



Planning Committee Date	2 nd April 2025
Report to Lead Officer	Cambridge City Council Planning Committee Joint Director of Planning and Economic Development
Reference	22/02066/CONDL
Site	Owlstone Croft, Owlstone Road CB3 9JJ
Ward / Parish	Newnham
Proposal	Submission of details required by condition 7 (Demolition/construction noise and vibration impact assessment) of planning permission 22/02066/FUL
Applicant	Queen's College
Presenting Officer	Tom Gray
Reason Reported to Committee	Called in by Cllr Clough
Member Site Visit Date	N/A
Key Issues	Whether the details are acceptable and in conformity with the reasons and policy requirements for this condition.
Recommendation	APPROVE

1.0 Executive Summary

- 1.1 The application seeks to discharge condition 7 of planning consent 22/02066/FUL attached by the Planning Inspector.

The condition states: No development (or phase of) (including demolition or piling) shall commence until a demolition/construction noise and vibration impact assessment for that phase of development, has been submitted to and approved in writing by the local planning authority following consultation with Newnham Croft Primary School. The assessment shall be in accordance with the provisions of BS 5228:2009 + A1 2014 Code of Practice for noise and vibration on construction and open sites and include details of any piling and mitigation/monitoring measures to be taken to protect local residents / Newnham Croft Primary School from noise or vibration. The development shall be carried out in accordance with the approved measures.

- 1.2 The reason for this condition is to protect the living conditions of neighbouring residents and teaching conditions at Newnham Croft Primary School (NCPS).
- 1.3 The applicant has submitted a noise and vibration impact assessment (NIA) and this information has been subject to pre-submission consultation with NCPS and a formal consultation during the application process with the Council's Environmental Health Officer. Further comments from NCPS have been received during the application process and where appropriate, these have been addressed by the applicant.
- 1.4 In consultation with the Environmental Health Officer, it is considered that the NIA has been undertaken in accordance with BS5228:2009+A1:2014 "Code of practice for noise and vibration control on construction and open sites" guidance document.
- 1.5 Following this consultation, the category A threshold ABC level is agreed, and the school has been subject to individual consideration as one of the nearest sensitive receptors (NSR). Demolition works are scheduled to take place during school holidays in accordance with condition 8 of the planning consent.
- 1.6 The NIA provides sufficient information with regards demolition/construction plant/machinery. Whilst the NIA states that there will be exceedances of the threshold level at NSRs, these exceedances are calculated without mitigation measures in place which will reduce the noise levels.
- 1.7 With regards to monitoring, the NIA proposes three noise monitoring stations with access available to the Local Authority to monitor live data. Trigger alert levels and corresponding actions described are agreed including actions to be taken where substantiated complaints are received.

- 1.8 On the basis of the submission, it is considered that the information is in accordance with the appropriate guidance, and it provides sufficient piling details. The submission provides appropriate mitigation measures to reduce noise and vibration impacts to acceptable levels at nearest sensitive receptors (NSRs). Monitoring measures including corresponding actions are also detailed to ensure that noise is effectively monitored and managed.
- 1.9 In conclusion, officers consider that the measures described in the submission will protect local residents and NCPS from unacceptable noise/vibration impacts during demolition/construction of the development. The submission is therefore in conformity with the reasons and policy requirements.

2.0 Site Description and Context

Controlled Parking Zone	X	Adjacent to Tree Preservation Orders	X
Conservation Area	X	City/County Wildlife Site and Local Nature Reserve	X
Adjacent to Protected Open Space	X	Flood Zone 1, 2, 3	X
Building of Local Interest	X	Adjacent to Green Belt	X

- 2.1 Owlstone Croft is owned by Queens' College and the application site is situated within the Newnham Croft Conservation Area. The Porter's Lodge is identified as a Building of Local Interest (BLI) and Block A (Owlstone House) is listed as a positive building within the Newnham Croft Conservation Area Appraisal. Block A is the original Owlstone House which has seen a series of extensions built during the 20th Century. This building currently consists of 29 student rooms, a dining room, kitchen, common room, computer room, archive room and store.
- 2.2 The existing site comprises several other buildings. Block B (former nurses accommodation) is a four storey building and houses 68 student rooms and WCs; Block D (nursery building) was originally built in the 1930s and was significantly altered in 2013 when it was converted to a nursery with 5 student rooms above; outbuildings behind the Lodge connect to Block D and are used as garaging and for storage; finally, cycle sheds and a refuse storage area are located on part of the site of former Block C (built in 1963 and demolished above slab level in 2001). Consent was granted in 2021 for two storage containers used as a temporary gym within this area. The remainder of the site comprises hardstanding, parking areas and a large lawned area.
- 2.3 The site is located immediately north and west of the Paradise Nature Reserve (a semi-wetland habitat), which is a Local Nature Reserve (LNR), Protected Open Space and County/City Wildlife Site. This area borders the river Cam on its eastern side. The application site is also adjacent to existing Green Belt land to the east.
- 2.4 The site is located to the east of residential properties' gardens along Owlstone Road and the south of playing fields of Newnham Croft Primary School (NCPS).
- 2.5 The vast majority of the application site is within Flood Zone 1 with areas near and on the eastern boundary of the site within Flood Zone 2 and 3. Several trees are situated along the eastern and northern boundaries of the site. Vehicular access is via residential streets, leading from Barton Road. The nearest residential streets of Owlstone Road and Grantchester Meadows are controlled parking zones.

3.0 The Proposal

3.1 The application seeks to discharge condition 7 (Demolition/construction noise and vibration impact assessment) of planning permission 22/02066/FUL.

3.2 Condition 7 states:

No development (or phase of) (including demolition or piling) shall commence until a demolition/construction noise and vibration impact assessment for that phase of development, has been submitted to and approved in writing by the local planning authority following consultation with Newnham Croft Primary School. The assessment shall be in accordance with the provisions of BS 5228:2009 + A1 2014 Code of Practice for noise and vibration on construction and open sites and include details of any piling and mitigation/monitoring measures to be taken to protect local residents / Newnham Croft Primary School from noise or vibration. The development shall be carried out in accordance with the approved measures.

4.0 Relevant Site History

Application	Description	Outcome
22/02066/FUL	Demolition of nursery building, part of outbuildings; partial demolition, refurbishment and extension of other existing college buildings and the erection of four accommodation blocks containing 60 rooms for postgraduate students; associated landscaping, car and cycle parking, refuse and other storage and new electricity substation within outbuildings	Refused, Appeal Allowed
22/02066/CONDA	Submission of details required by condition 26 (arboricultural method statement) of planning permission 22/02066/FUL	Discharged in Full
22/02066/CONDB	Submission of details required by condition 20 (Hydrological Report) of planning permission 22/02066/FUL	Discharged in Full
22/02066/CONDC	Submission of details required by condition 17 (written scheme of investigation) of planning permission 22/02066/FUL	Discharged in Full
22/02066/CONDD	Submission of details required by condition 35 (non-translucent fence) of planning permission 22/02066/FUL	Discharged in Full
22/02066/CONDE	Submission of details required by condition 3 (Phasing Strategy) of planning permission 22/02066/FUL	Discharged in Full

22/02066/CONDF	Submission of details required by condition 8 (Air Quality and Dust Management Plan) of planning permission 22/02066/FUL	Pending consideration
22/02066/CONDG	Submission of details required by condition 28 (Replacement Nursery Provision) of planning permission 22/02066/FUL	Refused to Discharge
22/02066/CONDH	Submission of details required by conditions 30 (Landscape and Ecological Management Plan), 31(Bird and Bat Boxes), and 33 (Ecological Design Strategy) of planning permission 22/02066/FUL	Pending consideration
22/02066/CONDI	Submission of details required by condition 29 (Construction Ecological Management Plan) of planning permission 22/02066/FUL	Discharged in Full
22/02066/CONDJ	Submission of details required by condition 19 (surface water run-off) of planning permission 22/02066/FUL	Pending consideration
22/02066/CONDK	Submission of details required by condition 14 (Traffic Management plan) of planning permission 22/02066/FUL	Refused to Discharge
22/02066/CONDM	Submission of details required by condition 28 (replacement nursery provision) of planning permission 22/02066/FUL	Discharged in Full
22/02066/CONDN	Submission of details required by condition 10 (materials management plan) of planning permission 22/02066/FUL	Pending consideration
22/02066/CONDO	Submission of details required by condition 18 (surface water drainage scheme) of planning permission 22/02066/FUL	Pending consideration

5.0 Policy

5.1 National

National Planning Policy Framework 2024
Circular 11/95 (Conditions, Annex A)

5.2 Cambridge Local Plan 2018

Policy 35: Protection of human health and quality of life from noise and vibration

5.3 Supplementary Planning Documents

Sustainable Design and Construction SPD – Adopted January 2020

5.4 Neighbourhood Plan

South Newnham Neighbourhood Plan (2024)

6.0 Consultations

6.1 Environmental Health Officer – No Objection

7.0 Third Party Representations

7.1 None received.

8.0 Member Representations

8.1 Councillor Clough has called in the application to Planning Committee due to the absence of any sub-phasing information (including duration, start and finish dates, interlinking dependences) and in line with the committee's concerns.

9.0 Local Interest Groups and Organisations / Petition

9.1 Newnham Croft Primary School have commented as follows:

Formal consultation response (received 11th February 2025):

- Wish for confirmation that existing 1.9 metres brick wall will be heightened to 2.4 metres.
- Need clarification that ground floor slab of previously demolished accommodation block will be undertaken during the school holidays.
- Note the employment of Best Practicable Means to minimise potential disturbance.
- Requests written confirmation that consent will only be granted to proceed with works above the high level trigger alert if the Council has first obtained written confirmation from the school that the high level noise is not interfering with teaching.
- Research identified that a level of 35 dB within classrooms during lessons is required. Needs to be a mechanism in place for immediate action if teaching cannot be undertaken effectively.
- Noted amendments to threshold approach and clarification of trigger levels and actions.

Pre-submission consultation response (received 4th December 2024):

- Please specify school holiday dates which for summer 2025 are 24th July 2025 to 31st August 2025.
- Demolition of slab also need to be included as part of the demolition plans.
- Concern about boundaries shown on figure.
- School as an educational establishment should be subject to individual consideration. Appropriate noise levels have not been discussed.
- Expect to see discussion in modelling and mitigations to ensure children's education is not harmed.

- Suggests that noisy works can be undertaken after school or during holiday periods.
- Helpful if school can have access to monitoring data. Request second monitor to also be located centrally to the playing field boundary within the site.
- Should detail the contact system for contacting site management.
- Welcome less noisy CFA piling rig to be used.
- Electric construction vehicles should be used and specified instead.

9.2 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.

10.0 Assessment

10.1 This discharge of condition application follows the planning consent granted at appeal under reference 22/02066/FUL in which Planning Inspector attached condition 7 (Demolition/construction noise and vibration impact assessment).

10.2 The Planning Inspector in Paragraph 66 of the Appeal Decision (Appendix i) states the following:

“For the same reasons [In the interests of the living conditions of neighbouring residents and teaching conditions at NCPS], a condition is required to specify the hours of operation of powered machinery during construction or demolition, and a further condition to provide a noise and vibration impact assessment which will identify appropriate monitoring and mitigation measures.”

10.3 Condition 5 (Construction/demolition hours) is of relevance given that this restricts development during daytime hours only, and therefore the daytime ABC threshold has been applied within the assessment submitted.

10.4 Condition 8 (Air Quality and Dust Management Plan) is of relevance given that limb (d) restricts demolition works to school holidays only.

10.5 In accordance with the condition wording, the Noise and Vibration Impact Assessment (NIA) has been subject to consultation with Newnham Croft Primary School (NCPS) in December 2024 prior to the subsequent formal submission in February 2025.

10.6 Following further consultation with NCPS and the Environmental Officer, the applicant has revised the submission in response to the points raised and provided the following information to support this discharge of condition application:

- Demolition/Construction Noise and Vibration Assessment dated 21 March 2025 (82040-SRL-RP-YA-02-P9).

- 10.7 The Noise and Vibration Assessment (NIA) has been undertaken in accordance with BS5228:2009+A1:2014 “Code of practice for noise and vibration control on construction and open sites” guidance document.
- 10.8 Section 3.2 of the NIA details low baseline noise levels and concludes a category A threshold ABC level (in accordance with BS5228-1:2009+A1:2014) is appropriate which following a formal consultation with the Council’s Environmental Health Officer is reasonable. As requested by NCPS, the school as an educational establishment has been subject to individual consideration.
- 10.9 As stated in section 4.0 of the NIA, the demolition works are scheduled during the school holidays to reduce the impact on NCPS teaching conditions. In response to the school’s concerns, the scope of demolition works in section 4.1 (Demolition) to include the slab of hardstanding that was previously a part of a demolished accommodation block has been clarified in the revised document. Following a formal consultation with the Environmental Health Officer, the demolition methodology details in this section of the NIA are reasonable.
- 10.10 Section 4.4 of the NIA lists the proposed demolition and construction plant/machinery with estimated on-times to predict the noise impact at nearby sensitive receptors. It is noted that the contractor will employ Best Practicable Means to minimise potential disturbance.
- 10.11 Noise predictions for demolition/refurbishment and construction in tables 6 & 7 show exceedances of the threshold level of 65 dB at the nearest sensitive receptors, in particular NSR4, NSR5 and NSR6 (NCPS). However, these exceedances represent a ‘worse-case scenario’ and also do not incorporate the mitigation measures stated in Sections 6 & 7 of the NIA which will reduce the resultant impact levels.
- 10.12 Section 5.4 of the NIA states that three noise monitoring stations (two locations along the boundary with NCPS) will be installed. The Local Authority will be granted logins to access live monitoring data. In consultation with the Environmental Health Officer, this is considered acceptable and will require implementation.
- 10.13 It is noted that vibration monitoring will not be provided unless justified complaints are received. This approach is agreed given that in Section 5.3, a reasonable explanation of minimal vibration generation is provided. Due to the CFA piling methodology and the distance to sensitive receptors, in consultation with the Environmental Health Officer, the risk of unreasonable vibration is unlikely and other ground-borne sources of vibration effects will be reduced as described within the mitigation measures section (Section 6).

- 10.14 Trigger alert levels and corresponding actions are described in Section 5.4. In the event that vibration complaints are received, it is noted that a lower alert investigation should be made to ascertain the cause and implement mitigation where necessary. If a higher alert is triggered, works should stop to investigate and implement mitigation and alternative working methods sought if available. In consultation with the Environmental Health Officer, the trigger levels and subsequent actions are considered reasonable. This also includes additional and location specific noise (and/or vibration) monitoring if substantiated complaints are received, and/or at the reasonable request of the Council.
- 10.15 The monitoring position M3 (NCPS' playing field boundary) is to have an increased alert level (+3 dB) more than the M1/M2 locations. Following consultation with the Environmental Health Officer this approach is acceptable given that the ABC limits are to determine the threshold of potential significant effects at dwellings rather than external amenity spaces.
- 10.16 Section 6 details the mitigation measures including the duration of hand demolition, avoidance of mechanical breaking, utilising one of the quietist forms of piling (CFA piling), installing a 2.4 metre solid timber hoarding along the northern boundary with the school and there will be consideration over the feasibility of extending the existing 1.9 metre wall in height with hoarding. The Environmental Health Officer has raised no objection to these proposed mitigation measures.
- 10.17 Whilst NCPS has requested that in the event of a high level trigger then the school should first confirm that the high level noise is not interfering with teaching before the Council give permission, following consultation with the Environmental Health Officer, it would not be expected that works would continue above this noise level without additional mitigation/working practices being in place. If all reasonable mitigation has been implemented and there is a justified reason for works to be undertaken in the short term, then works are likely to be specified at other times beneficial to nearby receptors e.g. after school, during school holidays etc. On this basis, the school's suggestion is not considered necessary in this instance.
- 10.18 Whilst NCPS has requested that internal classroom noise levels should not exceed 35 dB during teaching times, following consultation with the Environmental Health Officer, it is noted that this is in reference to a design code for improvement works at schools to ensure that they are built to sufficient acoustic standards, and therefore in this instance it would be unreasonable to require construction impact levels to not exceed this level.
- 10.19 The additional points raised by NCPS have been considered and where appropriate in consultation with the Environmental Health Officer have been addressed by the applicant.

10.20 The local member's comments regarding this submission are noted. The information has been assessed against the requirements of this condition and is deemed to be acceptable on this basis.

10.21 Conclusion

10.22 Officers consider that the information provided is in accordance with the appropriate BS5228:2009 + A1 2014 guidance. Monitoring and mitigation measures described in the submission will protect local residents and NCPS from unacceptable noise/vibration impacts during demolition/construction of the development. The details submitted are therefore acceptable and in conformity with the reasons and policy requirements.

11.0 Recommendation

11.1 Approval of the following details:

- Demolition/Construction Noise and Vibration Assessment dated 21 March 2025 (82040-SRL-RP-YA-02-P9).

Background Papers:

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

- Cambridge Local Plan 2018
- Cambridge Local Plan SPDs