



<b>Planning Committee Date</b>	13.06.2023
<b>Report to</b>	Cambridge City Council Planning Committee
<b>Lead Officer</b>	Joint Director of Planning and Economic Development
<b>Reference</b>	22/05585/FUL
<b>Site</b>	Darwin Green One Land Between Huntingdon Road And Histon Road Huntingdon Road Cambridge Cambridgeshire CB3 0LE
<b>Ward / Parish</b>	Castle
<b>Proposal</b>	Construction of Sports Pavilion at Darwin Green 1 Central Park, including access, cycle parking, landscaping and associated works
<b>Applicant</b>	BDW Cambridgeshire
<b>Presenting Officer</b>	Julia Briggs
<b>Reason Reported to Committee</b>	Application raises special planning policy or other considerations
<b>Member Site Visit Date</b>	N/A
<b>Key Issues</b>	<ol style="list-style-type: none"><li>1. Design, layout and landscaping</li><li>2. Cycle parking</li><li>3. Residential amenity</li><li>4. Amenity of future occupiers</li></ol>
<b>Recommendation</b>	<b>APPROVE</b> subject to conditions

## 1.0 Executive Summary

- 1.1 The application seeks permission for a sports pavilion building and surrounding landscape to serve the sports facilities on the central park at Darwin Green 1.
- 1.2 The central park, sports fields, cycle paths and car parking for the sports pavilion have been approved as part of the infrastructure reserved matters application. Specifications and facilities required by the sports pavilion were approved through outline condition 23.
- 1.3 The proposal has evolved significantly throughout the pre-application process and through one set of amendments on the planning application. The scheme would deliver all of the required pavilion specifications, meets or exceeds Local Plan policy and is supported by consultees, most notably Sport England and the Cambridge City Council Recreation Team who will manage the building.
- 1.4 Officers recommend that the Planning Committee approve the application along with the planning conditions.

## 2.0 Site Description and Context

None-relevant	X	Tree Preservation Order	N/A
Conservation Area	N/A	Local Nature Reserve	N/A
Listed Building	N/A	Flood Zone 1	X
Building of Local Interest	N/A	Green Belt	N/A
Historic Park and Garden	N/A	Protected Open Space	N/A
Scheduled Ancient Monument	N/A	Controlled Parking Zone	N/A
Local Neighbourhood and District Centre	N/A	Article 4 Direction	N/A

\*X indicates relevance

- 2.1 The site is located between Histon Road and Huntingdon Road in the north west fringe of Cambridge City, within the outline planning permission for Darwin Green Phase 1 planning reference 07/0003/OUT. The site is located on the south west corner of the Darwin Green 1 central park, and is sited diagonally opposite the local centre of the development. The site is approximately 0.3 hectares.
- 2.2 At present, the Darwin Green local centre is under construction. The site would be bordered to the east and south by the primary spine road and a car park serving the pavilion and sports fields, and to the north and east by playing fields and central park open space. Further to the south is the

library block and further to the west is retail and residential apartment blocks.

- 2.3 The site is former agricultural land that has been cleared for development. It is currently being utilised for the construction of the surrounding parcels. There are no trees or shrubs on the existing site. The site is within an area allocated in the Cambridge Local Plan 2018 as an Area of Major Change.

### **3.0 The Proposal**

- 3.1 Construction of a Sports Pavilion at Darwin Green 1 Central Park, including access, cycle parking, landscaping and associated works.

- 3.2 The sports pavilion is proposed to be a one storey building of 308 square metres (sqm), with a 24sqm external terrace. The proposal would provide the following components:
- Four changing rooms with a floorspace of 26sqm each, to accommodate 20 people.
  - Four shower areas each with three stand up showers and a disabled shower are provided within each changing area.
  - One WC has been located outside of the changing rooms which is accessible without the need to go through the changing rooms, which can be used as a unisex toilet.
  - One communal disabled toilet has been provided near to the main entrance.
  - One store cupboard serving two changing rooms has been provided in the shared lobby for the two changing rooms it serves.
  - One officials/coaches changing area has been provided with a shower.
  - A club room at an area of 83sqm.
  - A kitchen area of 10sqm.
  - Multiple storage areas have been provided in the layout including, chair store of 6sqm, a cleaner's store and an external store.
  - Areas of amenity grass with naturalistic play elements.
  - A wildlife pond, providing both drainage support for the building and an opportunity for Biodiversity enhancements.
  - A green roof
  - Covered cycle parking for 20 bicycles including space for non-standard cycles
  - Access into the site from the primary road/bus route.

- 3.3 The red line boundary of this application covers the area not already included in the infrastructure reserved matters scheme, apart from an area to the south east that has been extended to provide sustainable drainage improvements. Within the site, the bring recycling bins on the north west elevation of the sports pavilion were approved in the local centre reserved matters permission. All surrounding areas already benefit from planning permission, including the car park and vehicular exit, the verges on to the primary street, the sports pitches to the south east and landscaped areas and cycle path to the north east and south west.

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

3.5 The application is accompanied by the following supporting reports and key plans which have been amended as indicated:

- Covering letter
- Plans and elevations
- Schedule of submission
- Soft landscape specification
- Vehicle tracking assessments
- Acoustic assessment
- BREEAM pre-assessment report
- Detailed open space landscape management & maintenance plan
- Ecological appraisal
- Energy Statement
- Flood risk compliance report and maintenance plan
- Interim public art statement
- Planning statement
- Preliminary air quality appraisal
- Preliminary risk assessment
- Statement of community involvement
- Transport statement
- Design and Access Statement

3.6 Throughout the course of pre-application discussions, the scheme was greatly improved. The improvements that were achieved include:

- Clarification of purpose, extending use for the wider community
- Re-orientation of building to sports pitches
- Welcoming and legible entrance
- Improvement in flow and function of spaces
- Complete separation of clean and dirty blocks
- Accessibility improvements throughout
- Simplification of building design to improve legibility and wayfinding, and materials to provide robust and simplified finishes.
- 12% BNG, enhancement of sustainable drainage features
- Improved internal function of foyer and clubroom
- Improvements to landscaping for spaces to work harder for sportspeople and spectators
- Move from gas boilers to a fully electric powered building with water efficient systems.

3.7 The outline permission intended the pavilion to come forward as a reserved matters application, however it was submitted as a full planning application as the deadline for submission of reserved matters ended in December 2021. Although the Darwin Green area is within the Joint Development Control Committee (JDCC) jurisdiction map, as a full planning application that is not a major, this application falls outside the

Terms of Reference of the JDCC, and falls within the Cambridge City Council Planning Committee remit.

#### 4.0 Relevant Site History

<b>Reference</b>	<b>Description</b>	<b>Outcome</b>
07/0003/OUT	Mixed use development comprising up to 1593 dwellings, primary school, community facilities, retail units (use classes A1, A2, A3, A4 and A5) and associated infrastructure including vehicular, pedestrian and cycleway accesses, open space and drainage works.	Granted Permission 18.12.2013
14/0086/REM	Reserved matters of 07/0003/OUT for access roads, pedestrian and cycle paths, public open space, services across the site and one allotment site.	Granted Permission 19.06.2014
14/1410/REM	Construction of public square with hard surfaced pedestrian and cycle areas, access road, disabled and service bay parking, soft landscaping, drainage and utilities pursuant to outline approval 07/0003/OUT	Granted permission 23.12. 2014
15/1670/REM	Reserved matters for 114 residential units and local centre including library, community rooms, health centre and retail units pursuant to outline consent 07/0003/OUT.	Granted permission 23.05.2016
C/5000/15/CC	Erection of 2-Form Entry Primary School and Children's Centre.	Permission granted 17.02.2016
21/05433/REM	Reserved Matters application for the fourth housing phase (known as BDW4) including 342 dwellings, with associated internal roads, car parking, landscaping, amenity and public open space. The Reserved Matters include access,	Granted permission 22.12.2022

appearance, landscaping, layout and scale and related partial discharge of conditions 8, 10, 14, 17, 18, 25, 26, 28, 35, 40, 49, 58, 62, 63, 66 and 69 pursuant to outline approval 07/0003/OUT.

## **5.0 Policy**

### **5.1 National**

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

### **5.2 Cambridge Local Plan 2018**

Policy 1: The presumption in favour of sustainable development  
Policy 5: Sustainable transport and infrastructure  
Policy 14: Areas of Major Change and Opportunity Areas  
Policy 20: Land between Huntingdon Road and Histon Road  
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 68: Open space and recreation provision through new development  
Policy 70: Protection of priority species and habitats  
Policy 73: Community, sports and leisure facilities  
Policy 80: Supporting sustainable access to development

Policy 81: Mitigating the transport impact of development  
Policy 82: Parking management

### **5.3 Neighbourhood Plan**

N/A

### **5.4 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  
Public Art SPD – Adopted January 2009

### **5.5 Other Guidance**

North West Cambridge Area Action Plan (adopted October 2009)

### **6.0 Consultations**

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

6.2 The updated bus swept path analysis overcomes the initial highways objection to the application due to conflict with bollards at the local square. There remains conflict with a tree at the carpark exit which should be addressed on the infrastructure permission. Recommend condition relating to drainage onto the highway.

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

6.4 Clarifications on the pond slopes and an indicative cross section were provided during the course of the application. The development is acceptable subject to conditions for further detailed surface water drainage information, a drainage maintenance plan, and surface water drainage scheme verification report.

#### **6.5 Urban Design and Conservation Team – No Objection**

6.6 The orientation of the building and connection with surrounding uses is supported; the main entrance is visible from the local centre, the clubroom/terrace orientated to the sports pitches and changing rooms accessed directly from the pitches. The functional and social requirements of the design have been well considered within the layout of the proposals.

6.7 The two roof shapes creates a varied and interesting massing, and provides a sense of arrival. The materials present a varied and textural

palette, with robust finishing and details supported for the practical use of the pavilion. The palette of bricks indicated in the DAS is supported, and should be secured by condition.

6.8 Minor amendments were submitted during the course of the application to improve the entrance and clarify materials on elevation drawings. Cycle parking was also amended to meet Cambridge City Council requirements. The proposal is acceptable in design terms.

**6.9 Access Officer – Comments made neither in support or objection**

6.10 Changing rooms must meet Sport England document for Accessible Sports Facilities and provide more than one individual accessible changing room. The proposed wheelchair changing room requires internal rearrangements. Any double doors need to be electrically opened or asymmetric with one side at least 900mm wide. Toilet doors should open outwards or slide and have quick release bolts for safety. The serving area needs a hearing loop and dropped section of service counter.

**6.11 County Archaeology – No Objection**

6.12 Archaeological evaluation has previously been completed in the area, and there are no additional requirements for this development.

**6.13 Sustainability Officer – No Objection**

6.14 The proposed building would be run entirely on electric, and the scheme is on target to achieve a BREEAM 'excellent' rating with 9 Energy and carbon reduction credits and a 50% reduction in water use. Photovoltaic panels have not been provided, but the flat sedum roof enables the addition of these in the future. The proposal meets current policy requirements for energy. Recommend conditions requiring BREEAM design stage and post construction Certification demonstrating 'excellent'.

**6.15 Landscape Officer – No Objection**

6.16 Amendments and additional information were submitted during the course of the application to address initial comments:

- A soil plan showing appropriate soils for the different areas within the landscape has been provided and is acceptable.
- Details of contours for the construction of the wildlife pond and swales are acceptable.
- Details of headwalls show water release and uptake will be via ACO inlets and outlets, this is acceptable.
- The Landscape management and maintenance plan includes management of the pond edge meadow, this is acceptable.



6.17 The proposal is acceptable subject to conditions requiring submission of a hard landscape scheme, a condition requiring submission of green roof details and a compliance condition for landscape implementation.

#### **6.18 Ecology Officer – No Objection**

6.19 Content with ecological survey and the proposed 12% biodiversity net gain. Support ecological enhancements. 3 integrated swift boxes would be more suitable to these semi colonial birds. The location and specification could be provided for approval or secured via condition.

#### **6.20 Cambridge City Streets and Open Spaces Team (including the Recreation Team) – No Objection**

6.21 The proposal is generally supported. The store is sufficient for storing sport pitch equipment. Remaining concerns:

- There are no measures to prevent vehicle parking on pedestrianised areas and the green space.
- Play equipment provided close to water.
- Details of security and utilities connections (CCTV sought)

Recommend conditions for:

- Boundary treatment details
- Play space standards

#### **6.22 Environmental Health – No Objection**

6.23 Amendments and additional information were submitted during the course of the application to address initial comments:

- The use of the clubroom will be managed by Cambridge City Council, and a conditions of hire document has been drafted which includes noise mitigation measures. It is assumed ventilation of the building during events can be via air conditioning. Based on these circumstances the noise impact arising from use is acceptable.
- The revised acoustic assessment uses lower background sound levels which are acceptable.
- Due to the relatively small scale of works a full noise/vibration impact assessment is not required. Standard construction/demolition/delivery hours and piling conditions are recommended.
- The methodology and rating noise levels not to be exceeded that are stated within the 'acoustic assessment' are acceptable for all plant not including the air source heat pump (ASHP) or ACE.
- An 'Air source heat pump pound acoustics assessment' has been submitted. The assessment shows the type of ASHP to be used will have a low noise impact at the closest residential blocks. The predicted noise is significantly below existing background sound level during the day and night and is acceptable. Request compliance condition to ensure the plant meets the requirements of this report.
- Lighting on site has not been specified. The Design and Access statement advises minimal lighting on the building, and external lighting

for pedestrian and vehicle areas. An artificial lighting condition is recommended to assess this impact.

- There are no contaminated land or air quality issues.

6.24 The proposal is acceptable subject to conditions for:

- Construction / demolition hours
- Demolition / construction collections / deliveries
- Piling
- Artificial Lighting
- Unexpected contamination
- Noise management compliance condition
- Acoustic assessment compliance condition
- Fixed Plant noise impact assessment
- Informative relating to the Sustainable Design and Construction SPD

### **6.25 Police Architectural Liaison Officer – Comments made neither in support or objection**

6.26 The site is in an area of low to medium risk to vulnerability to crime. External lighting should be designed to BS5489-1:2020 and dusk to dawn LEDs installed above entrances and around the building.

6.27 Cycle parking is not in view of windows for natural surveillance. Sheffield stands should be root fixed and allow wheels and crossbar to be secured. Secured by Design standards should be considered. These comments remain after considering the amendments to the scheme.

6.28 The design should ensure no climbing aids allow access to the flat roofs. A landscaping maintenance plan should be provided, with low planting 1-1.2m in height and tree crowns raised to 2 metres to allow good surveillance and no conflict with lighting or CCTV views. Would like to see a CCTV plan.

### **6.29 Sport England – No Objection**

6.30 Support the application in principle which meets Sport England objectives.

### **6.31 Shared Waste Team**

6.32 No comment received.

## **7.0 Third Party Representations**

7.1 Representations have been received.

7.2 Those in objection have raised the following issues:

- A single changing room for officials is inadequate. Two separate changing facilities for officials is required to provide for males and females and adults and children officials.

## **8.0 Member Representations**

8.1 None received.

## **9.0 Local Interest Groups and Organisations / Petition**

9.1 Camcycle has made a representation objecting to the application on the following grounds:

9.2 The 10 Sheffield stands proposed are insufficient to serve two football pitches and a tennis court. Suggest 20 are provided. Provision for adapted and non-standard cycles should be included. The proposed stands are 90cm apart and should be at least 1m apart as per County guidance. Access to the stands should be the same level as the road and adjacent cycle path for accessibility and ease of use.

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

## **10.0 Assessment**

### **10.1 Planning Background**

10.2 The site is within the outline planning permission for residential development known as Darwin Green 1. The provision of a sports pavilion was set out in the outline permission 07/0003/OUT. The Central Park design was assessed and approved as part of the infrastructure reserved matters. The site for the sports pavilion was excluded from that application. The application has been submitted as a full planning application as the deadline for submission of reserved matters ended in December 2021. The outline and surrounding approved reserved matters remain as material planning matters in this application.

### **10.3 Principle of Development**

10.4 Policy 20 of the Cambridge Local Plan 2018 proposes Darwin Green 1 land as an Area of Major Change, for residential development and complementary uses necessary for the creation of a sustainable and vibrant community. Outline permission was granted in 2013 for residential and associated supporting uses including community facilities.

10.5 The outline permission for Darwin Green 1 includes condition 23 requiring a sports pavilion to come forward on the site to ensure adequate facilities for the sports pitches and compensate for the loss of the existing sports pavilion on the southern part of Darwin Green 1. The condition requires

initial details of location, building footprint, design principles and phasing to be included in the central open space application, with details of the building to be in a subsequent application.

10.6 With the submission of the reserved matters application for infrastructure matters the Darwin Green One Pavilion Statement was submitted to address condition 23. It sets out the initial principles as required by the condition, and was approved with the infrastructure reserved matters decision notice.

10.7 The scheme is coming forward in an Area of Major Change and would provide this community facility in line with the outline permission. The principle of development is acceptable and in accordance with policies 14 and 20

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

10.9 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.

10.10 The proposal has evolved significantly through the pre-application process. The resulting building provides a welcoming entrance, a good relationship (orientation) to the surrounding pitches, clear separation between functions within the building, informal integrated seating into the building and landscape. There is good circulation around and through the building for both sports players, spectators and other community uses enable the space to be used by the wider community.

10.11 The submitted proposal is supported by the Urban Design Officer, who notes that the functional and social requirements of the design and layout are well considered. The form of the building is simple, consisting of two overlapping forms, representing the separate functions for changing rooms and the social space. The main entrance is visible from the local centre, and clearly marked at the intersection between the building forms. The clubroom faces out to the pitches, and includes large windows for viewing the pitches.

10.12 The building materials of brick and striped brick relate to the local centre, and along with the bronze effect powdered coated roofing are a refined selection of materials which will compliment the modern building form. The materials are varied and textural, with robust finishing to withstand the practical use by sports teams. Rainwater goods are recessed or concealed benefiting the design and preventing use for climbing. The palette of materials is supported, and a condition sought to secure it and require a sample panel (**condition 3**).

Functional layout

- 10.13 The facilities to be provided were set out in the Darwin Green 1 outline section 106 agreement, and included in the infrastructure reserved matters through approval of the Sports Pavilion Specification document. The key facilities (labelled c-k in the pavilion statement) required are:
- 4 No changing rooms (Up to 20 people per room)
  - 4 No shower areas (each area has 3 stand up showers and 1 disabled shower)
  - 1 uni-sex toilet within each changing room
  - 1 single uni sex toilets to benefit a pair of changing rooms
  - 1 communal disabled toilet
  - 1 single store cupboard to benefit a pair of changing rooms
  - Officials changing room with shower area
  - Club room
  - Kitchen area
  - Storage cupboard
  - All of the above in line with Sport England Design Guidance note Pavilions and Clubhouses August 2012
- 10.14 The proposal meets all of these requirements, and additionally provides an entrance space which can be used as a reception or waiting area, and both an external store for sports equipment and internal store for the clubroom. Additional requirements set out within the pavilion statement (items l to k) are considered under the relevant sections of this report.
- 10.15 The City Council Recreation Team were involved in the pre-application discussions, and Sports England have been consulted. The facilities follow Sports England guidance for clubhouses, and Sport England support the proposal.
- 10.16 The Cambridgeshire Constabulary and the City Council Streets and Open Spaces Team have requested CCTV be provided to address security concerns. A condition (**condition 23**) is recommended to require CCTV to be installed prior to first use.

## Landscaping

- 10.17 The landscape has been developed to help integrate the pavilion within its surroundings. Importantly, the layout has considered the accesses that are already approved in the infrastructure application. Planting at the front entrance helps to green the area whilst maintaining an open entrance. Landscaping remains minimal on the southern elevation, with integrated seating keeping pedestrian paths clear. Comments have been received from the Streets and Open Space Team with concerns about vehicles accessing green areas, and a boundary treatment condition has also been sought. Due to the proposed site layout it is not considered any additional boundary treatments are required within the site boundary. The landscaped areas adjacent to the site were approved under planning application 14/0086/REM and any amendments to these areas fall outside the remit of this application.

- 10.18 The relatively small landscaped area around the building has been maximised with seating integrated into the southern elevation. The triangular section of landscape to the north of the building has been designed with a wildlife pond and meadow planting. Informal seating in the form of boulders are provided in the area of amenity grass adjacent to the terrace and paved areas that flow out of the clubroom which extends the use of this area. Comments from Landscape and Streets and Open Spaces Team about the safety of the pond have been addressed by the Applicant; a pond cross section has been provided, and planting has been confirmed to be species rich meadow planting to discourage access to the pond. There is no requirement for play equipment on this site and the pond is designed for wildlife, not for play value. This is considered acceptable. Furthermore, due to the location of the seating there is considered to be sufficient natural surveillance of the wildlife pond.
- 10.19 The amended plans and landscape management and maintenance plan addresses Cambridgeshire Constabulary comments seeking shrubs to be pruned and tree crowns raised to improve security. The amended plans also provide information on the wildlife pond construction and maintenance, including cross sections and are supported by the Landscape Officer.
- 10.20 The proposal is supported by the Landscape Officer subject to conditions requiring submission of a hard landscape scheme (**condition 4**), a condition requiring submission of green roof details (**condition 5**) and a compliance condition for landscape implementation (**condition 6**).
- 10.21 Overall, 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.

## **10.22 Carbon Reduction and Sustainable Design**

- 10.23 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.
- 10.24 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. 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.
- 10.25 The application is supported by a BREEAM pre-assessment and Energy Statement. The scheme is on target to achieve a BREEAM 'excellent'

rating. It is noted that the meets the requirements of outline condition 31. Highlights include a fully electric system, including 9 Energy and carbon reduction credits and a 50% reduction in water use. Photovoltaic panels have not been provided, however the flat sedum roof enables the addition of these in the future.

10.26 The application has been subject to formal consultation with the Council's Sustainability Officer who supports the proposal subject to conditions to require BREEAM design (**condition 7**) and post construction certification (**condition 8**) demonstrating the 'excellent' standard.

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

### **10.28 Biodiversity**

10.29 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.

10.30 In accordance with policy and circular 06/2005 'Biodiversity and Geological Conservation', the application is accompanied by a preliminary ecological appraisal which concludes that due to the site's former use as intensively managed arable land and the ongoing construction works taking place across the site that the site offers negligible ecological value and it is unlikely any protected species are present. No mitigation measures are therefore required for the existing ecology. The appraisal calculates that the proposed ecological enhancements; a wildlife pond, sedum roof, rain gardens, a grass meadow, native trees and shrubs, bird boxes and bee bricks/insect hotels would result in a greater than 10% calculated biodiversity net gain.

10.31 The application has been subject to formal consultation with the Council's Ecology Officer, who supports the proposed ecological enhancements, and recommends a condition (**condition 9**) to detail the location and specification of the swift boxes, including 3 rather than 1 swift box due to their semi colonial nature.

10.32 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).

### **10.33 Water Management and Flood Risk**

- 10.34 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.
- 10.35 The site is in Flood Zone 1 and is therefore considered at low risk of flooding. The site area is not in an area affected by surface water flooding.
- 10.36 The applicants have submitted a Drainage Strategy, Flood Risk Compliance Report and Maintenance plan, and associated drainage plans. Sustainable drainage is provided by a sedum roof on the larger flat roof component of the building, and rain gardens and a wildlife pond that the roofs will drain into.
- 10.37 The Council's Sustainable Drainage Engineer has been consulted and after additional information was submitted regarding the pond slopes and cross section, is satisfied that the drainage scheme is acceptable subject to conditions. Conditions are recommended for further detailed surface water drainage information (**condition 10**) a drainage maintenance plan (**condition 11**) and a surface water drainage scheme verification report (**condition 12**).
- 10.38 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.

### **10.39 Highway Safety and Transport Impacts**

- 10.40 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.
- 10.41 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.
- 10.42 The application is supported by a Transport Statement. The site is well connected, with cycle and pedestrian paths that run around the perimeter of the central park. The strategic orbital cycle way runs just to the south of the sports pavilion car park, this connects the site to Histon Road to the east and to the north and to Huntingdon Road in the South. A bus stop is proposed 30 metres to the north of the sports pavilion. The sports pavilion also includes a coach drop off point. The site is located conveniently on the western corner of the central park, diagonal to the local square. The



Transport Statement estimates the proposal would generate 1 trip every 10 minutes. Given the increase in vehicle movements across the wider Darwin Green site, this is not considered to be a significant impact on the road network.

- 10.43 The application has been subject to formal consultation with Cambridgeshire County Council's Local Highways Authority. Amendments were submitted to address initial objections regarding conflicts with the coach tracking at the entrance and exit. There remains a conflict with a tree at the exit of the site, however this is outside of the application boundary and the Applicant has confirmed it will be addressed through an amendment on the infrastructure permission. The Highway Authority has confirmed the objection has been addressed. A condition is sought to ensure the site does not drain on to the public highway (**condition 13**).
- 10.44 The proposal is considered to be well connected, and subject to conditions, the proposal accords with the objectives of policy 80 and 81 of the Local Plan and is compliant with NPPF advice.

#### **10.45 Cycle and Car Parking Provision**

##### Cycle Parking

- 10.46 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 non-residential development depends on the use, is based on floor space or seating of a building. These spaces should be located closer to the main entrance than the car parking, and reflect the dimensions in the Council's Cycle Parking Guide for New Residential Developments. There is not proposed to be any permanent staff at the pavilion, so the requirement for a secure location is not considered necessary. To support and encourage sustainable transport, the provision for cargo and electric bikes should be provided on a proportionate basis.
- 10.47 The sports pavilion use does not fit neatly into a given use category in Appendix L. However, it is considered that community centre use (1 space for every 4 seats) and sports facility use (1 space for every 25sqm of floorspace) can provide some guidance. This would require between 12-19 cycle parking spaces. The Darwin Green 1 sports pavilion statement requires 20 cycle parking spaces. The proposal provides ten Sheffield stands, which would provide 20 spaces, meeting the number required in the pavilion statement, and exceeding the Appendix L requirements.
- 10.48 Camcycle have objected to the number of spaces provided based on the areas of sports provision the sports pavilion is to cater to. In response to this comment the Applicant submitted a Wider Cycle Parking Provision plan showing the cycle parking available within the immediate central park

(at least 18 spaces around the tennis, basketball and sports pitches) and local centre are that will also serve the Central Park pitches and tennis courts. Along with this parking the provision is considered to be acceptable.

- 10.49 During the course of the application, in response to Camcycle comments, the stands were moved further apart to comply with local guidance and to enable use by more types of bicycle, with the end two spaces open to allow for wider adapted cycles to be parked.
- 10.50 The cycle parking has been provided adjacent to the entrance of the pavilion, and will be easily accessible from the approved cycle paths in the central park (along with the path that links to the local centre) and through the pavilion main entrance. The Cambridgeshire Constabulary has commented that the location of the cycle parking means there is very little natural surveillance over them, as no windows from the pavilion face the parking space. Whilst it is acknowledged that the pavilion building has minimal windows on all elevations (bar the terrace corner of the building), the proposed cycle parking will be between the main entrance and the changing rooms and sports pitches. This means there will be a good amount of pedestrian traffic in the area. Overall, officers consider that the location is practical and appropriately overlooked.
- 10.51 The cycle parking has been well integrated into the design of the building, and situated against the changing room block which has enabled an extended canopy of the building to provide shelter to the spaces.

#### Car parking

- 10.52 Car parking for the pavilion and sports pitches already has planning permission through the infrastructure reserved matters. Twenty car park spaces, including three disabled space are provided. The car park will be managed by the City Council sports and recreation team. The quantum and details of the car parking are therefore not within the scope of this planning application. The application includes a coach drop off area directly outside the sports pavilion.
- 10.53 The proposal is considered to accord with policy 82 of the Local Plan and the Greater Cambridge Sustainable Design and Construction SPD.

#### **10.54 Amenity**

- 10.55 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.

#### Neighbouring Properties

- 10.56 The nearest residential neighbour would be the houses at the BDW4 site, across the spine road to the north west of the sports pavilion. They are approximately 30 metres from the sports pavilion building. These houses have planning approval, development has yet to commence. As the proposal is for a single storey building, with a separation distance of 30 metres there is considered to be no impact on neighbouring amenity by way of loss of privacy, overbearing, overlooking and overshadowing.
- 10.57 The application includes an Acoustics Assessment and an ASHP compound acoustic assessment to address operation noise at the sports pavilion. The Environmental Health Officer has been consulted on the application and accepts the background noise level and that the proposed plant can be within acceptable noise limits. Particular consideration was given to the ASHP, which has an outlet to the north west of the sports pavilion. The Officer is supportive of the proposal subject to a compliance condition requiring compliance with the ASHP & ACE assessment (**condition 14**) and a condition requiring a noise insulation/mitigation scheme prior to installation of any plant (**Condition 15**) to ensure that potential impacts on surrounding neighbours is appropriately controlled.
- 10.58 Through the course of the application discussions occurred between the Applicant, City Environmental Health Officer and the City Recreation Team (who will manage the sports pavilion) regarding the types of uses to occur at the building. A 'Conditions of hire' document was drafted to address potential noise impacts from hiring out the club room, and use of amplification. Based on this draft document the Environmental Health Officer has removed their objection. A condition securing this 'Conditions of hire' document (**condition 16**) is recommended.

#### Future Occupants

- 10.59 The functions of the building were secured with the discharge of outline condition 23 with the Sports Pavilion Statement. Through the pre-application discussions improvements were made to the facilities and the layout to provide more usable spaces for future users of the facility. The proposal is consistent with the Pavilion Statement and has been reviewed by Sport England, who support the application. In particular, following comments from the Accessibility Officer, the layout plans were reviewed and meet the standards for accessibility as set out in the Sport England clubhouses guidance.
- 10.60 A third party objection has been received, seeking two separate changing rooms for officials to provide for different genders and ages using these facilities. The sports pavilion specification document and the Sport England guidance do not require separate facilities. In addition, Sport England have been consulted on the application and raise no concerns. On this basis, the internal layout of the facility is considered acceptable.

#### Contamination

- 10.61 The Environmental Health Officer advises there are no contaminated land concerns. An unexpected contamination condition (**condition 17**) is recommended.

#### Construction and Environmental Impacts

- 10.62 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 that noise and disturbance during construction would be managed through conditions restricting construction hours (**condition 18**), delivery/collection hours (**condition 19**), and piling (**condition 20**). These conditions are considered reasonable and necessary to impose.

#### Lighting

- 10.63 The Design and Access Statement provides some information on lighting including recessed spot lighting within the terrace and cycle shelter, external strip lighting above building signage, lighting around doorways where required. Lighting for pedestrian and vehicle areas will be developed in line with wider site. The Environmental Health Officer seeks a condition for the details of lighting to enable a full assessment of impacts. Cambridge Constabulary also seeks specific lighting requirements. Recommend standard lighting condition (**condition 21**) to address these concerns.

#### Summary

- 10.64 The proposal adequately respects the amenity of its neighbours and of future occupants and is considered that it is compliant with Cambridge Local Plan (2018) policies 35, 50, 51, 52, 53, 57 and 58.

#### **10.65 Public Art**

- 10.66 The Darwin Green outline secured public art across the wider Darwin Green site. Outline condition 69 required all reserved matters applications to provide a public art delivery plan. The Pavilion Statement seeks to incorporate Public Art either through the materials and design of the building or within the hard and soft landscaped curtilage. This Applicant has submitted an Interim Public Art Statement providing high level details of the location of public art to be delivered on the sports pavilion.

- 10.67 The statement proposes public art to be located on the northern elevation of the sports pavilion, which is highly visible from neighbouring BDW4 and for cyclists and vehicles entering the site. The indicative timescales provided in this statement align with discussions about delivery of public art across the wider site. A condition is recommended (**condition 22**) to require a Public Art delivery Plan to be submitted and approved.

## 10.68 Third Party Representations

10.69 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>
Insufficient changing room facilities for officials.	The facilities provided meet the requirements set out in the sports pavilion specification Sport England has been consulted and considers the provision to be acceptable.

## 10.70 Other Matters

10.71 Consultees have requested details of broadband connection, door locks on the changing rooms and management of the facility. The Applicant has advised that broadband cabling will be provided up to the building. Door locks are considered to be a detailed matter which are go beyond the scope of the consideration of this application. The Darwin Green Outline section 106 agreement sets out that the sports pavilion will be transferred to the Cambridge City Council for management, and a separate condition to secure a management plan is therefore not considered necessary.

## 10.72 Planning Balance

10.73 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).

10.74 The proposal has evolved significantly throughout the pre-application and planning process and would deliver all of the required specifications, and meet applicable policies. The result is a modern, multi-use community building that will act as a focal point to this corner of the central park. The proposal would deliver 12% BNG, is fully electric, and has a 50% reduction in water use.

10.75 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.

## 11.0 Recommendation

11.1 **Approve** subject to:

-The planning conditions and informatives as set out below with minor amendments to those conditions/informatives as drafted delegated to officers.

## **12.0 Planning Conditions**

### **1. Approved plans**

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

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

### **2. Time limit**

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).

### **3. Materials**

No development shall take place above ground level, except for demolition, 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 brick details, standing seam cladding; windows, doors, and entrances; canopies and soffits; roof cladding; external metal work, balustrades, rainwater goods, edge junctions and coping details; colours and surface finishes. 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. Hard Landscaping**

No development above ground level, other than demolition, shall commence until details of a hard 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 including inbuilt furniture on the south-eastern façade of the pavilion, and benches adjacent to the wildlife pond, public art and lighting; 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);
- b. boundary treatments indicating the type, positions, design, and materials of boundary treatments to be erected.

Reason: To ensure the development is satisfactorily assimilated into the area (Cambridge Local Plan 2018 policies 55, 56 and 59).

## **5. Green roof**

No development above ground level, other than demolition, shall commence until details of the biodiverse green roof have been submitted to and approved in writing by the Local Planning Authority prior to any superstructure works commencing on site.

Details of the green biodiverse roofs shall include means of access for maintenance, plans and sections showing the make-up of the sub-base to be used and include the following:

- An extensive substrate varying in depth from between 80-150mm.
- The proposed seed/sedum mix to be installed (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).
- 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.
- A management/maintenance plan for the green roof, detailing design intentions, and establishment and long-term management operations.
- The planting/seeding shall be implemented within the first planting season following the practical completion of the building works.
- 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.
- 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).

## **6. Landscape implementation**

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. 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.

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

## **Condition 7 BREEAM Design Stage certification**

Within 6 months of commencement of development, or as soon as reasonably practicable, 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 4 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).

### **Condition 8 BREEAM Post Construction Certification**

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. 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).

### **Condition 9 Nest boxes**

No development above ground level shall commence until a scheme for the provision of no. 3 swift nest boxes has been submitted to and approved in writing by the Local Planning Authority. The scheme shall include details of box numbers, specification and their location. No dwelling shall be occupied until nest boxes have been provided for that property in accordance with the approved scheme.

Reason: To conserve and enhance ecological interests. (Cambridge Local Plan 2018 policy 57).

### **Condition 10 Surface Water Drainage details**

No development hereby permitted shall be commenced until a detailed 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) Full results of the



proposed drainage system modelling for 1 in 1 year, 1 in 30 year and 1 in 100 (plus Climate Change) storm events

- b) Detailed drawings of the entire proposed surface water drainage system, including levels, gradients, dimensions and pipe reference numbers,
- c) Full detail on SuDS proposals, flow controls and inlet/outlets (including location, type, size, depths, side slopes, cross sections).

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

#### **Condition 11 Drainage maintenance plan**

Details for the long term maintenance arrangements for the surface water drainage system (including all SuDS features) to be submitted to and approved in writing by the Local Planning Authority prior to the first occupation of any of the buildings hereby permitted. The submitted details should identify runoff sub-catchments, SuDS components, control structures, flow routes and outfalls. In addition, the plan must clarify the access that is required to each surface water management component for maintenance purposes. The maintenance plan shall be carried out in full thereafter.

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

#### **Condition 12 Surface Water Drainage Scheme Verification**

Upon completion of the surface water drainage system, including any attenuation pond, swale, rain garden, permeable pavement and prior to their adoption by the relevant body; a survey and report from an independent surveyor shall be submitted to and approved in writing by the Local Planning Authority. The survey and report shall be carried out by an appropriately qualified Chartered Surveyor or Chartered Engineer and demonstrate that the surface water drainage system has been constructed in accordance with the details approved under planning permission. Where necessary, details of corrective works to be carried out along with a timetable for their completion, shall be included for approval in writing by the Local Planning Authority. Any corrective works required shall be carried out in accordance with the approved timetable and subsequently re-surveyed by an independent surveyor, with their findings submitted to and approved in writing by the Local Planning Authority.

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 (Cambridge Local Plan 2018 policies 31 and 32).

#### **Condition 13 Drainage onto highway**

Notwithstanding the approved plans, the proposed accesses must be constructed so that their falls and levels are such that no private water from the site drains across or onto the proposed adopted public highway. Please note that the use of permeable paving does not give the Highway Authority sufficient comfort that in future years water will not drain onto or across the proposed adopted public highway and physical measures to prevent the same must be provided.

Reason: for the safe and effective operation of the highway. Cambridge Local Plan Policies 80 and 81.

**Condition 14 Air Source Heat Pump**

The plant and associated equipment as stated within the MEC “Air Source Heat Pump Compound Acoustics Assessment”, report March 2023 (Report Ref: 23730-ENV-0402) shall be fully implemented, maintained and not altered.

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

**Condition 15 Plant noise impact assessment**

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 MEC “Acoustic Assessment” report dated March 2023 (ref: 23730-ENV-0401-Rev A).

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

**Condition 16 Noise management**

The noise mitigation requirements as stated within the Cambridge City Council “Conditions of Hire - Darwin Green Sports Pavilion” shall be fully implemented, maintained and not altered.

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

**Condition 17 Unexpected Contamination**

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).

**Condition 18 Construction / demolition hours**

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).

**Condition 19 Demolition / construction collections / deliveries**

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).

**Condition 20 Piling**

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)

**Condition 21 Artificial Lighting**

No external lighting shall be provided or installed other than in accordance with a scheme which has been submitted to and approved in writing by the Local Planning Authority. The scheme shall be carried as approved and shall be retained as such.

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

**Condition 22 Public Art**

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).

### **Condition 23 CCTV**

Prior to commencement of use, external monitored CCTV shall be installed and retained thereafter.

Reason: To increase the safety and feeling of safety for staff and any visitors using the facility in accordance with Cambridge Local Plan policy 56.

### **Informatives:**

1. The details required to discharge the submission of materials condition above should consist of a materials schedule, large-scale drawings and/or samples as appropriate to the scale and nature of the development in question.
2. SPD informative

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

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