbing wall require an increased internal ceiling height in order to accommodate the proposed internal use. These elements would be set back in to the site, by approximately 60 metres from the front boundary so that from the front boundary they would not appear overall prominent or in contrast to the residential dwelling along road.

11.54 Overall, it is considered that the scale and massing of the building has been well articulated as to ensure that the building would appear compatible with the surrounding built form.

11.55 Elevations/ Materials

- 11.56 As above, the internal elements have differentiated external forms and treatments, and so a variety of materials have been used on each element, the final colour and finish of these will be agreed through condition to ensure that they are of a suitable and high quality finish. On the south elevation, which would be most visible from Long Road, brickwork is used with horizontal glazed windows, these would maintain the privacy of these inside the swimming pool, whilst adding interest to the elevation. The Design and Access Statement has been updated to demonstrate how the materials have been selected, the brickwork proposed forms part of the pallet of the buildings within the school grounds, whilst responding positively to the surrounding brickwork along Long Road. The plant room has been finished with vertical cladding and amended so that it would have a simple appearance that would read as subservient to the main swimming pool elevation and entrance of the building. Officers agree with the Urban Design Officers that the proposal elevational treatments have been duly considered to ensure that the building would respond positively to its surroundings.
- 11.57 The elevations sited away from Long Road would not be appreciated in full from public views in the same way the Southern elevation would be, however Officers have noted the proposed elevational treatment and materials on each elevation. The western and northern elevations are also broken up by elements with differentiated finishes and heights, although is more limited in terms of openings and active features. Given the constraints of the site in regard to residential dwellings nearby, this is considered to be a reasonable approach for the back and side of the building. The variety of materials that would be presented across the elements would provide glimpses of visual interest from public views that would further activate the building.
- 11.58 The entrance of the building is located within the east elevation of the building, although would be visible from the entrance at Long Road due to the due to the layout of the climbing wall and swimming pool elements and the canopy that would extend around building. The east elevation is considered to comprise a successful active frontage with well-considered horizontal glazing that would extend around the swimming pool and provide visual link to the connects the atrium feature. The proposed canopy works to further activate this elevation and comprises a feature which would guide the user from Long Road around to the entrance of the building. The lettering above spelling out the name of the school would considered to be an appropriate addition, which would give the building identity without producing over dominating branding.
- 11.59 The climbing wall would feature a glazed curtain wall further up the building, which helps to break down the scale of the element in particular. The Urban Design Officer has requested a condition to seek final details of this glazing features, which is considered to be a reasonably addition to

any permission granted to ensure this would be visually cohesive to the development and surroundings.

11.60 Landscaping

11.61 The application has been submitted with a Townscape and Visual Impact Assessment and Landscaping plan which demonstrate the impact the impact of the proposed development on the landscape and townscape and how the impact would be appropriately mitigated through hard and soft landscaping. The Landscape Officer has been formally consulted on the application and raised no objections to the proposed development. The Landscape Officer supports the proposed planting on the southern and western boundaries which would reduce the visual impact of the development from Long Road and serve to soften the appearance of the building. Officers agree that overall the proposed landscape would be considered acceptable, the woodland and native species plant would be considered to provide a successful buffer to screen the development from Long Road along the southern boundary and around the southwest corner of the site. From Long Road, the pedestrian/ cycle access road has been set out with block paving to provide a legible route for users to the entrance of the site. The access has been softened with trees and hedging which is considered to be a positive response to the hard surfacing that is located towards this section of the site.

11.62 The Landscaping Officer has suggested that improvements could be made to soften the car parking, Officers agree that the car parking could be improved by additional tree planting between spaces and altering the grasscrete to a pre-grown solution. This detail will be secured through hard and soft landscaping condition that would be added to any permission granted.

11.63 Overall, officers agree that the proposed landscaping has been well thought out and would retain the green character of the protected open space and would appropriately integrate the scheme into its surroundings.

11.64 The proposed development is a high-quality design that would contribute positively to its surroundings and be appropriately landscaped. The proposal is compliant with Cambridge Local Plan (2018) policies 55, 56, 57, 58 and 59 and the NPPF.

11.65 Trees

11.66 Policy 59 and 71 seeks to preserve, protect and enhance existing trees and hedges that have amenity value and contribute to the quality and character of the area and provide sufficient space for trees and other vegetation to mature. Para. 131 of the NPPF seeks for existing trees to be retained wherever possible.

11.67 The proposal site contains trees protected by a Tree Preservation Order on the southern boundary, and mature trees to the east of the site. The

application is accompanied by a Tree Survey and Arboricultural Impact Assessment.

- 11.68 The Council's Tree Officer has advised that they have no objection to the proposal subject to replacement and new tree planting to bolster the verdant screen along Long Road which can be agreed as part of a landscaping condition. In addition, they recommend conditions regarding a Arboricultural Method Statement and Tree Protected Plan in order to protect the existing trees on the site.
- 11.69 Officers have reviewed the information submitted, the plans show that all protected trees would remain on the site and not be harmed by the proposal, and only minimal hedge pruning is required for the connection of drainage to Long Road. I agree with the conditions proposed by the Tree Officer in order to protect the protected trees on the site.
- 11.70 Subject to conditions as appropriate, the proposal would accord with policies 59 and 71 of the Local Plan.

11.71 Carbon Reduction and Sustainable Design

- 11.72 The Council's 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.
- 11.73 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. The same policy requires new non-residential buildings to achieve full credits for Wat 01 of the BREEAM standard for water efficiency and the minimum requirement associated with BREEAM excellent for carbon emissions.
- 11.74 Policy 29 supports proposals which involve the provision of renewable and / or low carbon generation provided adverse impacts on the environment have been minimised as far as possible.
- 11.75 The application is supported by a BREEAM Assessment and Energy Assessment. The documents confirm that the proposal has taken account of the principles of sustainable design and construction, and that the requirements within policy are met including an achievement of BREEAM excellent for carbon emissions (76.80%) and maximum Wat01 credit for water efficiency.
- 11.76 The application has been subject to formal consultation with the Council's Sustainability Officer, who raises no objections to the application. The Officer notes that the proposal would meet the carbon and water efficiency requirements as above, and notes that in terms of carbon reduction, the energy strategy delivers a 34% reduction in carbon emissions compared to

a Part L compliant baseline, and achieves 6 energy credits under BREEAM, which is an improvement on the number of mandatory energy credits required to achieve BREEAM excellent.

11.77 In addition to meeting these requirements, the application seeks to utilise both photovoltaic panels for electricity generation and air source heat pumps for the majority of space heating (60%) and all domestic hot water demand. The Sustainability Officer notes that gas boilers would be used to top up heating at peak times, however, notes that the approach taken allows for these to be replaced with additional heat pumps when these become more commercially viable in future and supports this approach. The applicant makes clear within their Design and Access Statement that the gas elements would be used for back up only in the case that it would be required to maintain the performance or function of the building.

11.78 In addition, the applicant has pursued renewable technologies and efficiency measures such as insulation, air tightness measures and natural ventilations which is noted by the Sustainability Officer and supported. The Sustainability Officer has requested two conditions be attached to the application regarding BREEAM design stage and post construction certificates to demonstrate that the proposal has achieved the standards set out. These are considered reasonable and necessary to attach to ensure the building would comply with the sustainability aims of the Cambridge Local Plan (2018).

11.79 A representation has been received on the application which raised an objection on the basis that ground source heat pumps may be a more sustainable option for the sports centre. The Energy Statement submitted with the application explores renewable technology options as part of the assessment, giving each source a high, medium or low feasibility score. The ground source heat pump was considered as part of this appraisal and was considered to have low viability due to the cost of installing boreholes. Given that the proposal has utilised other methods of renewable technology which were explained to have higher viability to reach the requirements of BREEAM efficiency, it is not considered to be reasonable to insist on ground source heat pump usage.

11.80 The applicants have suitably addressed the issue of sustainability and renewable energy and the proposal is in accordance with Local Plan policies 28 and 29 and the Greater Cambridge Sustainable Design and Construction SPD 2020.

11.81 Biodiversity

11.82 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.

- 11.83 In accordance with policy and circular 06/2005 'Biodiversity and Geological Conservation', the application is accompanied by a preliminary ecological appraisal which sets out a 29% biodiversity net gain. This net gain is achieved through the woodland, meadow grassland and shrub planting and the incorporation of bird and bat boxes.
- 11.84 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 the landscape and ecological management, an ecological sensitive lighting scheme and details of the bird/ bat boxes to ensure the protection of species and the estimated biodiversity net gain is delivered.
- 11.85 In consultation with the Council's Ecology Officer, subject to an appropriate condition, officers are satisfied that the proposed development would not result in adverse harm to protected habitats, protected species or priority species and achieve a biodiversity net gain. Taking the above into account, the proposal is compliant with 57, 69 and 70 of the Cambridge Local Plan (2018).

11.86 Water Management and Flood Risk

- 11.87 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. 159 – 169 of the NPPF are relevant.
- 11.88 The proposal site is not located within a Flood Zone. The Lead Local Flood Authority were formally consulted as part of the application, and following amendments have no objection to the Drainage Strategy submitted subject to conditions and informatives regarding surface water drainage, surface water run-off during construction, infiltration and pollution controls.
- 11.89 Anglian Water has no objection to the application and does not recommend any conditions. The Council's Drainage Officer has not provided any comments and is not required to comment on major applications.
- 11.90 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.

11.91 Highway Safety and Transport Impacts

- 11.92 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.

- 11.93 Para. 111 of the NPPF advises that development should only be prevented or refused on highways grounds if there would be an unacceptable impact on highway safety, or the residual cumulative impacts on the road network would be severe.
- 11.94 The proposal would be situated towards the south of the site close to Long Road, and as such would seek to utilise and upgrade the existing access road that serves the site from Long Road. This access point is proposed as it would ensure that from a safeguarding perspective public users of the sports centre would not need to enter the school site as to cause potential conflict between school pupils and public users.
- 11.95 The Highways Authority and Transport Assessment Team have been formally consulted on the application.
- 11.96 The Highways Authority raise no objection to the application, following the submission of a transport note and plan to show a swept path analysis for the Long Road access. The submitted documents show that the proposed development would result in minimal traffic conflict between users arriving at and leaving the site. As such from a highway safety perspective the proposal is considered to be acceptable. The Highways Authority have requested that conditions be added to any permission regarding a traffic management plan and construction hours. Given the scale of development and location close to residential properties these conditions are considered to be reasonable.
- 11.97 The Transport Assessment Team have assessed the application and have now been able to remove their objection to the application following resolution of the matters regarding mitigation of the proposal scheme. Originally, the County Transport Assessment Team requested that the applicant widen the existing footpath to 3 metres along Long Road to the east of the site.
- 11.98 The applicant had concerns about the viability of this improvement given the existing verge levels and potential conflict with tree roots and services along this section of the road and was able to demonstrate that no meaningful widening could take place due to these constraints. The Transport Team have agreed that this mitigation would no longer be required, however the proposed mitigation to upgrade the existing access junction, deliver an internal shared path and submit a travel plan shall be required. The first two points are shown on the approved plans as these have been suggested by the application; however a condition will be required to agree the travel plan as this is additional to the application and has been requested by the Transport Team. The travel plan will look to reduce the need to travel by the site by single occupancy car and encourage sustainable transport modes and will be monitored annually to

ensure the proposal site does not generate unacceptable levels of vehicle movements.

- 11.99 The County Transport Team have reviewed the Transport Assessment submitted with the application which provides details on the trips that would be generating by the proposal, alongside the impact on the surrounding road network and the capacity of the junction serving the site on Long Road. The Transport Team suggest that the proposed development would not result in a significant number of vehicle trips that would adversely impact the surrounding highway network or surpass the capacity of the junction.
- 11.100 It is noted that the access was previously approved for use by construction and for emergency service vehicles only and that there were some concerns raised by residents at this time about the impact of increased vehicle movements (ref. 15/1123/S73). As part of this application, a representation has been received regarding the increased traffic movements that would result from increasing the use of this access. As above, the increased traffic movement has been assessed by the Country Transport Team and is considered to be acceptable. As such, it is not considered that the proposal would result in excessive vehicle movements as to result in adverse impacts to the surrounding area and residents.
- 11.101 The Transport Team support the parking provision for cycle and car parking, this will be assessed in detail in the following section of the report. Overall, the proposal would be considered to have acceptable impacts in terms of the transport network and highway safety.
- 11.102 Subject to conditions and S106 mitigation as applicable, the proposal accords with the objectives of policy 80 and 81 of the Local Plan and is compliant with NPPF advice.
- 11.103 Cycle and Car Parking Provision**
- 11.104 Cycle Parking
- 11.105 The Cambridge Local Plan (2018) supports development which encourages and prioritises sustainable transport, such as walking, cycling and public transport.
- 11.106 Policy 82 of the Cambridge Local Plan (2018) requires new developments to comply with the cycle parking standards as set out within appendix L. The building would be used by students and staff in school hours who would access the building from the school site, where car and cycle parking is already provided. Outside of these hours, the building would be used by club providers and members of the public which would access the site from Long Road and therefore require car and cycle provision.
- 11.107 Appendix L states that the requirements for sports and recreational facilities, including swimming baths, is 2 spaces for every 5 members of

staff, 1 short stay space for every 25 sq m net floor area or 1 short stay space for every 10 sq m of pool area and 1 for every 15 seats provided for spectators.

- 11.108 At this stage, the applicant cannot provide full details of the staffing levels that would be required to operate the community use of the sport centre because they are yet to have finalised these details with clubs involved and will need to better understand the staffing requirements for the pay and play use. Therefore, Officers consider that the final level of cycle parking should be assessed through a condition to ensure that the provision would be appropriate for these users. Notwithstanding this, Officers would need to be sure that cycle parking can be accommodated within the site.
- 11.109 As submitted, the proposal seeks to provide 12 cycle spaces for staff, and 36 cycle spaces for visitors. The cycle parking for staff is located close to the main entrance, tucked just beyond the climbing wall in order to provide additional security for staff cycles. The plans show there is sufficient space in this area to provide staff parking and so this is considered to be acceptable, subject to a condition seeking full details of the locked and secure cycle store to be installed.
- 11.110 The visitor cycle parking proposed exceeds the requirements of the local plan which would require 30 spaces due to the size of the indoor courts and swimming pool. The visitor parking is located at the front entrance of the building, with cycle hoops sited either side and opposite the entrance. This approach is appreciated as the cycle storage location would ensure the parking is safe and convenient for users. The cycles by the entrance would be covered by the canopy, however a high-quality store would be required to make them secure. The spaces opposite the entrance would be within a standalone store, the details of which will need to be agreed by condition.
- 11.111 The Architectural Liaison Officer has provided comments on the application and requests that cycle parking should be covered, secure and in view for surveillance purposes and covered by CCTV. As above, the detail of cycle parking will be requested by condition. The CCTV and security measures are required to be submitted as part of the landscaping condition and therefore will be agreed through this mechanism.
- 11.112 The cycle parking is considered to meet the requirements set out in the Cambridge Local Plan (2018) and is located in a manner which would ensure cycling is a sustainable option which is convenient for users.
- 11.113 Car parking
- 11.114 Policy 82 of the Cambridge Local Plan (2018) requires new developments to comply with, and not exceed, the maximum car parking standards as set out within appendix L. Outside of the Controlled Parking Zone the

maximum standard is 2 spaces for every 3 staff, plus 1 space for every 4 seats, including disabled car parking, including disabled car parking.

- 11.115 As above the staffing levels are not yet known, the school has been in discussion with providers however more details conversations are required to determine exact staffing levels, this can be finalised as part of the hard landscaping detail which will be required by condition.
- 11.116 The proposal seeks to provide 19 car parking spaces for visitors, including an overflow area to ensure that any pick-up and drop-off when visitors may overlap have sufficient parking space. A concern has been raised about potential conflict here, however Officers consider that the overflow area would be sufficient to control the cross over period whilst not exceeding acceptable parking levels. It is considered that users will rely on sustainable transport methods as well vehicles, therefore the conflict is likely to be minimal. The staff parking is located towards the rear of the site, and provides 8 spaces. 4 disabled car parking spaces have been provided close to the entrance of the building. Whilst exact numbers of staff parking will need to be addressed through a condition, the proposal successfully demonstrates that the site can provide an appropriate level of car parking to allow successful operation of parking.
- 11.117 The parking arrangement is considered to be acceptable, the separation of staff and visitor parking is considered a reasonable approach, and the car parking would be appropriately landscaped to ensure successful integration into the site.
- 11.118 The Greater Cambridge Sustainable Design and Construction SPD outlines the standards for EV charging at 1 per 1,000m² of floor space for fast charging points; 1 per 2 spaces for slow charging points and passive provision for the remaining spaces to provide capability for increasing provision in the future.
- 11.119 In the Design and Access Statement submitted it is explained that the intention is to install EV Charging, however this has not been shown on the plans submitted and so the details of the provision shall be requested through a condition.
- 11.120 Subject to conditions, the proposal is considered to accord with policy 82 of the Local Plan and the Greater Cambridge Sustainable Design and Construction SPD.

11.121 Amenity

- 11.122 Policy 35, 50, 52, 53 and 58 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.

- 11.123 Neighbouring Properties

- 11.124 The school site is surrounded by residential dwellings. Those which sit adjacent the red line are: No. 13, 15, 17, 19 Long Road to the east and No. 37 Long Road and No. 24 Sedley Taylor Road to the west.
- 11.125 Daylight, sunlight and enclosure
- 11.126 The application has been submitted with Sun Path Studies to show the extent of overshadowing from the building in March, December and June.
- 11.127 No. 37 Long Road is located to the west of the proposal site. The dwelling fronts onto Long Road, however, contains an active side elevation with several windows directly facing the site at both ground and first floor level. The proposed built form would be situated within direct view of these windows, with the plant room and swimming pool directly in front of the windows, and the indoor courts within oblique views to the north east.
- 11.128 The swimming pool element contains a flat roof and measures a height of 5.0 metres tall with the plant equipment above. The plant room to the south of this element would measure a height of 8.3 metres, and the indoor courts section at 9.6 metres.
- 11.129 The proposed building would be located 35 metres from the side elevation of the dwelling house, and although would be appreciated as a tall structure from the windows of the dwelling house, the massing and bulk is broken up by the differentiating heights of the building. Given this and the separation distance proposed, the proposal is not considered to result in an enclosing impact and would not give rise to loss of light to the habitable room windows. In terms of light and shadowing, the proposal would result in shadows cast mainly in the surrounding playing field area. From the submitted Sun Path studies, No. 37 would not be unduly overshadowed by the proposal as to result in detrimental amenity impacts.
- 11.130 No. 24 Sedley Taylor sits to the north of No. 37 Long Road, it is set well way from the common boundary, with approximately 30 metres separation distance between the rear of the dwelling and the site edge. The building would be set an additional 25 metres away from this. The tallest element of the building sits towards the north, away from Long Road, so the proposal would be visible to the occupier, however given the distances it would not be an overbearing development. The proposal would result in some shadowing towards the property however these would be mainly retained within the school site, with only very minimal impacts in early morning December, the rest of the year across March and June, the proposal would not give rise to overshadowing and therefore would not conflict with the BRE guidance which states that 50% of the garden should receive at least 2 hours of sunlight on March 21.
- 11.131 No. 19 Hills Road is located to the south east of the proposal site, and sits reasonable close to the common boundary with the school site. The access route is closest to this boundary and as a result the building is set

back and away from the common boundary with approximately 19 metres separation distance at the closest point. As such the building would be visible from the garden space and the rear windows of the property, however it would not result in a harmful enclosing impact to the occupier. The Sun Path studies demonstrate that the proposal would not result in overbearing that would adversely impact amenity at any time throughout the year.

11.132 Loss of Privacy

11.133 The introduction of the sports building would result in intensification of the use of the site, it is currently a disused sports field, however the building would increase the comings and goings both from students and staff and from members of the public. To the east the boundary is served by a tall fence that would protect from any pedestrians viewing into the garden areas. No. 37 is not protected in the same manner at current; however the proposed site plan shows that a school would erect a fence on this boundary of at least 1.8 metres to protect the property. This can be secured through a landscaping condition which includes information regarding boundary treatment. This will be added to any permission granted.

11.134 The majority of windows are located at the front of the building which faces the school to the east. The glazing is predominantly contained at ground floor level, other than the climbing wall facility which contains a glazed curtain wall. Above ground floor level, this area contains a void to serve the climbing wall, therefore it would only be users of the climbing wall who would achieve views out of these windows if glancing around from the other side of the room whilst climbing. The distance from these windows to the closest residential occupier at No. 19 Hills Road would be approximately 25 metres, therefore given the distance and taking into account the nature of the use of the windows the proposal would not be considered to result in loss of privacy.

11.135 The side and rear elevations are more minimal in terms of the glazing provision, and these are mainly at ground floor level which can be screened by appropriate boundary treatment. The windows above this are only sited on the north side of the climbing wall and would look directly into the school site, rather than towards any neighbours.

11.136 Noise, disturbance

11.137 As existing the site forms part of the school playing fields, although it has been made clear through the application that this is currently disused with the better playing fields located further north. The proposal would introduce a sports centre to be used by the students and staff, and members of the community, therefore the level of activity and comings and goings would increase. As well as this, the proposal would introduce plant equipment that would emit noise.

- 11.138 The access is an existing access, however this was previously limited for use by emergency and maintenance vehicles only under planning consent (ref. 15/1123/S73). A representation has been received regarding the usage of this access route for the sports centre given the previous restrictions, the concerns raised relate to traffic movements, noise and lighting. The County Transport Team have assessed the increase of vehicle movements as part of their assessment and have agreed that the additional vehicle movements would not have an adverse impact on the surrounding area in terms of additional traffic movement or otherwise.
- 11.139 The Environmental Health Officer has been formally consulted as part of the application and has reviewed the information that has been submitted with the application including the acoustic report, external lighting assessment, phase I and II contamination reports and energy assessment. The acoustic assessment provides information of the noise levels that would be omitted from the building and plant, these have been found to be in the acceptable range, however the Environmental Health Officer has recommended a condition to seek further detail that would come forward during the detailed phase of the insulation/ mitigation phase of the development. This is considered reasonable to ensure the amenity of the surrounding occupiers is not adversely impacted by the equipment.
- 11.140 The Officer has also requested an artificial lighting condition. The application has been submitted with an external lighting assessment, however the Environmental Health Officer confirms that there is a need to establish the impact of artificial lighting pre and post curfew. The Environmental Health Officer comments that the other issues including air quality and contaminated land are satisfied by the information submitted, and that bespoke conditions for these issues would ensure that the proposal installed as submitted. Officers agree with these recommendations to protect the amenity of surrounding residents.
- 11.141 A concern has been raised about lighting pollution from the building. As above, in consultation with the Environmental Health Officer the external lighting would be controlled by the report submitted and the additional condition. Internally, the hours of use of the building are unlikely to be excessively late or harmful. In addition, the windows are generally at low level, producing minimal light, other than the climbing wall which would not be used by the community and outside school hours. Notwithstanding this, it is considered that a condition would be sufficient to ensure excessive light pollution would not result from the building.
- 11.142 One of the representations received has raised concerns regarding the security approach suggested by the school, suggesting that users of the sports centre may utilise the Hills Road car park if the Long Road gates are locked, creating noise and disturbance in other areas of the school. The Design and Access Statement explains that segregation of visitors will be controlled through the locking of the Long Road gates when the sports centre would be used by the school only, and the main gates on Hills Road being closed outside of school hours when the sports centre would

be used by members of the public. The Architectural Liaison Officer does not raise concerns about this approach. Officers agree that the approach would be sensible and a suitable way to manage users of the pool. The public users of the pool would not be able to use the Hills Road access due to the gates being locked and due to the 'Ring of Steel' that would prevent users from moving through the school site to reach the sports centre.

11.143 Construction and Environmental Impacts

11.144 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.

11.145 Summary

11.146 Whilst it is inevitable that additional noise and disturbance, light, enclosure and privacy impacts to nearby residents will arise from the construction, use and operation of the buildings (in what is no doubt a quiet part of the site), these impacts can be largely mitigated and in any event would not be of a degree sufficient to cause substantial harm to nearby residents. When any such harm is weighed against the wider community benefits that would arise, and in the context that this is a school site and enhancements to the school infrastructure and buildings is to be reasonably expected and is supported by policy, the proposal is considered to adequately respect the amenity of its neighbours and is considered that it is compliant with Cambridge Local Plan (2018) policies 35, 50, 51, 52, 53, 57 and 58.

11.147 Public art

11.148 The applicant has proposed that public art will be installed on the wall of the building. The Design and Access Statement describes that the proposal would be to install the artwork on the south west corner to guide visitors from the access towards the entrance of the building. This would likely to be in the form of integrated coloured or textured brickwork that would be visible for visitors and the school. Officers are supportive of the proposal to create public art for wayfinding and visual interest. A condition will be added to agree the details of the public art and ensure it would fulfil these requirements.

11.149 Third Party Representations

11.150 Third party comments have been assessed within the relevant sections within the report.

11.151 Other Matters

11.152 Bins

11.153 Policy 57 requires refuse and recycling to be successfully integrated into proposals. The Design and Access Statement includes details of how waste has been integrated into the scheme in accordance with the RECAP Waste Management Design Guide SPD and the proposed refuse storage has been detailed on the plans. The Refuse Storage would be located adjacent to the site access and enclosed. In discussions with the Urban Design Officer, it was noted that this storage would need to be high quality, and possibly softened with planting or a natural surrounding, the final detail of this will be required by condition.

11.154 Planning Balance

11.155 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).

11.156 The main harm amounting from the proposal would be the partial loss of high quality protected open space at the school site (SPO 37, quality rating 97.14%). The site is considered to be important for both its recreational and environmental qualities as it contributes to the recreational resources of the city by serving the school site and contributes to the character and environmental quality of the city through providing a green break in the existing urban framework.

11.157 The proposal has significant benefits both in terms of recreation and environmental provision. The proposal would provide a new sports facility for community use that would help to meet a city and district wide demand for indoor sports and also provide significant biodiversity net gain to enhance the importance of the site. The community access benefits arising, which are to be secured via a Community Use Agreement, embed the offer made by the school and provide significant weight in favour of granting the proposal.

11.158 Having taken into account the provisions of the development plan, NPPF and NPPG guidance, the views of statutory consultees and wider stakeholders, as well as all other material planning considerations, the proposed development is recommended for approval.

11.159 Recommendation

11.160 **Approve** subject to:

-The planning conditions as set out below with minor amendments to the conditions as drafted delegated to officers.

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 The use of the indoor sports facilities shall not commence until a Community Use Agreement (the Agreement) has been submitted to and approved in writing by the Local Planning Authority.

The Agreement shall apply to the swimming pool, sports hall and climbing wall and include the following details: pricing policy; hours of community use; access provisions for non-school users; management responsibilities; review mechanism; advertisement provisions for community use; timetables.

On first use and during term time, the Agreement shall include provision for a minimum of 45 community access hours per week to the swimming pool including:

- 9 hours minimum for pay and play
- 36 hours shared between club swimming and learn to swim provision

On first use and outside of term time (other than in relation to the Christmas Closure and Bank Holidays), the Agreement shall include provision for a minimum of 93 community access hours per week to the swimming pool including:

- 9 hours minimum for pay and play
- 84 hours shared between club swimming, learn to swim and camp swimming

The proportion, times and hours of community use for the swimming pool shall accord with the timetable submitted in Cover Letter by Carter Jonas, dated Thursday 22 September 2022, unless an alternative timetable is otherwise agreed in writing by the local planning authority. The indoor sports facilities shall be made available for community access in accordance with the Agreement and associated timetable(s).

If triggered, the review mechanism shall include consideration of the viability of the agreed timetable(s) at years 1, 2 and 5 following first commencement of use, which shall include feedback from public users and key stakeholders. Any alterations to the agreed timetable(s) in

respect of community use shall first be submitted to and approved in writing by the local authority as part of the review mechanism.

The development shall not be used otherwise than in strict compliance with the most up-to-date approved Agreement.

Reason: To secure well managed safe community access to the sports facilities, to ensure sufficient benefit to the development of sport and to accord with Cambridge Local Plan 2018 policies 67 and 73.

- 4 No laying of services, creation of hard surfaces or erection of a building above ground level shall commence until a detailed design of the surface water drainage of the site has been submitted to and approved in writing with the Local Planning Authority. Those elements of the surface water drainage system not adopted by a statutory undertaker shall thereafter be maintained and managed in accordance with the approved management and maintenance plan.

The scheme shall be based upon the principles within the agreed Drainage Strategy prepared by Furness Partnership (ref:6531 Rev P02) dated 29 April 2022 and shall also include:

- a) Full calculations detailing the existing surface water run off rates for the QBAR, 3.3% Annual Exceedance Probability (AEP) (1 in 30) and 1% AEP (1 in 100) storm events;
- b) Full results of the proposed drainage system modelling in the above reference storm events (as well as 1% AEP plus climate change) inclusive of all collection, conveyance, storage, flow, control and disposal elements and including allowance for urban creep, together with an assessment of system performance;
- c) Detailed drawings of the entire proposed surface water drainage system, attenuation and flow control measures, including levels, gradients, dimensions and pipe reference numbers, designed to accord with the CIRA C753 SuDS Manual (or any equivalent guidance that may supersede or replace);
- d) Full details on SuDS proposals (including location, type, size, depths, side slopes and cross sections);
- e) Site investigation and test results to confirm infiltration rates;
- f) Details of overland flood flow routes in the event of system accidents, with demonstration that such flows can be appropriately managed on site without increasing flood risk to occupants;
- g) Demonstration that the surface water drainage of the site is in accordance with DEFRA non-statutory technical standards for sustainable drainage systems;
- h) Full details of the maintenance /adoption of the surface water drainage system;
- i) Permissions to connect to a receiving water course or sewer.

Reason: To ensure that the proposed development can be adequately drained and to ensure that there is no increased flood risk on or off site

resulting from the proposed development and to ensure that the principles of sustainable drainage can be incorporated into the development noting that initial preparatory and/ or construction works may comprise the ability to mitigate harmful impacts in accordance with the Greater Cambridge Sustainable Design and Construction SPD (2020) and Cambridge Local Plan (2018) policies 31 and 32.

- 5 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 servicing commence.

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, in accordance with the Greater Cambridge Sustainable Design and Construction SPD (2020) and Cambridge Local Plan (2018) policies 31 and 32.

- 6 The surface water and foul water drainage strategy shall be carried out in accordance with the details hereby approved within Drainage Strategy, Furness Partnership, Ref. 6531 Rev P2, dated February 2022 (submitted 29th April 2022) unless otherwise agreed in writing with the Local Planning Authority.

Reason: To ensure that the proposed development can be adequately drained and to ensure that there is no increased risk of flooding on and off site or pollution to the water environment resulting from the proposed development (Cambridge Local Plan 2018 policies 31 and 32).

- 7 No development shall take place above ground level until details of all the materials for the external surfaces of buildings to be used in the construction of the development have been submitted to and approved in writing by the local planning authority. The details shall include brickwork, rainscreen cladding, curtain walling and glazing. 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).

- 8 No brickwork above ground level shall be laid until a sample panel 1.5m x 1.5m size of panel has been prepared on site detailing the choice of brick, bond, coursing, special brick patterning, mortar mix, design and pointing technique. The details shall be submitted to and approved in

writing by the Local Planning Authority. The approved sample panel is to be retained on site for the duration of the works for comparative purposes, and works will take place only in accordance with 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).

- 9 The development, hereby permitted, shall not be occupied or the use commenced, 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. The facilities shall be provided in accordance with the approved details and shall be retained as such.

Reason: To ensure appropriate provision for the secure storage of bicycles (Cambridge Local Plan 2018 policy 82).

- 10 No development above ground level shall commence until details of a hard and soft landscape scheme have been submitted to and approved in writing by the Local Planning Authority. These details shall include:

a) proposed finished levels or contours; car parking layouts, other vehicle and pedestrian access and circulation areas; hard surfacing materials; minor artefacts and structures (e.g. Street furniture, artwork, play equipment, refuse or other storage units, signs, lighting, CCTV installations and water features); proposed (these need to be coordinated with the landscape plans prior to being installed) and existing functional services above and below ground (e.g. drainage, power, communications cables, pipelines indicating lines, manholes, supports); retained historic landscape features and proposals for restoration, where relevant;

b) planting plans; written specifications (including cultivation and other operations associated with plant and grass establishment); schedules of plants, noting species, plant sizes and proposed numbers/densities where appropriate and an implementation programme;

c) if within a period of five years from the date of the planting, or replacement planting, any tree or plant is removed, uprooted or destroyed or dies, another tree or plant of the same species and size as that originally planted shall be planted at the same place as soon as is reasonably practicable, unless the Local Planning Authority gives its written consent to any variation.

d) boundary treatments indicating the type, positions, design, and materials of boundary treatments to be erected.

e) a landscape maintenance and management plan, including long term design objectives, management responsibilities and maintenance schedules.

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

11 No development above ground level shall commence until a Landscape and Ecological Management Plan (LEMP) has been submitted to, and approved in writing by, the local planning authority. The LEMP shall include the following:

- a) Description and evaluation of features to be managed.
- b) Ecological trends and constraints on site that might influence management.
- c) Aims and objectives of management.
- d) Appropriate management options for achieving aims and objectives.
- e) Prescriptions for management actions.
- f) Prescription of a work schedule (including an annual work plan capable of being rolled forward over a five-year period).
- g) Details of the body or organisation responsible for implementation of the plan.
- h) Ongoing monitoring and remedial measures.

The LEMP shall also include details of the legal and funding mechanism(s) by which the long-term implementation of the plan will be secured by the developer with the management body(ies) responsible for its delivery. The plan shall also set out (where the results form monitoring show that conservation aims and objectives of the LEMP are not being met) contingencies and/or remedial action will be identified, agreed and implemented so that the development still delivers the fully functioning biodiversity objectives of the originally approved scheme. The approved plan will be implemented in accordance with the approved details.

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

12 Prior to occupation a "lighting design strategy for biodiversity" features including the areas of Biodiversity Net Gain, or areas to be lit shall be submitted to and approved in writing by the local planning authority. The strategy shall:

- a) Identify those areas/features on site that are particularly sensitive for bats and that are likely to cause disturbance in or around their breeding sites and resting places or along important routes used to access key areas of their territory, for example, for foraging; and
- b) show how and where any external lighting will be installed (through the provision of appropriate lighting contour plans and technical specification)

so that it can be clearly demonstrated that areas to be lit will not disturb or prevent the above species using their territory or having access to their breeding sites and resting places.

All external lighting shall be installed in accordance with the specifications and locations set out in the strategy, and these shall be maintained thereafter in accordance with the strategy. Under no circumstances should any other external lighting be installed without prior consent from the local planning authority.

Reason: To ensure that the proposal would fully conserve and enhance ecological interests in accordance with Cambridge Local Plan (2018) policy 57.

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

- 14 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: Tree

- 15 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.

- 16 Prior to occupation of the development, the developer shall be responsible for the provision and implementation of a Travel Plan to be agreed in writing with the Local Planning Authority. The Travel Plan is to be monitored annually, with all measures reviewed to ensure targets are met. The approved details will be implemented in accordance with the approved details.

Reason: To ensure that the proposed development provides appropriate mitigate the impact on the surrounding transport network, in accordance with Cambridge Local Plan (2018) policies 80 and 81.

- 17 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).

- 18 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).

- 19 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)

- 20 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).

- 21 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).

- 22 Prior to the installation of any car parking spaces, a scheme for electric vehicle charging points shall be submitted to and approved in writing by the Local Planning Authority. The approved electric vehicle charging point scheme shall be fully installed prior to the first occupation and maintained and retained thereafter. The scheme shall accord with the requirements as set out in Greater Cambridge Sustainable Design and Construction Supplementary Planning Document Adopted January 2020.

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 with Policy 36 - Air Quality, Odour and Dust of the Cambridge Local Plan (2018) and with Cambridge City Council's adopted Air Quality Action Plan (2018).

- 23 No operational plant, machinery or equipment shall be installed until a noise insulation/mitigation scheme as required has been submitted to and approved in writing by the local planning authority. Any required

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

The combined rating level of sound emitted from all fixed plant and/or machinery associated with the development at the use hereby approved shall not exceed the rating level limits specified within the Sharps Redmore Acoustic Planning Assessment dated 2nd February 2022 (project ref: 2120119).

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

- 24 Prior to the installation of any artificial lighting, 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 contained within the Institute of Lighting Professionals Guidance Notes for the Reduction of Obtrusive Light - GN01/20 (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)

- 25 The energy strategy shall be carried out in accordance with the details hereby approved within Energy Assessment by Silcock Dawson Partners at The Perse School (ref. 200219, Revision V2.2) unless otherwise agreed in writing with the Local Planning Authority.

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).

- 26 Within 6 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. In the event that 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).

- 27 Prior to the use or occupation of the development hereby approved, or within six months of 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. In the event that 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).

- 28 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).

- 29 No development above ground level, shall commence 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).