



Planning Committee Date	3 July 2024
Report to	Cambridge City Council Planning Committee
Lead Officer	Joint Director of Planning and Economic Development
Reference	24/01532/FUL
Site	Coldhams Common, Sporturf Pitch, Coldhams Lane, Cambridge, CB5 8NT
Ward / Parish	Abbey
Proposal	Replacement of a 2G Artificial Turf Pitch (2G ATP) with a 3G Artificial Turf Pitch (3G ATP) with associated works including replacement artificial turf sports surface, additional fencing, replacement lighting, improved hard-standing areas, and supplementary storage containers.
Applicant	Cambridge City Council
Presenting Officer	Melissa Reynolds
Reason Reported to Committee	Land within ownership of the Council
Member Site Visit Date	N/A
Key Issues	<ol style="list-style-type: none">1. Green Belt2. Public Open Space
Recommendation	APPROVE subject to conditions

1.0 Executive Summary

- 1.1 The application seeks full planning permission for replacement of a 2G Artificial Turf Pitch (2G ATP) with a 3G Artificial Turf Pitch (3G ATP) with associated works including replacement artificial turf sports surface, additional fencing, replacement lighting, improved hard-standing areas, and supplementary storage containers.
- 1.2 The site is an existing area of public open space adjacent to Coldhams Common and Abbey Leisure Centre. It lies within the area designated as Cambridge Green Belt, Wildlife Site, and is Protected Open Space.
- 1.3 The application is supported by consultees, including Sport England, and no representations have been received.
- 1.4 The principle of development is in accordance with planning policies relating to Green Belt and Protected Public Open Space. It is appropriate development in the Green Belt as it provides outdoor sports facilities which do not erode the openness of it and enables people in the city to access sports.
- 1.5 Considerations relating to biodiversity, trees, wildlife and the impact on human health have been considered by the relevant specialist officers and found to be acceptable subject to a number of planning conditions recommended.
- 1.6 Officers recommend that the Planning Committee approve the application with conditions.

2.0 Site Description and Context

None-relevant		Tree Preservation Order	
Conservation Area		Local Nature Reserve	X
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	
		Public Rights of Way	X

*X indicates relevance

- 2.1 The site, measuring 0.91ha, is an area in use as a multi-use games area (MUGA). It currently provides sports pitches for: 11V11 open ages and youth; U15 / U16 football pitch 100 X 65m (1No.); 7V7 small-sided pitches

65 X 22.7m (4no.); 11V11 hockey field 91.4 X 55m (1no.); and mini hockey pitches 55 X 43m (2no.).

- 2.2 Within the site there is a central, all-season surfaced pitch area surrounded by asphalt on all sides. In addition, there are 3 no. storage facilities to the southeast and northeast comprising. There are 6.no lighting columns (15m high). The site is enclosed by 2.50m high boundary fencing constructed of metal mesh.
- 2.3 The site is accessed via a gated entrance off a footpath from Pool Way to the southeast and to Coldhams Common to the northwest.
- 2.4 The site is bordered to its northwestern side and southeastern corner by large trees, the southwestern corner and remainder of the southeastern boundary is bordered by beech hedges. To the northeast of the site is a smaller area of ATP, the subject of a recent decision to approve an upgrade (see planning history for details). To the northeast is a children's play area, an outdoor gym, and the Abbey Leisure Complex. Beyond the site to the north, south and west is Coldhams Common.
- 2.5 The site and Coldhams Common are designated Protected Open Spaces and fall within the Cambridge Green Belt. In addition, Coldhams Common is a designated Local Nature Reserve (LNR) and County Wildlife Site (CWS).

3.0 The Proposal

- 3.1 Replacement of a 2G Artificial Turf Pitch (2G ATP) with a 3G Artificial Turf Pitch (3G ATP) with associated works including replacement artificial turf sports surface, additional fencing, replacement lighting, improved hard-standing areas, and supplementary storage containers.
- 3.2 The application proposals comprise:
 - 3.2.1 Replacement artificial turf pitch from 2G to 3G artificial turf pitch (3G ATP) with all year playing pitches.
 - 3.2.2 Additional fencing comprising:
 - 3.2.2.1 New 4.5m high ball stop fencing with access gates (334m linear);
 - 3.2.2.2 New 1.20m high pitch barriers with access gates (75m linear); and
 - 3.2.2.3 New 3.0m high dividing net system (1no.).
 - 3.2.3 Replacement lighting – 6no. 15.0m high lighting masts, each with 2 no. led luminaires.
 - 3.2.4 New 2.60m high maintenance equipment store (1no.).
 - 3.2.5 Replacement of 312m² of asphalt surfacing.

3.3 Additional information has been to address comments from Environmental Health Officers and further consultation with officers has been carried out as appropriate.

4.0 Relevant Site History

Reference	Description	Outcome
C/76/0690	Provision of flood lit all weather play area. Cambridge.	Permitted
23/04849/FUL	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.	Permitted

4.1 The site has been used as a sports pitch for many years. The existing 2G Artificial Turf Pitch (2G ATP) and multi-use-games-area appear circa 2008 on aerial imagery. It follows approval by Planning Committee on 11 June 2024 of a replacement ATP on land adjacent to the site.

5.0 Policy

5.1 National

National Planning Policy Framework 2023
National Planning Practice Guidance
National Design Guide 2021
Environment Act 2021
Town and Country Planning (Environmental Impact Assessment) Regulations 2017.
Conservation of Habitats and Species Regulations 2017
Equalities Act 2010
Planning and Compulsory Purchase Act 2004
Local Transport Note 1/20 (LTN 1/20) Cycle Infrastructure Design
ODPM Circular 06/2005 – Protected Species
Circular 11/95 (Conditions, Annex A)

5.2 Cambridge Local Plan

Policy 1: The presumption in favour of sustainable development
Policy 4: The Cambridge Green Belt
Policy 5: Sustainable transport and infrastructure
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 37: Cambridge Airport Public Safety Zone and Air Safeguarding
Policy 39: Mullard Radio Astronomy Observatory, Lord's Bridge
Policy 55: Responding to context
Policy 56: Creating successful places
Policy 59: Designing landscape and the public realm
Policy 61: Conservation and enhancement of historic environment
Policy 62: Local heritage assets
Policy 67: Protection of open space
Policy 68: Open space and recreation provision through new development
Policy 69: Protection of sites of biodiversity and geodiversity importance
Policy 70: Protection of priority species and habitats
Policy 71: Trees
Policy 73: Community, sports and leisure facilities
Policy 80: Supporting sustainable access to development
Policy 81: Mitigating the transport impact of development
Policy 82: Parking management

5.3 Neighbourhood Plan

None applicable

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
Landscape in New Developments SPD – Adopted March 2010
Open Space SPD – Adopted January 2009
Trees and Development Sites SPD – Adopted January 2009

5.5 Other Guidance

None applicable

6.0 Consultations

6.1 Sport England – No Objection

6.2 Sport England has contacted the relevant sports' national governing bodies for comments on the proposals.

6.3 England Hockey – no objection.

6.3.1 The location and layout of the site and previous condition of the surface made it a poor option for the hockey community.

6.3.2 There will now be very little spare pitch capacity in the city, and current and anticipated future growth in participation levels amongst the local clubs, means it can foresee the need for additional provision in the not-too-distant future.

6.4 The Football Foundation and the County FA – support.

- 6.4.1 It meets an identified strategic deficit of pitches and complies with the Guide to 3G Football Turf Pitch Design Principles and Layouts.
- 6.4.2 It will support the growth of local clubs, and provide opportunities for local schools, multiple disability groups, walking football, weight loss programmes, pro club community organisation programmes and a range of affiliated football from youth through to adult provision – including women & girls, mixed and male provision. Cambridge City Lacrosse will also be accommodated on the pitch.
- 6.4.3 The current surface is best suited to hockey; it is understood that this proposed resurfacing will be better suited to football. As the resurfacing of this facility is supported by the Football Foundation and there is no objection from England Hockey, Sport England has no concerns.

6.5 It is considered to accord with exception five of its Playing Fields Policy and paragraph 103 of the NPPF. It will meet community sports need, as identified in the Council's most recent playing pitch strategy.

6.6 County Highways Development Management – No Objection

6.7 No significant adverse effect upon the public highway should result from the proposal.

6.8 County Definitive Map Officer – No Objection

6.9 It is noted in the response that the land is registered as Common Land (Coldham's Common ref. CL 61). Informatives are recommended.

6.10 Ecology Officer – Awaited

6.11 Comments awaited. An update will be provided.

6.12 Natural England –No Objection

6.13 Based on the plans submitted, Natural England considers that the proposed development will not have significant adverse impacts on statutorily protected nature conservation sites or landscapes.

6.14 Tree Officer – No Objection

6.15 The application is supported by an arboricultural impact assessment. No trees are to be removed and with appropriate tree protection and construction techniques no material damage to trees is expected. While the AIA includes some preliminary tree protection information the detail is not sufficient to safeguard tree health during all aspect of the works. Conditions are requested requiring (1) an Arboricultural Method Statement

and Tree Protection Plan and (2) implementation of the approved tree protection methodology.

6.16 Environmental Health – Comments awaited

6.17 Additional information is required:

6.17.1 Justification for the light intrusion assessment

6.17.2 Confirmation of the existing hours of operation

6.18 Planning conditions are recommended relating to construction hours.

6.19 At the time of writing further comments are awaited on the above details set out above and an update will be provided.

7.0 Third Party Representations

7.1 No representations have been received.

8.0 Assessment

8.1 Principle of Development

8.2 Green Belt

8.3 Policy 4 of the Cambridge Local Plan 2018 states that '*new development in the Green Belt will only be approved in line with Green Belt policy in the National Planning Policy Framework (2012)*'. The supporting text notes that the Cambridge Green Belt '*preserves the unique setting and special character of the city...it includes green corridors that penetrate deep into the urban and historic heart of Cambridge. It is a key component in providing for active and passive sport and recreation, for amenity and biodiversity*'. It goes on to acknowledge its key role in contributing to the high quality of life, place and economic success of Cambridge.

8.4 The NPPF (2023) set out what may be considered 'appropriate development' in the Green Belt. This can include '*(b) the provision of appropriate facilities (in connection with the existing use of land or a change of use) for outdoor sport, outdoor recreation, cemeteries and burial grounds and allotments; as long as the facilities preserve the openness of the Green Belt and do not conflict with the purposes of including land within it*'. The proposals relate to an existing sports use of the land and is an appropriate use in the Green Belt. The continued use of the land for outdoor sports is in accordance with the purposes of the Cambridge Green Belt which include to ensure it provides opportunities for active and passive sports. The proposals are compliant with Policy 4 of the Cambridge Local Plan 2018 and NPPF (2023).

8.5 The impact on the Green Belt of will be considered more generally below in further detail in relation to the built development (lights, fences, and storage).

8.6 Protected Open Space

8.7 Policy 67: Protection of open space seeks to protect against the loss of open space of environmental or recreational importance unless two criteria are satisfied covering the replacement and re-provision of the space lost. It requires that the space is satisfactorily replaced in terms of quality, quantity, and access with an equal or better standard than that which is proposed to be lost; and provision is located within a short walk (400m) of the original site.

8.8 The principle of the development is acceptable and in accordance with policy 67 as the proposal seeks to improve an existing outdoor sports facility. It will be upgraded to provide a better standard of sports pitch on the same site.

8.9 Design, Layout, Scale and Landscaping

8.10 Policies 55, 56, 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.

8.11 The site is located within a wider area of protected open space and relates to both Coldhams Common and Abbey Leisure Complex. It is also located within the Green Belt, as detailed above. The proposals will replace existing facilities on site and although some increase in its impact will result due to the increase in height of fences and provision of an additional storage unit, this will be seen in the context of the existing pitches and mature, natural landscape surrounding it.

8.12 The replacement lights are noted to be an improved design to the existing and, subject to clarification of opening times and light spill vertically, is likely to be similar in terms of impact on the wider area of the existing.

8.13 The layout is appropriate and supported by the key sports bodies including Sport England.

8.14 Landscape is likely be unaffected as the area of the site is not increasing from the existing 2G pitch. The proposals seek to move an existing storage unit to accommodate the enlarging of pitch to the northeast of the site. Storage will be provided in three units on the southeastern corner of the site, close to the entrance gates. One is existing and will be relocated adjacent to the northeastern boundary. This will make way for the new, larger unit proposed. An existing unit will be retained on the site in its current position adjacent to the entrance. All three units are seen in the

context of the sports pitches with the main leisure centre, to the southeast beyond. They are screened by landscaping.

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

8.16 Trees

8.17 Policy 59 and 71 seeks to preserve, protect and enhance existing trees and hedges that have amenity value and contribute to the quality and character of the area and provide sufficient space for trees and other vegetation to mature. Para. 136 of the NPPF seeks for existing trees to be retained wherever possible.

8.18 The application is accompanied by an Arboricultural Impact Assessment.

8.19 The Council's Tree Officer has advised that an Arboricultural Method Statement and Tree Protection Plan is required and that this will need to then be implemented.

8.20 Subject to conditions as appropriate, the proposal would accord with policies 59 and 71 of the Local Plan.

8.21 Carbon Reduction and Sustainable Design

8.22 The Council's Sustainable Design and Construction SPD (2020) sets out a framework for proposals to demonstrate they have been designed to minimise their carbon footprint, energy and water consumption and to ensure they are capable of responding to climate change.

8.23 Policy 28 states development should take the available opportunities to integrate the principles of sustainable design and construction into the design of proposals, including issues such as climate change adaptation, carbon reduction and water management.

8.24 The application is supported by a Design and Access Statement which indicates at page 41-42 that the proposals seek to 'Apply a variety of efficiencies to construction and operational stages that mitigate environmental impacts and reduce the carbon footprint of this development'. It goes on to list these including:

8.24.1 'Imported granular sub-base aggregates to form the pitch foundations shall be locally sourced from local quarries or suppliers to reduce transportation.

8.24.2 Control gears for the proposed replacement floodlights include photocell units and time clocks, to ensure artificial lighting does not illuminate before dusk and lighting does not exceed the permitted curfew hours.

- 8.24.3 *LED lighting requires less electrical power than traditional sports-area lighting alternatives (say, HID floodlights), resulting in improved energy efficiency.*
- 8.24.4 *The 3G artificial turf pitch surface (the field of play) does not require watering.*
- 8.24.5 *For the 3G artificial turf pitch surface, modern textile manufacturing methods and technology continues to advance. As such, it is commonplace for artificial turf surfaces to be recycled at the end of their life cycle and be re-made into new similar surfaces or other products. It can be expected that technological innovations will continue to enable this environmentally sustainable form of recycling to affect this proposal when refurbishment is due after an initial life cycle'.*

8.25 Given the nature of the proposals it is considered that these measures will result in an improvement to the sustainable construction and operation of the facility. This is also balanced with the provision of improved sporting facilities, which encourages active lifestyles.

8.26 The applicants have suitably addressed the issue of sustainability and the proposal is in accordance with Local Plan policy 28 of the Greater Cambridge Sustainable Design and Construction SPD 2020.

8.27 Biodiversity

8.28 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.

8.29 In accordance with policy and circular 06/2005 'Biodiversity and Geological Conservation', the application is accompanied by a preliminary ecological appraisal. This notes that the existing site comprises artificial sports pitch and hardstanding which *'are of negligible value to nature conservation and there will be no negative impact on site due to the loss of these habitats'* (para. 4.2.1). Mitigation of construction impacts and enhancement opportunities are set out in the appraisal. These include measures covering:

8.29.1 Requirement for a CEMP due to the proximity to nationally designated sites.

8.29.2 Tree, hedgerow and scrub protection measures during construction.

- 8.29.3 If required, removal of any trees should not be undertaken until a qualified ecologist has checked for nesting birds, and if found, measures to leave these undisturbed implemented.
- 8.29.4 Precautionary measures to protect mammals and reptiles during works.
- 8.29.5 Additional tree, shrub or hedgerow planting along the site peripheries.
- 8.29.6 Incorporation of bird boxes on trees adjacent to site.

- 8.30 It is noted that the Preliminary Ecological Appraisal also anticipates an improvement in wildlife habitat, as the improved lighting may increase the areas bats are likely to forage.
- 8.31 The application has been subject to formal consultation with the Council's Ecology Officer, whose comments are awaited. It is anticipated that planning conditions will be required to ensure the protection of species and the estimated biodiversity net gain is delivered.
- 8.32 Subject to appropriate conditions, officers are satisfied that the proposed development would not result in adverse harm to protected habitats, protected species or priority species and achieve a biodiversity net gain. Taking the above into account, the proposal is compliant with 57, 69 and 70 of the Cambridge Local Plan (2018).

8.33 Water Management and Flood Risk

- 8.34 Policies 31 and 32 of the Local Plan require developments to have appropriate sustainable foul and surface water drainage systems and minimise flood risk. Paras. 159 – 169 of the NPPF are relevant.
- 8.35 An area on northeastern part of the site is in Flood Zones 2, with the northern corner also being in Flood Zone 3 and is, therefore, considered at risk of flooding from Coldhams Brook to the north of the site. The northern part of the site is also at low risk (between 0.1-1% chance each year) of surface water flooding.
- 8.36 The site is an existing hard surfaced area. Given the proposed land use classification (outdoor sports), the Sequential and Exception Tests do not apply. The application is considered acceptable subject to a condition securing implementation of the submitted Surface Water Strategy to ensure that slight improvement to the existing drained area is achieved and to ensure that the proposed flow rates are less than existing and do not increase flood risk elsewhere. 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.
- 8.37 The applicants have suitably addressed the issues of water management and flood risk, and subject to a condition, the proposal is in accordance with Local Plan policies 31 and 32 and NPPF advice.

8.38 Highway Safety and Transport Impacts

- 8.39 Policy 80 supports developments where access via walking, cycling and public transport are prioritised and is accessible for all. Policy 81 states that developments will only be permitted where they do not have an unacceptable transport impact.
- 8.40 Para. 115 of the NPPF advises that development should only be prevented or refused on highways grounds if there would be an unacceptable impact on highway safety, or the residual cumulative impacts on the road network would be severe.
- 8.41 The application has been subject to formal consultation with Cambridgeshire County Council's Local Highways which raises no objection to the proposal noting that it will not significantly impact the local highway network.
- 8.42 The proposal accords with the objectives of policy 80 and 81 of the Local Plan and is compliant with NPPF advice.

8.43 Cycle and Car Parking Provision

- 8.44 Access to the site would be via a footpath from the Abbey Leisure Centre site and Coldhams Common. An access track provides good access by foot or cycle from Coldhams Lane and Pool Way. Where people are unable to walk or cycle access to public transport is available on Whitehill Road and Coldhams Lane and Newmarket Road. Cycle parking for 60 cycles is available within the Abbey Leisure Complex.
- 8.45 Cycle Parking
- 8.46 The Cambridge Local Plan (2018) supports development which encourages and prioritises sustainable transport, such as walking, cycling and public transport. Policy 82 of the Cambridge Local Plan (2018) requires new developments to comply with the cycle parking standards as set out within appendix L which for sports and recreational facilities, swimming baths development states that two cycle spaces should be provided for every 5 staff plus 1 short stay space for every 25 sq. m net floor area or 1 short stay space for every 10 sq. m of pool area and 1 for every 15 seats provided for spectators. These spaces should be sized according to the council's standards, be conveniently located for employees and close to entrances, covered and subject to natural surveillance. A minimum of 20% should be within a secure location.
- 8.47 No details of specific cycle parking to serve the area has been provided. There is currently cycle parking in the form of Sheffield hoops by the gates into the MUGA. These provide approximately ten cycle parking spaces. The recent permission for the adjacent MUGA provided six for cycle parking spaces and a condition was recommended to require details of cycle parking store arrangements to be secured. It is considered

necessary and reasonable to require a planning condition to secure covered cycle parking adjacent to the MUGA rather than to rely on cycle parking in the wider area, which is not convenient to the application site.

8.48 Noting that the pitch area is approximately 5917 sqm, 237 cycle parking spaces will be required if applying the standard of 1 space per 25sqm. It is suggested that this is excessive for the type of use and relates better to indoor provision. For two football teams, coaches, and spectators, a reasonable level of provision would be circa 20 spaces as not everyone will cycle, some will walk, use public transport or arrive by car or car share. There is space in the area adjacent to the MUGA for the siting of additional cycle parking. It is understood that these ideally would not be covered to avoid issues of graffiti, vandalism and anti-social behaviour. A planning condition is recommended to secure these details and an appropriate quantum of provision.

8.49 Car parking

8.50 Policy 82 of the Cambridge Local Plan (2018) requires new developments to comply with, and not exceed, the maximum car parking standards as set out within appendix L. Outside of the Controlled Parking Zone the maximum standard is no more than 2 spaces for every 3 staff, plus 1 space for every 4 seats, including disabled car parking. This should be provided as bays designated for Blue Badge holders and provided from the outset at 1 space or 6% of the total capacity.

8.51 As the site is not increasing in size and is part of the wider leisure complex, for which there is existing car parking adjacent to the leisure centre building, it is considered that the level of provision for car parking is adequate, and no additional spaces are necessary.

8.52 Subject to conditions, the proposal is considered to accord with policy 82 of the Local Plan and the Greater Cambridge Sustainable Design and Construction SPD.

8.53 Other Matters

8.54 Bins

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

8.56 The site currently has recycling and general waste bins on site. These are cleaned three times a week by the Council's crews and emptied daily by the operator of the Abbey Leisure Centre. It is understood from the Sport and Recreation Manager that this arrangement will continue, however, a larger number of bins will need to be provided as it is expected there will be more people using the site. The plans do not include details of refuse

bins and it is recommended that a planning condition to secure these details is added.

8.57 Planning Balance

- 8.58 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).
- 8.59 Summary of harm
- 8.60 Hours of lighting and operation are proposed to be longer than existing to enable ad hoc evening use up to 20:15 hours.
- 8.61 Summary of benefits
- 8.62 Upgraded sports provision to support active and healthy lifestyles.
- 8.63 Improved surface water drainage, reducing flood risk locally.
- 8.64 Improved wildlife – opportunities for biodiversity enhancement.
- 8.65 Opportunity to improved cycle parking provision to encourage sustainable travel.
- 8.66 Having taken into account the provisions of the development plan, NPPF and NPPG guidance, the views of statutory consultees and wider stakeholders, as well as all other material planning considerations, the proposed development is recommended for approval.

9.0 Recommendation

9.1 Approve subject to:

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

10.0 Planning Conditions

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

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

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

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

3. 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, demolition, foundation design, storage of materials, ground works, installation of services, erection of scaffolding and landscaping.

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

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

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

5. No development, other than demolition, shall commence until a scheme for the provision and implementation of surface water drainage has been submitted to and approved in writing by the Local Planning Authority. The SEA Consulting Engineers' 'Surface Water Strategy' (Ref. R - 00192 - 001 - SDS - 0) dated 8 May 2024 shall be fully implemented in accordance with the approved details prior to the first use and maintained thereafter.

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

6. The newly laid pitches shall not be used until details of facilities for the parking of cycles for use in connection with them have been submitted to and approved in writing by the Local Planning Authority. The details shall include the type and layout of the cycle parking. The cycle parking shall be provided prior to first use of the re-laid pitches and shall be retained as such.

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

7. A scheme for the provision of waste bins on-site shall be submitted to and approved in writing by the local planning authority. The scheme shall identify the specific positions of where bins will be sited. The approved scheme shall be carried out before the use is commenced and shall be retained as such.

Reason: To ensure that the need for refuse bins is successfully integrated into the development. (Cambridge Local Plan 2018 policy 57).

8. Prior to the commencement of development above slab level, a scheme for biodiversity enhancement shall be submitted to and approved in writing by the local planning authority. The scheme shall include details of bat and bird box installation, hedgehog connectivity, habitat provision and other biodiversity enhancements, including how a measurable net gain in biodiversity will be accomplished, when it will be delivered and how it will be managed. The approved scheme shall be fully implemented within the agreed timescale following the substantial completion of the development unless, for reasons including viability or deliverability, it is otherwise agreed in writing by the local planning authority.

Reason: To provide ecological enhancements in accordance with Cambridge Local Plan 2018 policies 57, 59 and 69, the Greater Cambridge Shared Planning Biodiversity SPD 2022 and NPPF paragraphs 8, 180, 185 and 186.

9. The development shall be carried out in accordance with the Surfacing Standards Ltd 19/06/2024 Abbey Leisure Complex Proposed Lighting Scheme Rev01, plan ref. S23-296 / DWG / 0006 01 and associated vertical boundary and flat ceiling illuminance grid levels confirmed in Tom Betts e-mail of 19 June 2024. Prior to first use of the new lighting system, a verification report shall be provided to the Local Planning Authority confirming that the lighting scheme has been installed in accordance with the approved scheme and plans (or any agreed

variation thereof). The lighting shall be maintained in accordance with the approved scheme / plans for the lifetime of the development.

Reason: In order to mitigation light pollution in the interests of amenity (Cambridge Local Plan 34)

Background Papers:

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

- Cambridge Local Plan 2018
- Cambridge Local Plan SPDs