



Planning Committee Date	11 June 24
Report to Lead Officer	Cambridge City Council Planning Committee Joint Director of Planning and Economic Development
Reference	23/04849/FUL
Site	Car Park Pool Way Cambridge Cambridgeshire CB5 8NT
Ward / Parish Proposal	Abbey Replacement of existing artificial pitch with a new multi use games area (including tennis court), construction of new bowls green, erection of new pavilion and associated works.
Applicant	Cambridge Investment Partnership
Presenting Officer	Aaron Coe
Reason Reported to Committee	Third party representations have been received which are contrary to the officer recommendation. The application is a Regulation 3 planning application as Cambridge City Council has a direct interest in the application as part applicant.
Member Site Visit Date	N/A
Key Issues	<ol style="list-style-type: none">1. Context of the site, design, scale and external spaces.2. Protected Open Space.3. Reprovision of a replacement facilities of equivalent or greater quality.

1.0 Executive Summary

- 1.1 The application seeks planning permission for the removal of existing car parking and hardstanding to be replaced by a new bowls green, new pavilion and associated works. The application also seeks to replace an existing artificial pitch with an upgraded multi use games area.
- 1.2 The proposed relocation of existing facilities to the Abbey Leisure complex would facilitate the construction of 120 affordable homes, community facilities and new local centre (planning application reference 23/04687/FUL).
- 1.3 The proposed development would provide a high-quality development, providing new, high quality and improved sports facilities open for community use.
- 1.4 The re-location of the facilities will offer significant social benefits through providing enhanced and high quality sporting facilities which will add to the visibility, flexibility, useability, and attractiveness of the new bowls club and multi use games area.
- 1.5 Officers recommend that the Planning Committee resolve to grant planning permission subject to the imposition of conditions.

2.0 Site Description and Context

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

- 2.1 The application site comprises two small parcels of land. The eastern parcel comprises of an existing area of hardstanding with a number of existing boundary trees/hedges and is provided as an overspill car park for the existing Abbey Leisure Complex. It is located immediately adjacent to Pool Way. The eastern parcel of land is abutted by allotments to the north, the Abbey Leisure centre to the south west and the main car park associated with Abbey Leisure to the south and east. An RSPCA rescue centre is located to the north east of the site. Pool Way forms the main access to the Leisure Centre and aligns the site to the east.

- 2.2 This part of the site is partially designated as protected open space within the Cambridge Local Plan (2018). The protected open space impact will be assessed in more detail later in this report. The site has long been in use as a hard surfaced car park. There are no environmental or heritage designations and this part of the site also falls within Flood Zone 1.
- 2.3 Moving onto the western parcel, as existing this land consists of a small and under sized multi use games area (MUGA), that is located directly adjacent to the main and full sized astroturf pitch. This undersized area is to be increased in width and resurfaced to provide a new, modern and high quality playing surface suitable for a range of sports (including tennis). The western site area is also designated as protected open space, along with the Whitehill allotments and Coldham's Common. The line of the Green Belt follows the northern edge of Coldham's Common and therefore includes this part of the application site. This part of the site falls within Flood zones 2 and 3.

3.0 The Proposal

- 3.1 This application proposes the removal of the existing overflow car parking area and hardstanding to enable the construction a new bowls green, new pavilion landscaping and associated works. The application also seeks to replace an existing artificial pitch with an upgraded multi use games area.
- 3.2 The proposed new bowling green will comprise of a 35 x 35 metre green with a 1.2 metre wide perimeter path, located off Pool Way. The proposals also introduce an outdoor seating terrace, covered seating area, external storage and soft landscaping around the perimeter. The pavilion is proposed to be located to the northwest corner of the site, which will be accessed by the bowling green perimeter path, and will comprise of a single storey building with a sloping/overhanging roof to provide shade / shelter along the front elevation. The pavilion has been designed to offer a more flexible use which would allow indoor carpet bowls to be played. The proposed building footprint has been designed to maximise the bowling green size whilst providing a flexible internal space that can allow, amongst other things, indoor carpet bowls. The building measures 131.7 sqm in area and includes changing rooms, toilets, storage and flexible use space.
- 3.3 A parking area will be located directly adjacent to the main bowling green entrance next to the existing RSPCA building situated to the east of the site. Five new parking bays are provided to the north-east side of the green, and the existing RSPCA bays to the front of the clinic will be re-surfaced as part of the works. Cycle parking is proposed adjacent to the main bowling green entrance. The site will utilise the existing external refuse storage area located in front of the Abbey Leisure Centre.
- 3.4 The existing Multi Use Games Area (MUGA) at the Abbey Leisure Complex is undersized, damaged surface and not fit for purpose. The existing MUGA is currently used informally for football. With a width of 15.5m, it is substantially narrower than the Sport England guidelines for 5-a-side football and its width restricts use for other sports. The proposed enhanced MUGA will be increased

by 3 metres in width to be in accordance with Sports England guidelines. The new MUGA is proposed have 4.5m high sports fencing and polymeric surfacing designed to Sports England standards and will be provided with a dedicated storage area, alongside the existing floodlighting to permit all year-round use for a range of sports. Additional cycle Sheffield stands are proposed to be located immediately adjacent to the entrance to the court. The additional 3.0m width is proposed to be achieved by extending into excess hard surfaced space currently located around the edge of the existing full size football pitch to the south-west.

3.5 The scheme has been through an extensive pre-application process with officers and consultation with Sports England as well as the Councils Recreation and Streets and Open spaces team.

3.6 The application is accompanied by the following supporting information:

- Drawings
- Planning statement
- Design and Access Statement (including a landscape design statement)
- Flood Risk Assessment and Drainage Strategy Report;
- Phase 1 Land Contamination Assessment
- Preliminary Ecological Appraisal, Surveys and BNG Assessment,
- Preliminary Bat Roost Assessment
- Transport Statement
- Tree Survey and Arboricultural Impact Assessment;

4.0 Relevant Site History

4.1 No relevant site history.

5.0 PUBLICITY

5.1 Advertisement: Yes
Adjoining Owners: Yes
Site Notices Displayed: Yes

6.0 Policy

6.1 National

National Planning Policy Framework 2023 (December)
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)
Water Environment (Water Framework Directive) (England and Wales)
Regulations 2017 Regulation 33

6.2 **Cambridge Local Plan 2018**

Policy 1: The presumption in favour of sustainable development
Policy 4: Cambridge Green Belt
Policy 32: Flood risk
Policy 55: Responding to context
Policy 56: Creating successful places
Policy 57: Designing new buildings
Policy 59: Designing landscape and the public realm
Policy 60: Tall buildings
Policy 67: Protected open space
Policy 68: Open space and recreation provision
Policy 69: Protection of sites of biodiversity and geodiversity importance
Policy 70: Protection of priority species and habitats
Policy 71: Trees
Policy 73: Community, sports and leisure facilities
Policy 80: Supporting sustainable access to development
Policy 81: Mitigating the transport impact of development
Policy 82: Parking management

6.3 **Neighbourhood Plan**

N/A

4.4 **Supplementary Planning Documents**

Biodiversity SPD – Adopted February 2022
Sustainable Design and Construction SPD – Adopted January 2020
Cambridgeshire Flood and Water SPD – Adopted November 2016
Landscape in New Developments SPD – Adopted March 2010
Public Art SPD – Adopted January 2009
Trees and Development Sites SPD – Adopted January 2009

6.4 **Other Guidance**

Cycle Parking Guide for New Residential Developments (2010)

7.0 **Consultations**

County Highways Development Management

7.1 No objection.

Landscape Officer

7.2 The Council's Landscape Architect has raised no objection subject to a condition securing the hard and soft landscaping details and replacement tree planting condition.

Tree Officer

- 7.3 No objection.

Drainage officer

- 7.4 No objection subject to conditions securing the details of the surface water drainage strategy, foul water drainage details and finished floor level compliance.

City Council Environmental Health

- 7.5 No objection subject to a conditions securing construction hours, deliveries, noise/ vibration, dust and external lighting details.

Nature Conservation Officer

- 7.6 No objection subject to conditions securing additional tree planting (details of specification, number and locations are to be secured via a Biodiversity Net Gain Plan.

Sport England

- 7.7 No objection subject to conditions securing details of the delivery and phasing programme, evidence of a bowling green license agreement between the City Council and Bowls Club, Bowling green specification, lighting and implementation programme and a compliance condition to ensure the pavilion is constructed in accordance with the submitted plans.

The above consultation responses are a summary of the comments that have been received. Full details of the consultation responses can be inspected on each of the application files.

8.0 Third Party Representations

- 8.1 Representations have been received from 4 addresses objecting to the proposed development.
- 8.2 The RSPCA have submitted copies of a questionnaire which have been completed by service users in response to the proposals. These are mainly concerned by the car parking arrangements.
- 8.3 The Abbey Bowls club have submitted two separate objection letters.
- 8.4 The representations have raised the following issues:

Abbey Bowls Club

-Welcome the new facility to replace a 70 year old hut.

- Legally binding contract with City Council to maintain the bowls green surface.
- Poor consultation.
- Impact on protected open space.
- Impact during construction of new facility.
- Cycle parking not required.

RSPCA

- Insufficient car parking is retained for the RSPCA facility.

Neighbours

- Insufficient car parking for the RSPCA facility.
- Impact of development on nearby houses.
- All of the leisure centre car parks are very underutilised.

The above consultation responses are a summary of the comments that have been received. Full details of the consultation responses can be inspected on each of the application files.

9.0 Assessment

9.1 Principle of Development

Protected Open Space and the re-provision of community, sport and recreation facilities

- 9.2 This application is being assessed in parallel with a separate planning application for the East Barnwell local centre redevelopment (reference 23/04687/FUL). This planning application seeks to re-provide part of the protected open space currently located on the junction of Barnwell Road and Newmarket Road, namely the existing bowls club and tennis court.
- 9.3 As part of application reference 23/04687/FUL the amenity grass land (2,353 sqm) is being re-provided, improved and extended as part of the Local Centre redevelopment. However, the tennis court and bowls club are not however being re-provided at the local centre site.
- 9.4 Policy 67 of the Cambridge Local Plan (2018) states that proposals will not be permitted which would lead to the loss of open space which is of environmental and/or recreational importance unless the open space can be satisfactorily replaced in terms of quality, quantity and access with an equal or better standard. The protected open space that forms the bowls club and tennis court therefore needs to be re-provided by this application.
- 9.5 The new bowling green is to be provided as a new playing surface of higher quality than the existing facility along with an enhanced pavilion. The current Local Plan designates part of the overflow car park upon which the new bowls club is proposed to be located as protected open space. Following a review of the open space and an assessment by Cambridge City Council policy team it

has been confirmed the hard surfaced overflow car park clearly does not and has not offered a space of recreational or environmental importance either now or in the past. This allocation of protected open space is focused on the Elfreda Road allotments rather than the overflow car park. Therefore, the replacement of the hard surfaced car park with a new bowls club facility will re-provide an enhanced area of open space of greater recreational importance and is supported by officers. The replacement Bowls facility is proposed to be located approximately 500m from the existing. Whilst this is more than the 400m distance recommended by policy 67 on balance the re-provision of the enhanced replacement facility in this location is still considered to meet the overall requirements of this policy and is supported by officers.

- 9.6 The existing 5615sqm of protected open space is being re-provided with 3600sqm of protected open space being retained on site (secured by planning application reference 23/04687/FUL) and 2292sqm off site in the form of a new bowls green and pavilion. This equates to a total of 5892sqm of new open space and an uplift of 277sqm. The clear benefits associated with this proposal are again therefore found to outweigh any policy tensions that might be considered to reside in the context of Policy 67.
- 9.7 In respect of the tennis court, this facility is also proposed be relocated to the Abbey Leisure Complex. Rather than being provided as a new designated court, it has been agreed with the Council's Sports and Recreation Team that an existing undersized Multi Use Games Area (MUGA) located to the immediate west of the main Abbey leisure centre building will be improved to offer a high quality, flexible space, offering significant enhancement to the availability of hard court sports facilities in the area. The upgraded MUGA will measure 685 sqm in area. The existing MUGA measures 616 sqm. While these works are only increasing the area of the MUGA by 69 sqm, the improvement made to the useability and quality of the space will be significant and will greatly enhance the provision of sporting facilities in the local area.
- 9.8 Policy 73 stipulates that the loss of sports facilities will be permitted if it can be demonstrated that the facility can be replaced within the new development or relocated to at least its existing scale, range, quality and accessibility for its users. In this instance, the new facilities are considered to meet the requirements of this policy. Sport England have assessed the application and support the proposal subject to conditions which detail the delivery and phasing programme of the new facilities, evidence of a bowling green license agreement between the City Council and Bowls Club, Bowling green specification and implementation programme and a compliance condition to ensure the pavilion is constructed in accordance with the submitted plans. Subject to the imposition of these conditions to proposed replacement facilities are acceptable.

Impact on the openness of the Green Belt

- 9.9 The proposed location of the enhanced MUGA falls within the designated Green Belt. Whilst there is a presumption against inappropriate development within the Green Belt, certain forms of development are appropriate where they maintain openness. In this case, the re-laying and modest extension of an

existing MUGA and replacement of fencing constitutes appropriate development within the Green Belt and successfully maintains openness. The proposals are considered to be in accordance with policy 4 of the Cambridge Local Plan 2018 and the NPPF.

9.10 Design, Layout, Scale, Landscaping and Tree impacts

9.11 Policies 55, 56, 57, and 59 of the Local Plan 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 treatments.

Bowling green and pavilion

9.12 The new pavilion is proposed to be located in the north west corner of the site and would have an overall area of 131sqm. The building is proposed to be suitably sized to accommodate 2no. changing rooms with toilets, a flexible use space, storage and a small kitchen. The building is proposed to be single storey (4m to the ridge) with a part monopitch, part flat roof. In terms of materials a black fibre cement cladding is proposed with composite windows. The proposed pavilion is considered to have limited impacts on the character of the site and inherently improves the existing pavilion facility available for the Bowls club. The proposed development is therefore considered acceptable in terms of its design and is considered compliant with the provisions of Cambridge Local Plan 2018 policies 55, 56 and 57, of the Local Plan.

9.13 Externally the proposals involve a new 35 x 35m natural green which will be provided with a perimeter path providing access to all four sides. An outdoor seating terrace (uncovered), covered seating, external storage and attractive perimeter planting are also included. Dedicated cycle parking storage and five car parking bays are provided to the north-east side of the green, and the existing RSPCA bays are proposed to be re-provided to the front of the clinic will be re-surfaced as part of the works.

9.14 The siting of the proposals will entail the loss of some trees to enable the development to take place. To accommodate a bowls green of an appropriate size - as required by Sport England and the Bowls Club - and without encroaching into allotment land, the removal of sixteen individual trees, five landscape features and sections of three further landscape features require felling to achieve the proposed layout, alongside nine trees and four landscape features requiring minor surgery to permit construction space or access; these are all category B or C trees.

9.15 To mitigate the proposed loss of trees, compensatory planting is proposed to the edge of Coldham's Common. The council's Tree Officer has raised no objection to the proposed tree removals subject to conditions.

9.16 Overall it is considered that the development can be supported in the context of Policies 59 and 71 of the Cambridge Local Plan 2018.

Enhanced MUGA

- 9.17 The MUGA is proposed to be enhanced by increasing the size by 3 metres in width to be in accordance with Sports England guidelines. The proposal also involves the addition of 4.5m high sports fencing and polymeric surfacing designed to Sports England standards and will be provided with a dedicated storage area, alongside existing floodlighting to permit all year-round use for a range of sports. Six cycle parking spaces are proposed immediately adjacent to the entrance to the court. To minimise impacts on adjacent trees, the additional 3.0m width will be achieved by extending into excess hard surfaced space. A small number of existing trees (12 sqm in total) will need to be trimmed back to facilitate this but as discussed in the accompanying tree protection plan, measures have been undertaken to maximise tree retention and protection.
- 9.18 Overall, the proposed development would provide an enhancement to the application site and its surroundings. The proposal is supported by the Council's Urban Design and Landscape officers and is considered to be compliant with the Cambridge Local Plan (2018) policies 55, 56, 57, 58, 59 and 70 and the NPPF subject to conditions.

Residential Amenity

- 9.19 A site visit has been undertaken. Given the adjacent context, location, size, and design of the proposal it is unlikely to give rise to any significant amenity impacts in terms of overlooking, loss of daylight, enclosure or other environmental impacts on the closest properties along Whitehill Road.
- 9.20 The Environmental Health Officer has been consulted on the proposal and they have not raised any objections subject to conditions relating to construction/demolition hours, delivery permitted hours, lighting, submission of a noise assessment and insulation scheme. The imposition of these conditions are considered reasonable and necessary to protect the amenities of nearby residential properties. The proposal would adequately protect nearby residents and is compliant with Policy 35 of the Cambridge Local Plan (2018).

9.21 **Highway matters**

- 9.22 Paragraph 115 of the NPPF seek to protect the safety of the public highway. The Local Highway Authority have been consulted on the application and they have not raised any objections or recommended any conditions. The proposal is considered to be compliant with paragraph 115 of the NPPF.

9.23 **Transport Impacts, Car and Cycle Parking**

Car Parking

- 9.24 This application is accompanied by a Transport Statement which assesses the transport impacts of the proposals. Five car parking spaces are proposed to serve the new bowling green and four spaces will be provided and allocated to the adjacent RSPCA centre. The relocation of the bowls club would result in the

loss of 79 parking spaces at the Leisure Complex. Accounting for the reduction in vehicular parking spaces, the Abbey Leisure Complex will retain two main car parks together with other parking areas remaining. The application is accompanied by a 24 hour parking survey of the existing car park (comprising all existing 208 car parking spaces in total) on a weekday and weekend, with the highest occupancy in a single hour period comprising of 47.1%. Despite the proposed reduction in car parking spaces to accommodate the new bowls green the evidence submitted has demonstrated there would still be significant spare capacity within the Abbey Leisure car park which is proposed to remain in situ. The increased parking demand arising from the proposals can be accommodated within the reduced parking provision at Abbey Leisure. The site also benefits from being located in a sustainable location with access to well-connected pedestrian and cycle networks, as well as bus services, offering strong opportunities for non-vehicular trips to be taken up to the site.

Cycle parking

- 9.25 A total of 8 cycle parking spaces are proposed for the new bowls club within an enclosure and 6 cycle parking spaces are proposed for the enhanced MUGA. The proposal offers an uplift from 0 spaces at the existing bowls club and MUGA. This provision is considered appropriate in the context of the site's location which is immediately adjacent, and is ancillary, to Abbey Leisure Centre Complex. The complex already provides 48 cycle parking spaces, located approximately 45 metres from the site which will provide additional capacity if required for future users of the site. Details of the proposed cycle parking storage arrangements will be secured by condition.
- 9.26 The proposals are therefore considered to be in accordance with appendix L and policies 80, 81 and 82 of the Cambridge Local Plan 2018.
- 9.27 **Biodiversity**
- 9.28 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.
- 9.29 The councils ecology officer has been formally consulted on this application and considered the details to be acceptable subject to a Biodiversity Net Gain Plan condition.
- 9.30 Subject to condition as appropriate, the proposal would accord with policies 59 and 71 of the Local Plan.

Water Management and Flooding

- 9.31 The application is supported by a Flood Risk Assessment and Drainage Strategy. The assessment sets out that the site of the bowling green and pavilion is situated in Flood Zone 1 and is at a low risk of surface water and groundwater flooding. The western part of the site where the MUGA is to be resurfaced/enlarged is located within flood zones 2 and 3. The extension to the MUGA extends into an existing hard surfaced area. Given the proposed land use classification (outdoor sports), the Sequential and Exception Tests does not apply. The application has been subject to consultation with the Councils drainage officer and is considered acceptable subject to condition securing details of the surface and foul water drainage strategy. Subject to conditions the proposals are therefore in accordance with Policies 31 and 32 of the Local Plan and paragraphs 165 – 175 of the NPPF.

Sustainability

- 9.32 Given the small scale of development proposals (new building equates to roughly 131sqm) it is not considered reasonable to require sustainable construction requirements related to BREEAM. Notwithstanding this, the proposed pavilion incorporates a number of sustainable construction elements such as a fabric first approach with low U-values to the external fabric (walls, roof, windows etc.), careful consideration of openings (orientation, size and g-values) to minimise overheating and carbon reduction through the use of on-site air source heat pumps and photovoltaic panels. The measures proposed are supported by officers.

9.33 Conclusion

- 9.34 Having considered the proposed development against the applicable national and local planning policies and having taken all relevant material into account, it is recommended that planning permission should be granted in this instance.

9.35 RECOMMENDATION

- 9.36 **Approve**, subject to conditions.

Standard time

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

Reason: In accordance with the requirements of section 51 of the Planning and Compulsory Purchase Act 2004.

Approved Plans

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

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

BNG plan

3. No development shall commence, apart from below ground works and demolition, until a Biodiversity Net Gain (BNG) Plan has been submitted to and approved in writing by the local planning authority. The BNG Plan shall target how a minimum net gain in biodiversity will be achieved through a combination of on-site and / or off-site mitigation. The BNG Plan shall include:
 - i) A hierarchical approach to BNG focussing first on maximising on-site BNG, second delivering off-site BNG at a site(s) of strategic biodiversity importance, and third delivering off-site BNG locally to the application site;
 - ii) Full details of the respective on and off-site BNG requirements and proposals resulting from the loss of habitats on the development site utilising the appropriate DEFRA metric in force at the time of application for discharge;
 - iii) Identification of the existing habitats and their condition on-site and within receptor site(s);
 - iv) Habitat enhancement and creation proposals on the application site and /or receptor site(s) utilising the appropriate DEFRA metric in force at the time of application for discharge;
 - v) An implementation, management and monitoring plan (including identified responsible bodies) for a period of 30 years for on and off-site proposals as appropriate.

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

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

Hard and Soft Landscaping

4. No development above ground level, other than demolition, shall commence until all details of hard and soft landscape works have been submitted to and approved in writing by the local planning authority. The works shall be fully carried out in accordance with the approved details prior to the occupation of the development, unless an alternative phasing scheme for implementation has otherwise been agreed in writing by the Local Planning Authority.

Reason: To ensure the provision, establishment and maintenance of a reasonable standard of landscaping in accordance with the approved design (Cambridge Local Plan 2018; Policies 55, 57 and 59).

Replacement tree planting

5. No works to any trees shall be carried out until the Local Planning Authority has received and approved in writing the full details of replacement planting. Details are to include number of replacements, species, size, location and approximate date of planting. The replacement planting shall be carried out as approved.

Reason: To require replacement trees to be approved, planted and subsequently protected, to ensure continuity of tree cover in the interest of visual amenity.

Phasing and Delivery Programme

6. Prior to the commencement of the development, a detailed delivery programme for the re-provision of the bowls green and tennis court shall be submitted to and approved in writing by the Local Planning Authority. The delivery programme shall confirm:
 - The construction programme for the replacement bowling green, including the duration of the bowling green construction period and details of when the green will be first ready for use.
 - The location(s) where members of the Abbey Bowls Club shall be provided with access to a bowling green(s) and associated facilities for the duration of the bowling green construction programme including details of pricing and programming of this facility.
 - The construction programme for the replacement tennis court, including the duration of the tennis court/MUGA construction period and details of when the court/MUGA will be first ready for use.
 - The location(s) where access to a tennis court shall be provided for the duration of the tennis court/MUGA construction programme.

The development of the new bowls green and MUGA, shall thereafter be carried out in accordance with the approved delivery programme with the agreed venues of interim use maintained available for use at all times during the bowling green and tennis court/MUGA construction programme

Reason: To ensure the satisfactory quantity, quality and accessibility of compensatory provision which secures a continuity of use and to accord with Cambridge Local Plan 2018 policy 73.

License agreement

7. Prior to the first use of the bowling green a license agreement between Cambridge City Council and the Bowls Club shall be submitted to and approved in writing by the Local Planning Authority after consultation with Sport England.

Reason: To ensure that an equivalent or better management arrangement is secured.

Lighting

8. No development shall commence until a scheme setting out the location of any lighting, and the type, design, lux levels and measures to control glare and overspill light from sports lighting, and measures to ensure sports lights are switched off when not in use, has been submitted to and approved in writing by the Local Planning Authority after consultation with Sport England and the Environmental Health officers. After commencement of use of the sports facility the sports lighting shall be operated in accordance with the approved scheme.

Reason: To balance illuminating the sports facility for maximum use and benefit to sport with the interest of residential amenity.

Bowls Green ground conditions and quality

9. No development shall commence until the following documents have been submitted to and approved in writing by the Local Planning Authority after consultation with Sport England:
 - (i) A detailed assessment of ground conditions (including drainage and topography) of the land proposed for the bowling green which identifies constraints which could adversely affect bowling green quality; and
 - (ii) Where the results of the assessment to be carried out pursuant to (i) above identify constraints which could adversely affect bowling green quality, a detailed scheme to address any such constraints. The scheme shall include a written specification of the proposed soils structure, proposed drainage, cultivation and other operations associated with grass and sports turf establishment and a programme of implementation.

(b) The approved scheme shall be carried out in full and in accordance with the approved programme of implementation. The land shall thereafter be maintained in accordance with the scheme and made available for bowling green use in accordance with the scheme.

Reason: To ensure that the bowling green is prepared to an adequate standard and is fit for purpose.

Surface water drainage strategy

10. No development hereby permitted shall be commenced until a surface water drainage scheme for the site, based on sustainable drainage principles and in accordance with Cambridge City Council local plan policies, has been submitted to and approved in writing by the local planning authority. The scheme shall subsequently be implemented in accordance with the approved details before the development is occupied. The scheme shall be based upon the principles within the agreed ABBEY LEISURE CENTRE, EAST BARNWELL, CAMBRIDGE Flood Risk Assessment and Drainage Strategy,

reference JE/VL/P22-2760/06, dated November 2023 and prepared by Create Consulting Engineers Limited and shall also include:

- a) Full results of the proposed drainage system modelling for the 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) A plan of the drained site area and which part of the proposed drainage system these will drain to;
- d) Full details of the proposed attenuation and flow control measures;
- 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; 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 (Policies 31 and 32 of the Cambridge Local Plan 2018 and paragraphs 165 – 175 of the NPPF).

Foul water strategy

11. No building hereby permitted shall be occupied until foul water drainage works have been submitted to and approved in writing by the local planning authority.

Reason: To ensure an acceptable foul drainage strategy in accordance with policies 31 and 32 of the Cambridge Local Plan 2018 and paragraphs 165 – 175 of the NPPF.

Finished floor level

12. Finished ground floor level shall be set in accordance with ABBEY LEISURE CENTRE, EAST BARNWELL, CAMBRIDGE Flood Risk Assessment and Drainage Strategy, reference JE/VL/P22-2760/06, dated November 2023 and prepared by Create Consulting Engineers Limited.

Reason To reduce the risk of flooding to the proposed development and future occupants in accordance with policies 31 and 32 of the Cambridge Local Plan 2018 and paragraphs 165 – 175 of the NPPF.

Construction hours

13. 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).

Deliveries and collections

14. There should be no collections from or deliveries to the site during the demolition and construction stages outside the hours of 0800 hours and 1800 hours on Monday to Friday, 0800 hours to 1300 hours on Saturday and at no time on Sundays, Bank or Public Holidays unless otherwise previously agreed in writing with the Local Planning Authority.

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

Noise and vibration impact assessment

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

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

Dust

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

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

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

AIA and TPP

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

authority for its written approval, before any tree works are carried and before equipment, machinery or materials are brought onto the site for the purpose of development (including demolition). In a logical sequence the AMS and TPP will consider all phases of construction in relation to the potential impact on trees and detail tree works, the specification and position of protection barriers and ground protection and all measures to be taken for the protection of any trees from damage during the course of any activity related to the development, including supervision, access, storage of materials, ground works, installation of services and landscaping.

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

Approved TPP (compliance)

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

Reason: To satisfy the Local Planning Authority that trees to be retained will not be damaged during any construction activity, 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 TC3)

5 year tree replacement

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

Reason: To satisfy the Local Planning Authority that remaining 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.

Cycle parking

20. The development shall not be occupied or the permitted use commenced, until details of facilities for the covered, secure parking of cycles for use in connection with the Bowls Club have been submitted to and approved in

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

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

Green Roof

21. Notwithstanding the approved plans, the flat roof of the outbuilding(s) hereby approved shall be a green biodiverse roof(s). The green biodiverse roof(s) shall be constructed and used in accordance with the details outlined below:
- a) Planted / seeded with a predominant mix of wildflowers which shall contain no more than a maximum of 25% sedum planted on a sub-base being no less than 60 mm thick.
 - b) Provide suitable access for maintenance.
 - c) Not used as an amenity or sitting out space and only used for essential maintenance, repair or escape in case of emergency.

The green biodiverse roof(s) shall be implemented in full prior to the use of the building and shall be maintained in accordance with the Green Roof Organisation's (GRO) Green Roof Code (2021) or successor documents, unless otherwise agreed in writing by the Local Planning Authority.

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). The Green Roof Code is available online via: green-roofs.co.uk.