



<b>Planning Committee Date</b>	7 February 2023
<b>Report to Lead Officer</b>	Cambridge City Council Planning Committee Joint Director of Planning and Economic Development
<b>Reference</b>	22/04705/FUL
<b>Site</b>	Clare College Sports Ground, Bentley Road
<b>Ward / Parish</b>	Trumpington
<b>Proposal</b>	Demolition or removal of existing structures, extension of retained storage shed and erection of a single-storey building to serve as a training facility ancillary to the existing use of the site for outdoor sport. Details of access, parking, drainage, landscaping and associated works included.
<b>Applicant</b>	Cambridge Utd Football Club (CUFC)
<b>Presenting Officer</b>	Tom Gray
<b>Reason Reported to Committee</b>	Third party representations
<b>Member Site Visit Date</b>	N/A
<b>Key Issues</b>	1. Green Belt openess 2. Design, scale and appearance 3. Other Matters
<b>Recommendation</b>	<b>APPROVE</b> subject to conditions

## 1.0 Executive Summary

- 1.1 The application seeks planning consent for the demolition and removal of existing structures, the extension of retained storage shed and erection of a single-storey building to serve as a training facility ancillary to the existing use of the site for outdoor sport. Details of access, parking, drainage, landscaping and associated works included.
- 1.2 The application site currently comprises an existing training facility and two football pitches which have been leased to Cambridge Utd FC (CUFC) for several years.
- 1.3 The proposed replacement training facility would consist of a single storey building which would provide much needed high quality functional spaces for players and staff. The replacement facility would improve the visual amenity of the site.
- 1.4 By virtue of its footprint, the proposal would result in limited harm to the spatial openness of the Green Belt. However, considerable 'Very Special Circumstances' including to the wider city community have been provided that would clearly outweigh any limited harm to the openness.
- 1.5 The proposal would respect the recreational value of the sports ground by providing ancillary facilities to the existing sports pitches in which no loss of formal sports areas would occur.
- 1.6 The proposed single storey structure would be modest in scale and its appearance would positively respond to the rural context of its surroundings. The extension of the retained storage shed would be modest in scale and is acceptable.
- 1.7 The building would meet the BREEAM 'excellent' standards, the drainage strategy is considered appropriate, and the application demonstrates a net gain in biodiversity within the site.
- 1.8 Officers recommend that the Planning Committee approve the application subject to conditions.

## 2.0 Site Description and Context

Protected Open Space	X	Adjacent to City and County Wildlife Sites	X
Adjacent to Public Right of Way (PROW)	X	Flood Zone 2/3	X
Green Belt	X		

\*X indicates relevance

- 2.1 Clare College is located at the eastern end of Bentley Road. The Cambridgeshire Guided Busway/public footpath/cycleway and railway line is located to the east of the application site. The western boundary of the site is defined by a close-boarded fence with Vicar's Brook (watercourse) running parallel to this boundary. The land to the west of this boundary includes a Public Right of Way (PRoW) which provides pedestrian access to the north and south. To the west of Vicar's Brook are some horse paddocks.
- 2.2 To the south exists a dense tree belt. To the north of the application site, there are further areas of Clare College Sports Ground on the western side including tennis courts and an area of dense woodland on the north-eastern boundary. Beyond the northern boundary are substantial buildings of Cambridge University Press and Cambridge Assessment.
- 2.3 Within the application site, Cambridge Utd Football Club (CUFC) use the shared vehicular access and parking areas and the majority of the grass sports pitches. The existing Pavilion Building provides changing facilities for the College. Over the years, several storage sheds have been added to the south of the Pavilion building.
- 2.4 The application itself is identified as a Protected Open Space (Outdoor Sports Facilities) and lies within the Cambridge Green Belt. To the west of the site is designated as a City Wildlife Site (Hobson's Conduit/Vicar's Brook and Bentley Road Paddocks) and to the east is a County Wildlife Site (Triangle North of Long Road).
- 2.5 The vast majority of the application site is located within Flood Zone 1 (low flood risk), although part of the access road including Vicar's Brook are located within Flood Zone 2 and 3.
- 2.6 The Barrow Road Conservation Area is located beyond the adjacent fields and brook.

### **3.0 The Proposal**

- 3.1 The application proposes the removal of the existing two temporary cabins and 5 smaller storage sheds.
- 3.2 The application proposes an extension to the permanent green metal-clad shed in order to provide an important store for equipment and supplies used by Clare College ground staff.
- 3.3 A single storey building which would provide a range of functions to support the training of CUFC is proposed. The gross internal floor area would represent a net increase of 190% when compared to the existing floorspace. The building functions would include a gym, therapy rooms, offices and meeting rooms, dining area, games and relaxation space, boot room, changing rooms, showers and toilets and kitchen, laundry and storage areas. An air source heat pump (ASHP) enclosure and small area of outdoor storage is also proposed.

3.4 In addition, the proposed development includes a scheme of hard and soft landscaping, including new tree and native hedges with new wildflower planting. New cycle parking is also proposed.

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

#### 4.0 Relevant Site History

Reference	Description	Outcome
15/0968/FUL	The provision of two single storey temporary porta-cabins for a 5 year period to provide a gym, two changing rooms, two physiotherapy rooms, an open plan area, a kitchenette and toilets.	Permitted (temporary 5 year consent)
16/1161/FUL	Replacement Groundsman's Workshop Building	Permitted
17/0729/FUL	Replace existing storage sheds with new portacabin	Permitted (temporary 5 year consent)
20/02509/S73	Variation of condition 3 (temporary buildings) of planning permission 15/0968/FUL	Permitted (temporary 5 year consent)

4.1 Cambridge Utd Football Club lease the main pitches and other parts of the Sports Ground from Clare College to accommodate the training facility. The planning history of the site indicates that the shared use of the Sports Ground has been a successful arrangement for several years, dating back to the temporary consent granted in 2015 under application reference 15/0968/FUL which was extended in 2020 under application reference 20/02509/S73.

#### 5.0 Policy

##### 5.1 National

National Planning Policy Framework 2021

National Planning Practice Guidance

National Design Guide 2021

Environment Act 2021

Conservation of Habitats and Species Regulations 2017

Equalities Act 2010

Planning and Compulsory Purchase Act 2004

Local Transport Note 1/20 (LTN 1/20) Cycle Infrastructure Design

ODPM Circular 06/2005 – Protected Species

Circular 11/95 (Conditions, Annex A)

## **5.2 Cambridge Local Plan 2018**

Policy 1: The presumption in favour of sustainable development

Policy 2: Spatial strategy for the location of employment development

Policy 4: The Cambridge Green Belt

Policy 5: Sustainable transport and infrastructure

Policy 6: Hierarchy of centres and retail capacity

Policy 8: Setting of the city

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 55: Responding to context

Policy 56: Creating successful places

Policy 57: Designing new buildings

Policy 58: Altering and extending existing buildings

Policy 59: Designing landscape and the public realm

Policy 61: Conservation and enhancement of historic environment

Policy 62: Local heritage assets

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 80: Supporting sustainable access to development

Policy 81: Mitigating the transport impact of development

Policy 82: Parking management

## **5.3 Supplementary Planning Documents**

Biodiversity SPD – Adopted February 2022

Sustainable Design and Construction SPD – Adopted January 2020  
Cambridgeshire Flood and Water SPD – Adopted November 2016  
Landscape in New Developments SPD – Adopted March 2010  
Open Space SPD – Adopted January 2009  
Trees and Development Sites SPD – Adopted January 2009

## **6.0 Consultations**

### **6.1 County Highways Development Management – No Objection**

6.2 No significant adverse effect upon the Public Highway should result from the proposed development.

### **6.3 County Transport Team – No Objection**

6.4 Predicted trips to the site will be maintained at current levels. Suggests travel plan section is revised to commit to measures.

### **6.5 Sustainable Drainage Officer – No Objection**

6.6 Acceptable subject to conditions. Direct discharge into watercourse should be explored.

6.7 Previous comments: Unacceptable as the scheme does not follow the drainage hierarchy.

### **6.8 Urban Design – No Objection**

6.9 Significant increase in overall floorspace on the site. The arrangement, configuration and floorspace requirements of the building have been key to developing a contextually appropriate scheme.

6.10 The opportunity to rationalise and resolve these ad-hoc buildings and improve the setting of the Arts & Crafts Cricket Pavilion is a key and positive aspect of the proposed scheme and supported in urban design terms.

6.11 Scale and massing are acceptable. The new building is one storey with a typical maximum height of 3.8m above finished floor level (FFL). An additional, albeit limited in extent, projection accommodates a series of rooflights above the dining and recreation space. A sheltered colonnade area is formed by a flat roofed projecting canopy on the east side of the pavilion which is at a lower height of 2.7m FFL and creates a covered training and viewing area. A flat roofed projection to the west houses changing rooms and associated plant.

6.12 The roof of this part of the building will have PV panels and other rooftop plant (indicated by 'zone for rooftop plant' on the submitted Roof Plan drawing) located on it. It is unclear from the drawings (elevations and sections) whether there is sufficient depth in the roof structure to

accommodate the PV panels without them being visible above the horizontal parapet/roof edge.

- 6.13 Elevations and materials are acceptable. The single storey form is well resolved using the colonnade to provide depth, articulation and practical weather protection. Natural timber columns provide a subtle contrast to the flat black timber cladding used across much of the building's elevations. The black cladding will be installed to provide vertical ribbing in three different details. The soffit under the colonnade is shown with an interesting hexagonal patterning on page 23 of the submitted DAS but not identified on the submitted planning drawings. These kinds of details are important to the overall quality of the proposals and will need to translate through to the finished building.
- 6.14 Black metal window frames, black flashing details and a grey metal roof edging combine with the timber to create a well-considered palette of materials that do not compete with the existing Arts & Crafts Cricket Pavilion and are considered acceptable in urban design terms. The details of materials can be covered by condition should the application be approved.
- 6.15 The layout results in more 'active' uses (entrance lobby, gym, dining area and team office) located on the east side of the building plan. These uses, combined with the colonnade maximise surveillance and activity where it is needed and allow more private functions to be located the west side. The overall approach is well considered and will create a well resolved 'edge' to the training pitch. Accordingly, the layout and organisation of uses within the building are considered acceptable in urban design terms.
- 6.16 Supported subject to details of materials, details of roof-mounted plant/equipment and details of signage.
- 6.17 Conservation Officer – No Objection**
- 6.18 No harm to any heritage assets.
- 6.19 Senior Sustainability Officer – No Objection**
- 6.20 Range of measure incorporated into the scheme including a canopy on southern and eastern facades, provision of a green roof, achievement of BREEAM excellent, ASHPs and photovoltaic panels in addition to fabric improvements, rainwater harvesting, and modular design reducing construction waste.
- 6.21 Recommend BREEAM conditions.
- 6.22 Landscape Officer – No Objection**
- 6.23 Landscape technical GA plan shows more detail. Acceptable.

6.24 Agree with the overall conclusion of the LVIA that the proposed scheme would not have a negative impact on the surrounding landscape and townscape character and will not be highly visible due to the height of the building and the existing vegetation. Recommend visual material to support these conclusions to progress three views in the context of wintertime (viewpoints 3, 4 and 7).

6.25 Recommend landscaping and biodiverse roof conditions.

### **6.26 Nature Conservation Officer – No Objection**

6.27 Bat species use the watercourses and associated habitats for commuting and foraging. Request details of current lighting levels and any being removed or retained. Ideally, any proposed development would result in reduced lux lighting levels along the boundary. If lux levels are proposed to increase then additional bat surveys will be required.

6.28 Fencing should include access for hedgehogs and other small mammals/amphibians.

6.29 Support green roof and integrated bird and bat box features. Suggest playing of swift calls during spring and summer.

6.30 Biodiversity Net Gain proposals are supported, however, greater potential benefits for biodiversity net gain through enhanced management of the adjacent habitat within the applicants' ownership.

### **6.31 Tree Officer – No objection**

6.32 Principle is acceptable. Suggest drainage to follow grassed area or respect more of tree RPAs.

### **6.33 Environmental Health – No objection**

6.34 Location of ASHPs are acceptable subject to compliance condition and acoustic fencing. Training noise is acceptable.

6.35 Previous comments: Recommended that ASHPs are moved in front of the buildings to utilise the screening affect of said buildings to reduce the noise impact. Clarification required on what the land is used for and its amenity value. Maximum noise levels should regularly exceed 60dB at nearby housing. Insufficient information provided. Noise impact assessment is required. Recommend construction/delivery hours, piling and unexpected contamination conditions.

### **6.36 Sports England – No objection**

6.37 Ancillary facilities supporting the principal use of the site as a playing field and does not affect the quantity or quality of playing pitches or otherwise adversely affect their use.



## **7.0 Third Party Representations**

7.1 Four representations have been received.

7.2 Those in objection have raised the following issues:

- Highway safety issues associated with the intensification of the use and lack of parking. Would attract additional traffic onto residential roads that are unsuitable for traffic. Neighbouring roads are already experiencing additional traffic in anticipation of the expanded use of the facilities. No pavements, crosses public footpath, access is on a bend, vehicles accessing the site on the wrong side of the road, and coaches would use the site. Road accidents have happened recently. No additional parking onsite to alleviate issues, especially for adult team and additional support members. Away team changing rooms too. Not compatible with general rural feel of the area.

- Defective consultation. Unable to access website to view documents.

- Green Belt. Many of the facilities including a meeting room, office and dining space are not appropriate in connection with outdoor sports.

- Cambridge Utd are a failing business. Could build a gym and meeting rooms on other land. Performance is League One likely to result in relegation. Could result the proposed development a 'white elephant'.

- Waste water will require more pumping.

- Noise impacts. Would like to see specifics of use, days and hours and noise levels.

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

## **8.0 Assessment**

### **8.1 Planning Background**

8.2 Currently, the Cambridge United Football Club use the existing temporary cabins which comprise a gym, two changing rooms, two physiotherapy rooms, an open plan area, kitchenette and toilets. The Club seek to build a permanent structure which is of a standard commensurate with a League One team.

8.3 The applicant has engaged with the Shared Cambridge Planning pre-application service.

### **8.4 Principle of Development and Impact upon the Green Belt**

- 8.5 The applicant proposes the removal of two temporary portacabins and five existing storage sheds and replacement with a new permanent building to provide a training facility for Cambridge Utd FC (CUFC), and the extension of an existing storage shed which belongs to Clare College. The existing use of the land for outdoor sport is well established and the Club has made use of the land as a training facility since 2015.
- 8.6 Policy 4 of the Local Plan 2018 states that new development in the Green Belt will only be approved in line with Green Belt policy in the National Planning Policy Framework (NPPF). The purposes of the Cambridge Green Belt include preserving the unique character of Cambridge as a compact, dynamic city with a thriving historic centre; maintaining and enhancing the quality of its setting and prevent communities in the environs of Cambridge from merging into one another and with the city.
- 8.7 Paragraph 138 of the NPPF 2021 states that the Green Belt serves five purposes:
- a) to check the unrestricted sprawl of large built-up areas;
  - b) to prevent neighbouring towns merging into one another;
  - c) to assist in safeguarding the countryside from encroachment;
  - d) to preserve the setting and special character of historic towns; and
  - e) to assist in urban regeneration, by encouraging the recycling of derelict and other urban land.
- 8.8 Paragraph 147 of the NPPF 2021 states that inappropriate development is, by definition, harmful to the Green Belt and should not be approved except in very special circumstances.
- 8.9 Paragraph 148 states that when considering any planning application, local planning authorities should ensure that substantial weight is given to any harm to the Green Belt. 'Very special circumstances' will not exist unless the potential harm to the Green Belt by reason of inappropriateness, and any other harm resulting from the proposal, is clearly outweighed by other considerations.
- 8.10 Paragraph 149 states that the construction of new buildings are inappropriate in the Green Belt. Exceptions to this are (amongst others): b) the provision of appropriate facilities (in connection with the existing use of land or a change of use) for outdoor sport, outdoor recreation, cemeteries and burial grounds and allotments; as long as the facilities preserve the openness of the Green Belt and do not conflict with the purposes of including land within it.
- 8.11 The applicant's agent considers that the proposed development constitutes appropriate development in that it would preserve the openness of the Green Belt and does not conflict with the purposes of including land within it. The application in relation to openness of the Green Belt and potential conflict of Green Belt purposes is discussed in the subsequent section of this assessment.

- 8.12 Third party comments concerning the proposed functional spaces including meeting rooms, officers and dining facilities not being necessary for the training facility to function are acknowledged, however, these spaces are considered appropriate for a league one club with future aspirations that would provide a high quality welfare, training and recreation facility for both staff and players of CUFC.

*Impact upon the openness of the Green Belt*

- 8.13 Together the proposed development would comprise facilities for outdoor sports/recreation and therefore with reference to the provisions of paragraphs 147-149 of the NPPF 2021, the main consideration in determining whether the proposed development does not represent inappropriate development is whether it preserves the openness of the Green Belt and does not conflict with the purposes of including land within it. Policy 4 of the Cambridge Local Plan 2018 echoes this and supports proposals in the Green Belt that provide opportunities for outdoor sport and recreation, appropriate to the Green Belt, where they do not harm the objectives of the Green Belt.
- 8.14 In terms of openness, the spatial and visual qualities of the proposed development are considered. With regards the spatial qualities of the Green Belt's openness, the proposal would comprise an approximate increase of 190% when compared with the existing buildings including the temporary cabins (consented until 2025). Whilst this is the case, the proposed building and extension to the existing storage shed would be single storey, have a modest height and would be located in an area of the site which already consists of several built forms. In addition, the building footprint would occupy only a very small part of the sports ground and physical separation along the boundaries with soft landscaping would remain. Nevertheless, given the substantial increase in terms of footprint replacing largely temporary buildings, it is considered that there would be limited spatial harm to the openness of the Green Belt. Therefore, the proposed development would fail to preserve the openness of the Green Belt and is therefore inappropriate by definition.
- 8.15 In terms of the visual qualities of the openness, the proposed development would comprise a modest single-storey height building in which its design approach and materials reflect its rural location which enables it to be successfully assimilated into its landscape context. Several landscape and treescape improvements are proposed whilst the permeability of the scheme allows the perceived massing to be acceptable. The proposal would result in one cohesive building and the loss of ancillary storage sheds, resulting in visual enhancement to the site itself. As evidenced in the submitted Landscape Visual Impact Assessment (LVIA), due to the building's modest scale and soft landscaping proposed which would provide effective screening, the green belt visual impacts are considered acceptable.

- 8.16 Due to the appropriate location within an established site and the modest scale of the proposed building, it is not considered that the proposal would conflict with the purposes of the Cambridge Green Belt and providing land within it, in such that it would prevent the merging of neighbouring communities, safeguard the countryside from encroachment and preserve the setting of Cambridge.
- 8.17 Whilst it would neither conflict with the purposes of providing land within the Green Belt nor would it adversely affect the visual qualities of the Green Belt, some limited harm would arise upon the spatial qualities of the Green Belt and therefore Paragraph 148 of the NPPF 2021 is engaged which states that when considering any planning application, local planning authorities should ensure that substantial weight is given to any harm to the Green Belt. 'Very Special Circumstances' will not exist unless the potential harm to the Green Belt by reason of inappropriateness, and any other harm resulting from the proposal, is clearly outweighed by other considerations.
- 8.18 As discussed above, it is considered that the proposed development is harmful by definition. It is also necessary to consider as to whether there is 'any other harm' as referred to in Paragraph 148. In accordance with this paragraph, it is necessary to consider the 'Very Special Circumstances' and whether such considerations clearly outweigh the identified harm. The subsequent sections of this report identify any additional harm arising from the proposal and assess the 'Very Special Circumstances' submitted by the applicant.

### **8.19 Impact upon the Protected Open Space**

- 8.20 Policy 67 of the Local Plan 2018 states that development proposals will not be permitted which would harm the character of, or lead to the loss of, open space of environmental and/or recreational importance unless:
- a. the open space can be satisfactorily replaced in terms of quality, quantity and access with an equal or better standard than that which is proposed to be lost; and
  - b. the re-provision is located within a short walk (400m) of the original site.
- 8.21 In the case of 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.
- 8.22 Supporting text paragraph 7.47 of this policy states that there is a clear presumption against the loss of open space of environmental or recreational importance. However, there may be circumstances where development proposals can enhance the character, use and visual amenity of open space, and provide ancillary recreational facilities, such as changing facilities, or materially improve the recreational or biodiversity

value of the site. 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). 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.

8.23 The proposed building would be sited away from Clare College's formal sports pitches and would replace several buildings. The proposal would provide one cohesive built form which would provide training facilities for Cambridge United Football Club. Following a formal consultation with Sports England, it is considered that the proposal would comprise ancillary facilities supporting the principal use of the site as a playing field and which do not affect the quantity or quality of playing pitches or otherwise adversely affect their use. Moreover, the quality of the changing facilities would materially improve the sports facilities for members of the football club and the visual amenity for both club members and visitors. Additionally, the soft landscaping improvements and biodiverse green roof would help improve the biodiversity value of the site.

8.24 Policy 73 identifies on what basis new or enhanced sports facilities should be permitted. The range, quality and accessibility of the new facilities which would include several meeting rooms and gym facilities would be improved and the proposal would fulfil a need for the football club to support its long-term success. The improved facilities would replace several buildings that have been used by Cambridge Utd FC for several years.

8.25 Taking all this into account, it is considered that the proposal would be in accordance with policies 67 and 73 of the Local Plan 2018.

## **8.26 Design, Layout, Scale and Landscaping**

8.27 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.

8.28 The existing buildings to be demolished lack architectural merit, consisting of wooden sheds and cabins arranged in an ad-hoc manner. Therefore, there is no objection to their demolition and replacement subject to design, scale and massing.

8.29 The proposed building would comprise a single storey measuring approximately 3.8 metres above finished floor level. The proposed form would consist of a flat roof projection. A covered training and viewing area would be sited to the east of the building. The modest height of the

proposed development would allow the treescape along Hobson's Conduit to remain prominent in views within the site whilst the natural timber columns and flat black timber cladding would provide interesting articulation and help to assimilate the building into its rural context and woodland to the south and west.

- 8.30 Following a formal consultation with the Council's Urban Design Officer, it is considered that palette of materials are sympathetic to the site and do not compete with the existing Arts and Crafts Cricket Pavilion situated to the north of the proposed building. The proposed layout is well considered and results in more 'active' uses to the east side of the building.
- 8.31 The extension to the grounds shed is modest and would follow the existing ridge line.
- 8.32 There is no objection raised by the Council's Conservation Officer in terms of impacts upon nearby heritage assets whilst the proposed building would have very limited impact upon users using the adjacent public right of way (PRoW) to the west along Hobson's Conduit with the existing boundary treatment being retained and enhanced tree cover proposed along this western boundary. Whilst the Council's Landscape Officer has recommended that certain views are progressed to support the overall conclusions, no objection is raised by the Landscape Officer in terms of impacts upon landscape and townscape character due to the modest height and existing vegetation.
- 8.33 Therefore, following a formal consultation with the Council's Urban Design and Landscape Officers and subject to the recommended conditions including details of materials, signage and roof-mounted plant/equipment to ensure that these aspects are appropriate to the site's context, it is considered that the proposed development is a high-quality design that would contribute positively to its surroundings and be appropriately assimilated into the landscape. The proposal is compliant with Cambridge Local Plan (2018) policies 55, 56, 57, 58 and 59.

#### **8.34 Trees**

- 8.35 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.
- 8.36 The application is accompanied by an Arboricultural Impact Assessment, Arboricultural Method Statement and Tree Protection Plan. All trees would be retained on site and following a formal consultation with the Council's Tree Officer, there is no objection to the principle of development subject to an alternative route for utility services rather than close to existing trees.
- 8.37 Whilst this comment is acknowledged, the proposed drainage route provides the only suitable option based on the unsuitableness of the

grassed areas for surface water drainage which could affect the functioning of the pitches. The root protection areas of existing trees would be avoided wherever possible and any drainage required within these RPA implemented by non-mechanical means.

8.38 Therefore, subject to compliance with the application information, the proposal would accord with policies 59 and 71 of the Local Plan 2018.

### **8.39 Carbon Reduction and Sustainable Design**

8.40 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.

8.41 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 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.

8.42 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.

8.43 The application is supported by a Sustainability Statement and the scheme proposes to achieve a BREEAM level of 'Excellent' as set out in the Preliminary BREEAM Pre-assessment report.

8.44 The application has been subject to formal consultation with the Council's Sustainability Officer who raises no objection to the proposal subject to conditions relating to carbon reduction technologies and water efficiency to achieve BREEAM 'Excellent'.

8.45 The applicants have suitably addressed the issue of sustainability and renewable energy through measures such as a canopy on the southern and eastern facades, provision of a green roof, air source heat pumps (ASHPs) and solar panels in addition to rainwater harvesting, modular design and fabric improvements. The proposal is compliant with Local Plan policies 28 and 29 and the Greater Cambridge Sustainable Design and Construction SPD 2020.

### **8.46 Biodiversity**

8.47 The application site is site adjacent to designated City Wildlife Sites of Hobson's Conduit/Vicar's Brook and in close vicinity to Bentley Road Paddocks.

- 8.48 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.
- 8.49 In accordance with policy and circular 06/2005 'Biodiversity and Geological Conservation', the application is accompanied by a preliminary ecological appraisal which sets out that an estimated net gain of 10% in biodiversity would be achieved.
- 8.50 The application has been subject to formal consultation with the Council's Nature Conservation Officer who has raised no objection subject to artificial lighting details. It has previously been established that a number of bat species use the adjacent watercourses and associated habitats for commuting and foraging. The applicant has agreed that a lighting scheme of less than 0.5 lux can be achieved on the boundary. Given that the proposed development is single storey and any light spill is likely to be from rear facing windows at ground floor level, it is considered that lighting scheme details could be conditioned on any planning consent granted.
- 8.51 Other recommended conditions including details of hedgehog/amphibian friendly fencing, proposed green roof details and integrated bird and bat box features would be attached on any planning consent granted.
- 8.52 In consultation with the Council's Nature Conservation Officer, subject to appropriate conditions, 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).

### **8.53 Water Management and Flood Risk**

- 8.54 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.
- 8.55 The site is largely located within Flood Zone 1 with parts along the western boundaries and the access drive located within Flood Zone 2 and 3. The proposed building would entirely be located within Flood Zone 1 and is therefore considered at lowest risk of flooding.
- 8.56 The applicants have submitted a Flood Risk Assessment and drainage scheme which proposes surface water drainage to utilise a pumping



system that would connect with the Anglian Water sewer along Bentley Road. Whilst this is the case, the applicant has incorporated sustainable drainage elements such as a swale, green roof and permeable paving into the overall drainage design. The application has been subject to a formal consultation with the Council's Drainage Officer. It is acknowledged that the adjacent brook is a chalk stream that is sensitive to water pollution and therefore following the ecological mitigation hierarchy, discharge into this brook has been avoided. Whilst in terms of the drainage hierarchy, the proposed drainage system does not follow the preferred discharge to watercourse first, ecological justification has been provided to demonstrate why a departure in this instance is the preferred option.

8.57 Following further discussion, pump failure modelling has been provided to demonstrate the impact upon the drainage system if the pump was to fail which shows that this would back up into the swale rather than flow overland.

8.58 The foul water drainage would connect to the main sewer and whilst third party comments with regards wastewater pumping are noted, this would be an improvement to the existing foul water drainage within the existing site.

8.59 The applicants have suitably addressed the issues of water management and flood risk, and subject to surface water drainage scheme and foul water drainage details via condition, the proposal is in accordance with Local Plan policies 31 and 32 and NPPF advice.

## **8.60 Highway Safety and Transport Impacts**

8.61 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.

8.62 Paragraph 111 of the NPPF 2021 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.

8.63 The application is supported by a Transport Assessment and Travel Plan. Whilst third party comments concerning the intensification of the use and additional traffic upon the rural environment are notes, the supporting documentation states that it is not expected to produce additional trips compared to its current usage as a training facility. Moreover, due to the decrease in lunch and laundry services having to be transported on a daily basis, there is expected to be a slight reduction in trips to/from the site.

8.64 Access to the site would remain as existing and neither the Local Highway Development Management Team nor the Transport Assessment Team

have any objection to the proposed development, subject to a travel plan with firm measures being conditioned on any planning consent granted to encourage sustainable forms of transport in accordance with Policy 80 and 81 of the Local Plan 2018 and is compliant with the NPPF 2021.

## **8.65 Cycle and Car Parking Provision**

### 8.66 Cycle Parking

8.67 The Cambridge Local Plan (2018) supports development which encourages and prioritises sustainable transport, such as walking, cycling and public transport. Policy 82 of the Cambridge Local Plan (2018) requires new developments to comply with the cycle parking standards as set out within appendix L which for sports facilities states that 2 spaces should be provided for every 5 members of staff. It is noted that the majority of Under 18 staff/players would arrive/leave via minibus and first team players are not allowed to cycle to training for insurance purposes and therefore cycle provision has been considered on this basis.

8.68 In addition to the existing five cycle parking stands, a further eight Sheffield covered and lit stands will be provided. This provides a total of 26 spaces which meets and exceeds the requirements of Policy 82 (appendix L). Details of these covered cycling facilities will be conditioned on any planning consent granted.

### 8.69 Car parking

8.70 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. The expected number of cars on site is not expected to change and therefore the number of spaces is to be retained as existing. Therefore, the proposal is compliant with Policy 82 of the Local Plan 2018.

## **8.71 Amenity**

8.72 Policy 35 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.

### 8.73 Residential amenity impacts

8.74 Nearby properties are located a considerable distance from the proposed development and therefore in terms of overbearing, overshadowing and overlooking, it is not considered that any impacts would be significant in this instance.

- 8.75 The application is supported by a noise impact assessment and has been subject to a formal consultation with the Council's Environmental Health Officer. The location of the air source heat pumps (ASHPs) has been amended further from the application site boundary to minimise noise upon nearby residents. To ensure that noise levels at the application site boundary and in the evenings at residential boundaries are acceptable, further fencing around the ASHPs will be required prior to their installation. Therefore, subject to compliance with mitigation measures as detailed in the submitted noise reports and details of the acoustic fencing, no unacceptable noise impacts are likely to result upon nearby residential amenities.
- 8.76 The site is an established training ground for Cambridge Utd FC. Noise from training activities would remain as the existing arrangement and therefore no unacceptable noise impacts are likely to result upon nearby residential amenities.
- 8.77 Minimal external lighting is proposed and therefore lighting impacts upon residential amenities are considered acceptable.
- 8.78 To safeguard workers and occupiers, the recommended unexpected contamination condition will be attached on any planning consent granted as a precautionary measure.
- 8.79 Construction and Environmental Impacts
- 8.80 Policy 35 guards against developments leading to significant adverse impacts on health and quality of life from noise and disturbance. The Council's Environmental Health team have assessed the application and recommended the standard construction/demolition/delivery hours and piling conditions to safeguard neighbour amenities during the construction phase.
- 8.81 Summary
- 8.82 The proposal adequately respects the amenity of its neighbours and is considered that it is compliant with Cambridge Local Plan (2018) policies 35, 57 and 58.
- 8.83 Third Party Representations**
- 8.84 The remaining third-party representations not addressed in the preceding paragraphs are summarised and responded to in the table below:

<b>Third Party Comment</b>	<b>Officer Response</b>
Neighbour notification (unable to access website)	There was no website down-time so all documents were accessible for third parties and consultees.

## **8.85 Other Matters**

8.86 Bins

8.87 Policy 57 requires refuse and recycling to be successfully integrated into proposals.

8.88 Refuse bin storage would be integrated into the proposed built form and the proposals would not change the bin storage space required.

## **8.89 Very Special Circumstances**

8.90 By virtue of the loss of openness to the spatial qualities of the Green Belt, it is concluded that the proposal is inappropriate development by definition and thus harmful. One could argue, as indeed the applicant does, that the building amounts to the provision of appropriate facilities for outdoor sport and recreation and preserves the openness and is therefore appropriate. However, NPPF paragraph 145 b) states “as long as the facilities preserve the openness of the Green Belt...” Officers consider that the proposed building results in limited harm to the openness of the Green Belt.

8.91 No ‘other harm’ has been identified in the preceding assessment that is additional to the openness harm identified.

8.92 Whilst the applicant does not agree that the development amounts to inappropriate development within the Green Belt, justification has been set out in what the applicant considers to be the ‘Very Special Circumstances’ that exist in this case. This is contained in the ‘Planning Supplementary Note’ submitted by the applicant.

8.93 The application site is an established training ground for Cambridge Utd FC. Notwithstanding this, alternative sites have been considered and no suitable, available and deliverable sites within the city or on non-Green Belt land have been identified.

8.94 Third party comments concerning the existing Cambridge Utd FC business and potential as a ‘white elephant’ are noted. However, the existing facilities comprise two cabins, that were not designed for the Club but rather inherited. They were originally granted temporary planning permission in 2015 and extended to 2025. The football club argues that if a long-term solution is not found for the Club before 2025 whereby the Club could not continue to at least train at the Bentley Road Sports Ground, then they would be without a Training Facility. Accordingly, the Club has sought to reach a long-term agreement with Clare College to use the site and an enhanced Training Facility is key to the Club’s future ambition. The new Training Facility therefore is a fundamental part of securing the long-term future of the Football Club.

- 8.95 The applicant states that the proposed development would provide much needed high quality training facilities. The quality and range of facilities for day-to-day training is a key driver for career decisions with players and coaches to ensure progression and development. The proposed facilities would be befitting of a League One Club and would ensure that the Club provide a high standard of facilities to compete for youth players with other regional clubs. In so doing, this would also enable the Club to attract and retain the best youth players, professionals, coaching and health staff.
- 8.96 It is noted that several football stadiums and training facilities have been granted planning consent and subsequently built in the Green Belt, being allowed under the 'Very Special Circumstances' test. By contrast to these examples of substantially sized stadia in the Green Belt, the proposal is for a modest single storey facility which respects the context of the site and its proposed scale and nature of training facilities are similar to several other clubs at the same level.
- 8.97 The enhanced facilities would attract better players and in turn would support the club's progression in the league, resulting in greater fan attendance at games, and investment by home and away fans and sports groups visiting the city which all lead to the creation of additional economic benefits to the city's businesses. The proposal would therefore result in a positive economic impact to the wider community.
- 8.98 The proposed facilities are designed bespoke to the Club's needs, enhancing the player and staff experience and ensuring that wellbeing and learning requirements are met. The proposal would therefore result in a positive social impact for users of the facilities.
- 8.99 The proposed building structure would result in a substantially better thermal and energy efficiency standards compared to the existing buildings. In addition, biodiversity and landscaping would be integrated into the development. The proposal would therefore result in a positive environmental impact.
- 8.100 As such, it is considered that there are clear economic, social and environmental benefits that would arise that weigh heavily in favour of the development. In addition, the proposals are in full accordance with Policy 73 in terms of contributing significantly towards the aim of government guidance to promote sporting excellence.
- 8.101 The proposed building has been carefully designed to assimilate into its surroundings and having considered the limited harm to the openness of the Green Belt, it is considered that the 'Very Special Circumstances' identified would bring considerable social, economic and environmental benefits whilst satisfying the local need of the Cambridge Utd FC to support the future viability and success of this football club, which in turn would bring considerable economic benefits to the City of Cambridge. In Officers' view, these 'Very Special Circumstances' clearly outweigh the limited harm identified and the test in Paragraph 148 of the NPPF 2021 is

satisfied. The proposal is therefore in accordance with Policy 4 of the Local Plan 2018 and the NPPF 2021.

### **8.102 Planning Balance**

- 8.103 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).
- 8.104 Summary of harm
- 8.105 The proposal is inappropriate development by definition, by virtue of the limited loss of spatial openness to the Green Belt.
- 8.106 Summary of benefits
- 8.107 The proposed development would provide a much needed high-quality training facility for Cambridge Utd FC and result in both social and economic benefits for the football club and economic benefits for the city of Cambridge.
- 8.108 The proposal would respect the recreational value of Clare College sports ground, which is identified as a designated Protected Open Space by providing ancillary facilities to the existing sports pitches in which no loss of formal sports areas would occur. The proposal would materially improve the sports facilities for members of the football club and the visual amenity for both club members and visitors, whilst also providing landscaping and biodiversity enhancements.
- 8.109 The design of the building would be an improvement to the existing collection of ad-hoc buildings and respond positively to the rural context of its surroundings.
- 8.110 The sustainable design and construction of the proposal would meet the BREEAM 'excellent' standards.
- 8.111 The application demonstrates an acceptable drainage strategy can be achieved on site and therefore safeguards it and the surrounding landscape from current and future flood risk.
- 8.112 The proposed development would minimise and mitigate any potential harm to protected species and demonstrates a biodiversity net gain within the application site.
- 8.113 Very special circumstances have been identified that would clearly outweigh the limited harm to the openness of the Green Belt.
- 8.114 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.

## **9.0 Recommendation**

### **9.1 Approve subject to:**

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

## **10.0 Planning Conditions**

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

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

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

Reason: In the interests of good planning, for the avoidance of doubt and to facilitate any future application to the Local Planning Authority under Section 73 of the Town and Country Planning Act 1990.

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

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

- 4) The roof-mounted plant/equipment shall not be installed until details of the plant/equipment have been submitted to and approved in writing by the local planning authority. The details shall include the type, dimensions, materials, location, and means of fixing. The 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).

- 5) Prior to their installation, full details of designed locations for signage systems for the building [including fascias, hanging signs, lighting systems, etc.] shall be submitted to and approved in writing by the local planning authority. Thereafter the development shall be undertaken in

accordance with the agreed details unless the local planning authority agrees to any variation in writing.

Reason: In the interests of visual amenity and to ensure that the quality of the signage, fascias, hanging signs, lighting systems, etc. are acceptable and maintained throughout the development (Cambridge Local Plan 2018 policies 55 and 57).

- 6) 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. If such a rating is replaced by a comparable national measure of sustainability for building design, the equivalent level of measure shall be applicable to the proposed development.

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

- 7) The development hereby approved shall not be occupied until a BRE issued post Construction Certificate has been submitted to, and approved in writing by the Local Planning Authority, indicating that the approved BREEAM rating has been met. If such a rating is replaced by a comparable national measure of sustainability for building design, the equivalent level of measure shall be applicable to the proposed development.

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

- 8) No occupation of the building shall commence until a Travel Plan has been submitted to and approved in writing by the Local Planning Authority. The Travel Plan shall specify the methods to be used to discourage the use of the private motor vehicle and the arrangements to encourage use of alternative sustainable travel arrangements such as public transport, car sharing, cycling and walking, how the provisions of the Plan will be monitored for compliance and confirmed with the local planning authority. The Travel Plan shall be implemented and monitored as approved upon the occupation of the development.

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



- 9) The development hereby approved, shall be carried out in strict accordance with the recommendations contained within the Arboricultural Report for Development, dated 19<sup>th</sup> October 2022.

Reason: To ensure that any works undertaken comply with arboricultural best practice and minimise the impact on the tree's health and amenity in accordance with Policy 71 of the Local Plan 2018.

- 10) The plant and mitigation requirements as stated within the Sharps Acoustics "Assessment of noise impact from proposed training facility for Cambridge United Football Club" report dated 17<sup>th</sup> December 2022 & Sharps Acoustics "Addendum to noise assessment report for proposed training facility for Cambridge United Football Club" report dated 12<sup>th</sup> January 2023 shall be fully implemented, maintained and not altered.

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

- 11) Prior to any installation of the Air Source Heat Pumps, details of the acoustic fence to be erected around the Air Source Heat Pumps detailed in the "David Morley Architects drawing – Ground Floor Proposed – drawing number 771-DMA-A-15-003 – Rev P2 – dated 12<sup>th</sup> January 2023" shall be submitted to and approved in writing with the local planning authority. The acoustic fence shall be constructed to include but not exhaustively follow:

- The fence should be solid construction, imperforate with timber of at least 20mm (ideally 25mm) thickness in all places (including where the boards overlap).
- Boards should continue across the front of posts to prevent gaps and wide overlaps (minimum 25mm is recommended) allow for timber expansion and contraction whilst minimising the possibility of gaps appearing over time.
- The superficial mass of 25mm thickness of timber is approximately 10 to 15 kg/m<sup>2</sup>.

The approved acoustic fencing scheme shall be retained thereafter.

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

- 12) 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).

13) In the event of piling, no development shall commence until a method statement detailing the type of piling, mitigation measures and monitoring to protect local residents from noise and/or vibration has been submitted to and approved in writing by the Local Planning Authority. Potential noise and vibration levels at the nearest noise sensitive locations shall be assessed in accordance with the provisions of BS 5228-1&2:2009 Code of Practice for noise and vibration control on construction and open sites. Development shall be carried out in accordance with the approved statement.

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

14) 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).

15) 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).

16) No development hereby permitted shall be commenced until a surface water drainage scheme for the site, based on sustainable drainage principles and in accordance with Cambridge City Council local plan policies, has been submitted to and approved in writing by the local planning authority. The scheme shall subsequently be implemented in accordance with the approved details before the development is occupied.

The scheme shall include:

- a) Details of the existing surface water drainage arrangements including runoff rates for the QBAR, 3.3% Annual Exceedance Probability (AEP) (1 in 30) and 1% AEP (1 in 100) storm events;
- b) Full results of the proposed drainage system modelling in the above-referenced storm events (as well as 1% AEP plus climate change), inclusive of all collection, conveyance, storage, flow control and disposal elements and including an allowance for urban creep, together with a schematic of how the system has been represented within the hydraulic model;

- c) Detailed drawings of the entire proposed surface water drainage system, including levels, gradients, dimensions and pipe reference numbers, details of all SuDS features;
- d) A plan of the drained site area and which part of the proposed drainage system these will drain to;
- e) Full details of the proposed attenuation and flow control measures;
- f) Full details of the maintenance/adoption of the surface water drainage system;
- g) Measures taken to prevent pollution of the receiving groundwater and/or surface water
- h) Formal agreement from a third party if discharging into their system is proposed, including confirmation that sufficient capacity is available.

The drainage scheme must adhere to the hierarchy of drainage options as outlined in the NPPF PPG.

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

- 17) No building hereby permitted shall be occupied until foul water drainage works have been detailed and approved in writing by the local planning authority. The scheme shall subsequently be implemented in accordance with the approved details prior to the occupation of any part of the development or in accordance with an implementation programme agreed in writing with the Local Planning Authority.

Reason: To reduce the risk of pollution to the water environment and to ensure a satisfactory method of foul water drainage (Cambridge Local Plan 2018, policies 32 and 33).

- 18) Prior to installation of any artificial lighting, a "lighting design strategy for biodiversity" features 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 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.
  - c) not exceed the maximum permitted 0.5 lux level on the vertical plane (before and post curfew) along the boundary with Hobson's Conduit / Vicar's Brook as specified for light sensitive bat species in accordance with the Bat Conservation Trust and ILP guidance GN08/18.

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 conserve and enhance ecological interests. (Cambridge Local Plan 2018 policy 57, 69 and 70).

- 19) Prior to development above slab level, details of the biodiverse green roof shall be submitted to and approved in writing by the Local Planning Authority. Details of the green biodiverse roof shall include means of access for maintenance, plans and sections showing the make-up of the sub-base to be used and include the following:
- a) Roofs can/will be biodiverse based with extensive substrate varying in depth from between 80-150mm,
  - b) Planted/seeded with an agreed mix of species within the first planting season following the practical completion of the building works (the seed mix shall be focused on wildflower planting indigenous to the local area and shall contain no more than a maximum of 25% sedum (green roofs only),
  - c) The biodiverse (green) roof shall not be used as an amenity or sitting out space of any kind whatsoever and shall only be used in the case of essential maintenance or repair, or escape in case of emergency,
  - d) Where solar panels are proposed, biosolar roofs should be incorporated under and in between the panels. An array layout will be required incorporating a minimum of 0.75m between rows of panels for access and to ensure establishment of vegetation,
  - e) A management/maintenance plan approved in writing by the Local Planning Authority,

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

Reason: To ensure the development provides the maximum possible provision towards water management and the creation of habitats and valuable areas for biodiversity. (Cambridge Local Plan 2018; Policy 31).

- 20) No development shall commence, apart from below ground works and demolition, until a Biodiversity Net Gain (BNG) Plan has been submitted to and approved in writing by the local planning authority. The BNG Plan shall target how a minimum net gain in biodiversity will be achieved through a combination of on-site and / or off-site mitigation. The BNG Plan shall include:
- i) A hierarchical approach to BNG focussing first on maximising on-site BNG, second delivering off-site BNG at a site(s) of strategic biodiversity importance, and third delivering off-site BNG locally to the application site;
  - ii) Full details of the respective on and off-site BNG requirements and proposals resulting from the loss of habitats on the development site utilising the appropriate DEFRA metric in force at the time of application for discharge;
  - iii) Identification of the existing habitats and their condition on-site and within receptor site(s);

- iv) Habitat enhancement and creation proposals on the application site and /or receptor site(s) utilising the appropriate DEFRA metric in force at the time of application for discharge;
- v) An implementation, management and monitoring plan (including identified responsible bodies) for a period of 30 years for on and off-site proposals as appropriate.

The BNG Plan shall be implemented in full and subsequently managed and monitored in accordance with the approved details. Monitoring data as appropriate to criterion v) shall be submitted to the local planning authority in accordance with DEFRA guidance and the approved monitoring period / intervals.

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

- 21) No development above ground level, other than demolition, shall commence until there has been submitted to and approved in writing by the Local Planning Authority a plan indicating the positions, design, materials and type of boundary treatments (including gaps for hedgehogs) to be erected. The boundary treatment for each dwelling shall be completed before the training facility is occupied in accordance with the approved details and retained as approved thereafter.

Reason: To ensure an appropriate boundary treatment is implemented in the interests of visual amenity and privacy (Cambridge Local Plan 2018 policies 55, 57 and 59).

- 22) The development shall not be occupied or the permitted 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 of the cycle store. A cycle store proposed with a flat / mono-pitch roof shall include plans providing for a green roof. Any green roof shall be planted / seeded with a predominant mix of wildflowers which shall contain no more than a maximum of 25% sedum planted on a sub-base being no less than 80 millimetres thick. The cycle store and green roof as appropriate shall be provided and planted in full in accordance with the approved details prior to occupation or commencement of use and shall be retained as such.

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

- 23) No development above ground level, other than demolition, shall commence until details of a hard and soft landscaping 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;

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

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

d) a landscape maintenance and management plan, including long term design objectives, management responsibilities and maintenance schedules for all landscape areas.

All hard and soft landscape works shall be carried out and maintained in accordance with the approved details. The works shall be carried out prior to the occupation of any part of the development or in accordance with a programme agreed in writing with the Local Planning Authority.

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

24) Prior to occupation of the training facility hereby approved, a scheme for the provision of integrated bird and bat boxes shall be submitted to and approved in writing by the Local Planning Authority. The scheme shall include details of box numbers, specification, and their location. The training facility shall not be occupied until nest boxes have been provided in accordance with the approved scheme. The scheme shall be retained as such thereafter.

Reason: To conserve and enhance ecological interests in accordance Cambridge Local Plan 2018 policy 70.

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Background Papers:

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

- Cambridge Local Plan 2018
- Cambridge Local Plan SPDs