



**25/04801/FUL – Cambridge Rugby Union Club
Grantchester Road Newnham Cambridge
Cambridgeshire CB3 9ED**

Application details

Report to: Planning Committee

Lead Officer: Joint Director of Planning and Economic Development

Ward/parish: Newnham

Proposal: Construction of floodlit padel tennis facility with club hut and landscaping

Applicant: Padel Stars Limited

Presenting officer: Amy Stocks

Reason presented to committee: Third party representations, Councillor Call in, Site History, Policy Conflicts

Member site visit date: N/A

Key issues: 1. Green Belt

2. Siting, design and scale of padel courts and effects on character of the Protected Open Space, the site and setting of the edge of the City.

Recommendation: Approval subject to conditions

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Table 1 Contents of report

1. Executive summary

- 1.1 The application is for the construction of 5no floodlit padel tennis courts with canopy, club hut and landscaping.
- 2.1 There is a clear need for padel courts within the City but the provision of the sports facilities would constitute appropriate development in the green belt. The siting, scale and massing of the proposal would not adversely impact the character and visual amenity of the site, the protected open space and setting of this part of the City adjacent to the open countryside. It is therefore

in compliance with both Cambridge Local Plan (CLP) 2018 and South Newnham Neighbourhood Plan (NP) policies 2025.

3.1 Officers recommend that the Planning Committee approve the application.

Consultee	Object / No objection / No comment	Paragraph Reference
Cadent Gas	No Objection	6.1
Conservation	No Objection	6.2
County Highways Development Management	No Objection	6.3
Drainage	No Objection	6.4
Ecology Officer	No Objection	6.5
Environment Agency	No comment received	6.6
Environmental Health	No Objection	6.7
Landscape Officer	No Objection	6.8
Recreation Development Department	Support	6.9
Sports England	No Objection	6.10
Sustainability Officer	No Objection	6.11
Trees	No Objection	6.11
Third Party Representations (57)	No Objection, Objection and Neutral	7.1
Member Representations (2)	Objection	7.5

Local Interest Groups and Organisations / Petition (1)	Objection	7.8
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Table 2 Consultee summary

2. Site description and context

2.1 The site is located within Newnham. To the north of the site are residential properties which front onto Fulbrooke and Grantchester Road. To the east and south of the site is the wider rugby club pitches. To the west of the site is the miniature railway society and tennis courts. The site is located within the green belt, is in flood zone 2, and is a protected area of open space. There are no other planning land designations.

3. The proposal

3.1 The application seeks permission for the construction of 5no. floodlit padel tennis facility with club hut and landscaping.

4. Relevant site history

Reference	Description	Outcome
25/02147/FUL	Construction of 5no floodlit padel tennis courts with canopy, club hut and landscaping.	Refused at Committee
24/04800/FUL	Construction of 5 padel tennis courts and a clubhouse hut within a weather-protection canopy, along with associated improvements to parking facilities and the private access road.	Withdrawn
25/00607/FUL	Erection of an aluminium framed building as an extension to the existing rugby clubhouse to accommodate a fitness gym	Permitted
22/03926/FUL	Engineering works to provide a grid system in order to strengthen the ground in areas of existing car parking (part retrospective)	Permitted
21/02356/FUL	Extension to the existing rugby club building to create a new children's nursery, together associated infrastructure and landscaping.	Permitted
19/0669/FUL	Installation of 15.0m floodlights (10	Permitted

	no.) to replace existing floodlights (10 no.), situated in different locations, serving training pitches nos. 2 and 4 (6 floodlights on pitch 2 and 4 floodlights on pitch 4).	
16/0401/FUL	Retention of a marquee (26 sq metres) to provide a refuge for spectators at rugby club events including mini and youth rugby.	Permitted
14/0967/FUL	Erection of replacement changing rooms, replacement dug outs and the retention of the existing temporary changing rooms for a period of 3 years.	Permitted
11/1078/FUL	Retention of temporary changing rooms and ancillary floorspace.	Permitted
11/0087/EXP	Extension of time for the implementation of planning permission reference 08/0382/FUL for the erection of two storey extension and associated works (amended design to application C/03/0143/FP).	Permitted
08/0382/FUL	Erection of two storey extension and associated works (amended design to application C/03/0143/FP).	Permitted
08/0179/FUL	Alterations and extensions to existing Clubhouse and facilities (renewal of planning permission C/03/0143/FP)	Permitted
07/1376/FUL	Single storey side extension, re-roofing existing single storey building and erection of detached storage shed.	Refused
07/0165/FUL	Amended first floor terrace and staircase plus rear external staircase (amendment to application 04/1352/FUL)	Permitted
04/1352/FUL	Alterations and extensions to existing Clubhouse and facilities.	Permitted
C/03/0143	Alterations and extensions to	Permitted

	existing clubhouse and facilities.	
C/02/0483	Removal of 5no existing floodlights and erection of 10no floodlights to south-east of existing clubhouse.	Permitted
C/02/0428	Demolition of existing clubhouse and erection of a part single, part two storey clubhouse (renewal of application ref: C/96/1093/FP).	Permitted
C/96/1093	Demolition of existing club house and erection of part single storey and part two storey club house.	Permitted
C/96/0065	Re-building of Clubhouse and provision of fitness and medical room.	Refused
C/92/0802	Change of use from agricultural land to sports playing fields (amended by letter and drawing dated 10.2.92, 12.2.92)	Permitted
C/84/0439	Erection of flood-lights	Permitted
C/73/0255	Erection of extension to existing Club-house	Permitted
C/67/0479	Extension to existing pavilion	Permitted

Table 2 Relevant site history

5. Policy

5.1 National policy

National Planning Policy Framework 2024

National Planning Practice Guidance

National Design Guide 2021

Environment Act 2021

Conservation of Habitats and Species Regulations 2017

ODPM Circular 06/2005 – Protected Species

Circular 11/95 (Conditions, Annex A)

Draft Greater Cambridge Local Plan 2024-2045 (Regulation 18 Stage Consultation - December 2025 to January 2026)

The Regulation 18 Draft Greater Cambridge Local Plan (the draft 'Joint Local Plan' (JLP)) represents the next stage of preparing a new joint Local Plan for Greater Cambridge. Once it is adopted, it will become the statutory development plan for the Greater Cambridge area, replacing the current (adopted) Local Plans for Cambridge City and South Cambridgeshire District.

Following endorsement by Joint Cabinet in November, the draft JLP will proceed to a formal public consultation (under Regulation 18 of The Town and Country Planning (Local Planning) (England) Regulations 2012). This is currently scheduled between 1 December 2025 and 30 January 2026.

In line with paragraph 49 of the National Planning Policy Framework (NPPF), local planning authorities may give weight to relevant policies in emerging plans according to several factors. The draft JLP is consistent with policies in the current NPPF, but represents an earlier stage of the plan making process. Therefore, at this stage, the draft JLP and its policies can only be afforded limited weight as a material consideration in decision making.

5.2 Cambridge Local Plan (2018)

- Policy 4: The Cambridge Green Belt
- Policy 31: Integrated water management and the water cycle
- Policy 32: Flood risk
- Policy 34: Light pollution control
- Policy 35: Protection of human health from noise and vibration
- Policy 55: Responding to context
- Policy 56: Creating successful places
- Policy 59: Designing landscape and the public realm
- Policy 67: Protection of open space
- Policy 69: Protection of sites of biodiversity and geodiversity importance
- Policy 70: Protection of priority species and habitats
- Policy 73: Community, sports and leisure facilities
- Policy 80: Supporting sustainable access to development
- Policy 81: Mitigating the transport impact of development
- Policy 82: Parking management

5.3 Neighbourhood plan

South Newnham Neighbourhood Plan (made 24 February 2025)

5.4 Supplementary Planning Documents (SPD)

Biodiversity SPD – Adopted February 2022

Sustainable Design and Construction SPD – Adopted January 2020

Cambridgeshire Flood and Water SPD – Adopted November 2016

Landscape in New Developments SPD – Adopted March 2010

6. Consultations

Publicity

Neighbour letters – Y

Site Notice – Y

Press Notice – N

Cadent Gas- No Objection

6.1 No objection to the proposal subject to the following informative:

- Informative relating to legal easements

Conservation- No Objection

6.2 The application has been assessed and it is considered that the proposal would not give rise to any harm to any heritage assets

County Highways Development Management - No Objection

6.3 No objection to the proposal subject to the following conditions:

- Footway improvements
- Traffic Management Plan
- Informative relating to works within highway land

Drainage Officer- No Objection

6.4 No objection to the proposal subject to the following conditions and comments:

- Surface water drainage details

Ecology Officer- No Objection

6.5 No objection to the proposal subject to the following comments:

- Ecological enhancement scheme
- Ecologically sensitive artificial lighting scheme

Environment Agency- No comment received

6.6 Consulted but no comment received

Environmental Health- No Objection

6.7 No objection to the proposal subject to the following comments:

- Construction hours
- External lighting
- Floodlighting hours of use
- Hours of use

Landscape Officer- No Objection

6.8 The landscape department do not get consulted on minor applications. Therefore, the application was taken to an internal surgery for review. No objection was raised subject to the following comments:

- The department raised concerns with the canopies under the previous application. The removal of the canopies is a welcome change; their removal has allowed for the previous concerns to fall away.

Recreation Development Department - Support

6.9 A conversation with the sports and recreation team was had and they department confirmed their comments on the previous application remain relevant; these comments have been included for ease:

- The Recreation team within the City Council would support in principle the creation of Padel facilities within the City at the Cambridge Rugby Club.

- The department regularly get emails enquiring on any land availability and/or partnership opportunities to work with commercial Padel providers for provision in our open spaces.
- The department have been working with the local LTA (Lawn Tennis Association) representatives on how we may progress the roll out of Padel within the City, as the only site currently available are two courts at the University Sports Centre in West Cambridge.
- The city is currently under provided for to the sum of around 10 courts currently.
- If the proposal is acceptable, it is requested a Condition may be added that the provider gives over some free court time and support for local residents and community groups to participate in “come and try activities and coaching” on the Padel facility, very similar to that already hosted by Park tennis on Jesus Green Tennis courts every Saturday morning.

Sports England - No Objection

6.10 No objection to the proposal subject to the following conditions:

- Restoration of playing field

Sustainability Officer - No Objection

6.11 No objection, there are considered to be no material sustainable design and construction issues with this application.

Trees- No Objection

6.12 There is no accompanying tree information, however the reviewed site plans show a sufficient separation from existing trees whereby there should be no impact.

7. Third party representations

7.1 57 representations have been received.

7.2 Those in objection (23) have raised the following issues:

- The surveys have not been conducted in respect of the impact on the residents of Fulbrooke road.
- The removal of the canopies does not address the core problems of the refused scheme. These concerns still apply. The redesign has done nothing to reduce noise or light pollution or harm to the green belt or visual amenity of the area.

- Green belt concerns. The proposal is in the green belt and would still cause obstruction across protected views. The proposed padel courts, fencing, glass enclosures and clubhouse represent inappropriate development in the green belt and causes harm to visual harm. The proposal is contrary to policy SNNP 15 of the South Newnham Neighbourhood Plan (2024) (regarding the impact on the two protected views across the Rugby fields - V3 and V5) and to policy 4 of the Cambridge Local Plan (2018), and paragraph 154 of the NPPF (2024).
- The proposed club hut and social area extends further into the green belt, with no dimensions stated.
- The presence of unauthorised structures on site should not be used as precedence to allow for more built form.
- The cumulative proposed structure of the proposal is harmful to the green belt and would radically change the character of the area.
- The increase spacing between the courts make the structures more visually prominent.
- Misleading wide-angle photographs minimise the perceived scale of the development.
- Operation is excessive in a semi-rural area.
- In June 2024, four Padel courts in Guilford, Surrey were rejected because of their "detrimental visual impact" and harm to the openness of the green belt. Consideration to visual impact should be given.
- Proposal would obscure views from properties on Fulbrooke Road into the open countryside.
- The materials to construct the courts will damage the environment.
- Light pollution concerns. Policy SNNP3 of the South Newnham Neighbourhood Plan (2024) seeks to reduce and maintain low levels of light and in particular, 'minimise its impact on wildlife and landscape character and avoid light spillage'. Light spillage is a threat to bats and other wildlife. Although the application states the light will operate within certain hours, this is not the case. There are just two security lights on after dusk in the corner of the parking area, close to the clubhouse.
- The site falls under Neighbourhood Plan policy SNNP1, yet no biodiversity of bat foraging assessment was submitted.
- Properties which front onto Fulbrooke Road already impacted by Elonex electronic display screen behind the garden of no.15 Fulbrooke Road (the screen was erected with no permission).
- The resident's amenity will be impacted as padel generates significant noise nuisance, of a repetitive and hard-to-ignore nature.

The noise generated will be contrary to policy 35 of the Cambridge local plan (2018).

- Noise concerns. The measurements produced by the Acoustics company employed by Padelstars bear further consideration. Noise levels were measured on the road which was louder than the back gardens of the dwellings facing the courts. The assessment ignored the wind impacts. The combination of the padel court use and rugby games will cause an unacceptable level of disturbance. Relocating car parking behind houses is unacceptable and will have noise impacts. This conflicts with policies SNNP6 and SNNP12 of the neighbourhood plan.
- The balls hitting off the pitch will sound like revolver type pistol shots. This is the wrong site for a noisy sport.
- Excessive operating hours is unreasonable (7am-10pm). Early morning noise will impact neighbours. Time should be limited to 8am-6pm.
- There is no noise insulation and the courts are too close to the residents.
- The club already has permission to host concerts which is a nuisance.
- Traffic safety concerns. There will be increased traffic along Grantchester Road and pressure on the main entrance/exit to CRUFC. Car sharing will be unlikely. The submitted transport statement does not encompass all activities beyond work and shopping such as family events, meaning the chances of players living together is unlikely and car sharing is more unlikely. Traffic on Grantchester Road uses the road network to cut out traffic queues through the city centre. Drivers speed on the country road and the addition of 40 cars per hour is a hazard (in addition to multiple junctions off Grantchester Road).
- The area is heavily used by cyclists, students and families and large monthly events with visitors. Previous events required a TTRO for safety, but the padel application provides no such traffic management measures. The increased vehicles create significant additional safety risks.
- No new parking has been provided. Vehicles will use existing parking behind dwellings which will be disruptive.
- Rugby club priority concerns. The club has substantive revenue streams. The income benefits do not negate the need to protect the green belt. The financial ambitions of the club should not roughshod over concerns of local residents. The rugby is diving towards commercialisation of the green belt.

- Impacts on the Bin Brook have not been addressed. No clear demonstration of compliance with local plan policy 32.
- The application form states the site cannot be seen from public roads or footpaths, this is not accurate.
- It is unknown whether or not they will need connection to the sewage system, despite having 3 full-time and 9 part-time employees.
- Their "location plan" is disingenuous, being drawn in such a way as to be able to try to claim there is no parking spaces.
- The applicant states there is only cycle parking when there are cars there.
- In their planning statement at 5.18 they say that "outdoor sport" is "not inappropriate" on green belt land. But this is *not* "outdoor" as it has buildings associated with it.
- In 5.22 they claim that according to a specific court judgement green belt openness cannot be compromised by development that is "not inappropriate". But this is not "not inappropriate"
- The removal of the canopies will increase noise
- Supporters do not live locally and will not have to live with the daily consequences. The opinions of those closer should hold more sway.
- The South Newnham neighbourhood plan should be respected.
- There is an over saturation of padel courts in the area. There is no local need.
- The courts have nothing to do with rugby.

7.3 Those in support (34) have given the following reasons:

- The addition of padel to this venue is great for the local community.
- The scale and design appear appropriate, with landscaping helping to integrate the development into its surroundings.
- Padel is the fastest growing sport and access to its facilities would be an asset. There is presently limited capacity for alternative recreational activities like Padel in the area and demand has quickly saturated recent new facilities.
- Some representatives have driven to Milton Keynes and down towards London for access to different activities. Courts are needed in Cambridge.
- The site is already an established sports ground with pitches, lighting, parking, and clubhouse facilities. Co-locating new facilities like floodlit courts with existing sporting sites like a rugby club makes perfect sense from a wider perspective and impact on surrounding green spaces.
- This application provides clear health and economic benefits for the local community. The courts would provide a much-needed opportunity

for residents to stay active, socialise, and participate in a sport that is inclusive, low-impact, and ideal for beginners.

- The courts are low-profile, transparent structures that preserve the openness of the Green Belt and sit comfortably within the existing cluster of sporting buildings. Protected views remain intact, and any ancillary structures can be conditioned to ensure they remain modest and sympathetic to the landscape. The proposed courts would be located within the established boundary of the site, this would not materially alter the openness of the area. The rugby club is not a place to walk your dogs; the green space is already not very green within the existing use of the site.
- Directional LED lighting is more contained than traditional floodlights and can be controlled through curfews. The proposal can fully comply with Policy SNNP3 and protect dark skies and wildlife corridors.
- The Transport Assessment shows that the additional vehicle movements are modest and manageable. The Highways Authority has raised no objection, and the existing access arrangements remain unchanged. Many students and young adults will likely cycle to the courts to use thus not impacting on traffic levels.
- Professional acoustic modelling demonstrates that noise levels at nearby homes remain within accepted thresholds. Comments that the noise running past 7.30pm would be disruptive is unfounded.
- Provides an income stream for the club.
- The positioning of the courts is within the area of existing buildings and is away from the local housing.
- The courts will be open to the public, not just members.
- There is ample and sufficient parking to ensure no overspill as a result of this planning development.
- The location of the courts is ideal and is served with good transport links.

7.4 Two Councillors made representations on the application.

7.5 Cllr Clough made the following comments:

- Impact on the Green Belt remains the same as refused scheme 25/02147/FUL, aside from removing the canopies.
- The officers report and the green belt assessment on the previous scheme should be a starting point.
- Glass and steel structure fail to preserve openness of the Green Belt.
- Visual and spatial harm still remain without the canopies.
- The applicant used a wide and low angle lenses in low positions understating the visual harm of the proposal. Human eye level would be more apt.
- Views include the unauthorised structures making the photos misleading.

- The unauthorised structures include two portacabins south of the clubhouse, shipping container, large 3 storey scaffolding tower with viewing platform and roof, large Elonex electronic display board , marquee and container used as bar.
- None of these structures appear on the submitted plans.
- Their inclusion distorts the visual assessment.
- A visualisation (prepared by a resident attached under the comment – on the public portal) shows there would be impact and the padel courts would enclose the site
- The proposal would impact protected views V3 and V5 across the rugby club under South Newnham Neighbourhood Plan (2022). The padel courts harm these views.
- Courts introduce large glass/mesh structures and lighting columns. This dramatically alters the character of the local rugby club and makes the site more akin to a major sports complex. This conflicts with local plan policies 55, 57, and neighbourhood plan SNNP11.
- The proposal would harm the character and openness of the protected open space, thus contrary to local plan policy 67.
- The refusal reasons as stated previously under proposal 25/02147/FUL still apply. The proposal is inappropriate and harmful to the Green Belt, the proposal causes significant harm to the protected open space, and the intrusive built form would harm protected views, environmental quality and character.
- The proposal is adjacent to the Bin Brook. The gym approval and padel courts should be assessed together to assess run off impact (policy 32 of local plan). The ground conditions (gault clay) mean pitches are frequently waterlogged.
- Site lies next to key bat commuting and foraging habitats. The neighbourhood plan policy SNNP1 requires an assessment of the impact on bat flightlines. No bat assessment has been provided, therefore the application cannot be approved and cannot be addressed via condition as it must be assessed during the summer bat activity.
- Light pollution is a concern. Neighbourhood plan SNNP3 requires minimising light spill into the open countryside. Club floodlights are not on every night as the applicant suggested and only a few evenings in winter, the new constant light would harm wildlife.
- The submitted transport assessment ignores existing traffic from training, matches, conferences, the onsite DPD pick up point and other sources of traffic generation.
- The transport assessment completely omits the planned GCP Haslingfield Greenway passing the site. The proposal needs a full revision and re-assessment from highways.

- Noise is a concern. The baseline measurement was taken 3m up a lamppost (not representative of garden level use. No assessment of wind was taken into consideration nor the impact of the crack sound of the padel).
- Noise levels are predicted to be up to 59dB in gardens (significant noise).
- No assessment of added vehicle noise on the access track.
- Application should be refused.

7.6

Cllr Glasberg called the application into committee and made the following comments:

- The proposal is not compliant with policies 34, 35, 55c and 57 in the Cambridge Local Plan 2018, policies SNNP1, SNNP2, SNNP3, SNNP11, SNNP12 and SNNP15 of the South Newnham Neighbourhood Plan (2024), paragraph 187d of the NPPF (2024).
- The site is in the Green Belt. The application does not comply with applicable policies from the National Planning Policy Framework (2012-2024), Cambridge City Local Plan (2018) and South Newnham Neighbourhood Plan (2024).
- Local Plan Policy 4 refers to the Cambridge Green Belt, requires proposals for new developments in the Green Belt to justify Very Special Circumstances. The construction of 5 padel courts which will be used from 7am to 10pm seven days a week and lit at night by floodlights does not justify the Very Special Circumstances.
- Although the canopies have been removed from this application this will not significantly reduce the intrusive impact of these new structures contrary to Local Plan Policy 55c and SNNP15 of the neighbourhood plan.
- The planning statement submitted still refers to the need for a covered facility. This means the planning statement was either not updated in error or there is a desire to add canopies in the future due to uncovered courts limited viability.
- The proposal allows public use of the padel courts until 10pm every evening which will involve use of floodlights greatly exceeding their current use for Rugby Club winter training.
- There has been no assessment of bat activity on adjacent woodland, and no light study or details of an ecologically sensitive lighting scheme approved by the LPA as required by the Ecology officer for a similar previous application on this site.
- This is a recreation ground but there is a history of incremental encroachment and increase in structures which have been placed

on the site without planning permission. Breaches are with enforcement officers.

- The cumulative impact on the views and open aspect of this site from all the development already approved and unauthorised is considerable.
- I support the points re planning policy made by the South Newnham Neighbourhood Forum.
- There are objections from residents about the level of noise and disruption that would be experienced by those living near the site, and also serious concerns about the level of additional traffic that would be generated.
- The application claims that a valuable facility would be provided for the local community, but the objections are all from neighbours whereas those who have written in support are from outside the area which gives weight to the concerns about the additional traffic that would be generated by the plans.
- While padel is popular sport, this is not a suitable location, and this application should be refused.

7.7 The South Newnham Neighbourhood forum commented in objection to the scheme. Their comments are summarised as follows:

- The proposal is not compliant with the Local Plan and Neighbourhood Plan policies relating to Green Belt, Biodiversity, Light Pollution, Residential Amenity, and failure to make a positive contribution to the setting and landscape character in this Green Belt location.
- The proposal introduces intrusive built form which is not appropriate in a green belt location close to residential housing where it will have an adverse visual impact and destroy the openness of the area with its important views, and also adversely impact both neighbours' residential amenity and wildlife with its noise and light pollution.
- The Forum supports sporting activity as a contributor to health and wellbeing, but not at the cost of the site's green belt location and local setting, the environment, and neighbours' residential amenity, and the rugby club must comply with applicable policies from the National Planning Policy Framework (2012-2024), Cambridge City Local Plan (2018) and South Newnham Neighbourhood Plan (2024).
- The proposed development does not comply with the following policies in the Cambridge City Local Plan (2018), the National Planning Policy Framework (2024), and the South Newnham Neighbourhood Plan (2024).

- The site is designated both Green Belt and a Protected Open Space in the Cambridge Policies Map 2018, and the Forum does not believe the proposal justifies the Very Special Circumstances required for a development on Green Belt land (Contrary to Local Plan Policy 4 and chapter 13 of the NPPF (2024)).
- The proposal is contrary to the objectives of the green belt and is protected open space. The scale of the proposal does not provide very special circumstances required under local plan policy 4 and the NPPF.
- The proposal fails to comply with neighbourhood plan SNNP1. There are no measures to mitigate biodiversity, but the forum supports the comments made by the council's ecology officer regarding conditions.
- The proposal has a net loss of BNG. The forum insists that gain be achieved on site not via credits.
- The proposed flood lighting will cause increase in noise and light pollution impacting local wildlife and residents.
- The proposal is not a positive contribution to the landscape character of the green belt.
- Surface water runoff caused by the proposal is concerning and if the swales can absorb this.
- There has been historical flooding from the Bin Brook into Gough Way which raises concerns.
- Previous applications had stricter drainage conditions.
- The submitted FRA lacks ground investigations and omits sequential testing and exception test.
- The forum requests monitoring and reporting system on the outlet to the brook to ensure flood risk is not increased.
- Light pollution is a concern. There are no details of the flood lights, some lights will be completely external. Proposed lights will allow for significant light spill.
- Forum requests a light study be undertaken to assess the impacts of light levels with ongoing monitoring if allowed.
- Noise pollution from the club currently exists. Padel courts are known to be noisy. No site specific noise assessment has been conducted, the reliance on other locations for data is inadequate.
- Site specific noise assessment is needed.
- Design and character do not reflect the local character nor contribute to the landscape. The scale is inappropriate in the green belt.
- Concerns regarding traffic congestion and safety due to increased vehicle movements.
- Forum considers the traffic will adversely affect road users and residents.

7.8 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. Assessment

- 8.1 From the consultation responses and representations received and from an inspection of the site and the surroundings, the key issues are:
- Principle of development- Green belt assessment and Protected Open Space
 - Design, layout, scale and landscaping
 - Biodiversity
 - Water management and flood risk
 - Highway safety and transport impacts
 - Car and cycle parking
 - Amenity
 - Other matters
 - Planning balance
 - Recommendation

9. Principle of Development

Community, sports and leisure facilities

9.1 Policy 73 of the Cambridge local plan refers to the provision of new or enhanced sports facilities and that proposals of this nature will be permitted providing:

- a. the range, quality and accessibility of facilities are improved;*
- b. there is a local need for the facilities; and*
- c. the facility is in close proximity to the people it serves.*

New city-wide or sub-regional community, sports or leisure facilities should also:

- d. be permitted if they are provided in sustainable locations;*
- e. comply with the National Planning Policy Framework's sequential approach;*
- f. demonstrate the need for the proposal within the catchment area it is expected to serve;*
- g. demonstrate that it would not have a negative impact upon the vitality and viability of the city centre, including its evening economy; and*

- h. where possible, include in the proposal facilities which are open to the wider community, to enhance both accessibility and the range of facilities available.*

Proposals for new and improved sports and leisure facilities will be supported where they improve the range, quality and access to facilities both within Cambridge and, where appropriate, in the sub-region. Proposals should have regard to the Playing Pitch Strategy and Indoor Sports Facility Strategy. This policy is relevant to a wide range of facilities from health clubs that serve parts of the city to leisure and sports provision that serve the city and sub-region, such as a concert hall, community sports stadium and sports complex. In securing a suitable location for city-wide or sub-regional facilities, developers will be expected to demonstrate use of the sequential test in considering sites for development. Loss of facilities The loss of a facility or site that was last in use as a community, sports or leisure facility will only be permitted if it is demonstrated that:

- i. the facility/site can be replaced within the new development or relocated to at least its existing scale, range, quality and accessibility for its users. For leisure uses, it should satisfy peak period need; or*
- j. the facility/site is no longer needed.*

In providing evidence that a facility/site is no longer needed, the guidance in Appendix K of the plan should be adhered to. The redevelopment of school sites for other uses will be permitted only if it can be demonstrated that they are not required in the longer term for continued educational use.

Facilities provided as part of development

Mixed-use development proposals which provide on-site community and/or leisure facilities will be permitted where these are of a type appropriate to the scale of the development and to meeting the needs of future residents, employees and visitors.

In the case of urban extensions and large-scale regeneration schemes, this should be in the form of a new, dedicated community centre and, where necessary, education and childcare facilities. For medium and smaller-scale developments in the city, the facilities required will be at the neighbourhood or local level, usually a community house or room.

- 9.2 The proposed Padel courts will be addressing an unmet need for this type of support within the City. Sport England support the proposal as do the Councils Recreation Department. The proposal is supported through policy 73.

Green and Grey Belt Assessment

- 9.3 Policy 4 of the Local Plan defers to national guidance on Green Belt. Chapter 13 of the NPPF deals with protecting Green Belt. Paragraph 142 of the NPPF states that the Government attaches great importance to Green Belts. The fundamental aim of Green Belt policy is to prevent urban sprawl by keeping land permanently open; the essential characteristics of Green Belts are their openness and their permanence.
- 9.4 Paragraph 143 of the NPPF sets out the Green Belt serves five purposes:
- a) to check the unrestricted sprawl of large built-up areas;*
 - b) to prevent neighbouring towns merging into one another;*
 - c) to assist in safeguarding the countryside from encroachment;*
 - d) to preserve the setting and special character of historic towns; and*
 - e) to assist in urban regeneration, by encouraging the recycling of derelict and other urban land.*
- 9.5 Paragraph 151 of the NPPF states that once Green Belts have been defined, local planning authorities should plan positively to enhance their beneficial use, such as looking for opportunities to provide access; to provide opportunities for outdoor sport and recreation; to retain and enhance landscapes, visual amenity and biodiversity; or to improve damaged and derelict land.
- 9.6 Paragraph 153 states that local planning authorities should ensure that substantial weight is given to any harm to the Green Belt, including harm to its openness. Inappropriate development is, by definition, harmful to the Green Belt and should not be approved except in very special circumstances. 'Very special circumstances will not exist unless the potential harm to the Green Belt by reason on inappropriateness, and any other harm resulting from the proposal, is clearly outweighed by other considerations.
- 9.7 Paragraph 154 states that development in the Green Belt is inappropriate subject to exceptions. Criteria b) exception states:

b) The provision of appropriate facilities (in connection with the existing use of land or a change of use), including buildings, for outdoor sport, outdoor recreation, cemeteries and burial grounds and allotments; as long as the facilities preserve the openness of the Green Belt and do not conflict with the purposes of including land within it; [officer underline]

9.8 The five courts are uncovered; these courts would constitute outdoor sport. The proposal sees the inclusion of a wooden club hut/storage facility and a seating area. These elements will be used in conjunction with the main facility and therefore is considered to be in accordance with point b of paragraph 154.

9.9 The previously refused scheme (25/02147/FUL) saw the provision of 5 courts (three covered two uncovered). The previous scheme provided a significant enclosing effect and negatively impact on both the spatial and visual qualities of openness attributable to the green belt in this location. The removal of the canopies has reduced the scale and massing of the proposal, allowing for the views across the green belt to be maintained to an acceptable degree in accordance with national policy (allowing outdoor sport in the land designation). The courts will benefit from glass and mesh walls further allowing for views to be seen through the walls. The removal of the canopies now means that the proposed 5 uncovered courts would no longer be 'inappropriate development'.

9.10 The site has been assessed under the Greater Cambridge Green Belt Assessment (2021) (GCGBA). The assessment seeks to identify the variations in the openness and the extent to which land contributes to the purposes of the Green Belt. This assessment uses this to inform where the variations in the potential harm to the purposes of the green belt of releasing land within the designation. The assessment reviews allocated sites within the green belt and assess them against the following criteria:

Purpose 1 (Preserve the unique character of Cambridge as a compact, dynamic city with a thriving historic centre) the purpose is relevant only to land around the City, and the extent to which land contributes to this purpose is dependent on the variations in openness and in the degree of distinction from the edge of Cambridge.

Purpose 2 (Maintain and enhance the quality of its setting), is a two-element approach was taken considering: Element 1 – the extent to which land constitutes countryside (that is to say has a rural character) based on its usage and distinction from an inset settlement. The first

element -the assessment of rural character -was based on variations in openness and in the degree of distinction but was applied to all settlements rather than just Cambridge. Element 2 – the extent to which land forms or contains other features or aspects that contribute to the quality of Cambridge’s setting. This is a separate consideration which is not informed by openness and distinction. For the second element an analysis was undertaken of key views and visual inter-relationships; green corridors; approaches to the historic core and wider city; designated sites and landscape elements that contribute to character; the scale character, identity and rural setting of the Green Belt villages; and the topography providing a framework to the city. These elements were mapped, in order to identify variations in the relevance of each.

Purpose 3 (Prevent communities in the environs of Cambridge from merging into one another and with the city), an analysis was undertaken of the distribution of villages in and around the Green Belt and the physical features that separate and/or connect them from each other or from Cambridge.

9.11 The application site is referenced within this assessment. The site straddles two sub-parcels of land within the parcel of land reference NH4.

- - · Local Authority
 -  Cambridge - Newnham parcel
 -  Division between parcel sub-areas
 -  Neighbouring parcel
 -  Green Belt
- Absolute constraints**
-  CRoW Registered Common Land
 -  Scheduled monument
 -  Registered park & garden

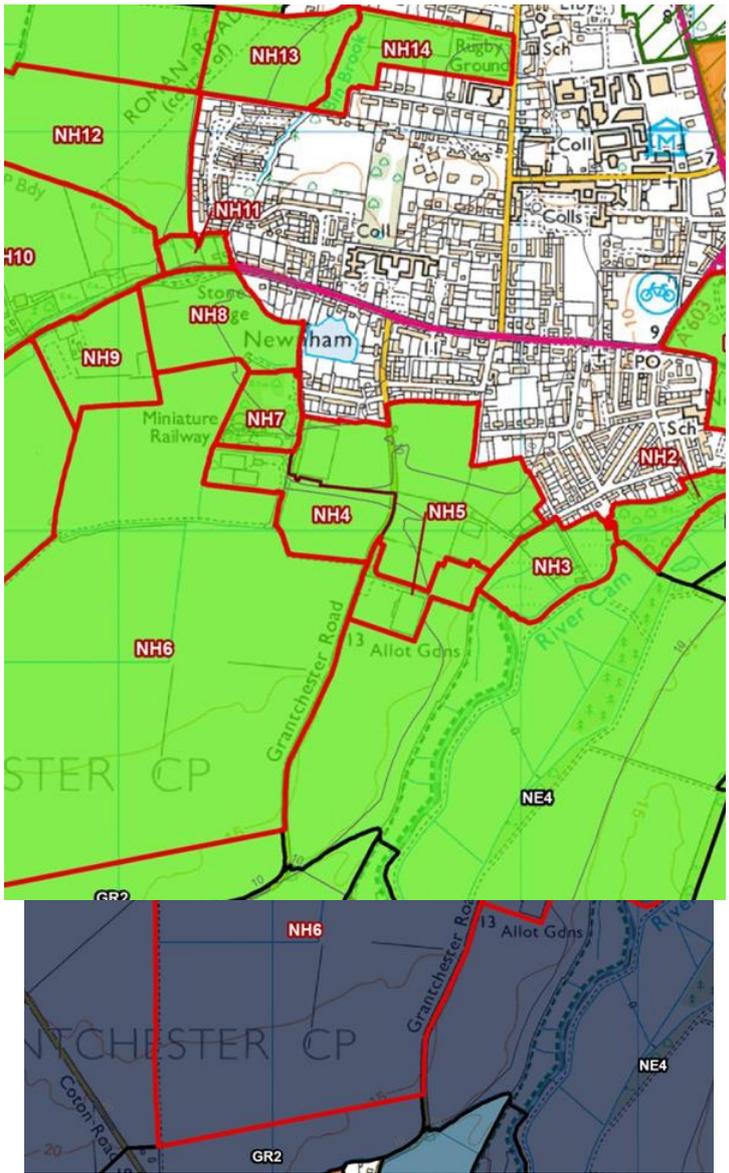


Figure 1: Green belt Assessment land parcels in Newnham ¹



Figure 2: Green belt Assessment land parcels in Newnham and the level of harm²

9.12 Figure 2 depicts the level of harm should the parcels of land be removed from the green belt. Parcel NH4 shows a very high level of harm to the south of the parcel and a high level of harm to the north. The location of the courts will be located on this border between the harm levels, more on the side of very high harm.

¹ [Appendix B - Cambridge - Newnham](#)
² [Appendix B - Cambridge - Newnham](#)

9.13 The assessment designates parcel NH4 as follows:

Settlement	Parcel Ref	Release Scenario	Area (ha)	P1 Contribution	P2 Contribution	P3 Contribution	Harm
Cambridge - Newnham	NH4	Release of land out to the western and southwestern edges of the parcel (map areas 1 and 2), as an expansion of Cambridge (Newnham)	40.37	Relatively significant	Moderate	Relatively significant	Very High

Figure 3: Greater Cambridge Green Belt Assessment for parcel NH4 (2021)³

9.14 Figures 1 and 2 shows parcel NH4 was considered to contribute to the objectives of the green belt. The scenario is based on the release of land to the western and southwestern edges of the parcel. The assessed loss of contribution of land to the Green Belt purposes was combined with the assessed impact of its release on remaining land designated as Green Belt to determine an overall rating of the harm of releasing land from the Green Belt for each of the defined parcels. The site is considered to positively respond to purposes 1, 2 and 3. The removal of the land from the Green Belt would be harmful. The level of harm for the release of the land is very high. It follows that the land upon which the application site sits strongly contributes to purposes (a), (b), and (d) as set out in NPPF para 143. The proposal is therefore not on grey belt land and does not benefit from the exclusion of inappropriateness provided by NPPF para. 155.

9.15 However, the proposal would constitute as appropriate development within the Green Belt as per paragraph 9.7-9.9 of this report. As the development would not constitute inappropriate development, the principle of the development would be considered acceptable within the Green Belt.

10.1 Protected Open Space

10.1 The site benefits from a protected open space classification and is protected for both its environmental and recreational qualities (Open Space and Recreation Strategy 2011, site SPO 05). Sites that benefit from this designation that result in harm to the character of or lead to the loss of open space of environmental and/or recreational importance will not be supported unless the open space can be satisfactorily replaced. The

³ [Greater Cambridge Green Belt Assessment](#)

proposal would not cause harm to the character of the protected open space, for design, layout, scale and landscaping reasons, including harm to identified protected views in the Neighbourhood Plan, as set out below. The site would continue in recreational use providing a wider variety of recreational uses for the site, which is encouraged by policy 67 and no recreational loss would be experienced.

10.2 The application mitigates harm to the character of the protected open space through the use of transparent materials and complies with Cambridge Local Plan (2018) policy 67.

11. Need for Padel Courts

11.1 Padel is a racket sport. The sport is played in doubles and is best played on a padel court. Sports England is supportive of the proposal subject to imposition of a condition relating to the retention of rugby pitches within the grounds.

11.2 The recreation development department have been consulted to establish the need for padel courts within the city. They have confirmed there is a need for Padel courts within the City. There are two available courts at the University Sports Centre in West Cambridge, apart from this provision, there are no other known designated padel courts. Working with the LTA, the department have established the need for padel courts within the City, this is as follows:

Cambridge	Residents	Tennis Demand 20%	Padel Demand 8%	No. Padel courts
2021	123,867	24,773	1,982	10
2024	147,332	29,466	2,357	12
2030	159,044	31,809	2,545	13

11.3 As shown by the table above the statistics show an under provision of 10 padel courts within the city. The statistics above will be published as a supplementary document to cover the wider Cambridge City and South Cambridgeshire district area. There is a clear need for padel courts within the City which this scheme would help meet.

- 11.4 A condition has been imposed to require the submission of a Community Use Agreement (the Agreement). This agreement will outline pricing policy; hours of community use; access provisions for non-rugby club members; management responsibilities; review mechanism; advertisement provisions for community use; timetables. This condition has been imposed to ensure the padel courts meet the City's needs for the facility and continue to serve the community.

12. Design, layout, scale and landscaping.

- 12.1 Policies 55, 56, 57 and 59 of the CLP 2018 and policy SNNP11 of the South Newnham NP 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.
- 12.2 The application includes the development of 5 uncovered padel courts at the rugby club, inclusive of a club-hut and seating area (with a pergola). Each padel court will benefit from an enclosure with steel mesh and glass elevations. The enclosures will be 4m in height. The courts will be 10m in width by 19m in length. The layout of the pitches is broadly linear in appearance bar one court that will be located behind the existing club house and recently approved gym extension as permitted under permission (25/00607/FUL). Each pitch will benefit from four floodlights that will be circa 6.2m in height, the floodlights will be angled down towards the court itself.
- 12.3 A club hut and landscaping to the rear of the courts are also being proposed. The club hut is a shed like structure which will serve the courts, the hut will be 3.5m in height, 6m in depth and 10m in length. There will also be a landscaped area to the rear of the courts where users can sit outside. The pergola which covers this area will be 4m in height and 24m in length, this massing will follow the height and width of two courts. Officers consider this addition to be small in scale and would not adversely impact the visual amenity of the area.
- 12.4 Officers acknowledge the improvements the applicant has made to the scheme since the previous application, namely removing the canopies over the courts. The removed domed roofs have addressed officers' previous concerns, the uncovered courts are considered to be appropriate in scale and materiality and thus would respect the visual amenity of the site within this part of the open countryside in its setting to the southern edge of the City. The scale and massing of the proposed courts respond positively to the surrounding context and is compliant with policies 55, 56 and 59 of the Cambridge City local Plan (2018) and policy SNNP11 of the Neighbourhood Plan.
- 12.5 The landscape department have reviewed the application during an internal surgery session. Previously, there were concerns over the impact of the height and scale of the canopies on the visual envelope and the presence

of other structures which may impact. However, as the roofs of the courts have been removed, this concern is no longer relevant or present in this application.

12.6 The Newnham Neighbourhood Plan is an adopted Neighbourhood Plan and includes protected views. Two of these, from either corner of the rugby club site against Grantchester Road form part of the proposal site. The courts would feature in these views. Generally, there is a consideration that the courts themselves are not problematic in Landscape terms.

12.7 The Newnham neighbourhood plan refers to protected views within the grounds of the site. Policy SNNP15 refers to Conserving and Enhancing Existing Views and Street Scenes, map 8 of the document shows views.

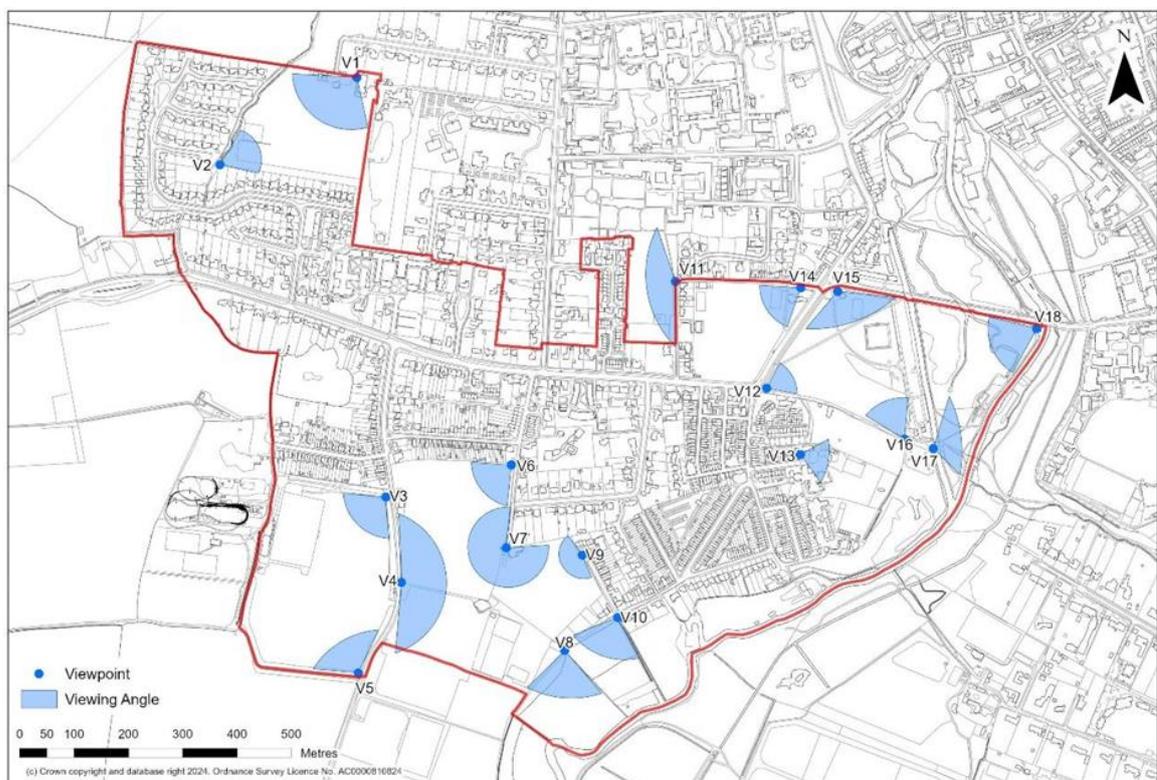


Figure 3: South Newnham Neighbourhood⁴ – Area Views

12.8 Figure 3 depicts these views. Views V3 and V5 will be the views impacted by the proposal. Officers consider the proposed courts would not interrupt the openness of these views and would conserve or enhance the landscape. The scale and massing of the proposal has been significantly reduced and officers consider the use of transparent materials and the acceptability of the use within the Green Belt would mean cumulatively the impact on these views would be minimal.

12.9 Overall, the proposed development accords with Cambridge Local Plan (2018) policies 55, 56, 57 and 59 and policies SNNP11 and SNNP15 of the South Newnham Neighbourhood Plan (2025).

⁴ [South Newnham Neighbourhood Plan](#)

13. Biodiversity

- 13.1 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.
- 13.2 The site currently consists of grassland and building with a row of trees on western boundary. It lies within a conservation risk zone but does not meet the criteria in which a consultation with Natural England would require. Species data barn and other bird species, hedgehogs and bats have been recorded locally.
- 13.3 The application has been subject to formal consultation with the Council's Ecology Officer. No protected species surveys have been completed and submitted with this application. But given that the only habitat is of poor value modified grassland, the department considered further surveys are not justified.
- 13.4 The submitted BNG assessment and metric has calculated a loss of all current habitats within the redline boundary and deficit of 0.39 habitat units. It has been recommended that an off-site purchase for this deficit be undertaken. This can be evidenced as part of a planning condition.
- 13.5 A row of trees forms part of the western boundary of the site. This has the potential to provide both foraging and commuting corridors for bat species which have been recorded locally. Therefore, a wildlife sensitive lighting scheme should be designed to reduce impacts on foraging and commuting bats. The scheme should be secured by a separate condition of any consent. Guidance should be followed in Bats and Artificial Lighting at Night Guidance Note 08/23.
- 13.6 Where lighting falls on sensitive habitat, namely the embankment at the north of the site to be a wildlife sensitive lighting scheme should be designed to reduce impacts on foraging and commuting bats. Guidance should be followed in Bats and Artificial Lighting at Night Guidance Note 08/23, with LED lighting used which emit no ultraviolet light, Luminaires equal to or less 2,700k

should be adopted, light sources should feature peak wavelengths higher than 550 nm to avoid the component of light most disturbing to bats.

- 13.7 Reasonable biodiversity enhancements for protected, Priority and threatened species should be identified and implemented to secure net gains for biodiversity, as outlined under Paragraph 187d and 193d of the National Planning Policy Framework (2024). The reasonable biodiversity enhancement measures should be outlined within a separate Biodiversity Enhancement Scheme and should be secured by a condition of any consent.
- 13.8 Considering the ecology officers response, it would be reasonable to secure compliance with the deliverance of BNG and an enhancement scheme via conditions, thus complying with local neighbourhood plan policies SNNP1 and SNNP2.
- 13.9 Taking the above into account, subject to conditions, the proposal is compliant with 69 and 70 of the Cambridge Local Plan (2018) and policies SNNP1 and SNNP2 of the Newnham Neighbourhood Plan (2025).

14. Water management and flood risk

- 14.1 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. 170 – 182 of the NPPF are relevant.
- 14.2 The site lies in flood zone 2 and is identified in an area of low (1 in 1000) to high (1 in 30) surface water flood risk. The site proposes an unlined vegetated bioretention/detention basin located to the south of the courts and dry swales located along the eastern and southern edges of the development. Overflow from the detention basin will outflow into the adjacent Bin Brook. The submitted Flood Risk Assessment and Surface Water Drainage Strategy has been reviewed and deemed acceptable by the Council's drainage department.
- 14.3 A third party representation has raised the proposal does not accord with flood risk policy on Sequential Test and Exception grounds.
- 14.4 As defined by the MHCLG, the Sequential Test ensures that a sequential, risk-based approach is followed to steer new development to areas with the lowest risk of flooding, taking all sources of flood risk and climate change into account. The Sequential Test should be applied to 'Major' and 'Non-major development' proposed in areas at risk of flooding.

- 14.5 The Exception Test requires two additional elements to be satisfied (as set out in paragraph 178 of the National Planning Policy Framework) before allowing development to be allocated or permitted in situations where suitable sites at lower risk of flooding are not available following application of the sequential test. It should be demonstrated that development that must be in a flood risk area will provide wider sustainability benefits to the community that outweigh flood risk and the development will be safe for its lifetime taking account of the vulnerability of its users, without increasing flood risk elsewhere, and, where possible, will reduce flood risk overall.
- 14.6 In applying paragraph 175 a proportionate approach should be taken. Where a site-specific flood risk assessment demonstrates clearly that the proposed layout, design, and mitigation measures would ensure that occupiers and users would remain safe from current and future surface water flood risk for the lifetime of the development (therefore addressing the risks identified e.g. by Environment Agency flood risk mapping), without increasing flood risk elsewhere, then the sequential test need not be applied.
- 14.7 Officers have discussed the application with the submitted flood risk assessment in mind, and it is unlikely the proposal would overall increase flood risk elsewhere on site. The proposal sees the provision of a recreational facility within the confines of an existing recreational facility, therefore there will be no increase in vulnerability on the site in terms of use. In this instance officers do not consider it reasonable to request a sequential test to be undertaken.
- 14.8 The applicants have suitably addressed the issues of water management and flood risk, and subject to conditions the proposal is in accordance with Local Plan policies 31 and 32 and NPPF advice.

15. Highway safety and transport impacts

- 15.1 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.
- 15.2 Para. 116 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.
- 15.3 The application is supported by a Transport Report. The report shows there is no sustainability, safety or capacity reasons why the proposal cannot be permitted. Access to the site would be achieved off Grantchester Road. The

site would benefit from the use of the existing access and car parking area. The statement has highlighted a maximum of 40-42 two-way vehicle movements will be generated per peak hour of the proposal, the statement then proceeds to outline the reality of movements is more likely to be 8 movements within morning hours a 14 per evening hours, this would equate to 84 daily trips. Overall, the transport statement shows a minor increase in traffic which would unlikely result in adverse impacts on the local highway.

15.4 The application has been subject to formal consultation with Cambridgeshire County Council's Local Highways Authority, raise no objection to the proposal subject to conditions as set out under paragraph 6.3.

15.5 Subject to conditions as applicable, the proposal accords with the objectives of policy 80 and 81 of the Local Plan and is compliant with NPPF advice.

16. Car and cycle provision

16.1 Car and Cycle Parking

16.2 The Cambridge Local Plan (2018) supports development which encourages and prioritises sustainable transport, such as walking, cycling and public transport. Policy 82 states that planning permission will not be granted for developments that would be contrary to the parking standards as set out in Appendix L.

16.3 The proposal does not fall within any criteria within Appendix L, however Appendix L states that parking provision will be approved on merit, on the basis of a transport assessment. Under Retail, culture, leisure and sports uses paragraph L.10 states outside the controlled parking zone, assessments will play a key role in determining the optimal level of car parking, for mixed-use developments and retail parks where linked trips might lead to a level of parking below the plan's standards.

16.4 No new parking is proposed as part of this scheme, but 20 spaces of the existing spaces will be dedicated to the use of the padel players. The provision of parking within the already existing car park is considered acceptable in green belt terms. In terms of provision of parking, officers were concerned how the parking would operate on rugby game days however the club has confirmed this will be monitored and ensured these spaces will remain free during these periods of time.

16.5 The site presently provides 30 cycle spaces. The proposal seeks to increase this provision to 36 spaces. Officers consider between the

provision of 20 car parking spaces, 6 cycle spaces and the sustainable location of the site, parking facilities will be adequately provided to accommodate the parking needs of the users of the courts (maximum capacity is 20 people at once).

- 16.6 The proposal provides and integrates adequate cycle storage and is therefore compliant with Policy 82 and Appendix L of the City Local Plan (2018).

17. Amenity

- 17.1 Policy 35 of the Cambridge Local Plan (2018) and paragraph 135 of the NPPF (2024) 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.
- 17.2 Policy 35 guards 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.
- 17.3 The closest residential neighbouring properties front Fulbrooke Road and the northern section of Grantchester Road. The rear gardens of the properties along Fulbrooke Road will be circa 150-190m from the padel courts, the rear gardens of those on Grantchester Road will be 197m from the courts. The dwellings themselves will be further from the courts with properties on Fulbrooke Road being 180- 213m from the courts, and properties on Grantchester being 228m from the courts.
- 17.4 Much like any sport, Padel has the potential to make noise. The application is accompanied by a noise assessment. The assessment sets out the parameters of the court's usage. The courts are to be used between 07:00am to 10:00pm daily, the courts would not be used outside of these hours. The noise assessment established existing noise levels on Fulbrooke Road, where measurements were taken every 15 minutes. The below table shows the results of predicted noise levels at the site.

Source	Predicted noise levels at window of most affected residential dwelling		Predicted noise levels in garden of most affected residential dwelling	
	L _{Aeq,T} (dB)	L _{Amax} range (dB)	L _{Aeq,T} (dB)	L _{Amax} range (dB)
Court 1	29	34 – 58	29	34 – 58
Court 2	29	34 – 58	30	35 – 59
Court 3	29	34 – 58	30	35 – 59
Court 4	29	34 – 58	30	35 – 59
Court 5	29	34 – 58	30	35 – 59
Combined (simultaneous)	36	34 – 58	37	35 – 59

- 17.5 When applied to the site, it was found the predicted noise levels would be below the guidance levels of what is considered acceptable under BS8233:2014 (Guidance on Sound Insulation and Noise Reduction for Buildings.) and the World Health Organisation document for Community Noise (19910). It shall be noted the environmental health department have been consulted on this application and have not raised any concerns in relation to the predicted noise levels of the proposal. Therefore, as suggested by the assessment, the proposed development would unlikely have adverse noise impact on neighbouring properties.
- 17.6 Policy SNNP12 of the Newnham neighbourhood plan (2025) refers to the Protecting Residential Amenity. The policy protects residential amenity in terms of overlooking, visual domination of neighbouring properties (through areas extensively using glass), unacceptable pollution levels from constructing and using the proposal, and disturbance arising from traffic movements to and from the proposal. In terms of overlooking, it is unlikely the proposed development would have this impact on neighbouring properties due to the separation distance between the site and the residential properties. Likewise with the use of glass on the elevations of the courts, as it is not likely the glass from circa 150-197m away will cause any visual intrusion to neighbouring properties. In terms of pollution which may arise from the construction period of the courts, officers consider the temporary construction period would not adversely impact neighbouring residents as the works will be taking place some distance from these properties. The level of traffic to be generated by the proposal and subsequent usage of the scheme is considered under section 14 of this report.
- 17.7 Policy 34 addresses light pollution control. The policy protects neighbouring amenity, ecology and the visual character from the impact of light pollution. Each of the courts will benefit from four flood lights. The flood lights will be faced down into the courts. In terms of residential amenity, officers do not consider the floodlighting will adversely impact the surrounding residents. The surrounding residential properties are of the distance from the courts that while lighting will be seen it is not considered to adversely impact amenity levels. In terms of ecology, the council's ecology officer has

reviewed the proposed lighting to be used on site and considers further information to eliminate impact on local species can be secured via condition. The impact of landscape character is more complex. Presently the inclusion of flood lighting within the green belt has the potential to overspill into the surrounding character.

17.8 The site benefits from previous permissions where flood lighting has been permitted to serve the existing rugby use one site (19/0669/FUL). The flood lights under permission 19/0669/FUL are restricted to not be used outside the hours of 1200 hrs to 2200 hrs and shall only be used between the 1st of September to the 30th of April. While the flood lights would add to this overspill, in combination with the further details of lux arcs and similar restrictions, officers do not consider the addition of lights within the courts would be a reasonable reason to refuse given the existing use of flood lights on the site. Officers consider the mitigation of the provided flood lighting in combination with the restricted usage hours would mean the lighting would be in accordance with policy 34 of the Cambridge Local Plan and policy SNNP3 of the Newham neighbourhood plan.

17.9 A condition of a similar nature will be imposed; however, the time limit would vary allowing the use of flood lighting to be used between the hours of 0700hrs to 2200hrs. The increase of use is not considered to be detrimental to residential amenity given the distance between the courts and the residential dwellings, nor will the increase of use be determinantal to the openness of the Green Belt as the proposal is not considered to be inappropriate development within the Green Belt and therefore by definition cannot be considered harmful.

17.10 The proposal is considered to adequately respect the amenity of its neighbours and is considered that it is compliant with Cambridge Local Plan (2018) policies 34 and 35 and policies SNNP3 and SNNP12 of the South Newham Neighbourhood Plan (2025).

18. Other matters

18.1 Live Compliance Case

18.2 There is presently a live compliance case on the site for structures which have allegedly been erected without planning permission. The compliance team have received notification of a potential breach and are investigating the matter. Please note officers will not be able to discuss or comment on the case until such time a conclusion has been reached.

19. Third Party Representatives:

19.1 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
The surveys have not been conducted in respect of the impact on the residents of Fulbrooke road.	Officers have reviewed all submitted surveys and consider their methodology and findings to be suitable.
The removal of the canopies does not address the problems of the refused scheme. The redesign has done nothing to reduce noise or light pollution or harm to the green belt or visual amenity of the area	The re-design has addressed previous concerns relating to harm to the green belt and is considered to be a more sympathetic design overall. The application has been subject to noise and ecology specialists who consider the proposal would not have adverse noise or light impact on neighbouring residents or local ecology.
Green belt concerns	Please see section 9 of this report.
The proposal is contrary to policy SNNP 15 of the South Newnham Neighbourhood Plan (2024) (regarding the impact on the two protected views across the Rugby fields - V3 and V5) and to policy 4 of the Cambridge Local Plan (2018), and paragraph 154 of the NPPF (2024).	Please see section 9 and 10 of this report.
The proposed club hut and social area extends further into the green belt.	Please see section 11 of this report.

The presence of unauthorised structures on site should not be used as precedence to allow for more built form.	Please see section 11 of this report. There is a live enforcement case on the site regarding any potentially unauthorised structures. These structures are a separate matter to the application being discussed.
The cumulative proposed structure of the proposal is harmful to the green belt and would radically change the character of the area. The increase spacing between the courts make the structures more visually prominent.	Please see section 9 and 11 of this report.
Misleading wide-angle photographs minimise the perceived scale of the development.	The photos submitted are visual aids, these are not permitted documents and form part of a wider assessment.
Operation is excessive in a semi-rural area.	The rugby club has been operating for some time. The addition of 5 padel courts is not considered to project the operation of the club to inappropriate levels for its location.
Previous appeal cases have been refused.	Each application is determined on its own merits and while case law can be referred to, it does not mean the same decision will be reached.
The materials to construct the courts will damage the environment	Environmental health officers and sustainability officers have not raised any concerns. A condition relating to a construction management plan has been imposed.

Light pollution concerns	Ecology officers have not raised concerns on the use of light on site and its impact on ecology subject to conditions. Officers have also imposed a condition to restrict the use of light on site in accordance with current use.
No biodiversity of bat foraging assessment was submitted.	The ecology officer has not requested further studies therefore it would be unreasonable to request this information.
Properties which front onto Fulbrooke Road already impacted by Elonex electronic display screen behind the garden of no.15 Fulbrooke Road (the screen was erected with no permission).	This is a separate matter and should be reported to the compliance team if the representative feels the structure was erected without permission. By reporting the matter, the council can investigate if the correct procedure has been followed.
Noise concerns.	Noise has been raised as a concern. All submitted noise reports have been reviewed by the environmental health department who are supportive of their methodology and the findings of the report.
Excessive operating hours	The operating hours proposed in combination with the findings of the noise report is considered acceptable.
Traffic safety concerns.	The transport assessments have been reviewed by officers and the LHA. It is considered the traffic generated by the addition of paddle courts could be sustained by the existing access and would generate an unsuitable level of traffic.
No new parking has been provided	Parking has been allocated rather than provided. Officers consider there is enough space on site to accommodate the parking needs of the scheme.

Rugby club priority concerns.	The rugby club have put forward the scheme for assessment. The scheme is considered to have wider benefits and would serve a need for padel courts within Cambridge. Wider Rugby club priorities is not a planning matter.
Application issues such as incorrect red line or disingenuous information	Officers have visited site and viewed there is parking on site and are content the red line is appropriate for the proposal.
It is unknown whether or not they will need connection to the sewage system, despite having 3 full-time and 9 part-time employees.	It is unlikely the clubhut/ shed will require a new sewage system, and any connection will be done via the existing network on site.
Supporters do not live locally and will not have to live with the daily consequences.	The planning system allows for all to comment as they see fit. This is not based on where they live or interest in the site. All comments, objection or support or neutral, are reviewed and considered within the assessment of an application.
There is an over saturation of padel courts in the area. There is no local need.	Please see section 10 of this report.

20. Planning balance

- 20.1 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).
- 20.2 Substantial weight should be given to any harm to the Green Belt, including harm to its openness. The proposal would not constitute inappropriate

development in the Green Belt. The siting and design of the Padel courts would not result in visual and spatial harm to the Green Belt as the proposal has been reduced in height via the removal of the court covers. A visually dominant and cluttered appearance of the site would not result from the proposal. The applicant has further put forward benefits of the scheme which officers consider will be delivered as part of the proposal. These benefits include:

- 20.3 **Access to sport:** Padel tennis is the fastest growing sport in the UK and is accessible to players of all ages and abilities. It also offers a unique opportunity for disabled athletes.
- 20.4 **Social benefits:** Padel tennis is a social game, being played by 4 players on each court. The sport promotes participation and social integration.
- 20.5 **Health benefits:** Padel tennis has wide reaching health benefits for all players, including improving physical fitness, strength and flexibility. It also improves mental wellbeing through helping to improve concentration while also being a social sport.
- 20.6 **Biodiversity gains:** The application is supported by a BNG Report by Sweco, which confirms that the development will result in BNG with the purchase of off-site credits.
- 20.7 **Economic benefits:** The development will generate tangible economic benefits, including the creation of jobs during the construction phase and then creating 3 full time and 3-4 part time positions as well as 4-5 freelance coaches. In total, therefore, there will be up to 10 people employed at the site once the facility is fully operational. In addition to this, the development will create an essential additional income stream for Cambridge RFC (as landowner) as a result of additional rental income.
- 20.8 **Landscape benefits:** The development will have negligible impact on the protected open space and the views identified in the South Newnham Neighbourhood Plan. The development would not result in harm.
- 20.9 The proposal respects the environmental character of the protected open space, being compliant to CLP (2018) policy 67. The scheme would introduce a small, scaled proposal where courts are enclosed by glass/mesh walls, allowing for through views to be achieved of the wider countryside. These design elements are a positive change from the previous application and would not impact the visual amenity and character of the open space and its valued role adjacent to the urban edge of this part of Newnham and the countryside setting. Protected views within the South Newnham Neighbourhood Plan would

not be disrupted and harmed as a result. The proposal is compliant to CLP (2018) policies 8, 55, 56, 57 and 59 and policies SNNP11 and SNNP15 of the South Newnham Neighbourhood Plan (2025).

- 20.10 The application would give rise to various benefits, including in relation accessibility, social and health. The proposal would support a growing sport within the City and would significantly meet a deficit in Padel court provision. The provision of 5 courts would help meet a wider City need and is a significant benefit. In the planning balance, Officer's consideration is that the scheme would be considered acceptable development within the Green Belt, would not adversely impact the protected open space or the character and context of this part of the City and Newnham.

Overall

- 20.11 In conclusion, 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.

21. Recommendation : APPROVAL

22. *List of Conditions:*

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

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

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

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

3. No development, other than demolition, shall commence until a surface water drainage scheme for the site, based on sustainable drainage principles, has been submitted to and approved in writing by the Local Planning Authority.

The scheme shall include where appropriate:

- 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, including levels, gradients, dimensions and pipe reference numbers;
- d. Details of the proposed attenuation and flow control measures;
- e. Site Investigation and test results to confirm infiltration rates;
- f. Temporary storage facilities if the development is to be phased;
- g. A timetable for implementation if the development is to be phased;
- h. 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;
- i. Details of the maintenance/adoption of the surface water drainage system;
- j. Measures taken to prevent pollution of the receiving groundwater and/or surface water

The scheme shall subsequently be implemented in full in accordance with the approved details prior to the occupation of any part of the development or in accordance with the implementation program agreed in writing with the Local Planning Authority.

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

4. Prior to the first use of the proposed development the footway improvements proposed under permission planning permission 21/02356/FUL, and as detailed in drawing PL01 in Figure 6, and Appendix A of the submitted Transport Statement, must be provided prior to first use of the site.

Reason: In the interests of highway safety and to ensure satisfactory pedestrian access into the site in accordance with paragraphs 115 and 116 of the NPPF (2024).

5. No demolition or construction works shall commence on site until a traffic management plan has been agreed in writing with the Planning Authority. The principle areas of concern that should be addressed are:
 - i. Movements and control of muck away lorries (all loading and unloading should be undertaken off the adopted public highway)
 - ii. Contractor parking (all such parking should be within the curtilage of the site and not on street).
 - iii. Movements and control of all deliveries (all loading and unloading should be undertaken off the adopted public highway)
 - iv. Control of dust, mud and debris, please note it is an offence under the Highways Act 1980 to deposit mud or debris onto the adopted public highway.

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

Reason: in the interests of highway safety in accordance with paragraph 116 of the NPPF (2024).

6. No development above ground level shall take place until an ecological enhancement scheme has been submitted to and approved in writing by the local planning authority. The scheme shall include details of bat and bird box installation, hedgehog provisions and other ecological enhancements. The approved scheme shall be fully implemented prior to first occupation or in

accordance with a timescale agreed in writing by the local planning authority.

Reason: To conserve and enhance ecological interests in accordance with Cambridge Local Plan (2018) policies 57, 59 and 70 and the Greater Cambridge Planning Biodiversity Supplementary Planning Document (2022).

7. 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).

8. 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).

9. No external lighting shall be provided or installed other than in accordance with a scheme which has been submitted to and approved in writing by the Local Planning Authority. The scheme shall be carried 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).

10. The floodlighting hereby approved shall not be used outside of 0700 hrs - 2200 hrs and shall only be used between 1st September to 30th April in any year. Floodlights are not permitted to be on when the padel courts are not in use.

Reason: In the interests of visual amenity and preserving the openness of the green belt (Cambridge Local Plan 2018 policies 4, 34 and 59).

11. The development as approved shall not be used outside the hours of 07.00 and 22.00 daily.

Reason: To protect amenity at nearby residential premises (Cambridge Local Plan 2018, Policy 35)

12. No development (including any site clearance/preparation works) shall be carried out until a Construction Environmental Management Plan has been submitted to the Local Planning Authority for approval in writing. Details shall provide the following, which shall be adhered to throughout the period of development: a) full details of any piling technique to be employed, if relevant b) contact details for site manager, including how these details will be displayed on site.

Reason: To protect the amenity of the adjoining properties in accordance with Policy CC/6 of the South Cambridgeshire Local Plan 2018.

13. If the details for the construction management plan subject to condition 12 included works or contractors compound on any surrounding playing field, no development shall commence until a scheme for the removal of the works or contractors compound and a restoration scheme of the playing field affected by the works or contractors compound in the construction management plan has been submitted to and approved in writing by the Local Planning Authority after consultation with Sport England. The restoration scheme shall provide details of the following:

- (i) existing and proposed ground levels;
- (ii) existing and proposed soil profiles;
- (iii) measures to strip, store and re-spread soils to avoid soil loss or damage;
- (iv) measures to dispose of/accommodate waste materials on the site;
- (v) drainage measures including where appropriate under drainage;
- (vi) proposed seeding, feeding, weeding and cultivation measures;
- (vii) boundary treatment;
- (viii) five year aftercare and maintenance arrangements;
- (ix) installation of equipment (e.g. goal posts);
- (x) restoration and maintenance programme.

The playing field shall be restored in accordance with the approved scheme and made available for use before commencement of use of the new development. The works or contractors compound must be removed from the site before first use of the development in accordance with the approved scheme. Within three months of, or in the first planting season following, the removal of the works/contractors' compound the playing field must be reinstated in accordance with the approved scheme.

Reason: To ensure the site is restored to a condition fit for purpose to accord with paragraph 104 of the NPPF (2024).

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

If within a period of 5 years from the date of planting of any trees or shrubs, or 5 years from the commencement of development in respect of any retained trees and shrubs, they are removed, uprooted, destroyed, die or become seriously damaged or diseased, replacement trees and shrubs of the same size and species as originally planted shall be planted at the same place in the next available planting season, or in accordance with any variation agreed in writing by the Local Planning Authority.

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

15. The use of the padel court sports facilities shall not commence until a Community Use Agreement (the Agreement) has been submitted to and approved in writing by the Local Planning Authority.

The Agreement shall apply to the padel courts and include the following details: pricing policy; hours of community use; access provisions for non-rugby club members; management responsibilities; review mechanism; advertisement provisions for community use; timetables. The padel court sports facilities shall be made available for community access in accordance with the Agreement and associated timetable(s).

The review mechanism shall include consideration of the viability of the agreed timetable(s) at years 1, 2 and 5 following first commencement of use, which shall include feedback from public users and key stakeholders. Any alterations

to the agreed timetable(s) in respect of community use shall first be submitted to and approved in writing by the local authority as part of the review mechanism.

The development shall not be used otherwise than in strict compliance with the most up-to-date approved Agreement.

Reason: To secure well managed safe community access to the sports facilities, to ensure sufficient benefit to the development of sport and to accord with Cambridge Local Plan 2018 policies 67 and 73.

16. Development may not be begun unless:

- (a) a biodiversity gain plan has been submitted to the planning authority, and
- (b) the planning authority has approved the plan.

Reason: To ensure compliance with Schedule 7A of the Town and Country Planning Act 1990 (inserted by the Environment Act 2021).

Informatives

1. 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, and that a separate permission must be sought from the Highway Authority for such works.
2. It is recommended that a restoration scheme for playing field land is undertaken by a specialist turf consultant. The applicant should be aiming to ensure that any new or replacement playing field is fit for its intended purpose and should have regard to Sports England's Technical Design Guidance Not entitled "Natural Turf Sport"(2011) and relevant design guidance of the National Governing Bodies for Sport e.g. performance quality standards produced by the relevant pitch port National Governing Bodies, for example the Football Association.

3. Cadent Gas Ltd own and operate the gas infrastructure within the area of your development. There may be a legal interest (easements and other rights) in the land that restrict activity in proximity to Cadent assets in private land. The applicant must ensure that the proposed works do not infringe on legal rights of access and or restrictive covenants that exist. If buildings or structures are proposed directly above the apparatus the development may only take place following diversion of the apparatus. The applicant should apply online to have apparatus diverted in advance of any works, by visiting cadentgas.com/our-services/gas-diversions Prior to carrying out works, including the construction of access points, please register on www.linesearchbeforeudig.co.uk to submit details of the planned works for review, ensuring requirements are adhered to

4. Biodiversity net gain is a way of creating and improving biodiversity by requiring development to have a positive impact ('net gain') on biodiversity.

In England, biodiversity net gain is required under a statutory framework introduced by Schedule 7A of the Town and Country Planning Act 1990 (inserted by the Environment Act 2021). This statutory framework is referred to as 'biodiversity net gain' in Planning Practice Guidance to distinguish it from other or more general biodiversity gains.

Under the statutory framework for biodiversity net gain, subject to some exceptions, every grant of planning permission is deemed to have been granted subject to the condition that the biodiversity gain objective is met ("the Biodiversity Gain Condition"). This objective is for development to deliver at least a 10% increase in biodiversity value relative to the pre-development biodiversity value of the onsite habitat. This increase can be achieved through onsite biodiversity gains, registered offsite biodiversity gains or statutory biodiversity credits.

The biodiversity gain condition (as set out above at the end of this decision notice) is a pre-commencement condition: once planning permission has been granted, a Biodiversity Gain Plan must be submitted to and approved by Cambridge City Council (the local planning authority) before commencement of the development. There are exemptions, transitional arrangements and requirements relating to irreplaceable habitat which disapply the condition from certain planning permissions, as well as special modifications for

planning permissions for phased development and the treatment of irreplaceable habitats.

In the opinion of the Local Planning Authority, the approved development is engaged by paragraph 13 of Schedule 7A to the Town and Country Planning Act 1990, is subject to the statutory Biodiversity Gain Condition and none of the statutory exemptions or transitional arrangements are considered to apply.

The effect of section 73D of the Town and Country Planning Act 1990
If planning permission is granted on an application made under section 73 of the Town and Country Planning Act 1990 (application to develop land without compliance with conditions previously attached) and a Biodiversity Gain Plan was approved in relation to the previous planning permission (“the earlier Biodiversity Gain Plan”) there are circumstances when the earlier Biodiversity Gain Plan is regarded as approved for the purpose of discharging the biodiversity gain condition subject to which the section 73 planning permission is granted.

Those circumstances are that the conditions subject to which the section 73 permission is granted:

- i. do not affect the post-development value of the onsite habitat as specified in the earlier Biodiversity Gain Plan, and
- ii. in the case of planning permission for a development where all or any part of the onsite habitat is irreplaceable habitat the conditions do not change the effect of the development on the biodiversity of that onsite habitat (including any arrangements made to compensate for any such effect) as specified in the earlier Biodiversity Gain Plan.

Advice on information required to discharge Biodiversity Gain Condition
A Biodiversity Gain Plan to secure at least 10% increase in biodiversity value relative to the pre-development biodiversity value of the onsite habitat as per the statutory condition as set out on this Decision Notice must be submitted to the Local Planning Authority and approved before the development can commence. In order to discharge the condition, the following information will be required:

details of purchase and monitoring of the offsite biodiversity units, a biodiversity metric for the site, costings and evidence of appropriate legal agreements to guarantee delivery of ongoing habitat management requirements specifically:

- i. Identification of receptor site or sites with associated plans;

- ii. Details of the offsetting requirements of the development in accordance with current DEFRA biodiversity metric;
- iii. The provision of evidence of arrangements to secure the delivery of offsetting measures, including a timetable of delivery; and
- iv. A Management and Monitoring Plan, to include for the provision and maintenance of the offsetting measures for a period of not less than 30 years from the commencement of the scheme and itself to include:
 - a) Description of all habitat(s) to be created / restored / enhanced within the scheme including expected management condition and total area;
 - b) Review of Ecological constraints;
 - c) Current soil conditions of any areas designated for habitat creation and detailing of what conditioning must occur to the soil prior to the commencement of habitat creation works;
 - d) Detailed design and working methods (management prescriptions) to achieve proposed habitats and management conditions, including extent and location of proposed works;
 - e) Type and source of materials to be used, including species list for all proposed planting and abundance of species within any proposed seed mix;
 - f) Identification of persons responsible for implementing the works;
 - g) A timetable of ecological monitoring to assess the success of all habitats creation / enhancement.
 - h) The inclusion of a feedback mechanism to the Local Planning Authority, allowing for the alteration of working methods / management prescriptions, should the monitoring deem it necessary.
 - i) Evidence that appropriate arrangements are in place to ensure the Council is funded to monitor the proposed biodiversity gain from the site(s) proposed over a period of 30 years. This would normally be in the form of a freestanding S106 agreement with a biodiversity provider which has already secured on-going monitoring contributions for the Council.

Commencing development which is subject to the biodiversity gain condition without an approved Biodiversity Gain Plan could result in your development becoming subject to enforcement action.

Greater Cambridge Shared Planning offer pre-application guidance regarding Biodiversity Net Gain here: [Apply for Biodiversity Net Gain Advice \(greatercambridgeplanning.org\)](https://www.greatercambridgeplanning.org).