



<b>Planning Committee Date</b>	10 January 2024
<b>Report to</b>	Cambridge City Council Planning Committee
<b>Lead Officer</b>	Joint Director of Planning and Economic Development
<b>Reference</b>	23/02952/S73
<b>Site</b>	Land South of Wilberforce Road, Cambridge
<b>Ward / Parish</b>	Newnham
<b>Proposal</b>	S73 to vary condition 2 (drawings), 18 (tree removal compliance), 19 (Arboricultural Method Statement), Tree Protection Plan, 20 (pre-commencement site meeting) 26 (hard and soft landscaping), condition 40 (bin stores), of ref: 21/02052/FUL (Demolition of existing buildings/structures and the erection of college accommodation, new access and landscaping) to include alterations to Blocks E-F, changes to trees and compliance requirements, changes to landscaping scheme and refuse storage.
<b>Applicant</b>	St Johns College
<b>Presenting Officer</b>	Charlotte Spencer
<b>Reason Reported to Committee</b>	Third party representations
<b>Member Site Visit Date</b>	N/A
<b>Key Issues</b>	1. Visual Impact 2. Amenity Impact
<b>Recommendation</b>	<b>APPROVE</b> subject to conditions

## 1.0 Executive Summary

- 1.1 The application seeks an amendment to planning permission 21/02052/FUL (granted 01.03.2022). The application was decided by the Planning Committee and provided planning permission for the “demolition of existing buildings/structures and the erection of college accommodation, new access and landscaping”.
- 1.2 The amendment is being sought under Section 73 of the Town and Country Planning Act to vary conditions nos. 2 (Drawings), 18 (Tree Removal), 19 (Arboricultural Method Statement), 20 (Trees Site Meeting), 26 (Landscaping) and 40 (Bin Stores).
- 1.3 The amendment seeks alterations to Blocks E and F, alterations to tree details, alterations to the landscaping scheme, and approval of details for the bin store.
- 1.4 Officers consider that the proposed amendments would have an acceptable level of visual impact on the character and appearance of the area and nearby heritage assets, and it would not result in any further impact on neighbour amenity than already approved.
- 1.5 Officers are satisfied that the revised tree and landscape proposals are acceptable, with suitable replacement planting integrated within the scheme where trees are to be removed. The approach is supported by the Council’s Landscape Officer and Tree Officer.
- 1.6 Officers recommend that the Planning Committee approve the application.

## 2.0 Site Description and Context

None-relevant		Tree Preservation Order	
Conservation Area	Partial	Local Nature Reserve	
Listed Building		Flood Zone	1, 2 and 3
Building of Local Interest		Green Belt	adj
Historic Park and Garden		Protected Open Space	adj
Scheduled Ancient Monument		Controlled Parking Zone	
Local Neighbourhood and District Centre		Article 4 Direction	

- 2.1 The application site is located to the south of Wilberforce Road and Adams Road. The site abuts the car park which serves the University Sports Ground, which consists of the athletics track, sports pavilion, and all weather pitches. The north east of the application site adjoins the rear

gardens of Nos.9 and 10 Adams Road. To the south and south east of the site is Herschel Road and Clare Hall West Court Buildings.

2.2 The site is predominantly undeveloped scrubland, with one bungalow sited in the south-eastern section. In terms of site constraints, the southern and eastern part of the site fall within the West Cambridge Conservation Area whilst the north western portion falls just outside. The site abuts the Cambridge Green Belt, which is to the west of the site. The site lies within Flood Zone 1 (low risk), however, the land to the south east of the site are within Flood Zones 2 and 3 due to the proximity to Bin Brook.

2.3 There are several trees within the site, those within the Conservation Area have statutory protection and those outside are subject to a tree preservation order (TPO). The west part of the site is allocated for student accommodation (120 units) in the adopted Local Plan.

### **3.0 The Proposal**

3.1 The application seeks an amended to planning permission 21/02052/FUL for the demolition of existing buildings/structures and the erection of college accommodation, new access and landscaping (granted 01.03.2022).

3.2 The amendments include:

- Alterations to Blocks E and F including the widening of gable chimneys and increase in the roof ridge, eaves and chimney heights (condition 2).
- Updates to the approved tree documents to include impacts upon retained trees that were not previously addressed, including the removal of additional trees (conditions 18, 19 and 20).
- Updates to the approved landscape strategy to mitigate the impacts on the retained trees (condition 26).
- Submission of the northern standalone bin store details (condition 40).

3.3 During the determination process, planting plans have been amended to correctly show the changes and the Tree Addendum Report has been amended. Further consultations have been carried out as appropriate and no objections raised.

3.4 The original application (21/02052/FUL) was brought to Planning Committee on 02.02.2022.

## 4.0 Relevant Site History

Reference	Description	Outcome
21/02052/FUL	Demolition of existing buildings/structures and the erection of college accommodation, new access and landscaping	PERM 01.03.2022

4.1 Some of the details required be conditions which are relevant to this application have previously been discharged:

Condition 19 – Arboricultural Method Statement: 21/02052/CONDD

Condition 20 – Trees Site Meeting: 21/02052/CONDB

Condition 26 – Landscaping: 21/02052/CONDH

4.2 Condition 18 (tree removal) is a compliance condition and so there is no requirement to approve any details.

4.3 No application to discharge condition 40 (bin stores) has been submitted.

4.4 Work has begun on the site.

## 5.0 Policy

### 5.1 National

National Planning Policy Framework 2023

National Planning Practice Guidance

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 19: West Cambridge Area of Major Change

Policy 27: Site specific development opportunities

Policy 28: Sustainable design and construction, and water use

Policy 31: Integrated water management and the water cycle

Policy 32: Flood risk

Policy 33: Contaminated land

Policy 34: Light pollution control

Policy 35: Human health and quality of life

Policy 36: Air quality, odour and dust

Policy 46: Development of student housing

Policy 50: Residential space standards

Policy 51: Accessible homes

Policy 55: Responding to context

Policy 56: Creating successful places

Policy 57: Designing new buildings

Policy 59: Designing landscape and the public realm

Policy 61: Conservation and enhancement of historic environment  
Policy 70: Protection of priority species and habitats  
Policy 71: Trees  
Policy 80: Supporting sustainable access to development  
Policy 81: Mitigating the transport impact of development  
Policy 82: Parking management

### **5.3 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  
Public Art SPD – Adopted January 2009  
Trees and Development Sites SPD – Adopted January 2009

### **5.5 Other Guidance**

West Cambridge Conservation Area Appraisal (2011)

### **6.0 Consultations**

#### **6.1 Conservation Officer – No objection**

#### **6.2 County Highways Development Management – No objection**

6.3 The alterations do not change the Highway Authority's original comments. Conditions sought and required under 21/02052/FUL should be re-imposed.

#### **6.4 County Archaeology – No comments**

#### **6.5 Designing Out Crime Officer - Comment**

6.6 No objection to vary condition 40 (Bin Stores)

6.7 In terms of condition 2, the parking shelters themselves will not be secure. Access roads, footpaths, parking and cycle stores should be lit by columns designed to BS5489-1:2020.

#### **6.8 Ecology Officer – No objection**

#### **6.9 Environmental Health – No comment**

## **6.10 Landscape Officer – No objection**

*Amended Comments 23.11.2023*

6.11 No objections following revised tree report and landscape plan.

*Original Comments 30.08.2023*

6.12 The proposed increases in planting are acceptable but the planting plans need to be updated. There is an error on the tree constraints plan. The proposed bin store is acceptable.

## **6.13 Lead Local Flood Authority – No comments**

## **6.14 Senior Sustainability Officer – No objection**

6.15 The amendments to build up the roof of blocks E and F to achieve the necessary thermal performance is supported from a sustainable perspective as this will ensure achievement of the Passivhaus standard.

## **6.16 Sustainable Drainage Officer – No comments**

## **6.17 Tree Officer – No objection**

*Amended Comments 18.12.2023*

6.18 No objection

*Original Comments 26.10.2023*

6.19 No formal objection to the additional tree removals as they are proposed for sound practical/arboricultural reasons. This is subject to the replacement planting. However, the tree protection plan and planting plans should be updated to reflect the changes.

## **7.0 Third Party Representations**

7.1 Three representations have been received.

7.2 Those in objection have raised the following issues:

- Loss of trees;
- Impact on the screening of the site and replacement are too small;
- Removal of trees is contrary to the original planning permission.

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 Practice Guidance states that new issues may arise after planning permission has been granted, which require modification of the approved proposals. [Paragraph: 001 Reference ID: 17a-001-20140306].

- 8.2 The applicant has sought to amend the conditions attached to the original planning permission by seeking to make a minor material amendment.
- 8.3 Planning Practice Guidance advises that there is no statutory definition of a 'minor material amendment' but it is likely to include any amendment where its scale and/or nature results in a development that is not substantially different from the one which has been approved. [Paragraph: 017 Reference ID: 17a-017-20140306] Case law has established the test which governs section 73 cases is to be found in R v Coventry City Council, ex p. Arrowcroft Group plc [2001] PLCR 7, in which Sullivan J held that, under that section, a local planning authority: "is able to impose different conditions upon a new planning permission, but only if they are conditions which the council could lawfully have imposed on the original planning permission in the sense that they do not amount to a fundamental alteration of the proposal put forward in the original application." (para. 33).
- 8.4 Where an application under Section 73 is granted, the effect is the issue of new planning permission, sitting alongside the original permission, which remains intact and unamended [Paragraph: 015 Reference ID: 17a-015-20140306].
- 8.5 The modifications proposed in this instance include:
- Alterations to Blocks E and F including the widening of gable chimneys and increase in the roof ridge, eaves and chimney heights (condition 2).
  - Updates to the approved tree documents to include impacts upon retained trees that were not previously addressed, including the removal of additional trees (conditions 18, 19 and 20).
  - Updates to the approved landscape strategy to mitigate the impacts on the retained trees (condition 26).
  - Submission of the northern standalone bin store details (condition 40).
- 8.6 In line with the advice of the PPG, it is considered that the scale and/or nature of the proposed minor material amendments would not result in a development that is substantially different from the one which has been approved.
- 8.7 The proposed amendments are therefore within the remit of section 73 of the Town and County Planning Act 1990.
- 8.8 Design, Layout, Scale and Landscaping and Impact on Heritage Assets**
- 8.9 Policies 55, 56, 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.

- 8.10 Policies 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. 136 of the NPPF seeks for existing trees to be retained wherever possible.
- 8.11 The application site falls partially within the West Cambridge Conservation Area. Section 72 provides that special attention shall be paid to the desirability of preserving or enhancing the character or appearance of a Conservation Area. Para. 205 of the NPPF set out that when considering the impact of a proposed development on the significance of a designated heritage asset, great weight should be given to the asset's conservation, and the more important the asset, the greater the weight should be. Any harm to, or loss of, the significant of a heritage asset should require clear and convincing justification. Policy 61 of the Cambridge Local Plan aligns with the NPPF advice.

#### Alterations to Blocks E and F

- 8.12 The alterations to Blocks E and F involve the widening of one of the gable end chimneys on each block by approximately 0.3 metres and the raising of the roof, which would result in the increase of the eaves by approximately 0.1m, increase of the ridge by approximately 0.175 metres and increase of the maximum chimney height by approximately 0.13 metres.
- 8.13 It is considered that these amendments are small in additional bulk and would have a very limited impact on the character and appearance of the area, particularly compared to the existing consent.

#### Bin Store Details

- 8.14 Most of the bin stores were already approved under the original application as they were integrated within Blocks B-G. These stores had already been considered acceptable in terms of design and appearance.
- 8.15 Further details have been submitted for the freestanding store to the north of the site. This enclosure would be timber clad and would include a garden store, which would be higher than then enclosure with a height of approximately 2.55 metres.
- 8.16 This store is considered to have an acceptable impact on the visual amenity on the site and the Landscape Officer has raised no concerns with the design.



## Trees

- 8.17 The variation to the approved consent involves the loss of additional trees within the site. The additional trees to be lost are T12, T13, G1 (portion of), T25, T26, G4 (1x tree).
- 8.18 The landscape plans have been updated to mitigate the impact of the loss of the trees. The changes include the planting of 10 new semi-mature trees and seeks to mitigate the impact of the loss of 5 trees and 3 hedgerows within G1.
- 8.19 One Lime tree and one Hawthorn tree will be planted to mitigate the loss of T12 and T13. Three semi-mature Wild Cherry trees and one semi-mature Common Hazel tree would be planted to mitigate the loss of T25 and T26, along with additional planting. Two Apple trees would replace the loss of one apple tree within G4.
- 8.20 The Council's Landscape Officer has reviewed the information and has not raised any objections to the proposal.
- 8.21 The Council's Tree Officer has reviewed the information and has no objection to the loss of the trees, subject to suitable replacement as outlined in the submitted tree mitigation strategy. Compliance with this document can be secured by way of the amended wording of the landscaping condition.
- 8.22 Comments made by third parties regarding the loss of the trees and the impact on the visual amenity are noted.
- 8.23 The proposal results in five additional trees being removed plus a portion of G1; all the live trees would be replaced. The dead trees would be replaced with planting palettes. Neither the Council's Tree Officer nor the landscape officer have objected to this, and officers are satisfied with the replacements proposed.
- 8.24 Furthermore, most of the additional trees affected would be along the boundary with the University Sports Ground and so it is considered would have limited impact on the public realm. Whilst it is noted that the replacement trees may not be as large as those being removed, the number of trees to be affected is considered to have a limited additional impact to what has already been approved. Officers therefore do not consider it would be reasonable to refuse the application on this basis.

## Other Considerations

- 8.25 In heritage terms, officers are satisfied with the proposed variations, noting that the Council's Conservation Officer has not raised any material conservation issues.

## Conclusion

- 8.26 Subsequently, it is considered that the proposed changes would have an acceptable impact on the visual amenity of the surrounding areas, have an acceptable impact on the heritage assets and would incorporate appropriate landscaping.
- 8.27 The proposal is compliant with Cambridge Local Plan (2018) policies 55, 56, 58, 59, 61 and 71 and the NPPF.

### **8.28 Amenity**

- 8.29 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.
- 8.30 It is considered that due to the limited scale of the amendments to Blocks E and F and the size and scale of bin store in conjunction with the separation distances from residential neighbours, these elements would not result in a detrimental impact on neighbour amenity in terms of loss of light, loss of outlook, sense of dominance, loss of privacy or noise and disturbance.

### **8.31 Third Party Representations**

- 8.32 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>
Contrary to original planning permission	Planning Practice Guidance states that new issues may arise after planning permission has been granted, which require modification of the approved proposals.  This can be done by way of an application to vary to conditions (Section 73) of which the applicant has submitted.

### **8.33 Other Matters**

- 8.34 The comments by the Designing Out Crime Officer regarding condition 2 are noted, however, the elements highlighted are not being sought for amendment.
- 8.35 In accordance with the PPG, to assist with clarity, a decision notice for the grant of planning permission under Section 73 will repeat the relevant conditions from the original planning permission. Some conditions have already been discharged, therefore for clarity, a linking condition will be

added to ensure that the development is built in accordance with the previously approved details.

- 8.36 Works have begun on site, therefore, condition 1 (time limit) is no longer relevant and will not be included in the decision notice should the application be approved.
- 8.37 Condition 18 was a compliance condition, and this would be amended to refer to the current details submitted as part of this application. This is now condition 17.
- 8.38 In terms of condition 19, the Arboricultural Method Statement was previously approved under 21/02052/CONDD. This application allows for the alterations to the approved details to include the removal and replacement of the additional trees as set out above. The condition will be varied to a compliance condition to secure the details submitted and would form condition 18 of any new consent.
- 8.39 In regard to Condition 20, the meeting as requested by the condition took place in February 2022 and was discharged under 21/02052/CONDB. Since then a second meeting has taken place between the applicants and the Council's Tree Officer on 30 March 2023 following the realisation of the need to remove more trees. This condition will be altered to be a compliance condition with these meetings and would form condition 19 of any new consent.
- 8.40 Condition 26 was previously discharged under 21/02052/CONDH. Some of the documents approved under this application have now been altered. This condition will be altered to a compliance condition listing the new documents and those previously approved and unchanged under the discharge of condition application and would form condition 25 of any new consent.
- 8.41 In terms of condition 40, the design hereby recommended for approval would be listed as an approved plan. As such, it is considered that condition 40 can now fall away as the details are confirmed within the approved plans list.

#### **8.42 Planning Balance**

- 8.43 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).
- 8.44 Having taken into account the provisions of the development plan, NPPF and NPPG guidance, the statutory requirements of section 72(1) of the Town and Country Planning (Listed Buildings and Conservation Areas) Act 1990, the views of statutory consultees and wider stakeholders, as well as

all other material planning considerations, the proposed development is recommended for approval.

#### **8.45 Recommendation**

#### **8.46 Approve subject to:**

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

#### **Planning Conditions**

1. 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. No construction work or demolition work shall be carried out or plant 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 with prior written approval of the Local Planning Authority.

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

3. There shall be no collections from or deliveries to the site during the demolition and construction stages outside the hours of 0800 hours and 1800 hours on Monday to Friday, 0800 hours to 1300 hours on Saturday and at no time on Sundays, Bank or Public Holidays unless with the prior written approval of the local planning authority.

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

4. In the event of piling, no development shall commence except for site investigations, site clearance (including removing vegetation/trees) and demolition, 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)

5. No development except for site investigations and site clearance (including removing vegetation/trees), shall commence until a scheme to minimise the spread of airborne dust from the site including subsequent dust monitoring during the period of demolition and construction, has been submitted to and approved in writing by the local planning authority. The development shall be implemented in accordance with the approved scheme.

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

6. The plant / equipment operational noise levels and noise mitigation scheme hereby approved shall be installed / implemented fully in accordance with the operational noise levels and noise mitigation scheme measures as specified in the submitted 'Noise Survey Report' (Ref:16200010376 Version b) produced by Ramboll and dated July 2021 and shall be fully maintained and retained thereafter.

Reason: To protect the amenity of properties from noise in accordance with Policy 35 (Protection of human health and quality of life from noise and vibration) of Cambridge Local Plan 2018

7. 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).

8. No material for the development (or phase of) shall be imported or reused until a Materials Management Plan (MMP) has been submitted to and approved in writing by the Local Planning Authority. The MMP shall include:
  - a) details of the volumes and types of material proposed to be imported or reused on site
  - b) details of the proposed source(s) of the imported or reused material

- c) details of the chemical testing for ALL material to be undertaken before placement onto the site.
- d) results of the chemical testing which must show the material is suitable for use on the development
- e) confirmation of the chain of evidence to be kept during the materials movement, including material importation, reuse placement and removal from and to the development.

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

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

9. The development (or each phase of the development where phased) shall not be occupied until a Verification/Validation Report demonstrating full compliance with the Remediation Strategy detailed in 'Site Investigation Report' (Ref:C15091) produced by Ground Engineering and dated October 2020 has been submitted to and approved in writing by the Local Planning Authority.

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

10. No external lighting shall be provided or installed until an artificial lighting impact assessment and mitigation scheme as required has been submitted to and approved in writing by the local planning authority. The assessment shall include the following:

(i) the method of lighting (including luminaire type / profiles, mounting location / height, aiming angles / orientation, angle of glare, operational controls, horizontal / vertical isolux contour light levels and calculated glare levels to receptors)

(ii) the extent/levels of illumination over the site and on adjacent land and predicted lighting levels at the nearest light sensitive receptors

All artificial lighting must meet the Obtrusive Light Limitations for Exterior Lighting Installations contained within the Institute of Lighting Professionals Guidance Notices for the Reduction of Obtrusive Light - GN01/20 (or as superseded).

The scheme shall be carried out 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)

11. Prior to the occupation of the development the proposed electric vehicle charge points as detailed in the Transport Assessment Rev D (July 2021) shall be provided in accordance with these details and retained thereafter. The EV charge points must include the following:

1. Eight slow electric vehicle charge points with a minimum power rating output of 7kW
  2. Additional passive electric vehicle charge provision of the necessary infrastructure including capacity in the connection to the local electricity distribution network and electricity distribution board, as well as the provision of cabling to parking spaces for seven car parking spaces to facilitate and enable the future installation and activation of additional active electric vehicle charge points as required
  3. The electric vehicle charge points shall be designed and installed in accordance with BS EN 61851 or as superseded.
- The electric vehicle charge point scheme shall be fully installed prior to the first occupation and maintained and retained thereafter.

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

12. Prior to the first occupation of the development the highway improvement works as shown on drawing number 332210130/01 shall be fully implemented and open for use. The scheme shall subsequently be implemented and shall be retained in accordance with those details unless the improvement works at the junction associated with the development at West Cambridge are implemented and completed beforehand.

(Reason: to ensure that the highway network is adequate to cater for the development proposed in accordance with Policies 80 and 81 of the Cambridge City Local Plan 2018)

13. No occupation of any building shall take place until a Travel Plan in accordance with Travel Plan revision C by Stantec dated April 2021 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. The Travel Plan shall be implemented as approved upon the occupation of the development and monitored in accordance with details to be agreed in writing by the Local Planning Authority.

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

14. No development shall take place above ground level, except for site investigations, site clearance (including removing vegetation/trees) and 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 photographs of the materials detailing the specification and manufacturer. 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, 57 and 61).

15. No brickwork above ground level shall be laid until a sample panel of at least 1m x 1m has been prepared on site detailing the choice of brick, bond, coursing, special brick patterning, mortar mix, design and pointing technique. The details shall be submitted to and approved in writing by the Local Planning Authority. The approved sample panel is to be retained on site for the duration of the works for comparative purposes, and works will take place only in accordance with approved details.

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

16. The development, hereby permitted, shall not be occupied or the use commenced, until details of facilities for the covered, secure parking of cycles for use in connection with the development have been submitted to and approved in writing by the Local Planning Authority. The details shall include the means of enclosure, materials, type and layout. The facilities shall be provided in accordance with the approved details and shall be retained as such.

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

17. The tree removals required as part of the facilitation works shall be carried out in accordance with the details shown on the submitted Tree Removal Plan, reference 19558/TCP/01 Rev D located within Appendix A of the Tree Addendum Report by Hayden's Arboricultural Consultants dated 18 December 2023 and BS 3998.

Reason: To ensure compliance with approved facilitation works and tree removal plan (Policy 71).

18. The development hereby approved, shall be constructed in strict accordance with Trees and Construction BS5837 Arboricultural Method Statement by Indigo Surveys dated April 2022 as amended by Tree Addendum Report by Hayden's Arboricultural Consultants dated 18



December 2023, unless otherwise agreed in writing by the Local Planning Authority.

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

19. The development hereby approved, shall be constructed in compliance with the meetings held with the Council's Arboriculturist on 03 February 2022 and 30 March 2023 unless otherwise agreed in writing by the Local Planning Authority.

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

20. The approved tree protection methodology will be implemented throughout the construction of the development and the agreed means of protection shall be retained on site until all equipment, and surplus materials have been removed from the site. Nothing shall be stored or placed in any area protected in accordance with approved tree protection plans, and the ground levels within those areas shall not be altered nor shall any excavation be made without the prior written approval of the local planning authority. If any tree shown to be retained is damaged, remedial works as may be specified in writing by the local planning authority will be carried out.

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

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

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

22. No demolition works shall commence on site until a demolition traffic management plan has been submitted to and agreed in writing by the

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

Reason: in the interests of highway safety (Cambridge Local Plan 2018 Policy 81)

23. No construction works shall commence on site until a construction traffic management plan has been submitted to and agreed in writing by the Local Planning Authority. Development shall be carried out in accordance with the approved details.

Reason: in the interests of highway safety (Cambridge Local Plan 2018 Policy 81)

24. The development shall not be occupied 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 accord with the provisions of Cambridge City Council Public Art SPD (2010) and policies 55 and 56 of the Cambridge Local Plan 2018.

25. The hard and soft landscaping scheme for the development, hereby approved, shall be built in accordance with the following documents unless otherwise agreed in writing with the Local Planning Authority:

Tree Mitigation Strategy by Allies and Morrison (19 April 2023).  
Drawing 20014\_90\_301 Rev T5 (Planting North) (06 November 2023)  
Drawing 20014\_90\_302 Rev T7 (Planting West) (06 November 2023)  
Drawing 20014\_90\_303 Rev T7 (Planting East) (06 November 2023)  
Drawing 20014\_90\_304 Rev T7 (Planting South) (06 November 2023)  
Drawing 20014\_90\_300 Rev T4 (Planting Schedule) (31 July 2023)  
Drawing 20014\_90\_305 Rev T2 (Planting Schedule) (31 July 2023)  
Drawing 20014\_90\_100 Rev C2 (Landscape Site Plan) (31 July 2023)  
Drawing 20014\_90\_201 Rev C2 (Hardwork North) (31 July 2023)  
Drawing 20014\_90\_202 Rev C2 (Hardwork West) (31 July 2023)

Drawing 20014\_90\_203 Rev C2 (Hardwork East) (31 July 2023)  
Drawing 20014\_90\_204 Rev C2 (Hardwork South) (31 July 2023)  
In conjunction with the following documents which were approved under 21/02052/CONDH:  
Drawing 20014\_90\_500 Rev T1 (Detail Landscape Sections A-D) (25 August 2021);  
Drawing 20014\_90\_501 Rev T1 (Detail Landscape Sections E-H) (25 August 2021);  
Drawing 20014\_90\_502 Rev T1 (Detail Landscape Sections I-L) (25 August 2021);  
Drawing 20014\_90\_503 Rev T1 (Detail Landscape Sections M-P) (25 August 2021);  
Drawing 20014\_92\_010 Rev T1 (Fences) (25 August 2021);  
Drawing 20014\_94\_001 Rev T1 (Paving Types and Edges) (25 August 2021);  
Drawing 20014\_94\_020 Rev T1 (Terrace and Steps) (25 August 2021);  
Drawing 20014\_94\_021 Rev T1 (Terrace and Steps) (25 August 2021);  
Drawing 20014\_94\_100 Rev T1 (Tree Pits Detail) (25 August 2021);  
Drawing 20014\_94\_110 Rev T1 (Garden Swale) (25 August 2021);  
Drawing 20014\_94\_111 Rev T1 (Rain Water Gardens) (25 August 2021);  
Drawing 20014\_97\_000 Rev T1 (Details - Furnitures) (25 August 2021);  
Drawing 20014\_99\_000 Rev T1 (Landscape Specification) (25 August 2021);  
Drawing 20014\_99\_100 Rev T1 (Landscape Management Plan) (9 June 2022).  
Drawing 20014\_94\_002 Rev T1 (Paving Types and Edges) (12 October 2022)

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

26. No development shall take place except for site investigations, site clearance (including removing vegetation/trees) and demolition, until the details of all groundworks and soil movement relating to the development are submitted and approved by the local authority. Details should include a Soils Management Plan detailing protection of ground to be reinstated to open space, sustainable drainage or general landscape, methodology of soil stripping, storage, handling, haul routes, formation level decompaction measures, soil re-spreading and decompaction as well as soil disposal (if necessary). All groundworks should be carried out in accordance with the approved details and in accordance with the recognised 'Construction Code of Practice for the Sustainable Use of Soils on Construction Sites' produced by DEFRA and Protecting and Enhancing Soils Policy Position Statement produced by Chartered Institute of Water and Environmental Management (CIWEM).

Reason: To ensure that the details of the groundworks are acceptable. (Cambridge Local Plan 2018; Policies 55, 57 and 59)

27. No archaeological investigations shall take place until a method statement has been submitted and approved by the local authority. Details should include assurance that the topsoils and subsoils shall be stored separately and formation levels will be protected against compaction where future landscape will be located.

Reason: To ensure that the details of the groundworks are acceptable. (Cambridge Local Plan 2018; Policies 55, 57 and 59)

28. No development shall commence above ground level except for site investigations, site clearance (including removing vegetation/trees) and demolition, until a scheme for the design, interpretation and long-term management of the straight route of the NE-SW 'Roman Road Path' within the site shown on Site Plan - Ground Floor, drawing 20014\_07\_000 rev A has been submitted for approval by the Local Planning Authority. The scheme should include:

- (i) the materials for the surface treatment for the hard section of the path through the living space and soft section of the path through the woodland;
- (ii) the design and materials for suitable waymarking along the path
- (iii) an outline for the scheme of heritage interpretation for displaying in the Porter's Lodge and on the local accommodation or College website,
- (iv) integration of the long-term management of the straight route of the 'Roman Road Path' within the Landscape Management Plan for the development.

Reason: To interpret and conserve the straight line of the Roman Road (Akeman Street, Margary Road 23a) legibly within the landscape of the new development for long term public benefit.

29. No development shall commence except for site investigations, site clearance (including removing vegetation/trees) and demolition, until the applicant, or their agents or successors in title, has implemented a programme of archaeological work that has been secured in accordance with a Written Scheme of Investigation (WSI), which has been submitted to and approved by the Local Planning Authority in writing. For land that is included within the WSI, no development shall take place other than under the provisions of the agreed WSI, which shall include:

- a) The statement of significance and research objectives;
- b) The programme, methodology and timetable of fieldwork and the nomination of a competent person(s) or organisation to undertake the agreed works;
- c) Implementation of fieldwork;
- d) A post-excavation assessment report (to be submitted within six months of the completion of fieldwork);
- e) A post-excavation analysis report, preparation of the physical and digital archaeological archives ready for deposition at accredited stores approved by the Local Planning Authority, completion of an archive report, and

submission of a publication report (to be completed within two years of the completion of fieldwork).

Reason: To safeguard archaeological assets within the approved development boundary from impacts relating to any demolitions or groundworks associated with the development scheme and to ensure the proper and timely preservation and/or investigation, recording, reporting and presentation of archaeological assets affected by this development, in accordance with national policies contained in the National Planning Policy Framework (MHCLG 2019).

30. Site clearance (including removing vegetation/trees) shall proceed in accordance with the Construction Ecological Management Plan (ref 19-2169.03) produced by Delta Simons and dated 26 November 2021 which includes the works being overseen by an appropriately competent ecological clerk of works or ecologist. The appointed person shall undertake all activities, and works shall be carried out, in accordance with the approved details.

Reason: To ensure that before any development commences ecological interests will be fully conserved and enhanced. (Cambridge Local Plan 2018 policy 57).

31. Prior to occupation an ecological sensitive lighting strategy 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 to light disturbance for bats and invertebrates
- 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
- c) Demonstrate through building design, material and lighting specification that internal lighting spill from the new development will not adversely impact the areas / features identified as sensitive.

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

Reason: To ensure that before any development commences ecological interests will be fully conserved and enhanced. (Cambridge Local Plan 2018 policy 57).

32. No development shall be occupied until a Landscape and Ecological Management Plan (LEMP) has been submitted to, and approved in writing by, the local planning authority. The LEMP shall include the following:

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

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

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

33. The four units (16 rooms) as shown on page 143 of the design and access statement which are identified as meeting the requirements of M4 (3) accessible units of the building regulations shall be installed in accordance with these details and retained as such thereafter.

Reason: To ensure provision for disabled students in accordance with policy 46 of the Cambridge Local Plan 2018.

34. The accommodation buildings hereby permitted shall be designed in accordance with the Passivhaus standard. Prior to occupation, or as soon as practicable after occupation, evidence of Passivhaus certification shall be submitted to and approved in writing by the local planning authority.

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

35. No development except for site investigations, site clearance (including removing vegetation/trees) and demolition, 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 be based upon the principles within the agreed Grange Lane College Accommodation, Situated South of Wilberforce Road, Cambridge- Flood Risk and Drainage Strategy report prepared by Smith and Wallwork engineers rev P02, dated 11/03/2021 and Drainage Addendum- Doc reference 000278-SAW-ZZ-ZZ-CO-C-001 dated 05/07/2021 prepared by Smith and Wallwork and shall also include:

- a) Full results of the proposed drainage system modelling for the QBAR, 3.3% Annual Exceedance Probability (AEP) (1 in 30) and 1% AEP (1 in 100) 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;
- b) Detailed drawings of the entire proposed surface water drainage system, including levels, gradients, dimensions and pipe reference numbers;
- c) Full details of the proposed attenuation and flow control measures;
- d) Site Investigation and infiltration test results in accordance with BRE365;
- e) Details of overland flood flow routes in the event of system exceedance, with demonstration that such flows can be appropriately managed on site without increasing flood risk to occupants;
- 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

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

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 policy 31).

36. No building hereby permitted shall be occupied until a foul water drainage scheme for the site has been submitted to and approved in writing by the local planning authority. The works shall be implemented in accordance with the approved details.

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.

37. No development, except for site investigations, site clearance (including removing vegetation/trees) and demolition but including preparatory works, shall commence until details of measures indicating how additional surface water run-off from the site will be avoided during the construction works have been submitted to and approved in writing by the Local

Planning Authority. The applicant may be required to provide collection, balancing and/or settlement systems for these flows. The approved measures and systems shall be brought into operation before any works to create buildings or hard surfaces commence.

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

38. The development hereby permitted shall not be used or occupied until a water efficiency specification, based on the BREEAM Wat01 Water Calculator Methodology, has been submitted to approved in writing by the local planning authority. The specification shall demonstrate the achievement of at least 3 credits for water efficiency (Wat01) and that the development will be carried out in accordance with the agreed details.

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

39. The flat roof(s) hereby approved shall be a Green Roof or Brown Roof in perpetuity unless otherwise agreed in writing by the Local Planning Authority. A Green Roof shall be designed to be partially or completely covered with plants in accordance with the Cambridge Local Plan 2018 glossary definition, a Brown Roof shall be constructed with a substrate which would be allowed to self vegetate.

Reason: To ensure that the development integrates the principles of sustainable design and construction and contributes to water management and adaptation to climate change (Cambridge Local Plan 2018 policies 28 and 31)

40. Conditions 3-17, 21-25, 27-39 and 41 of the varied planning permission reference 21/02052/FUL as set out above shall continue to apply to this permission. Where the replicated conditions pertaining to the varied permission reference 21/02052/FUL have been discharged, the development of this permission shall be carried out in accordance with the terms of discharge and those conditions shall be deemed to be discharged for this permission also unless alternative details are otherwise agreed through a separate discharge of the conditions as set out above.

Reason: To define the terms of the application.

## **Informatives**

1. To satisfy and discharge Environmental Health conditions relating to construction / demolition and operational artificial lighting, contaminated



land, noise / sound, air quality (including Electric Vehicle Charging) and odours / fumes / smoke, any impact assessment and mitigation as required, shall be in accordance with the scope, methodologies and requirements of relevant sections of the 'Greater Cambridge Sustainable Design and Construction Supplementary Planning Document, (Adopted January 2020)' <https://www.cambridge.gov.uk/greater-cambridge-sustainable-design-and-construction-spd> and in particular section 3.6 - Pollution (pages 76-144) and the following associated appendices:

- 3: Gas Fired Combined Heat and Power (CHP)- Advice note for developers in Cambridge and South Cambridgeshire on reducing the impact on Air Quality (pages 194-198)
- 6: Requirements for Specific Lighting Schemes (pages 205 -207)
- 7: The Development of Potentially Contaminated Sites in Cambridge and South Cambridgeshire: A Developers Guide (pages 208-229)
- 8: Further technical guidance related to noise pollution (pages 230-256)

Due regard should also be given to relevant and current up to date Government / national and industry British Standards, Codes of Practice and best practice technical guidance

2. This permission is subject to a S106 Agreement dated 23rd February 2022.