



Planning Committee Date Report to	24 th July 2024 Cambridge City Council Planning Committee
Lead Officer	Joint Director of Planning and Economic Development
Reference	23/03907/FUL
Site	Anglia Ruskin University, East Road, Cambridge, CB1 1PT
Ward / Parish	Petersfield
Proposal	Demolition of Webb building, erection of new film and tv building, relocation of annexe building, alterations to Coslett and Ruskin buildings (to include new facades to Coslett, pv panels, air source heat pumps and plant) and external works.
Applicant Presenting Officer	Anglia Ruskin University Dean Scrivener
Reason Reported to Committee	Third party representations
Member Site Visit Date	N/A
Key Issues	<ol style="list-style-type: none">1. Design/Visual Impact2. Conservation Area Impacts3. Neighbour Amenity (Noise)4. Construction Traffic
Recommendation	APPROVE subject to conditions

1.0 Executive Summary

- 1.1 The application is for full planning permission for the demolition of Webb building, erection of new film and tv building, relocation of annexe building, alterations to Coslett and Ruskin buildings (to include new facades to Coslett building, pv panels, air source heat pumps and plant) and external works.
- 1.2 The application also proposes new cycle parking along the southern boundary of the site and introduces new soft landscaping and car parking at the entrance via McKenzie Road.
- 1.3 The proposed development is considered to constitute a form of development which will be modern in appearance but also be in keeping with the character and appearance of the local area, and not harm the setting of the Mill Road Conservation Area and the adjacent Mill Road Cemetery, as well as the Grade II listed Cemetery Lodge, located to further to the south east of the site.
- 1.4 Most of the external works would be concealed to within the site and not be visually prominent. However, the recladding of the Coslett building and the new stair core proposed between Coslett and Ruskin building, would be visible from surrounding streets and the adjacent Mill Road cemetery. Despite this, Officers are satisfied that the proposed works would enhance the visual appearance of the site, and would preserve the character and appearance of the Conservation Area.
- 1.5 Most of the representations received refer to noise issues generated from the ARU's wider site. The LPA's Environmental Health department has been consulted on the application and have investigated these ongoing noise complaints. Following the removal of the rooftop plant from the top of the Ruskin building, which was causing the main concern for local residents, the Environmental Health Officer is now satisfied that the noise generated from the roof top plant on top of the Coslett building and the substation directly to the south of Ruskin building at ground floor level, can be successfully mitigated via conditions as recommended.
- 1.6 The proposal would not result in any significant harm in terms of overbearing, overlooking or overshadowing impact, above and beyond which already exists.
- 1.7 Officers recommend that the Planning Committee **APPROVE** the application, subject to the recommended conditions.

2.0 Site Description and Context

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

*X indicates relevance

2.1 The Anglian Ruskin University (ARU) site is located on East Road, and partly lies within the Mill Road Conservation Area. There is a row of mature trees along the eastern boundary, which have statutory protection in the way of Tree Preservation Orders (TPOs). There is also a TPO on the Plane Tree which is located in the centre of the courtyard.

2.2 Mill Road Cemetery is set adjacent to the eastern boundary of the ARU site and is a designated Historic Garden within the Mill Road Conservation Area. To the south east of the site, is a Grade II listed Cemetery Lodge, which set near to the south entrance of the site with McKenzie Road.

2.3 The immediate areas to the south and north of the site are residential properties.

3.0 The Proposal

3.1 This application is for full planning permission and comprises the following elements:

- Demolition of Webb building and replacement with a new media building
- Removal of Annexe building
- Alterations to Coslett and Ruskin buildings (to include a new facade to the Coslett building with pv panels, air source heat pumps and roof plant)
- External works including the introduction of soft landscaping, hard landscaping, cycle parking and a new emergency vehicle access via Broad Street

4.0 Relevant Site History

Reference	Description	Outcome
22/50487/PREAPP	Demolition of existing Webb and annex buildings. Erection of a new Film and TV building: Coslett Court	Supported, subject to details

landscape design improvement;
external building fabric
improvement (in order to meet the
University carbon reduction
targets). New Ruskin building at
east elevation - new face to Coslett
Court; and south entrance
landscape upgrade and more
secure cycle parking.

submitted at
application
stage

5.0 Policy

5.1 National

National Planning Policy Framework (NPPF) 2023

National Planning Practice Guidance

National Design Guide 2021

(Listed Buildings and Conservation Areas) (LBCA) Act 1990

Environment Act 2021

Town and Country Planning (Environmental Impact Assessment)
Regulations 2017.

Conservation of Habitats and Species Regulations 2017

Equalities Act 2010

Planning and Compulsory Purchase Act 2004

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

ODPM Circular 06/2005 – Protected Species

Circular 11/95 (Conditions, Annex A)

5.2 Cambridge Local Plan 2018

Policy 1: The presumption in favour of sustainable development

Policy 28: Sustainable design and construction, and water use

Policy 29: Renewable and low carbon energy generation

Policy 31: Integrated water management and the water cycle

Policy 33: Contaminated Land

Policy 32: Flood risk

Policy 34: Light Pollution

Policy 35: Human health and quality of life
Policy 36: Air quality, odour and dust
Policy 43: University development
Policy 55: Responding to context
Policy 56: Creating successful places
Policy 57: Designing new buildings
Policy 58: Altering and Extending Existing buildings
Policy 59: Designing landscape and the public realm
Policy 60: Tall Buildings and Skyline in Cambridge
Policy 61: Conservation and Enhancement of Cambridge's Historic Environment
Policy 62: Local Heritage Assets
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 Supplementary Planning Documents

Biodiversity SPD – Adopted February 2022
Sustainable Design and Construction SPD – Adopted January 2020
Cambridgeshire Flood and Water SPD – Adopted November 2016
Mill Road Conservation Area Appraisal – Adopted 2009

6.0 Consultations

6.1 County Highways Development Management

6.2 No objections subject to a condition regarding a traffic management plan and a contractor's parking plan. An informative is also recommended to inform the applicant that any permission granted does not give permission or license to carry out works within or disturbance of, within the adopted highway.

6.3 Cambridgeshire County Council Transport Assessment Team

6.4 No objections and no conditions recommended

6.5 Environmental Health

6.6 Following the removal of roof top plant from the Ruskin building, and following the receipt of an addendum to the Noise Assessment (9th May 2024), previous objections have been removed and the application is now supported by Environmental Health, subject to conditions regarding the following:

- Construction Hours
- Construction Details

- Piling
- Dust
- Implementation of Remediation
- Phase 4 Verification/Validation Report
- Unexpected Contamination
- Material Management Plan
- Plant Noise Compliance
- Plant Noise – Post Completion Testing
- Phase 3 Remediation Strategy
- Lighting Control

6.7 **Sustainability Officer**

6.8 Further information was requested in respect of water usage. Following the submission of further information, the Sustainability Officer has no objections. Conditions regarding BREEAM Design Stage Certification and Post Construction Certification are recommended.

6.9 **Drainage Officer**

6.10 No objections subject to a condition ensuring compliance with surface water and foul water drainage mitigation.

6.11 **Local Lead Flood Authority (LLFA)**

6.12 Following the receipt of amended drainage information, objection has been removed. Conditions regarding the design details and management and maintenance of the surface water drainage scheme and the management of surface water run off during construction works, are recommended.

6.13 **Conservation Officer**

6.14 No objections subject to conditions regarding sample panels prepared on site and the submission of further material details.

6.15 **Cambridgeshire Fire and Rescue Officer**

6.16 No comments received (out of time)

6.17 **Urban Design Officer**

6.18 No objections subject to conditions requesting hard and soft landscaping details.

6.19 **Tree Officer**

6.20 More information requested within the submitted AIA in respect of tree protection measures. Following the submission of a new AIA submitted by Atkins Realis, tree protection measures are satisfactory subject to conditions requesting further measures to be in place prior to commencement of any works.

6.21 **Landscape Officer**

6.22 Following the receipt of amended plans and further details, no objections raised subject to a condition regarding tree pit detail and hard and soft landscaping details, as well as green roofs.

6.23 **Ecology Officer**

6.24 No objections subject to conditions regarding a Construction Ecological Management Plan (CEMP), an external lighting strategy and the provision of bat/bird boxes.

6.25 **Cambridgeshire County Council Archaeology Team**

6.26 No objections subject to a condition requesting a Written Scheme of Investigation prior to demolition.

6.27 **S106 Officer**

6.28 Following approval in July 2022 by the Executive Councillor for Planning Policy and Infrastructure and in line with procedures set out in the Council constitution this proposed development will require a fee of £700 towards the monitoring and administration of the section 106 agreement. A further additional fee of £500 would be required for each instance (if applicable) where the Council is required to provide written confirmation of an obligation. *(Officer note, as no consultee has requested any obligation, this requirement falls away)*

6.29 **Crime Prevention Officer**

6.30 No objections subject to conditions regarding security features for the cycle racks and gates to be secure and locked at times during the night.

6.31 **Archaeology**

6.32 No objections, subject to a condition requesting a Written Scheme of Investigation, to ensure the protection of archaeological remains within the locality.

7.0 Third Party Representations

7.1 A total no. 87 objection comments have been received. Their concerns are summarised as follows:

- Existing noise impact from within the ARU site and potential of new plant on roof of Coslett and the new substation increasing this ongoing noise issue
- Information contained within the noise assessment submitted is incorrect and appears to be dubious
- In respect of noise, the application is contrary to Paragraphs 96, 135, 174 and 185 of the NPPF and Michael Gove's intention to deliver high quality development within Cambridge
- External lighting impact upon wildlife within the adjacent cemetery
- Potential overbearing impact of proposed roof plant
- Incorrect information in documents submitted
- Boundary wall could become unstable to the rear of neighbouring properties along Norfolk Terrace, of which the amendments do not take into account
- Disruption/noise impact of construction works and vehicles
- Impact upon trees may result in an impact upon wildlife
- The loss of the tennis courts – this space should be used for recreational purposes as there is a lack of space within the campus at the current time
- The oil-filled transformer installed within the substation is of great concern and has been dismissed by the applicants in their amended noise assessment – no specifications are noted?
- Background noise levels are not accurate and therefore conclusions drawn are invalid
- Concerns on which access point construction vehicles will use – local residential streets are not suited for construction vehicle access
- Time limit access for construction vehicles should be imposed
- Restriction on working hours/construction related deliveries
- Regular clean up of any dirt/dust from the site condition
- 24/7 contact for any contractor vehicle on site
- ARU should improve the tarmac surfacing in front of the gates at McKenzie Road access point, not just behind the bollards
- Some kind of reciprocal offer to residents would be appreciated to offset the disruption caused
- The 2no. benches proposed at the McKenzie Road access should be removed as they will encourage anti social behaviour
- The new proposed fascia does nothing to improve the existing Coslett building and how does this relate to the existing development within the Conservation Area or the cemetery?

- Poor design, contrary to Policy 55 of the Local Plan
- Use of the non-residential Bradmore Street should be considered for entry and exit of construction traffic
- Boundary wall should be increased to block line of sight between neighbouring properties and substation doors
- Requesting that UKPN install an oil filled transformer, as opposed to a cast resin one and to enclose the transformer (depending on UKPN requirements)
- Hazards to young children and pedestrians within the local area
- Coslett and Webb buildings are within the Conservation Area boundary?
- The application has not submitted a Construction Method Statement and therefore it is unclear as to how the development will be built out and for how long
- Sounds barrier need installing around the substation or this needs relocating further into the campus
- Congestion around Broad Street already gets quite dangerous at times near the entrance with Flower Street and St Matthews Primary School
- A validation condition should be imposed to ensure that the proposed plant will actually achieve the low noise levels predicted

7.2 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 Principle of Development

8.2 Policy 43 of the Cambridge Local Plan (2018) seeks to support the continuous redevelopment of university sites. ARU has made significant progress on the East Road site in modernising the faculty accommodation within the framework of the agreed 2009 masterplan. However, given the masterplan was agreed some time ago, the previous threshold of 12,000sqm of redevelopment is now out of date, and the need for ARU to further redevelop its facilities and buildings, is required.

8.3 The policy recognises that the masterplan is now out of date and will need to be revisited. The most recent Anglia Ruskin University estate strategy and corporate plan 2012-2014 has identified a need for at least 6,000sqm of additional space. The supporting text of the policy states that the East Road site is the most sustainable the most sustainable location for ARU during the next plan period, and any future needs for this institution should, in the first instance, be met close to this site.

8.4 Given the proposals are to redevelop and incorporate new buildings within the existing ARU site, the principle of development is in accordance with Policy 43 of the Local Plan and is supported.

8.5 Skyline of Cambridge

- 8.6 Policy 60 of the Cambridge Local Plan (2018) aims to protect the existing skyline of Cambridge and sets out a number of criteria which need to be accorded with. Further guidance on how applicants should address each of these criteria is set out within Appendix F of the Local Plan. The supporting text of Policy 60 states that in developing any proposals for tall buildings, developers should make reference to Appendix F of the Local Plan, which provides a more detailed explanation of the required approach, methodology and assessment to developing and considering tall buildings in Cambridge.
- 8.7 Paragraph F.10(ii) states that '*within the suburbs, buildings of four storeys and above (assuming a flat roof with no rooftop plant and a height of 13m above ground level) will automatically trigger the need to address the criteria set out within the guidance.*' Although the proposed media building would not trigger this threshold, the proposals involving the upgrading of the Coslett building and additional roof top plant, would be capable of triggering this threshold and therefore Officers have requested the applicant to provide an assessment referring to Policy 60, in proportion to the scale of development.
- 8.8 The site is located outside of the historic core, as illustrated by Figure F.1. of Appendix F. ARU is located outside of this area, on East Road, and is within an area where the prevailing height of residential buildings is generally two storeys.
- 8.9 Paragraphs F.20 and F.21 list a number of sites which are classified as 'Long to Medium distance views towards Cambridge' and 'Local to short distance views.' Applications for tall buildings should carefully consider other local views on key approach roads. Although the proposal is not for a new building, it proposes alterations and a roof top plant to an existing tall building which would result in a change to the external appearance of the building, and therefore Officers consider the townscape visual impact assessment is required in some form.
- 8.10 Paragraph F.29 states that the relationship of the proposed building, or buildings, to the surrounding context needs to be carefully examined. It lists a number of features which need to be assessed as part of a townscape, landscape and urban design appraisal.
- 8.11 The applicant has submitted a Townscape and Visual Assessment (TVA) (LDA Design, September 2023). During the application process, the applicant has also submitted a further Townscape Note (February 2024), which provides an assessment against the criteria of Policy 60 specifically, as requested by Officers.

- 8.12 Figure F.3 of Appendix F illustrates the topography of Cambridge and outlines 15 key strategic viewpoints into and out of the city. All of these 15 strategic viewpoints are located beyond the Zone of Theoretical Visibility (ZTV), as outlined within the TVA submitted (Figure 8034_TVIA_004), and therefore it is considered that the proposals would not interfere with these views and disrupt the skyline within the immediate locality.
- 8.13 Moreover, Paragraph F.21 of Appendix F identifies nine key viewpoints in and around the city core. Of these, Parker's Piece is the only viewpoint which is within the vicinity of the site but as is illustrated by Viewpoint A within the Appendix of the TVA, the proposed development would not be perceptible and would blend in with the surrounding built form within the city core.

Criterion a) of Policy 60 – Location, Setting and Context

- 8.14 Appendix F also includes assessment criteria (a-f), which applications must refer to in order to comply with Policy 60. Criterion a) refers to the relationship of the proposed building to the surrounding context and needs to be carefully examined considering a list of features within the site's context.
- 8.15 The TVA has included some visualisations within the Appendix, with Figures 6.1 and 6.2 showing proposed and existing facades of the Coslett Building when viewed from McKenzie Road to the South, and from Mill Road Cemetery to the east, respectively. These visualisations have been updated as of 10th July 2024, to reflect slight changes to the location and design of the roof plant. As seen from these visualisations, the height of the Coslett building is not being significantly increased at all, but the additional rooftop plant and new lift core would create an additional mass on top of the roof. Officers have requested for this rooftop plant to be moved back from the edge in order to prevent any significant visual impact upon the area, of which the updated visualisations show.
- 8.16 With regards to the views from the Mill Road Cemetery to the east, the upgraded façade would modernise the building and create a more visually aesthetic built form within the setting of the cemetery and Mill Road Conservation Area.
- 8.17 As provided within the TVA, the existing Coslett building is only perceived within certain views from within the surrounding streets and would not be visually prominent within the locality. This is demonstrated in the updated visualisations (July 2024), and as such, Officers consider the visual harm caused by the proposals would be minimal when compared to the existing scale of the building.

- 8.18 In summary, the submitted TVA and supplementary visualisations clearly sets out the implications of the proposal in respect to the local context of the area, and demonstrates the limited impact which would result, as directed by criterion a) of Policy 60.

Criterion b) of Policy 60: Impact upon the historic environment

- 8.19 The site is part located within the Mill Road Conservation Area and set adjacent to Mill Road Cemetery, which is a Grade II listed Historic Park and Garden. In addition, the Cemetery Lodge is Grade II listed and is located to the southeast of the site, on the corner of the cemetery entrance.
- 8.20 It is considered that the proposed upgrades to the façade of Coslett would provide a more appropriate design when compared to the existing facades. The proposed design of the façade facing directly east would modernise the Coslett building and would result in a neutral impact upon the setting of the cemetery, when compared to the existing situation. The siting of the rooftop plant being located further to the west of the roof space is appropriate as to not result in visual harm upon the setting of the cemetery.
- 8.21 With reference to the new media building, it would be perceivable from the cemetery however, these views would be limited due to the proposed building not being excessive in scale and massing. Again, when comparing the existing view of the chimney and associated built form, the proposed media building is of an acceptable height and scale to not result in any visual impact upon the surrounding area.
- 8.22 With regards to the Cemetery Lodge, the proposed south façade of the Coslett building is considered to have a neutral impact to the backdrop of the Lodge and is a betterment when compared to the existing façade. The additional rooftop plant is not of a significant mass to result in significant visual harm upon the setting of the Lodge, especially as it would be slightly set back within the roof space of the building.
- 8.23 Overall, the proposals are considered to result in a moderate and neutral affect upon the Mill Road Conservation Area and adjacent cemetery, as agreed by the Conservation Officer. The information provided clearly demonstrates that the proposal accords with criterion b) of Policy 60.

Criterion c) of Policy 60: Scale, Massing and Architectural Quality

- 8.24 Paragraph F.40 of Appendix F states that proposal should demonstrate through drawings, sections, models, computer-generated images (CGIs) etc., the design rationale of the building and how the form, materials and silhouette of the building will deliver a high quality addition to the city which will respond positively to the local context and skyline.

- 8.25 In addition to the TVA, the applicant has submitted a Design and Access Statement (DAS), which outlines the rationale behind the architectural qualities and design approach for the proposal.
- 8.26 Firstly, the new media building would only be seen from the cemetery to the east, due to its central location within the site. As all uses housed in the building require high levels of acoustic separation and no day light, the building is mainly solid, with only glass curtain walling to stairs facing Coslett Court and casement windows to landing areas on the north elevation. A single large window to the TV studio facing Coslett Court provides a glimpse into the space when not in use. Glass Reinforced Concrete (GRC) panels are proposed to the base of the building to add robustness to an area of high use.
- 8.27 Powder coated aluminium panels of different textures break-up the mainly solid volume. At roof level, the enclosed plant room is powder coated aluminium acoustic louvres with an integral door. The proposed materials are considered to provide a discrete addition within this locality and has been architecturally designed to make most effective use for media uses.
- 8.28 Furthermore, the new facades on the Coslett building are to be replaced with aluminium panels and glass panels with reinforced concrete, with oak curtain mullions, which together break up the massing of the building when compared to the existing facades. The materials proposed are considered to be more sustainable in terms of temperature efficiency and would overall create a form of development which would be compatible within the locality.
- 8.29 The information provided in respect to criterion c) is acceptable as it is proportionate to the scale of development proposed. Given the proposal would mainly involve the redevelopment of the site, the applicant has successfully demonstrated that the proposal would provide a development of high architectural quality and an acceptable scale and massing. As such, the proposal is in accordance with criterion c) of policy 60.

Criterion d) of Policy 60: Amenity and Microclimate

- 8.30 Criterion d) requests tall buildings to respect the amenities of neighbouring properties, in regards to overlooking, overshadowing and overbearing impacts. These matters will be discussed in further detail under the below section 'Amenity'.

Criterion e) of Policy 60: Public Realm

- 8.31 The design of space around buildings is crucial in the creation of a good public realm. Tall buildings need to be sensitively located so that they relate well to the space around them.
- 8.32 Given the nature of the development proposed, it is considered that the proposal would enhance the existing buildings on the site and create a better sense of place via the improvements at the access via McKenzie Road and within the central courtyard. Details will be secured via conditions to ensure the palette of materials and landscaping details are appropriate.
- 8.33 In summary, given the nature of the proposal, the level of information in respect of public realm enhancements is acceptable and is in accordance with criterion e) of Policy 60.

Conclusion

- 8.34 In conclusion, the application contains a sufficient level of information proportionate the level of development proposed and successfully demonstrates that the proposed development would not significantly intrude the skyline of Cambridge and would in fact be an enhancement to the existing ARU site. The proposal is therefore in accordance with Policy 60 and the guidance as set out within Appendix F of the Cambridge Local Plan 2018.
- 8.35 **Design, Context and External Spaces**
- 8.36 Policies 55, 56, 57, 58 and 59 seek to ensure that development responds appropriately to its context, is of a high quality, reflects or successfully contrasts with existing building forms and materials and includes appropriate landscaping and boundary treatment.
- 8.37 Given the proposed development comprises several different elements, each of these will be addressed in turn.

Media Building

- 8.38 The new Media Building is proposed to be located on the site of the existing Webb and Annexe Buildings. The Webb building will be demolished, and the Annexe building which was originally to be relocated further to the north of the site however is now to be permanently removed.
- 8.39 The new media building will be connected to Coslett on the north side and will share an escape stair, removing the requirement to re-provide the existing one which will be removed. The footprint of the new building has been carefully planned to give more 'breathing' space to the existing Plane tree in Coslett Court, which is protected via a Tree Preservation Order

(TPO) and would not be much larger than the existing footprints of the Webb and Annexe buildings. The connection between the media building and Coslett via a new stair-case and lift, enables the footprint of the media building to not be overly excessive and restrict its impact upon the Plane Tree and the trees along the eastern boundary, which are also protected by TPOs.

- 8.40 The new arrangement also looks to improve the route across the campus from Coslett Court towards the Peter Taylor building, by setting back the building further away from Peter Taylor and creating a generous circulation space animated by new planting and seating. The current route is a narrow gap between Webb and Coslett and is less inviting and attractive for students to use.
- 8.41 The media building would comprise three storeys in height, approximately 15m. It will house large flat floor facilities that are not possible to locate within the footprint of the existing buildings and highly technical spaces like the recording studios, which require purpose built accommodation. The flat roof will be implemented with a green roof via a condition as recommended.
- 8.42 As mentioned in the above section, the design is proposed to match the new cladding of the Coslett building. Glass Reinforced Concrete (GRC) panels are proposed to the base of the building to add robustness to an area of high use. Powder coated aluminium panels of different textures break-up the mainly solid volume. At roof level, the enclosed plant room is powder coated aluminium acoustic louvres with an integral door. Glazed doors sliding doors are proposed for the main entrance and lobby space, while acoustic solid steel doors are used as escape and service access to the building on the north and east elevations.

Coslett Building

- 8.43 The existing facades of the building are considered to look 'tired' and out of date, requiring a new design. The applicant has undertaken a cost analyses for the building and it was concluded that replacing the existing facades with new materials such as coated aluminium and oak coloured mullions, and new windows, would greatly improve the aesthetics of the building as well as its thermal efficiency.
- 8.44 The existing window rhythm and proportions are retained however, the windows are proposed to be replaced with inward opening casement windows that would simplify their maintenance and cleaning. The existing clear-storey and spandrel panels will not be replicated but replaced by a horizontal band of castellated cladding which helps to articulate the facade and break-up its height. The windows have been reduced in number to prevent overheating but also allow sufficient light levels through for optimum use.

- 8.45 The new improvements would not significantly alter the height of the existing building, apart from the addition of a roof top plant which will house the incorporation of ASHPs as the intention is decarbonise the existing gas based heating design to a more sustainable model. The proposed roof plant would be visible from the south, when approaching from McKenzie Road, however this additional mass is not considered to be significantly intrusive to result in significant visual impact. In addition, the roof plant has been moved slightly back within the roof space to reduce any significant visual impact.
- 8.46 The western edge of Coslett is to be redesigned and connect to Ruskin. This will involve a new lift and stair core, to support the rooftop plant. The materials and design will compliment the overall proposed design of the development.
- 8.47 Another main change is at ground floor level which will create an underpass accessway for students to have direct access into the central courtyard. This will create a more active frontage on the South elevation and allow easier access for all users.

Ruskin Building

- 8.48 The main focus of the proposals for the Ruskin building are at ground level and seek to introduce a more attractive and easier to use building for all users and be used for faculty to carry out performances.
- 8.49 The existing lift tower and single storey extension will be removed and replaced with steps providing access into the courtyard. A new lift core will be provided between Ruskin and Coslett, which is appropriately designed and will complement the rest of the development.
- 8.50 On the south elevation of the building, is to be a new substation and switch room. This is due to the move away from gas and is now a requirement. The materials are to match the existing materials of Ruskin and will therefore be in keeping with the locality.
- 8.51 A new external ramp is to be provided on the north west corner of the building as currently there is no level access.

Landscaping/External Spaces

- 8.52 The ARU's Design strategy: 'Designing Our Future 2017 - 2026', sets out the sitewide vision, priorities and ambitions of the university. This phase of works focuses upon the creation of a cohesive "Creative Quarter" for the Arts, History and Social Science (AHSS) department, located around the Ruskin, Coslett and Webb Buildings.

- 8.53 At present, the landscape areas within the ARU site are disconnected and experienced individually, one at a time, with little connectivity physically or visually. The proposed landscaping seeks to enhance and better connect these spaces internally and externally, creating a better sense of place for all users.
- 8.54 The site has been divided into two areas – the Southern Site and the Northern Site. These areas will be discussed in turn below.

Landscaping – Southern Site

- 8.55 Firstly, the areas around the new media building are to be enhanced with shade tolerant planting along the western elevation of the building, as well as replacement paving and increase levelling to allow for level access. The pavement on the eastern side of the media building will be block paving to allow water and air to percolate and serve the roots of the adjacent Horse Chestnut tree on the eastern boundary.
- 8.56 Moving further within the central courtyard, the existing Plane tree is to be retained and act as a local feature, for which new seating will be incorporated within and around the edges. A proposed triangular form around the existing tree creates a raised planter and seating feature. The form responds to the architecture of the new media building and allows for circulation space on all sides.
- 8.57 The proposed tiered, timber clad seating will exploit the level change from the Ruskin building down to the courtyard which will lend itself as an outdoor gathering and viewing space for audiences to performances, talks or other curated events.
- 8.58 The southern entrance via McKenzie Road is to be upgraded with new planting of Lime trees, which are considered to form a ‘Gateway’ of trees which would complement the access of the cemetery and ‘soften’ the visual appeal of this entrance. As suggested within the representations received, the proposed benches at this entrance have been moved further back within the site, in order to avoid any potential anti social behaviour.
- 8.59 Along the southern facade of Ruskin, an area of low groundcover planting underneath the canopy of multi-stem trees is introduced with seating is nestled into bays intended to reference the neighbouring Mill Road Cemetery, a highly valued green space.
- 8.60 A ‘green corridor’ is created with tree and shrub planting either side of the access road. The soft landscaped area carries on along the southern boundary providing opportunities to sit and socialise.

- 8.61 New cycle parking is to be located along the southern boundary of the site, opposite the Ruskin building. These will be easily accessible and make way for the 2no. disabled car parking spaces at the entrance with McKenzie Road. Given this access will also be used for deliveries and refuse vehicles, the new location for cycle parking is more appropriate and safer for cyclists.

Landscaping – Northern Site

- 8.62 The main change within the northern section of the site, is the introduction of a new fire tender access route to serve the new media building. This would replace the existing tennis courts. There is a comment raised in respect of the loss of the tennis courts however these are not in public use and have not been used for a long time. Students access other leisure facilities within the city, such as the tennis courts on Jesus Green, and therefore their loss is not considered to be detrimental in this instance.
- 8.63 There are no. 8 accessible car parking spaces along the eastern edge of the Peter Taylor building. The new access will result in one of these accessible car parking spaces to be lost however, as aforementioned, two new accessible spaces are to be provided at the south entrance via McKenzie Road. As such, this loss is overcome.
- 8.64 The soft landscaping is to be planted along the edge of the new access and within the area of the existing tennis courts.
- 8.65 The relocation of the existing annexe building to replace the tennis courts has been removed from the proposals. The annexe is no longer required and therefore will be permanently removed from the site.

Conclusion

- 8.66 Overall, subject to conditions requesting details of all hard and soft landscaping, tree pit details and green roofs, as well as material details, the proposed development is a high-quality design that would enhance and improve the accessibility and visual appearance of the site. The proposal is compliant with Cambridge Local Plan 2018 policies 55, 56, 57, 58 and 59 and the NPPF.
- 8.67 **Impact Upon Heritage Assets**
- 8.68 The site is part located within the Mill Road Conservation Area and is set adjacent to Mill Road Cemetery which is a designated Grade II Historic Park and Garden (HPG). There is also the Cemetery Lodge, located to the south east of the site which is Grade II listed.

- 8.69 The Ruskin building on the ARU site is a Building of Local Interest (BLI), as is the wall surrounding the cemetery.
- 8.70 Firstly, the Webb Building and The Annexe are of no particular historic interest and make a neutral contribution to the Mill Road Conservation Area. As such, their removal will have no detrimental impact upon the character and appearance of the Conservation Area.
- 8.71 Given the location of the new media building, this element of the proposals would be concealed from wider views within the Conservation Area and would not result in any significant harm upon the character and appearance of the Conservation Area. It would be in view from the cemetery; however the design and scale of the media building is considered to be acceptable in this location and would be well integrated within the existing ARU site to not result in any harm.
- 8.72 The proposed recladding of the Coslett building is considered to be an enhancement when compared to the existing external facades. The existing building looks degraded and does not contribute to the character and appearance of the Conservation Area. The new facades will create an exterior which would enhance its stature within the Conservation Area.
- 8.73 The new eastern elevation alongside the cemetery would have a neutral impact upon this heritage asset and would create a more sympathetic back drop within views from the cemetery when compared to the existing building. This is evident from the visualisations submitted. It is also slightly set back from the cemetery wall and therefore no impact will occur upon this the wall.
- 8.74 The south elevation of Coslett is also an important view within the Mill Road Conservation Area, which has a strong visual presence when approaching the site along McKenzie Road. Again, the proposed cladding and redesign of this façade is considered to be an enhancement within the Conservation Area when compared to the existing south façade.
- 8.75 The Ruskin Building is a designated BLI. The extensions that are to be removed at on the east elevation will emphasise the original details of the building at the first floor level. The extensions are modern additions and hinders access into and out of the building and onto the courtyard. The introduction of the steps to form an external performance space within Coslett Court is supported as the character of the Ruskin building is retained.
- 8.76 The new enclosure for the substation on the south elevation is to be constructed in a brick to match the existing. A condition is recommended

for a brick sample panel to ensure that the new materials match the original building.

- 8.77 As for the setting of the Grade II listed Lodge, the proposed back drop of the south elevation of Coslett is considered to have a neutral impact upon the setting of this listed building, when compared to the existing, and is overall an enhancement.
- 8.78 The Conservation Officer has been consulted on the application and has raised no objections subject to conditions requesting details of the materials for the proposed substation enclosure, as well as further details regarding glazing, coping details, infill panels and roofing. These conditions are recommended.
- 8.79 In conclusion, subject to the above conditions, the proposals are considered to enhance existing buildings within the ARU site which would preserve the character and appearance of the surrounding heritage assets, in accordance with Policy 61 and 62 of the Cambridge Local Plan 2018, Sections 66 and 72 of the LBCA Act 1990, and the NPPF.
- 8.80 **Carbon Reduction and Sustainable Design**
- 8.81 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.
- 8.82 Policy 28 states development should take the available opportunities to integrate the principles of sustainable design and construction into the design of proposals, including issues such as climate change adaptation, carbon reduction and water management. The policy states that for new non residential development, proposals should achieve 'Excellent BREEAM Level' for carbon emissions as well as achieve full credits for category Wat 01 for water efficiency.
- 8.83 Policy 29 supports proposals which involve the provision of renewable and / or low carbon generation provided adverse impacts on the environment have been minimised as far as possible.
- 8.84 The Sustainability Officer has been consulted on the application and did raise some concerns regarding the approach to water efficiency measures and risk of overheating, in relation to the new media building and the recladding of the Coslett building.
- 8.85 The BREEM Assessment submitted, demonstrates that a maximum of 4 credits for Wat01 will be achieved, and that further investigations were taking place regarding the reuse/recycling of water to see if the desired maximum 5 credits for Wat01 could be achieved. Following the receipt

Technical Note TN-10 Wat01, Scotch Partners, Revision 02, 16/2/2024, details of the approach to achieving 4 Wat01 credits for the new build elements of the proposals represents a 50% improvement on baseline water use. A fifth credit, which would increase the level of water reduction to 55% in line with the requirements of Policy 28, is not feasible due to site constraints. With the measures proposed, which also include water consumption monitoring and leak detection and prevention, water savings from the scheme are predicted to amount to 390,000 litres annually compared to a scheme with no mitigation measures.

- 8.86 While this level of water efficiency is slightly below what is required by Policy 28, the proposed approach is considered acceptable considering the relatively low levels of water use associated with the building, which is limited to WC facilities. A condition to secure the proposed level of water efficiency and submission of a final Wat01 calculator is recommended by the Sustainability Officer who is satisfied with the approach taken and the information provided.
- 8.87 With regards to overheating, the level of glazing within the Coslett facades in the redesign will be reduced, and the new proposed glazing will be recessed in order to reduce solar absorption, and therefore the risk of overheating will be less than the existing situation.
- 8.88 Subject to the above conditions, the proposals are considered to accord with Local Plan policies 28 and 29 and the Greater Cambridge Sustainable Design and Construction SPD 2020.
- 8.89 **Biodiversity**
- 8.90 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.
- 8.91 The site is predominantly hardstanding and the redevelopment proposals would not result in the loss of any soft landscaping. The submitted BNG metric shows an uplift of onsite biodiversity of approximately 30% through new landscaping, which is acceptable.
- 8.92 The Mill Road Cemetery lies directly to the east and has an abundance of biodiversity and wildlife. The Ecology Officer has been consulted on the application and has raised no objections. The applicant has submitted an Ecological Impact Assessment, which provides sufficient information to demonstrate that the proposals would not result in harm upon local

species. Conditions regarding Construction Ecological Management Plan (CEMP), a lighting strategy and the provision of bat and bird boxes are all recommended to ensure the development sustains and enhances biodiversity.

8.93 Subject to the above conditions, the proposed development would not result in adverse harm to protected habitats, protected species or priority species, and is compliant with policies 57 and 70 of the Cambridge Local Plan (2018), and the Biodiversity SPD.

8.94 **Water Management and Flood Risk**

8.95 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. 165 – 175 of the NPPF are relevant.

8.96 The site is not located within the designated Flood Zone and therefore there is no risk of flooding as a result of the development.

8.97 The LLFA have been consulted on the application and had originally objected to the application due to the lack of details regarding surface water drainage features and how they were to be incorporated within the submitted drainage strategy. Following the receipt of additional information, the LLFA has removed their objection subject to conditions requesting the detailed design of the drainage strategy and how surface water run off will be avoided during construction works. These conditions are recommended.

8.98 Subject to the above conditions, the proposal is in accordance with Cambridge Local Plan 2018 policies 31 and 32 and the NPPF advice in respect of flood risk.

8.99 **Highway Safety and Transport Impacts**

8.100 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.

8.101 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.

8.102 The Local Highway Authority has been consulted on the application and have raised no objections, subject to a condition requesting a traffic management plan and a contractor's parking plan. Given the close proximity of neighbouring properties in around the site, these conditions

are reasonable and necessary to effectively manage the on street parking of contractors and sub contractors, and is recommended.

- 8.103 There are a number of objections received, raising concerns of how construction vehicles will access the site. The neighbouring streets around the ARU site are narrow and would make it difficult for construction vehicles accessing the site.
- 8.104 Given that the Coslett building prevents vehicles from entering the inner campus from the south, the only route for which vehicles could access the application site is the new construction access to the north via Broad Street. It is intended that construction vehicles to use this access for the demolition/construction works, and therefore the routing of vehicles would not use the surrounding residential streets. A compliance condition to ensure that all construction/demolition vehicles access the site via Broad Street only is recommended.
- 8.105 In addition, a condition is recommended to prevent any vehicle with a gross weight in excess of 3.5 tonnes to access the site outside of the hours 09:30hrs – 15:30hrs. Officers consider this is reasonable and necessary, given the location of the nearby St Matthews Primary School to the north.
- 8.106 There are concerns raised by local residents of the potential damage construction vehicles could cause upon the existing boundary wall, which borders the rear gardens of properties directly to the north. Should any damage incur, the applicant will need to arrange for any necessary mitigation to offset any damage incurred and this is considered to be a civil matter as opposed to a planning matter under this application.
- 8.107 The Transport Assessment Team have been consulted on the application and have reviewed the submitted Travel Plan and are content with the findings. No objections are raised and no conditions are recommended.
- 8.108 Subject to the above conditions, the proposal accords with the objectives of Policy 80 and 81 of the Cambridge Local Plan 2018 and is compliant with NPPF advice.
- 8.109 **Cycle and Car Parking Provision**

Cycle Parking

- 8.110 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 development to comply with the cycle parking standards as set out within Appendix L of the Local Plan.

- 8.111 There are currently 852no. cycle parking spaces across whole of the ARU campus. Of these 852no. spaces, 162no. cycle spaces are located at the McKenzie Road entrance and along the eastern section of the site. In terms of utilisation, site visits at varying times have shown the cycle parking spaces closest to the Mackenzie Road entrance to be utilised the most at around 80% capacity. Cycle spaces further north along the eastern boundary were far less utilised and are therefore proposed to be removed which will allow easier pedestrian access to and from Coslett Court. This will equate to a loss of 84no. spaces.
- 8.112 A total of 136no. cycle spaces are proposed along the southern boundary of the ARU site, opposite the Ruskin and Coslett buildings. This will include the existing 20no. spaces located at the McKenzie Road entrance. The spaces will be within covered shelters with green roofs, of which will be conditioned. The location of the new cycle parking is considered to provide easy and convenient access for users and will remove the amount of clutter from the front of McKenzie Road entrance, improving the views of the site within the public realm.
- 8.113 As such, the proposal will equate to a total 884no. cycle spaces across the ARU site, which is an increase of 32no. spaces serving the wider site. Given that the proposals would not result in a net increase of students studying at ARU, and are merely improvements to the existing infrastructure, Officers consider this increase and relocation of cycle parking to be one of the merits of the scheme and is supported.
- 8.114 Subject to the above condition, the level of cycle parking proposed is an enhancement to the existing level and quality of cycle parking provision across the wider ARU site at present and is in accordance with Policy 82 of the Cambridge Local Plan (2018).

Car Parking

- 8.115 Policy 82 of the Cambridge Local Plan (2018) requires new developments to comply with, and not exceed, the maximum car parking standards as set out within appendix L. The site is within a designated Controlled Parking Zone. Policy 82 also states that Car-free and car-capped development is supported provided the site is within an easily walkable and cyclable distance to a District Centre or the City Centre, has high public transport accessibility and the car-free status can be realistically enforced by planning obligations and/or on-street controls. The Council strongly supports contributions to and provision for car clubs at new developments to help reduce the need for private car parking.
- 8.116 There are currently 8 no. accessible car parking spaces located to the east of Peter Taylor House, yet there is no provision for accessible parking at the entrance of Mackenzie Road. One of the 8 spaces will be lost due to the construction of the new fire tender access, via Broad Street.

- 8.117 In order to offset this loss, it is proposed to provide 2no. accessible car parking spaces to the front of the Coslett building at this southern entrance. This is considered to be acceptable and provide a good level of accessible car parking for the ARU site.
- 8.118 These car parking spaces will not prevent refuse vehicles nor delivery vehicles from using this access. There is still plentiful of space to allow all types of vehicles to manoeuvre and leave the site in forward gear.
- 8.119 Therefore, the proposal is considered to accord with Policy 82 of the Local Plan and the standards set out under Appendix L.
- 8.120 **Amenity of Neighbouring Properties**
- 8.121 Policy 35, 55, 57 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. Criterion d) of Policy 60 is also of relevance to this section, as it refers to respecting the amenities of neighbouring properties.
- 8.122 The ARU site is located amongst residential properties, which are set to the north and south/south west. Given that the majority of the proposed development would be concealed to within the ARU site, the proposals are not considered to result in any additional overlooking, overshadowing or overbearing impact upon nearby residential properties.
- 8.123 As part of the assessment of the application, the applicant has moved the proposed roof plant further back within the roof space of the Coslett building to reduce any potentially harmful overbearing impact upon the residential properties located at Collier Road to the south.
- 8.124 A condition to secure the details of any artificial lighting prior to their installation is recommended to mitigate any impact upon local residents, in accordance with Cambridge Local Plan Policy 34.
- 8.125 As such, the proposals are considered to be in accordance with policies 34, 55, 56, 58 and 60(d) of the Local Plan.

Noise Impact

- 8.126 Policy 35 of the Cambridge Local Plan 2018 safeguards against developments leading to significant adverse impacts on health and quality of life from noise and disturbance. Noise and disturbance during construction would be minimized through conditions restricting construction hours and collection hours to protect the amenity of future occupiers. These conditions are considered reasonable and necessary to impose.

- 8.127 Firstly, given the location of the site being in close proximity to residential properties, conditions regarding constructions hours, dust mitigation, piling and collection during construction are all recommended to mitigate the impact upon neighbouring properties. In addition, given the close proximity of the site to neighbouring properties, and the number of objection comments received in respect of noise complaints, Officers consider that a condition requesting the details of the noise associated with the construction and demolition works, as well as complaint handling and communication with local residents, in order to mitigate any noise impact is reasonable and necessary in this instance, and is recommended.
- 8.128 Most of the representations received have objected or raised concerns regarding the ongoing noise generated from the ARU site, affecting the amenities of local residents. This is understood to be produced by an air cooling plant generator within the Sinclair building, which ARU are fully aware of and have been liaising with local residents and the LPA on how to mitigate this noise impact. Environmental Health Officers are fully aware of the situation and have served an Abatement Notice on ARU to mitigate this impact. It should be noted that the siting of the Sinclair building is to the west of the proposed development and is technically located outside of the red line on the site location plan for this current application.
- 8.129 The proposals involve the provision of roof top plant on top of the Ruskin and Coslett buildings, as well a new substation to the south of Ruskin. ARU intend to change their existing gas heated energy supply to fully electric across their site. Although the existing noise generated from the Sinclair building is not directly related to the proposed development, any new plant installed is likely to generate more noise which could exacerbate the existing noise issue and would be unacceptable.

Background Noise Levels

- 8.130 The applicant has provided a full Noise Emission Assessment (Ref:5362 Rev01) produced by Scotch Partners LLP and dated 25th August 2023, which concludes that the new plant proposed would generate low noise levels at all times. Whilst the Environmental Health Officer agrees with this conclusion, they did raise concerns that the assessment did not adopt background noise levels which were representative of the current noise levels experienced at the nearest noise receptor location at ground level, adjacent to Collier Road. In addition, clarification that the potential for break out noise from the Media Building needed to be considered within the design. As such, further information was requested.
- 8.131 The applicant submitted an addendum Noise Emission Assessment (Ref:5362 Rev02) produced by Scotch Partners LLP, dated 30th January 2024. The Environmental Health Officer reviewed this but still had concerns regarding the background noise levels adopted. It was therefore required that additional continuous noise monitoring is carried out over an

appropriate duration (at least 3 – 4 days, to include a full weekend period) at locations that represent closest to noise sensitive receptors. Notwithstanding this, the addendum assessment did address the potential noise generated from the proposed media building and the conclusions state that no noise impact will arise from this building, which is acceptable and agreed by Environmental Health.

- 8.132 The applicant submitted another Noise Emission Assessment Addendum (Rev 00) produced by Scotch Partners LLP, dated 9th May 2024. This assessment carried out noise monitoring between 2nd and 7th May 2024, which included a Bank Holiday weekend. The locations at which the monitoring took place was agreed with Environmental Health. The background noise levels adopted to inform the results of the assessment were representative of the noise levels experienced at the closest noise receptor at ground level and were supported by Environmental Health.
- 8.133 In response to the applicant's noise assessments, the Guest Road Area Resident's Association have commissioned their own noise assessment which has been undertaken by an independent consultant Nova Acoustics, dated 10th May 2024. It is understood that the Resident's Association have made ARU aware of this and that both parties have been working collaboratively with the Environmental Health department in seeking effective noise mitigation for the proposed development.
- 8.134 The applicant has submitted a Technical Comparison Note, dated 24th May 2024, which compares the results of their own noise assessment with the assessment commissioned by the Resident's Association. The Environmental Health Officer has reviewed this Comparison Note and is in agreement with the conclusions drawn that background noise levels adopted in both assessments are similar and therefore confirm the validity of the results concluded within the applicant's Noise Emission Assessment Addendum (Rev 00) produced by Scotch Partners LLP, dated 9th May 2024.

Roof Plant Noise

- 8.135 The applicant has removed the roof top plant from the Ruskin building and therefore the latest addendum noise assessment does not refer to this roof plant and only refers to the roof plant on Coslett building and the proposed substation to the south of Ruskin building at ground floor level. A re-consultation was carried out on this amendment and although the number of objection comments has reduced, there are still concerns raised in respect of the future maintenance of the roof plant and the noise generated from it. Suggestions of imposing a validation condition are raised, to ensure that the predicted 'low impact' noise levels concluded are achievable.

- 8.136 The Environmental Health Officer has recommended a condition that prior to the installation and use of any plant hereby approved, an acoustic commissioning / completion report shall be submitted to the LPA for approval. The report will need to demonstrate through the use of monitored noise data and compliance with the details comprised within the submitted noise impact assessments/addendums, whether the proposed plant will achieve low noise levels. This will infer whether any further mitigation is required and therefore will achieve the same outcome as proposed by the representation comments.
- 8.137 The roof plant on top of the Coslett building will aid ventilation and cooling of the building. Sections 3.2.5 to 3.2.8 of the addendum report details proposed mitigation in the form of an imperforate screen to the south side of the plant enclosure, with acoustically rated louvres on the other sides of the enclosure. The results predict that noise levels generated from this plant would be lower than the background noise levels at the nearest receptor locations, during the day and night time.
- 8.138 Following the additional background noise monitoring and application of the revised background sound levels, as well as the removal of the roof plant from the Ruskin building, Environmental Health are now satisfied that the noise impact on the nearest residential noise sensitive receptor has been assessed accordingly, in line with noise regulation BS4142:2014. The installation of the rooftop plant on the Coslett Building will not have an adverse impact on the amenity of adjacent residents subject to the proposed mitigation measures and compliance conditions which are recommended.

Substation Noise

- 8.139 Section 3.5 of the noise addendum considers the potential noise impact of the proposed Substation on the closest adjacent noise sensitive receptor. The results conclude that the noise generated from the substation would be lower than the background noise levels during the day and at night time. Following the additional background noise monitoring and application of the revised background sound levels adopted, Environmental Health are now satisfied that the noise impact upon the nearest residential noise sensitive receptor has been assessed accordingly in line with BS4142:2014 regulations. As such, the conclusions drawn are supported.
- 8.140 There is a comment raised amongst the representations received which requests a sound barrier to be incorporated around the substation, or if this is not possible, for it to be moved further within the site. Given the above, these measures are not considered necessary.

Media Building

- 8.141 Sections 3.5 to 3.8 of the Noise Emission Assessment' produced by Scotch Partners and dated 30th January 2024 addresses the potential

impact of rooftop plant from the Media Building. The Environmental Health Officer is satisfied that the noise would not be significantly harmful, subject to conditions to ensure satisfactory mitigation is in place.

Conclusion

- 8.142 Following the receipt of addendum noise assessments and a Comparison Note, comparing the applicant's noise assessment with the Resident's Association noise assessment, the noise levels proposed by the development would not result in significant noise impact upon nearby neighbouring properties. This is subject to conditions ensuring the development is carried out in compliance with the measures outlined within the noise assessments and further clarification via post completion testing, which are recommended. As such, the proposed development would comply with Policy 35 of the Cambridge Local Plan 2018.

Trees

- 8.143 There are trees along the eastern boundary of the site, of which have statutory protection via TPOs and through the designation of the Mill Road Conservation Area. There is also a Plane tree located within the centre of Coslett Court, which has statutory protection via TPO.
- 8.144 The applicant has submitted an Arboricultural Impact Assessment (AIA) (Delta Simons, BS 5837:2012 Arboricultural Impact Assessment, September 2023), which provides information as to how the existing trees will be protected and/or pruned. The Tree Officer has been consulted on the application and had raised concerns regarding the lack of information regarding some of the root protection areas of the trees along the eastern boundary and whether the proposed media building would infringe upon these.
- 8.145 As such, the applicant submitted another AIA (Atkins Realis, February 2024), which provided more information in respect of the RPA's of trees and the distances of the development to these trees. The Tree Officer was reconsulted on this information and is satisfied with the information provided, subject to pre commencement conditions regarding tree protection measures being put in place prior to any works or demolition commencing on site. These conditions are considered necessary and reasonable to ensure the trees along the eastern boundary are protected and that no significant harm is brought upon them. Subject to these conditions, the application is considered to comply with Cambridge Local Plan Policy 71.

Third Party Representations

- 8.146 The remaining third-party representations not addressed in the preceding paragraphs are summarised and responded to in the table below:

Third Party Comment	Officer Response
Incorrect information in documents submitted	The information contained within the submitted plans and documents has been assessed by Officers and consultee specialists against all relevant national and local planning policies
ARU should improve the tarmac surfacing in front of the gates at McKenzie Road access point, not just behind the bollards	It is intended to resurface the area around the bollards, of which details will be secured via condition as recommended as part of the approval.
Some kind of reciprocal offer to residents would be appreciated to offset the disruption caused	This lies outside of the scope of planning and therefore the LPA cannot enforce the applicant to offer residents to offset the noise and disruption. Conditions are recommended to prevent any significant noise and disruption upon local residents, as set out within the above report
Neighbour Consultation time inadequate	The LPA have formally consulted a range of neighbouring properties within and around the site, for a statutory period of 21 days.
The application is contrary to Paragraphs 96, 135, 174 and 185 of the NPPF and Michael Gove's intention to deliver high quality development within Cambridge	For the reasons as set out above, the application is considered to be in accordance with both national and local planning policies, and deliver high quality development
The oil-filled transformer installed within the substation is of great concern and has been dismissed by the applicants in their amended noise assessment – no specifications are noted?	The Environmental Health Officer has been consulted on the application and has assessed the proposed substation in respect of noise impact. For the reasons as set out above, the noise generated by the substation is considered to be acceptable and can be mitigated via conditions.

Request that UKPN install an oil filled transformer, as opposed to a cast resin one and to enclose the transformer (depending on UKPN requirements)	This is a specification which is outside of the LPA's control. The application has been assessed against all relevant planning policies in respect of noise, and is considered to be acceptable subject to conditions recommended.
The application has not submitted a Construction Method Statement and therefore it is unclear as to how the development will be built out and for how long	Officers recommend a condition which requesting details regarding details of mitigation measures to be undertaken to prevent noise disturbance upon local residents associated with the demolition and construction works. Details will also include engagement with local residents

Other Matters

- 8.147 The proposed Landscaping plans shows refuse storage to be located adjacent to the McKenzie Road access. The area will be well screened by soft landscaping and be out view when approaching the site along McKenzie Road, which is acceptable. A condition is recommended to secure the details of the refuse store to ensure that the storage area is well contained and has a green roof. As such, the proposal in accordance with Policy 57 of the Cambridge Local Plan 2018.
- 8.148 The applicant has fully recognised the brownfield nature of the site and has included a contaminated land risk assessment with the application (Site Investigation Report by Ground Engineering, ref: C15848, dated March 2023). Environmental Health have been consulted and have suggested a remediation strategy and follow up verification report to support the findings of the report submitted. Three conditions are recommended and the application is in accordance with Policy 33 of the Cambridge Local Plan 2018.
- 8.149 The Crime Prevention Officer raised no objections subject to conditions regarding security features for the cycle racks and gates to be secure and locked at times during the night. These particulars will be relayed in form of informatives, to ensure the applicant is aware of their responsibilities regarding security of the premises and parking facilities.
- 8.150 Lastly, the County Council's Archaeology Team have requested a condition regarding a Written Scheme of Investigation to be submitted to

the LPA. Due to the archaeological potential of the site, this condition is considered reasonable and is recommended.

8.151 Planning Balance

8.152 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).

8.153 The application proposes to redevelop existing facilities within the ARU site, in order to ensure the university operates to its full potential. The development would upgrade existing buildings on the site, as well as provide a new media building facility, all of which has been carefully designed and preserves the character and appearance of the surrounding Conservation Area and heritage assets.

8.154 As such, Officers recommend approval, subject to conditions and informatives set out below.

8.155 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, subject to the conditions set out below.

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

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

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

3) No development (including the removal of the existing apparatus) shall commence on site until a traffic management plan has been submitted to and agreed in writing by the Local Planning Authority.

The principal areas of concern that should be addressed are:

- i) Movement and control of muck away vehicles (all loading and unloading should be undertaken where possible off the adopted public highway)
- ii) Contractor parking, with all such parking to be within the curtilage of the site where possible
- iii) Movements and control of all deliveries (all loading and unloading should be undertaken off the adopted public highway where possible.)
- iv) Control of dust, mud and debris, and the means to prevent mud or debris being deposited onto the adopted public highway.

The development shall be carried out in accordance with the approved details.

Reason: To ensure that before development commences, highway safety will be maintained during the course of development.
(Cambridge Local Plan 2018 Policy 81).

4) No construction works shall commence until a Contractors Parking Plan has been submitted to and been agreed in writing by the local planning authority. The Plan will need to demonstrate where all contractor and sub contractors will park and how they will access the site in accordance with ARU's wider site portfolio, and avoid parking within the surrounding streets at any time.

The development will be carried out in accordance with the approved details.

Reason: To ensure that before development commences, highway safety will be maintained during the course of development.
(Cambridge Local Plan 2018 Policy 81).

5) 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. The assessment will also need to include details of any piling and mitigation/monitoring, including public communication and complaint handling measures to be taken, in order to protect local residents from noise and/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).

- 6) No laying of services, creation of hard surfaces or erection of a building shall commence until a detailed design of the surface water drainage of the site has been submitted to and approved in writing by the Local Planning Authority. Those elements of the surface water drainage system not adopted by a statutory undertaker shall thereafter be maintained and managed in accordance with the approved management and maintenance plan.

The scheme shall be based upon the principles within the agreed Flood Risk and Drainage Strategy Report prepared by Smith and Wallwork Engineers (ref: 0411-SAW-ZZ-ZZ-RPC-0001) dated 29th September 2023 as well as Amended Drainage Information Report prepared by Smith and Wallwork Engineers (ref: 0296-SAW-ZZ-ZZ-CO-C-001) dated April 2024 and shall also include:

- a) Full calculations detailing the existing surface water runoff rates for the QBAR, 3.3% Annual Exceedance Probability (AEP) (1 in 30) and 1% AEP (1 in 100) storm events;
- b) Full results of the proposed drainage system modelling in the above-referenced storm events (as well as 1% AEP plus climate change), inclusive of all collection, conveyance, storage, flow control and disposal elements and including an allowance for urban creep, together with an assessment of system performance;
- c) Detailed drawings of the entire proposed surface water drainage system, attenuation and flow control measures, including levels, gradients, dimensions and pipe reference numbers, designed to accord with the CIRIA C753 SuDS Manual (or any equivalent guidance that may supersede or replace it);
- d) Full detail on SuDS proposals (including location, type, size, depths, side slopes and cross sections);
- e) Site Investigation and test results to confirm infiltration rates;
- f) 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;
- g) Demonstration that the surface water drainage of the site is in accordance with DEFRA non-statutory technical standards for sustainable drainage systems;
- h) Full details of the maintenance/adoption of the surface water drainage system;
- i) Permissions to connect to a receiving watercourse or sewer;
- j) Measures taken to prevent pollution of the receiving groundwater and/or surface water

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 and to ensure that the principles of sustainable drainage can be incorporated into the development, noting that initial preparatory and/or construction works may compromise the ability to mitigate harmful impacts (Cambridge Local Plan 2018 Policy 31 and 32)

- 7) No development, 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 (Cambridge Local Plan 2018 Policies 31 and 32).

- 8) Within 12 months of commencement of development, a BRE issued Design Stage Certificate shall be submitted to, and approved in writing by, the Local Planning Authority demonstrating that BREEAM 'excellent' as a minimum will be met, with maximum credits for Wat 01 (water consumption). Where the Design Stage certificate shows a shortfall in credits for BREEAM 'excellent', a statement shall also be submitted identifying how the shortfall will be addressed. If such a rating is replaced by a comparable national measure of sustainability for building design, the equivalent level of measure shall be applicable to the proposed development.

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

- 9) Within 12 months following first occupation, a BRE issued post Construction Certificate shall be submitted to, and approved in writing by the Local Planning Authority, indicating that the approved BREEAM rating has been met. If such a rating is replaced by a comparable national measure of sustainability for building design, the equivalent level of measure shall be applicable to the proposed development.

Reason: In the interests of reducing carbon dioxide emissions and promoting principles of sustainable construction and efficient use of

buildings (Cambridge Local Plan 2018 Policy 28 and the Greater Cambridge Sustainable Design and Construction SPD 2020).

- 10) The development hereby approved shall not be used or occupied until evidence in the form of the BREEAM Wat01 water efficiency calculator has been submitted to and approved by the local planning authority in writing, demonstrating achievement of 4 Wat01 credits. The development shall be carried out in accordance with these agreed details.

Reason: To respond to the serious water stress facing the area and ensure that 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).

- 11) 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).

- 12) 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).

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).

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

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

15) The plant / equipment as approved shall be installed and operated in accordance with the principles, design and specifications (including operational noise levels, attenuation / mitigation and the results of the BS4142-type assessment) contained within the following documents:

- Noise Emission Assessment (Ref:5362 Rev02) produced by Scotch Partners LLP and dated 30th January 2024
- Noise Emission Assessment Addendum (Rev 00) produced by Scotch Partners LLP and dated 9th May 2024

The plant / equipment and the mitigation as approved shall be maintained and retained thereafter.

Reason: To protect the amenities of neighbouring properties (Cambridge Local Plan 2018 Policy 35).

16) Except for its testing, prior to the use of all external plant as approved, an acoustic commissioning / completion report shall be submitted to and approved in writing by the Local Planning Authority. The report shall demonstrate, through the use of monitored noise data, compliance with the detail contained within the following documents (including operational noise levels, attenuation / mitigation and the results of the BS4142-type assessment daytime and night-time):

- Noise Emission Assessment (Ref:5362 Rev02) produced by Scotch Partners LLP and dated 30th January 2024
- Noise Emission Assessment Addendum (Rev 00) produced by Scotch Partners LLP and dated 9th May 2024

Any additional mitigation measures required shall be clearly identified and evidenced within the report including the timing for implementation. The plant / equipment and any mitigation as approved shall be maintained and retained thereafter.

Reason: To protect the amenities of neighbouring properties (Cambridge Local Plan 2018 Policy 35).

- 17) No development (or phase of) shall commence until a Phase 3 Remediation Strategy based upon the findings of the Site Investigation Report (by Ground Engineering, ref: C15848, dated March 2023) have been submitted to and approved in writing by the Local Planning Authority

Reason: To ensure that any contamination of the site is identified and appropriate remediation measures agreed in the interest of environmental and public safety (Cambridge Local Plan 2018 policy 33).

- 18) The development (or each phase of the development where phased) shall not be occupied until a Phase 4 Verification/Validation Report demonstrating full compliance with the approved Phase 3 Remediation Strategy 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)

- 19) 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).

- 20) 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)

- 21) The bin and bike stores associated with the proposed development, including any planting associated with a green roof, shall be provided prior to first occupation in accordance with the approved plans and shall be retained thereafter. Any store with a flat or mono-pitch roof shall incorporate, unless otherwise agreed in writing by the local planning authority, a green roof 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.

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

- 22) No development shall take place above slab level, other than demolition, until details of the external materials to be used in the construction of the development, including consideration of the urban heat island effect and use of cool materials, have been submitted to and approved in writing by the Local Planning Authority. The development shall be carried out in accordance with the approved details.

Reason: To ensure that the external appearance of the development does not detract from the character and appearance of the area and in the interests of sustainability (Cambridge Local Plan 2018 policies 28, 55, 56, 57, 58 (for extensions)) and 60.

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

accordance with the approved details.

Reason: To ensure that the external appearance of the development does not detract from the character and appearance of the area. (Cambridge Local Plan 2018 policies 55, 57 (for new buildings) and/or 58 (for extensions)).

- 24) No brick or stonework above ground level for the substation shall commence until a sample panel has been prepared on site detailing the bond, mortar mix, design and pointing technique. The details shall be submitted to and approved in writing to 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 avoid harm to the special interest of the Building of Local Interest and the Conservation Area. (Cambridge Local Plan 2018, policies 61 and 62).

- 25) No non-masonry walling systems, cladding panels or other external screens shall be erected until details including structural members, infill panels, edge, junction and coping details, colours, surface finishes/textures and relationships to glazing and roofing have been submitted to and approved in writing by the Local Planning Authority. The development shall be carried out in accordance with the approved details.

Reason: To avoid harm to the special interest of the Building of Local Interest and the Conservation Area. (Cambridge Local Plan 2018, policies 61 and 62).

- 26) No development above ground level, other than demolition, shall commence until a hard and soft landscaping scheme has been submitted to and approved in writing by the Local Planning Authority. The scheme shall include the following:

- a) proposed finished levels or contours; car parking layouts, other vehicle and pedestrian access and circulation areas;
- b) hard surfacing materials;
- c) Street furniture and artifacts (including refuse and cycle storage);
- d) planting plans; written specifications (including cultivation and other operations associated with plant and grass establishment); schedules of plants, species, plant sizes and proposed numbers/densities where appropriate;
- e) boundary treatments indicating the type, positions, design, and materials of boundary treatments to be erected
- f) an implementation programme.

The development shall be fully carried out in accordance with the approved details.

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

27) Prior to any development above ground level of any permanent building with a flat roof, details of the biodiverse (green, blue or brown) roof(s) shall be submitted to and approved in writing by the Local Planning Authority. Details of the biodiverse roof(s) shall include the following:

a) Confirmation of substrate depth, which shall be between 80-150mm (unless otherwise agreed).

b) A plant /seed mix (with wildflower planting indigenous to the local area and no more than a maximum of 25% sedum (green roofs only)).

c) A management / maintenance plan including means of access.

d) Where solar panels are proposed, an array layout will be required incorporating a minimum of 0.75m between rows of panels for access and to ensure establishment of vegetation.

The biodiverse roof(s) shall not be used as an amenity or sitting out space of any kind whatsoever and shall only be used in the case of essential maintenance, repair or escape in case of emergency. All works shall be carried out and maintained thereafter in accordance with the approved details.

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

28) 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.

- 29) Prior to the commencement of site clearance a pre-commencement site meeting shall be held and attended by the site manager and the arboricultural consultant to discuss details of the approved AMS. A record of the meeting will be submitted to and approved by the council.

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.

- 30) 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.

- 31) No development shall commence (including demolition, ground works) and no vegetation clearance shall occur, until a Construction Ecological Management Plan (CEcMP) has been submitted to and approved in writing by the local planning authority. The CEcMP shall include the following:

- a. Risk assessment of potentially damaging construction activities.
- b. Identification of biodiversity protection zones.
- c. Practical measures (both physical measures and sensitive working practices) to avoid or reduce impacts during construction (may be provided as a set of method statements).
- d. The location and timings of sensitive works to avoid harm to biodiversity features.
- e. The times during construction when specialist ecologists need to be present on site to oversee works.
- f. Responsible persons and lines of communication.
- g. The role and responsibilities on site of an ecological clerk of works (ECoW) or similarly competent person.

h. Use of protective fences, exclusion barriers and warning signs if applicable.

The approved CEcMP shall be adhered to and implemented throughout the construction period strictly in accordance with the approved details.

Reason: To ensure that before any development commences appropriate construction ecological management plan has been agreed to fully conserve and enhance ecological interests. (Cambridge Local Plan 2018 policies 57, 59 and 70).

32) No development above slab level shall take place until a scheme of ecological enhancement has been submitted to and approved in writing by the local planning authority. The scheme shall include details of the features to be enhanced, recreated and managed for species of local importance both in the course of development and in the future. The scheme shall be carried out in accordance with the approved details.

Reason: To conserve and enhance ecological interest (Cambridge Local Plan 2018 Policy 57 and 70).

33) Prior to the installation of any artificial lighting in any phase, an ecologically sensitive artificial lighting scheme for that phase shall be submitted to and approved in writing by the Local Planning Authority. The scheme shall include details of the baseline condition of lighting, any existing and proposed internal and external artificial lighting of the site in that phase and an artificial lighting impact assessment with predicted lighting levels. The scheme shall:

a) include details (including luminaires, fittings and any shrouds) of any artificial lighting on the site and an artificial lighting impact assessment with predicted lighting levels at the site boundaries;

b) unless otherwise agreed, not exceed 0.4 lux level (against an agreed baseline) on the vertical plane at agreed locations;

c) detail all building design measures to minimise light spillage;

d) set out a monitoring and reporting regime for the lighting scheme.

The approved lighting scheme shall be fully installed, maintained and operated in accordance with the approved details. The scheme shall be retained as such thereafter.

Reason: To fully conserve and enhance ecological interests (Cambridge Local Plan 2018 policies 57, 59 and 70).

34) All vehicles associated with the demolition/construction works of the development hereby approved, shall access the site via Broad Street only, unless otherwise agreed in writing by the local planning authority.

Reason: To ensure the safe and effective operation of the highway (Cambridge Local Plan 2018 Policy 81 and Paragraph 115 of the NPPF).

35) Demolition or construction vehicles with a gross weight in excess of 3.5 tonnes shall service the site only between the hours of 09.30hrs - 15.30hrs, seven days a week.

Reason: In the interests of highway safety (Cambridge Local Plan 2018 Policy 81 and Paragraph 115 of the NPPF).

36) No demolition/development shall commence until the applicant, or their agents or successors in title, has implemented a program of archaeological work, commencing with the evaluation of the application area, that has been secured in accordance with a Written Scheme of Investigation (WSI) that has been submitted to and approved by the Local Planning Authority in writing. For land that is included within the WSI, no demolition/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 and methodology of investigation and recording and the nomination of a competent person(s) or organisation to undertake the agreed works;
- c. The timetable for the field investigation as part of the development programme;
- d. The programme and timetable for the analysis, publication & dissemination, and deposition of resulting material and digital archives.

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, archiving and presentation of archaeological assets affected by this development, in accordance with national policies contained in the National Planning Policy Framework (MHCLG 2021), and Cambridge Local Plan 2018 Policy 61.

38. Prior to first occupation a comprehensive water metering and monitoring system shall be commissioned and installed within the buildings to quantify at least daily: the total volume of mains water used, leak detection and prevention. No occupation shall occur until such time as the local planning authority has been notified through an independent verification report that the water metering and monitoring system has

been installed and is fully functional. The metering and monitoring system shall be retained in a fully functioning operational use at all times and for the lifetime of the development.

Reason: To ensure that the development makes efficient use of water and promotes the principles of sustainable construction in accordance with Policy 28 of the Cambridge Local Plan 2018, the Greater Cambridge Sustainable Design and Construction SPD 2020, the Written Ministerial Statement on Addressing water scarcity in Greater Cambridge: update on government measures (March 2024) Joint Ministerial Statement on addressing Water Scarcity in Greater Cambridge.

11.0 Informatives

- 1) Partial discharge of the condition 37 listed above, can be applied for once the fieldwork at Part c) has been completed to enable the commencement of development. Part d) of the condition shall not be discharged until all elements have been fulfilled in accordance with the programme set out in the WSI.
- 2) All green roofs should be designed, constructed and maintained in line with the CIRIA SuDS Manual (C753) and the Green Roof Code (GRO).
- 3) To satisfy and discharge Environmental Health recommended conditions (including those related to construction / demolition, operational artificial lighting, contaminated land, noise / sound, air quality (including Electric Vehicle Charging) and odours / fumes / smoke, any impact assessment and mitigation as required, should be in accordance with the scope, methodologies and requirements of relevant sections of the Greater Cambridge Sustainable Design and Construction Supplementary Planning Document, (2020). 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.
- 4) The granting of a planning permission does not constitute a permission or licence to a developer to carry out any works within, or disturbance of, or interference with, the Public Highway. A separate permission must be sought from the Highway Authority for such works.

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 SPD