



25/04484/FUL – 87-93 Oxford Road and Fitzwilliam College Sportsground, Cambridge, Cambridgeshire, CB4 3PH

Application details

Report to: Planning Committee

Lead Officer: Joint Director of Planning and Economic Development

Ward/parish: Castle

Proposal: Demolition of 87-89 Oxford Road and two stores and construction of replacement student accommodation, part change of use and part refurbishment of Red Cottage student accommodation, refurbishment and extension of the pavilion, erection of a new squash court and groundskeepers store, and improvement of the access.

Applicant: Fitzwilliam College, Cambridge

Presenting officer: Mary Collins

Reason presented to committee: Called in by Cllr Nestor, Cllr Smith, Cllr Payne / Third party representations

Member site visit date: 01 September 2026

Key issues:

1. Impact on character and appearance of conservation area
2. Impact on Protected Open Space
3. Impact on neighbouring amenity

Recommendation: Approve subject to conditions and S106

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1. Executive summary

- 1.1 The application seeks planning permission for the demolition of 87-89 Oxford Road and two stores and construction of replacement student accommodation, part change of use and part refurbishment of Red Cottage student accommodation, refurbishment and extension of the pavilion, erection of a new squash court and groundskeepers store, and improvement of the access.

1.2 The Conservation Officer and Urban Design Officer are supportive of the proposal and offer no objections subject to conditions. Concern and objections have been received from residents of Oxford Road regarding the proximity of the pavilion extension to the boundary. The proposals are supported in principle but opposed in matters of design, layout and impacts on the natural and built environment and residential amenity. This will be addressed later in this report.

1.3 Officers recommend that the Planning Committee approve the application subject to conditions as highlighted at the end of this report.

Consultee	Object / No objection / No comment	Paragraph Reference
Conservation Officer	No objection	6.1
County Highways Development Management	No objection	6.2
Ecology Officer	No objection	6.3
Environmental Health	No objection	6.4
Natural England	No objection	6.5
Sport England	No objection	6.6
Sustainability Officer	No objection	6.7
Tree Officer	No objection	6.8
Urban Design Officer	No objection	6.9
Third Party Representations (19)	Objection	7.1

Member Representations (1)	Objection	8.1
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Table 2 Consultee summary

2. Site description and context

- 2.1 The application relates to Fitzwilliam College Sports Ground with its pavilion, and it also includes 87 and 89 Oxford Road and Red Cottage which are situated off the north western side of Oxford Road. Access to the playing field is off Oxford Road, between 89 and 93 Oxford Road.
- 2.2 The site is within the ownership of Fitzwilliam College. 87 and 89 Oxford Road are currently used as student accommodation: 87 Oxford Road consisting of 4 bedrooms and 89 Oxford Road consisting of 5 bedrooms. Red Cottage is currently used as a clubroom and Women's changing room on ground floor with student accommodation consisting of 3 bedrooms on first floor. 93 Oxford Road is the groundman's accommodation.
- 2.3 On the playing fields is the pavilion constructed in 1927 and a groundman's store.
- 2.4 Opposite the application site and to the south western side of Oxford Road are residential properties. Residential properties to the north west side of Oxford Road, adjoin the playing fields.
- 2.5 The application site is partly within the Castle and Victoria Road Conservation Area. The sportsground and pavilion abut but are not within the conservation area. The properties at 87 and 89 Oxford Road as well as the two sheds and Red Cottage fall within the Castle and Victoria Road Conservation Area, which is a designated heritage asset.
- 2.6 The site lies in flood zone 1 and is identified as in an area of very low (over 1 in 1000) to high (1 in 30) surface water flood risk. The Fitzwilliam College Playing Fields are Protected Open Space.

3. The proposal

- 3.1 Demolition of 87-89 Oxford Road and two stores and construction of replacement student accommodation; part change of use and part

refurbishment of Red Cottage student accommodation; refurbishment and extension of the pavilion; erection of a new squash court and groundskeeper's store; and improvement of the access.

3.2 Works would include:

- Demolishing 87-89 Oxford Road and buildings attached and replacement with four properties in a terrace – each providing six one bed person student accommodation – total of 24 rooms and each with a kitchen/social area.
- Refurbishing Red Cottage and converting the ground floor from Women's changing rooms and club room into a flat with three fully accessible bed spaces, communal kitchen and bathroom.
- Three bedrooms (3 bed spaces) communal kitchen and bathroom to first floor of Red Cottage.
- Demolishing the existing flat roof extension to the pavilion (which contains Men's changing room and showers)
- Construction of a larger extension to the pavilion to house all changing and club room facilities.
- Build a new squash court and attached store houses next to the MUGA.
- Existing posts and cricket netting renewed and partially relocated behind proposed extension to pavilion.
- Provision of covered cycle parking to student accommodation – 20 spaces.
- Uncovered cycle parking for 24 cycles for pavilion.
- Visitor cycle spaces - 10 spaces.
- Improvements to the existing access point on Oxford Road. The gate posts will be widened to 5m width, and the access will be widened to 3.7m width, to provide access for a fire tender.
- Associated landscape works to improve access.

3.3 The application has been amended to address representations, and further consultations have been carried out as appropriate with amendments being made to address comments made by Sport England and Conservation. The run off between the pitch and pavilion extension has been amended to provide the minimum 3 metre with the plant spaces re-configured to achieve required run-off, including associated minor adjustments to changing rooms, showers and WCs. The design of the bay windows has been amended to omit blind window on N-E elevation of the new terrace (facing drive) and the height of front dormers reduced and moved slightly up the roof slope.

- 3.4 The College owns 75 and 77 Oxford Road. The blue line on the Existing Site Location Plan, drawing number 25.015-3- 001 Rev B, has been updated to show this. The red line of the application site has not changed.

4. Relevant site history

- 4.1 None

5. Policy

5.1 National policy

National Planning Policy Framework 2026

National Planning Practice Guidance

National Design Guide 2021

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

Circular 11/95 (Conditions, Annex A)

Technical Housing Standards – Nationally Described Space Standard (2015)

EIA Directives and Regulations - European Union legislation with regard to environmental assessment and the UK's planning regime remains unchanged despite it leaving the European Union on 31 January 2020

Conservation of Habitats and Species Regulations 2017

Environment Act 2021

ODPM Circular 06/2005 – Protected Species

Equalities Act 2010

5.2 **Draft Greater Cambridge Local Plan 2024-2045 (Regulation 19 Proposed Submission)**

- 5.2.1 The Proposed Submission Greater Cambridge Local Plan represents the latest 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.
- 5.2.2 The Proposed Submission Local Plan was published for public consultation (under Regulation 19 of The Town and Country Planning (Local Planning) (England) Regulations 2012) between 3 August and 25 September 2026.
- 5.2.3 In line with policy DM4 of the National Planning Policy Framework (NPPF), local planning authorities may give weight to relevant policies in emerging plans according to several factors. The Proposed Submission Local Plan is consistent with policies in the National Planning Policy Framework 2026. Whilst the joint Local Plan is at an advanced stage in the plan making process, the Regulation 19 consultation is yet to be completed.
- 5.2.4 Therefore, at this stage, the Proposed Submission Local Plan and its policies can only be afforded limited weight as a material consideration in decision making.
- 5.2.5 Submission of the Local Plan to the Secretary of State is anticipated by the end of December 2026.

5.3 **Cambridge Local Plan (2018)**

Policy 1: The presumption in favour of sustainable development
Policy 2: Spatial strategy for the location of employment development
Policy 3: Spatial strategy for the location of residential development
Policy 28: Carbon reduction, community energy networks, sustainable design and construction, and water use
Policy 29: Renewable and low carbon energy generation
Policy 30: Energy-efficiency improvements in existing dwellings
Policy 31: Integrated water management and the water cycle
Policy 32: Flood risk
Policy 33: Contaminated land
Policy 34: Light pollution control
Policy 35: Protection of human health from noise and vibration
Policy 36: Air quality, odour and dust
Policy 43: University development
Policy 46: Development of student housing
Policy 55: Responding to context

Policy 56: Creating successful places
Policy 57: Designing new buildings
Policy 58: Altering and extending existing buildings
Policy 59: Designing landscape and the public realm
Policy 61: Conservation and enhancement of Cambridge's historic environment
Policy 62: Local heritage assets
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 71: Trees
Policy 73: Community, sports and leisure facilities
Policy 80: Supporting sustainable access to development
Policy 81: Mitigating the transport impact of development
Policy 82: Parking management

5.4 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

5.5 Other guidance

Greater Cambridge Housing Strategy 2024 to 2029

Biodiversity Checklist for Land Use Planners in Cambridgeshire and Peterborough (2001).

Cambridge and Milton Surface Water Management Plan (2011)

Cambridge and South Cambridgeshire Level 1 Strategic Flood Risk Assessment (2010)

Cambridgeshire and Peterborough Waste Partnership (RECAP): Waste

Cambridgeshire Design Guide For Streets and Public Realm (2007)

Cycle Parking Guide for New Residential Developments (2010)

Open Space and Recreation Strategy 2011

5.6 Area Guidelines

Castle and Victoria Road Conservation Area Appraisal (2012)

6. Consultations

Publicity

Neighbour letters – Y

Site Notice – Y

Press Notice – Y Affecting Conservation Area

Conservation Officer - No Objection

- 6.1 Recommends conditions requiring details of materials - brick sample panel, timber cladding, slate, zinc, new joinery, details of windows to new terrace, boundary treatment.

County Highways Development Management - No Objection

- 6.2 Recommend pre-commencement condition requiring a detailed Construction Management Plan (CMP) and Construction Compound Layout Plan (CCLP) and conditions requiring bound surface to access for first 5 metres, drainage of access and conditioning limiting construction or delivery vehicles with a gross weight in excess of 3.5 tonnes shall only enter leave site between the hours of 09.15hrs -15:30hrs, Monday to Saturday.

Ecology Officer- No Objection

- 6.3 Recommend ecological mitigation is carried out in accordance with submitted reports and statutory biodiversity net gain condition is attached.

Environmental Health- No Objection

- 6.4 Pollution from the demolition and construction phases has the potential to affect the amenity of surrounding properties if not controlled. In the interests of amenity, recommend the following conditions:
Demolition/Construction hours
Demolition/Construction collection/delivery hours
Piling Condition
Dust Condition
To protect the amenity of future occupants of this property from the high ambient noise levels in the area, bespoke ventilation conditions.
To minimise the effects of light pollution on the surrounding area an external lighting condition.

Natural England – No objection

6.5 No objection

Sport England – No objection

6.6 The proposal encroaches onto existing playing field and affects an existing pavilion and changing room used in conjunction with the playing field. The proposal would therefore need to meet one or more of Sport England's Playing Fields Policy and NPPF.

The revised plans demonstrate that the extension would maintain an adequate safety margin to the south of the pitch so it would not compromise pitch usability. The RFU support the revised proposals. The works to the sports pavilion meet Exceptions 2 and 3 of Sport England's Playing Fields Policy.

The new facilities would deliver an improvement in both quality and quantity.

To ensure continuity of provision, Sport England would seek a condition requiring the new facilities be provided and operational before the existing changing rooms are lost, thereby avoiding disruption for clubs and users. The squash building is still considered to comply with Exception 3 of Sport England's Playing Fields Policy.

Given the above, Sport England raises no objection to the application because it is considered to accord with exceptions 2 and 3 of Playing Fields Policy and paragraph 104 of the NPPF.

Sport England advise that the absence of an objection is subject to a condition being secured to ensure continuity of provision. Should the local planning authority (LPA) resolve to approve the application without imposing this condition, then Sport England objects to the application as it is not considered to accord with any of the exceptions to our Playing Fields Policy or paragraph 104 of the NPPF.

Sustainable Drainage Officer- No Objection

6.7 Recommend conditions requiring details of foul and surface water drainage.

Sustainability Officer- No Objection

6.8 The sustainability and water efficiency requirements of the refurbishment can be dealt with by way of conditions:

- Implement (Bespoke Sustainability Strategy) The development hereby approved shall not be occupied until a post construction statement confirming that the sustainability provisions as set out in the Design and Statement have been fully implemented.
- Water Efficiency (Residential Accommodation) Water efficiency measures for the scheme shall be implemented in accordance with the optional requirement as set out in Part G of the Building Regulations, which requires all dwellings to achieve a design standard of water use of no more than 110 litres/person/day.

Tree Officer- No Objection

6.9 Recommends conditions AMS and TPP.

Urban Design Officer - No Objection

- 6.10 The overall design approach is considered acceptable. The new terrace of houses and the Red Cottage are well designed to reflect and enhance the street residential characters. The proposed built form, rhythm and architectural detailing will enrich the street character and add visual interest to the public realm. In addition, the pavilion extension and the squash court are carefully designed and architecturally detailed which has resulted in a sensible integration with their existing setting.
- The overall approach for the architecture and detailing is supported. Condition should be imposed on the architectural detailing and materials which can be discussed at a later stage should a permission be granted.

7. Third party representations

- 7.1 23 representations have been received. 20 in objection.

Those in objection have raised the following issues:

- Character, appearance and scale, impact on conservation area
- Residential amenity impact (noise and disturbance, loss of privacy and overshadowing)
- The hours of the squash court should be limited.
- Noise Impact Assessment for squash submitted is insufficient.
- Noise from air source heat pumps.
- Use – Will the rooms be limited to full-time university college students during academic terms only?
- Use – Will the facilities be available to local members of the community to use?
- Insufficient evidence to justify need for and location of squash courts.
- Management Plan required.
- Student parking controls should be secured by S106.
- No information regarding ball stop netting.

- The redundant scaffold poles should be removed if no netting is to be reinstated.
- Construction impacts
- Highway safety, traffic increases and parking matters
- Loss of biodiversity – loss of section of hedge and loss of permeable surfaces
- Increased demand on water.

Cambridge Past, Present and Future

Raise significant concerns regarding Biodiversity Net Gain (BNG) and boundary landscaping following the submission of the updated BNG report (March 2026) which takes into account the removal of a hedgerow.

To achieve the mandatory and policy-compliant +10% Biodiversity Net Gain, the applicant's consultant recommends additional tree planting along with a new native hedgerow.

In line with the mitigation hierarchy, this net gain should be delivered on-site. Request that clear, detailed plans (such as a detailed soft landscaping scheme) be submitted and agreed prior to determination to demonstrate precisely how and where these measures will be accommodated.

The loss of the hedgerow will impact the visual amenity of neighbouring properties. It is critical for nearby residents to know how this impact is to be mitigated.

- 7.2 The above representations are a summary of the comments that have been received. Full details of the representations are available on the Council's website.

8. Member Representations

- 8.1 Cllr Smith has made a representation objecting to the application on the following grounds:

Further to comments submitted by residents, it is clear the proposals are supported in principle but opposed in matters of design, layout and impacts on the natural and built environment and residential amenity. A review of the following material matters is required in the interests of better planning and development outcomes.

Rugby safety, protection of nature and residential amenity:

The Sports England's minimum requirement for a 3m run off from the rugby pitch. The revised buffer is now 3m from the front of the changing rooms.

Whilst this is strictly compliant, a brick wall at 3m would present a safety risk for rugby players.

To provide for the 3m buffer, the changing rooms have been set back to 0.7m from the boundary. This, in turn would require the removal of a mature hedge which hosts nesting birds and contributes towards the amenity of existing residents. After allowing 0.3m for the spread foundations, it would leave insufficient space for the relocation of the scaffolding poles and netting to the boundary line.

This presents a cumulative failure of the siting of the development to mitigate risk to rugby players and protect the natural environment and amenity and safety of existing residents.

No adequate justification has been given for the destruction of the hedge and loss of residential amenity. The reality is that it is impossible to justify given the extensive area of playing fields.

Community use of the Sports Ground: In confirming it will not formalise community use of the sports ground, the applicant has declined to follow Sport England's advice to provide for community access, hours of use and pricing.

However, the applicant's ground for this is a most respectful wish to 'avoid more traffic and noise.'

In the context of residential amenity, 'avoiding more traffic and noise,' residents have submitted concerns with possible cumulative adverse impacts of a) the proposed intensification of student accommodation from 12-30 students and b) its use being extended from college term times to all year-round to a wide range of qualifying users.

The college has not presented any evidence to demonstrate a need for all year-round occupation, and it would be difficult to do so given it has approximately 392 student rooms on the college site.

Squash Court: There are three concerns.

- i) A failure to justify the loss of a squash court at the college and hence place pressure for development on the playing field.
- ii) A failure to justify the need given excess capacity at the underused squash courts at the West Cambridge site. These are often busy 4.00-7.00pm weekdays and generally available during day time week days and at weekends.
- iii) A failure to provide an adequate noise impact assessment.

9. Assessment

- 9.1 From the consultation responses, representations received, and from an inspection of the site and the surroundings, the key issues are:

- Principle of development
- Design, layout, scale and landscaping
- Heritage assets
- Trees
- Carbon reduction and sustainable design
- Biodiversity
- Water management and flood risk
- Highway safety and transport impacts
- Car and cycle parking
- Amenity
- Third party representations
- Other matters

10. Principle of Development

10.1 Cambridge Local Plan Policy 46: Development of student housing states:

Proposals for new student accommodation will be permitted if they meet identified needs of an existing educational institution within the city of Cambridge in providing housing for students attending full-time courses of one academic year or more. Schemes should demonstrate that they have entered into a formal agreement with at least one existing educational establishment within Cambridge providing full-time courses of one academic year or more. This formal agreement will confirm that the proposed accommodation is suitable in type, layout, affordability and maintenance regime for the relevant institution. The Council will seek appropriate controls to ensure that, within academic terms, the approved schemes are occupied solely as student accommodation for an identified institution.

Applications will be permitted subject to:

- a. there being a proven need for student accommodation to serve the institution;*
- b. the development not resulting in the loss of existing market housing and affordable housing;*
- c. it being in an appropriate location for the institution served;*
- d. the location being well served by sustainable transport modes;*
- e. having appropriate management arrangements in place to discourage students from keeping cars in Cambridge;*
- f. rooms and facilities being of an appropriate size for living and studying;*
- and*
- g. minimising any potential for antisocial behaviour and, if appropriate, being warden-controlled.*

Where students do not attend full-time courses of one academic year or more, their accommodation requirements will be expected to be provided within the site of the institution which they attend; or by making effective use of existing student accommodation within the city outside term time; or by use of home-stay accommodation.

Permanent purpose-built student accommodation will not be supported on sites allocated for housing, or with an extant planning permission for residential development, or sites identified as potential housing sites within the Council's Strategic Housing Land Availability Assessment.

- 10.2 Fitzwilliam College have produced an Estate Masterplan Vision in 2024 which looks at their main campus and off site properties and sets out the College's Academic mission as "A dynamic and inclusive academic community with a powerful heritage" and their Vision for "A modern, sustainable environment for academic excellence to flourish". It sets out the Evolution of the vision which includes an analysis of the current College estate and the College's future needs. This explains that the "Size and shape of College student population will remain stable into medium term (740 -750)" and that there is a "Deficit in student room provision (110-120 rooms) – 627 student rooms currently provided – with a number of existing student rooms on Main Site being lost through the renovation programme." The applicant has demonstrated through this proposal that that there is a need for this additional accommodation and the 30 rooms created (an additional 18 rooms) would contribute towards this target. The proposal complies with criterion (a).
- 10.3 It is noted that there would not be a loss of market housing as the existing properties are already in use as student accommodation and within the ownership of the college. Four planning units will be created as a result of the proposal. This would not trigger any requirements for affordable housing under policy 45 of the Cambridge Local Plan 2018. The proposal complies with criterion (b).
- 10.4 The site, which currently encompasses student accommodation and the sports ground for Fitzwilliam College, is located approximately 600m (10-minute walk) from Fitzwilliam College main site. The occupiers of the accommodation would access the main college campus and sustainable transport modes are in proximity. Near to the Site are bus services and comprehensive cycle infrastructure. Huntingdon Road is served by: Stagecoach B, Tiger T1, and X3 services. The bus frequency is every 10-15 mins. The services connect with the City Centre and Historic core. The

Site is also well located for walking and cycling. The proposal complies with criteria (c) and (d).

- 10.5 The Occupancy Agreement/Residential Life/Regulations restrict Students from keeping, hiring or driving a car in Cambridge during term time without permission. The development is therefore car free apart from the provision of an accessible parking space for Student(s) occupying the disability flat located in Red Cottage. The proposal complies with criterion (e).
- 10.6 The internal space of all rooms provides a good level of amenity for future occupiers for living and studying. The proposal complies with criterion (f).
- 10.7 With respect to potential for antisocial behaviour to be minimised, particularly through the intensification of the site and use of the outdoor amenity space and rear garden area, this would be managed through the Student Management Plan which would detail Anti-social behaviour and disciplinary procedures. An employee (groundsman) residing in an adjacent property at 93 Oxford Road and within the application site, in the applicant's ownership, would also act as an informal warden and point of contact on site. The proposal complies with criterion (g).
- 10.8 The Fitzwilliam College Playing Fields are Protected Open Space.
- 10.9 Cambridge Local Plan Policy 67 - Protection of open space states:
- Development proposals will not be permitted which would harm the character of, or lead to the loss of, open space of environmental and/or recreational importance unless:*
- a. the open space can be satisfactorily replaced in terms of quality, quantity and access with an equal or better standard than that which is proposed to be lost; and*
- b. the re-provision is located within a short walk (400m) of the original site. In the case of school, college and university grounds, development may be permitted where it meets a demonstrable educational need and does not adversely affect playing fields or other formal sports provision on the site. Where replacement open space is to be provided in an alternative location, the replacement site/facility must be fully available for use before the area of open space to be lost can be redeveloped.*
- 10.10 An assessment of compliance with policy 67 will be considered later in this report.

11.0 Design, layout, scale

- 11.1 The new terrace of four houses would be sited to front Oxford Road and would be set back from the street behind small front gardens. The front wall will be in line with the front wall of adjacent properties with two storey bays to the front projecting forward of this wall.
- 11.2 The proposed terrace of four dwellings would have a higher ridge level than the terrace of properties at 93-95 Oxford Road but would have a comparable height to adjacent modern end of terrace dwelling at 85 Oxford Road. There is an irregular level of ridges on this side of Oxford Road and there is also a variety in the house forms with varying footprints and building depths. As such the height and depth of the proposed terrace is not considered out of keeping with the pattern of development.
- 11.3 Each unit would have a dormer window to the front elevation. The dormers are relatively small and are set back from the eaves marginally, so that the elevation is broken up and does not read as being three storey in scale. Although dormers are not prevalent in this part of the conservation area, there are flat roofed dormers on properties opposite, and the proposed dormers fit with the character and rhythm and their size and number are therefore considered acceptable.
- 11.4 The rear elevation of the terrace has been designed to respect views of it from outside the conservation and from the protected open space and its proportions and appearance are acceptable.
- 11.5 The terraced dwellings and the alterations to Red Cottage are well designed to reflect and enhance the residential character of the street. The proposed built form, rhythm and architectural detailing are considered to enrich the street character and add visual interest to the public realm. The contemporary approach to the traditional terrace form is supported as the new buildings should sit comfortably within the streetscape but remains legible as a modern intervention.
- 11.6 The Conservation Officer has advised that the replacement terrace would enhance the street scene, with form, rhythm and detailing (including front garden walls) more in keeping with the character of the area. The existing 1920s pavilion, which lies outside of the conservation area is to be retained and Red Cottage, both of which are characterful buildings, will be retained and reused.

- 11.7 The existing 1920s pavilion, which lies outside of the conservation area and to the southern edge of the playing fields area is to be retained. With regards to the proposed extension to the pavilion, Officers consider that owing to the need to retain the playing pitches with space around them for their associated runoff areas, the pavilion has been sited close to the perimeter of the site and therefore the extensions to the pavilion also need to respect this siting and extend parallel with and in close proximity to the boundary. This is to ensure that the main use of this site – the playing of outdoor sports can continue and not be affected by the development. The revised plans received demonstrate that the proposed extension would maintain an adequate safety margin to the south of the pitch so it would not compromise pitch usability.
- 11.8 A section of mature hedge is to be removed to enable the development, and concern has been raised that no adequate justification has been given for the removal of this hedge which hosts nesting birds and contributes towards the amenity of existing residents, given the extensive area of playing fields.
- 11.9 The playing fields are extensive but as noted previously, the majority of this site is laid out as playing pitches. Ancillary buildings need to be located on the periphery of the playing field to ensure there is no overlap with any playing pitches, no reduction in pitch sizes, no restriction of pitch use (including safety margins and run-off areas) and that the proposal would not diminish the site's capacity to accommodate or rotate pitches or prejudice the use of the remaining playing field. As such Officers consider that the siting of the proposed extension and the associated removal of a section of hedge has been justified.
- 11.10 The extension would extend to the rear of the existing pavilion and would also extend approximately 29 metres to the side of the existing pavilion. There would be a small linking section set back from the principal elevation and the extension would then project forward and beyond the principal elevation of the pavilion. Adjacent to the boundary, the changing room extension would be a flat roof section to the rear of the existing pavilion. This section would be approximately 4 metres high with its blank wall facing the rear gardens of the Oxford Road properties. Further set in by 5 metres from the boundary, four hipped sections of roofs would slope up and away from the boundary with the apex of the roof being 5 metres high. These will allow views between them and the visual impact on the boundary and the conservation area has been reduced through the articulation of the extension and its design of extension and its particular roofscape.

- 11.11 The extension would be 0.7m from the boundary. Concern has been raised that after allowing 0.3m for the spread foundations, there would be insufficient space for the relocation of the scaffolding poles and netting to the boundary line. The poles and netting require planning permission in their own right and are included within the proposal. Officers consider that this is a matter for the construction but consider these poles could be installed prior to the construction of the extension.
- 11.12 The proposed squash court has a similar appearance but would present gables to the boundary with properties in Oxford Road.
- 11.13 Both the pavilion extension and the squash court have sections of flat roof. Policy 31 (f) of the Cambridge Local Plan 2018 states that development will be permitted provided that any flat roof is a green or brown roof, providing that it is acceptable in terms of its context in the historic environment of Cambridge and the structural capacity of the roof if it is a refurbishment. In this instance, some areas are indicated to have a green roof. Some flat roof sections accommodate skylights and PVs as well as flues, ducting and access for maintenance which does not leave space for green roofs. Given some green roofs are provided this is considered acceptable in this instance.
- 11.14 The pavilion extension and the complementary squash court are well designed to sit comfortably alongside the 1920s pavilion and respect the setting of the conservation area. The pavilion extension is subtly linked so it and the existing pavilion could appear as two separate buildings, and the dogtooth roof design gives nice variation to the forms, and a clear character to this new phase of development on the site. Subject to appropriate materials and detailing, the proposal is acceptable.
- 11.15 Overall, the proposed development is a high-quality design that would contribute positively to its surroundings and be appropriately landscaped. The proposal is compliant with policies 55, 56, 57, 58 and 59 of the Local Plan and the NPPF.

12 Heritage assets

- 12.1 The application site falls partly within the Castle and Victoria Road Conservation Area with the playing fields and pavilion outside the conservation area and 87 and 89 Oxford Road as well as the two sheds and Red Cottage within the conservation area.

- 12.2 87 and 89 Oxford Road, like all the houses along Oxford Road, are identified as Buildings that are Important to the Character of the Conservation Area, which is a designated heritage asset. They are identified as buildings which positively contribute to the character and appearance of the conservation area in the character appraisal, and so their contribution merits consideration in accordance with Section 72 of the 1990 Planning (Listed Buildings and Conservation Areas) Act.
- 12.3 Red Cottage and the 1920's pavilion are both characterful buildings, which will be retained and reused. The two sheds and Red Cottage are not identified as Buildings that are Important to the Character of the Conservation Area.
- 12.4 89 Oxford Road dates from the late 19th century, and was an unusual, detached property until the 1970s when number 87 was added to the west side. While both properties have been identified as buildings that positively contribute to the character and appearance of the conservation area (along with all the terraced properties in the surrounding roads), both have been unsympathetically altered and are not the best examples of the characteristic architecture of the area. Both cottages have been painted white and have uPVC replacement windows, number 87 has lost its front wall and garden to parking, and number 89 has two single-storey outbuildings to the east side which depart from the regular form and size of the terraces on the road.
- 12.5 Ordinarily the demolition of non-designated heritage assets such as the buildings at 87 and 89 Oxford Road is unlikely to be supported. However, as set out above, both cottages are not the best examples of the characteristic architecture of the area,
- 12.6 Consequently, though it may be argued the loss of 87-89 constitutes a minor degree of harm to the significance of the conservation area, the public benefit of the enhanced street scene outweighs this. Furthermore, the designs make better use of the space, with the sportsground storage relocated to the sport ground itself, and the residential character of Oxford Street reinforced.
- 12.7 The Conservation Officer has advised that the extension to the rear of the pavilion which is proposed to be demolished is of low architectural and historic interest, so its replacement can be supported.
- 12.8 The overall principle of the development is considered to meet the requirements of Policies 61 and 62 of the local plan and Policies HE4 - HE6 and HE9 of the NPPF.

- 12.9 Overall, the proposal would not give rise to any harmful impact on the identified heritage assets and is compliant with the provisions of the Planning (LBCA) Act 1990, the NPPF and policy 61 of the Local Plan.

13.0 Landscaping

- 13.1 With regards to landscaping, there are potential opportunities for soft landscaping, particularly to the edges of the playing fields and to the front gardens. Currently behind the existing pavilion there is planting to part of the rear wall directly behind the properties at 97 and 99 Oxford Road. As mentioned previously, an approximate 34 metre section of Privet hedge (*Ligustrum ovalifolium*) is proposed to be removed to allow the proposed extension to be constructed in line with the existing line of the rear extension to the pavilion. This section to be removed is largely behind the rear gardens of 103 to 109 Oxford Road.
- 13.2 The existing path at the rear of the Oxford Road gardens, lies outside the site but adjacent and the existing chain link boundary fence would be removed and new planting on wall trellises to the new rear wall of the extended pavilion would be added to retain a green back drop to these rear gardens. It is proposed to install stainless steel mesh panels along the full length of the rear/eastern wall of the Pavilion extension to act as support for new planting. This would be planted with climbers (e.g. Virginia Creeper, Honeysuckle etc. Concern has been raised that ongoing maintenance of any planting to this rear wall would need to be carried out from the access pathway to the rear of properties in Oxford Road and that this could not be done from the application site itself. The planting would help to soften the appearance of the rear wall; however, this rear wall would not be directly on the boundary with these properties who would benefit from their own rear boundary treatments, which would intervene and partially screen the 4 metre high blank wall. Overall, the proposed development would contribute positively to its surroundings and be appropriately landscaped. The proposal is compliant with policies 55, 56 and 59 of the Local Plan and the NPPF.

14 Protected Open Space

- 14.1 The application site is on part of a protected open space, the Fitzwilliam College Playing Fields. These Outdoor Sports Facilities (SPO 19) are of recreational and environmental importance and their quality is 60.00%.

Policy 67 states that development proposals will not be permitted which would harm the character of, or lead to the loss of, open space of environmental and/or recreational importance. This protected open space makes a contribution to the setting of the Castle and Victoria Road Conservation Area, to the character and environmental quality of the city as well as to recreational resources.

- 10.11 The proposed squash building is located on the periphery of the playing field and does not overlap with any playing pitches. It would not reduce pitch sizes, restrict pitch use (including safety margins and run-off areas), diminish the site's capacity to accommodate or rotate pitches, remove other sporting or ancillary facilities, or prejudice the remaining playing field.
- 10.12 Sport England's first response said that the benefits of the squash court did not outweigh the harm to the rugby pitch by the proximity of the pavilion extension as there was no evidence of need for the squash court. The pavilion extension was altered so there is no harm to the rugby pitch and therefore there was no longer any need to provide evidence of need for the squash court.
- 14.2 The revised plans demonstrate that the extension to the pavilion would maintain an adequate safety margin to the south of the pitch so it would not compromise pitch usability. The RFU support the revised proposals. The works to the sports pavilion and squash court meet Exceptions 2 and 3 of Sport England's Playing Fields Policy.
- 14.3 The proposal and the extensions to the pavilion and the construction of the squash court would not diminish the importance of this open space and would not result in a detrimental loss of open space of recreational value. The proposal would not diminish the site's capacity to accommodate or rotate pitches or prejudice the use of all of any part of the playing field.
- 14.4 Sport England raise no objections following the submission of amended drawings. The proposal would accord with Policy 67 of the Cambridge Local Plan 2018.

15 Trees

- 15.1 The application is accompanied by an Arboricultural Impact Assessment compiled by OMC Associates, dated 29th June 2025. The report identifies four trees as material considerations, T1, T2 & T4 Sycamores, and T3 Crab Apple. No tree removal or facilitation pruning is planned, however there will be incursion into the root protection areas of the four trees. The proposed cycle rack and part of the entrance to the squash courts involve the

installation of hardstanding surfaces to sections of the RPAs of T1 and T2 of 17.8% and 5.4% respectively. The squash court will encroach into 6.1% of T4's RPA and 1.3% of T2's RPA. Demolition of the current surface within the RPA of T3 is proposed. No dig surface solutions have been recommended.

- 15.2 A section of established hedge separates the pathway running behind the rear gardens of the dwellings in Oxford Road from the playing fields.
- 15.3 As mentioned previously in this report an approximate 20 metre section of this hedge shown on the Arboricultural Impact Assessment is to be removed. It is noted as S2, Privet hedge (*Ligustrum ovalifolium*). This section to be removed is largely behind the rear gardens of 103 to 109 Oxford Road. This hedge is within the ownership of the applicant and is outside but borders the conservation area boundary. It is acknowledged that this hedge provides a habitat, visual screening and residential amenity. However, as this hedge does not have any protection, its removal does not require specific consent.
- 15.4 The Council's Tree Officer has advised that the AIA adequately identifies the impacts on the retained trees. The application is supported with the condition that an Arboricultural Method Statement (AMS) in accordance with BS5837: 2012 is submitted for approval by the local authority prior to the commencement of works.
- 15.5 Subject to conditions as appropriate, the proposal would accord with policies 59 and 71 of the Local Plan and the NPPF.

16 Carbon reduction and sustainable design

- 16.1 The application is supported by Design and Access Statement outlining the following sustainability elements contained within the scope of the development:
 - A commitment to deliver the new buildings on Passive Haus-type principles of high thermal envelope performance and low energy in use, by focussing on reducing energy demand.
 - High levels of thermal insulation and robust detailing for airtightness will minimise heat losses through new and improved building fabric and support the use of low-carbon heating systems.
 - Form, window arrangement and design within the proposed terrace seeks to maximise natural daylight whilst minimising the risk of overheating associated with south facing glazing. Roof lights will be introduced to the pavilion extension and squash court to provide

natural light to internal, windowless spaces, and reduce the need for artificial lighting.

- It is proposed to ventilate the residential properties naturally. The sports buildings will be ventilated mechanically with heat recovery.
- The buildings will be heated by Air Source Heat Pumps (ASHPs). Due to the domestic nature of the terraces and Red Cottage, it is proposed to use small individual units for each building, rather than a more complex district heating system.
- Renovate existing buildings with poor sustainability credentials to achieve higher levels of thermal performance and sustainability.
- Installing on-site electricity generating technologies such as solar Photo Voltaic (PV) panels to reduce the need to demand mains electrical power.
- Highly efficient building services will be installed, including low water use sanitary fittings, roof rainwater from the Pavilion and Squash Court buildings will be collected in underground tanks and used for irrigation.

16.2 The proposals accord with Local Plan Policy 28 (Carbon Reduction, Community Energy Networks, Sustainable Design and Construction) by embedding energy efficiency measures from the outset, adopting a fabric-first approach, and ensuring the development is future-proofed through the use of low-carbon technologies. The scheme supports the transition to a low-carbon city by minimising energy demand, reducing water consumption, and incorporating renewable energy systems.

16.3 The application has been subject to formal consultation with the Council's Sustainability Officer who raises no objection to the proposal subject to conditions relating to carbon reduction technologies and water efficiency.

16.4 The applicants have suitably addressed the issue of sustainability and renewable energy and subject to conditions the proposal is compliant with policies 28 and 29 of the Local Plan and the Greater Cambridge Sustainable Design and Construction SPD 2020.

17 Biodiversity

17.1 An Ecological Report, including bat surveys, as well as a biodiversity net gain assessment has been submitted as part of the planning application.

17.2 The application has been subject to formal consultation with the Council's Ecology Officer.

- 17.3 The red line of the application site does not include the wider playing fields of Fitzwilliam College Playing Fields which are adjacent to the site and in ownership of the applicant. The BNG report has provided evidence that a minimum 10% biodiversity net gain cannot be achieved within the red line of the site. Biodiversity net gain therefore needs to be provided offsite but can be provided land within the ownership of the college. The off-site habitat uplift is primarily secured through the creation of additional urban tree habitat, while the identified hedgerow shortfall will be addressed through the planting of new native hedgerows. This includes the planting of a 7 metres length of replacement hedge to the south eastern boundary of the Fitzwilliam College Playing Fields and adjacent to a block of garages off Sherlock Close and the planting of 11 trees to the front of the main Fitzwilliam College Campus off Huntingdon Road. To secure this land within the ownership of the college for the BNG monitoring period of 30 years, a legal agreement is required with 7 monitoring years (years 1, 5, 10, 15, 20, 25, and 30). The Ecology Officer is satisfied that the proposed approach provides an appropriate means of addressing the habitat and hedgerow unit requirements and would meet the mandatory BNG requirement, subject to the off-site habitat being appropriately secured and delivered.
- 17.4 The approach to the offsite biodiversity net gain is acceptable in this instance and the statutory biodiversity net gain condition and informative will be attached. Where off-site BNG is secured and meets the statutory requirement, this biodiversity gain itself remains a benefit of the proposal.
- 17.5 Neighbours have commented that given the playing field is otherwise largely devoid of ecological features, the boundary margins are especially important for biodiversity. As previously mentioned, there is concern that there is no clear justification for the hedge's removal, or any proportionate replacement planting or biodiversity enhancement elsewhere on the site. In response to this, Officers consider that owing to the primary use of the playing fields and the need to retain the playing pitches with their runoff areas, the pavilion needs to be close to the perimeter of the site and therefore there is not enough room within the red line of the application site to enable the construction of the extension without the removal of the section of hedge. A condition requiring a scheme of ecological enhancement will be attached, which will include details of bat and bird box installation, (including swift nesting bricks/boxes) hedgehog provisions and other ecological enhancements.
- 17.6 In consultation with the Council's Ecology Officer, subject to an appropriate condition, officers are satisfied that the proposed development complies with policy 70 of the Local Plan, the Biodiversity SPD 2022, the requirements of the Environment Act 2021 and 06/2005 Circular advice.

18 Water management and flood risk

- 18.1 The site lies in flood zone 1 and is identified as in an area of very low (over 1 in 1000) to high (1 in 30) surface water flood risk.
- 18.2 The site proposes rainwater disposal from new and retained buildings will be to soakaways, including the provision of water butts at the rear of the new terraces and Red Cottage. Roof rainwater from the Pavilion and Squash Court buildings will be collected in underground tanks and used for irrigation. Areas of new hardstanding and paved paths will be permeable surfaces. Foul water will connect to the existing foul water mains.
- 18.3 A Flood Risk Assessment is not required given that the site is in Flood Zone 1 is below 1ha., and there is no risk of surface water flooding or other types of flooding where the buildings and extensions are proposed. A drainage statement has been submitted as well as a drainage and suds maintenance plan.
- 18.4 The Council's Sustainable Drainage Engineer has advised that the applicants have suitably addressed the issues of water management and flood risk. As the site is proposing a number of different land uses including those above the very low pollution hazard level the Simple Index approach should be used. This is to confirm the treatment provided to surface water outweighs the pollutants created by the land use, and it is considered that the submission of a Surface Water Drainage Strategy to include this can be addressed by way of condition. Subject to conditions the proposal is in accordance with policies 31 and 32 of the Local Plan and NPPF advice.

19 Highway safety and transport impacts

- 19.1 The application is supported by a Transport Assessment.
- 19.2 Access to the site would be from the existing entrance to the playing fields from Oxford Road and it is proposed to improve the existing access point on Oxford Road. The gate posts will be widened to 5m width, and the access will be widened to 3.7m width, to provide access for a fire tender.
- 19.3 The application has been subject to formal consultation with Cambridgeshire County Council's Local Highways Authority, who raise no objection to the proposal subject to conditions. With regards parking pressure, the future occupiers of the student accommodation will not qualify for Residents' Permits within the existing Residents' Parking Schemes operating on surrounding streets.

19.4 The effect of the proposed development upon the Public Highway can be mitigated subject to conditions requiring that no development shall take place, including any works of demolition or site clearance, until a detailed Construction Management Plan (CMP) and Construction Compound Layout Plan (CCLP) have been submitted to and approved in writing by the Local Planning Authority. Other conditions would be attached requiring the access be constructed so that its falls and levels are such that no private water from the site drains across or onto the adopted public highway and constructed of a bound material, for the first five metres from the boundary of the adopted public highway into the site, to prevent debris spreading onto the adopted public highway. A condition is also required in the interests of highway safety that demolition, construction or delivery vehicles with a gross weight in excess of 3.5 tonnes shall only do so between the hours of 09.15hrs -15:30hrs, Monday to Saturday.

19.5 The proposal accords with the objectives of Policies 80 and 81 of the Local Plan and is compliant with NPPF advice.

20 Car and cycle provision

20.1 In accordance with Appendix L of the Local Plan 2018, car and cycle parking requirements are:

Cycle parking

Cycle parking requirements are:

1 space per 2 bedspaces in the City Centre

2 spaces per 3 bedspaces in the rest of the city

1 Space for every 3 members of staff

1 Visitor space per 5 bedspaces

20.2 The site is outside of the City Centre, and 30 bedspaces would require 20 cycle parking spaces to be provided. The bike store within the communal rear garden provides 20 spaces. One accessible cycle parking space for non-standard cycles has been provided within the cycle store in the garden of the redeveloped 87-89 Oxford Road.

20.3 6 visitor cycle spaces are required for 30 occupants. 5 Sheffield stands are provided to the front gardens of the terrace of dwellings, which would provide a total of 10 cycle spaces. An employee (groundsman) resides in an adjacent property at 93 Oxford Road and within the application site and this would also provide cycle parking for this occupant.

- 20.4 Sports and recreational facilities require 2 spaces for every 5 members of staff, 1 short stay space for every 25 sq m net floor area and 1 for every 15 seats provided for spectators. There are no existing employees on the site and there is no change to this. No seating is provided for spectators. The net floor area of the sports facilities would be 226 sq. metres which requires 9 cycle spaces to be provided. Cycle stands for 24 cycles are provided. This meets cycle parking standards.

Car parking

- 20.5 The car parking standards set the maximum levels (referred to as 'no more than') of car parking that the Council, as a local planning authority, will permit for various types of development in different areas of the city. These levels should not be exceeded but may be reduced where lower car use can reasonably be expected. The exception is parking for disabled people, which is a minimum standard. Under the Equality Act, it is the responsibility of site occupiers to ensure that adequate provision is made for the needs of disabled people.
- 20.6 For student residential accommodation where proctorial control or alternative control on car parking exists, as in this case, a maximum of 1 space for every 10 bed spaces is allowed. A pick-up and drop-off area could also be included if appropriate to the particular proposed development and 1 space for every resident warden/ staff. Where there are rooms specifically designed for disabled people, parking for disabled people of at least 1 space for each such room should be provided.
- 20.7 Given the development is for student accommodation, the development has been designed to be car free, and the maximum of three car parking spaces is allowed by Appendix L and policy 56 of the Cambridge Local Plan 2018 is not considered necessary in this instance. The occupiers of the student accommodation would not benefit from any resident's parking permits. The two existing off-street parking spaces to the front of 87/89 Oxford Road will be removed and a boundary wall will be constructed. This will allow residents in the area to be able to park their cars on the street in front of the proposed terrace. This would create approximately one to two on road resident parking spaces which would be available to the local community and those who have a valid resident's parking permit.
- 20.8 With respect to visitors to the accommodation, there are no visitor parking spaces provided on site. When students are being picked up or dropped off at the beginning of and end of their occupancy, it is very likely that temporary arrangements will be made for parking of cars on the field behind the accommodation. Given the nature of student rooms, where communal

spaces are limited, and with on street parking restricted to resident permit holders only, when students have visitors, it is likely the stay of any visitors would not be on site. It is likely that anyone visiting the students occupying the accommodation would meet them elsewhere, or park offsite and either walk or cycle. As such owing to the circumstances of the site, it is anticipated that there may not be a demand for visitor parking and there will be an acceptance that there is no parking. As such the proposal would not give rise to any on street parking pressure.

- 20.9 There are three accessible bedspaces on the ground floor of Red Cottage, however only one accessible car parking space has been provided. As parking for disabled people is a minimum standard, under the Equality Act, it is the responsibility of site occupiers to ensure that adequate provision is made for the needs of disabled people. Not all the accessible rooms will have an accessible parking spaces.
- 20.10 The applicant has responded and notes that accessible accommodation does not just mean rooms for wheelchair users who use a car. There are a range of mobility and sensory impairments and people with disabilities other than physical that need to be catered for. Red Cottage has the flexibility to be used as three accessible rooms; one disabled room plus carers in the other rooms; three standard rooms. There are also accessible rooms with parking available at the main College site. The College is introducing major disabled provision on the Main Site with 17 full accessible rooms with disability parking available on the Main Site as part of Phase I of the Estate Plan coming on stream Autumn 2026. Given this, it is considered that in this instance the level of accessible car parking shown is acceptable.
- 20.11 The Red Cottage provision gives students the option of living off the Main Site and enhances the core provision on the Main Site. This will include occasional use of the accessible ground floor accommodation and first floor rooms in Red Cottage for academic staff/academic visitors and their carers (including their immediate family, dependants or partner) which would be occupation of up to 6 bedrooms. This use by academic staff/academic visitors and their carers is considered acceptable given the fallback position and existing use of Red Cottage.
- 20.12 The proposed car and cycle parking arrangement is compliant with policies 56 and 81 of the Local Plan.
- 20.13 An EV charging point is provided.

- 20.14 Subject to conditions, the proposal is considered to accord with policies 36 and 81 of the Local Plan and the Greater Cambridge Sustainable Design and Construction SPD.

21 Amenity

Neighbouring properties

- 21.1 Residential amenity of adjoining properties.

Impact on No. 85 Oxford Road

- 21.2 The proposed communal garden would share a common boundary with this property. 85 Oxford Road and the adjoining property at 83 Oxford Road have first floor rear facing windows. These properties also have a single storey rear projection with rooflights. The proposed terrace of dwellings would project beyond the rear wall of this adjacent pair of dwellings however it would not have a detrimental impact on the amenities to the occupier by way of loss of light, privacy, undue enclosure or overbearing.

Impact on Nos 73, 75 and 77 Oxford Road

- 21.3 The proposed squash court would be sited directly behind dwellings in Oxford Road (75 and 77) which are in the ownership of the applicant. The ground keepers building would be sited behind 73 Oxford Road. Given the single storey nature of the ground keepers building and its offset from the boundary, it is considered that it would not be detrimental to the amenities of the occupier of 73 Oxford Road. Given the separation between the blank wall of squash court building and the rear of these properties, it is considered that this aspect of the proposal would not result in detrimental harm to these properties. Concern has been raised regarding noise from the use of the building and in particular noise breakout which will be discussed later in this report.

Impact on Nos 95 – 109 Oxford Road

- 21.4 These properties are separated from the playing fields by an existing path giving access to the rear gardens to these properties. The existing chain link boundary fence to the boundary of the site would be removed and a section of hedge removed. The extensions to the pavilion would be directly behind these properties.
- 21.5 The flat roof section of the extension nearer to the boundary would be approximately 4 metres high. This wall would be presented to the rear

gardens of the Oxford Road properties. The four hipped sections of roofs would slope away from the boundary with the apex of the roof being 5 metres high and set in by 5 metres from the boundary. The height of the proposed flat roof extension would be of a similar height to the existing hedge (to be removed). The hedge is currently visible above the fencing to the rear gardens of these properties. It is proposed to soften the appearance of this rear wall of the extended pavilion by new planting on wall trellises to retain a green back drop to these gardens. Given occupiers of these properties would still be viewing greenery which can be conditioned to have all year interest/evergreen, it is considered that the visual impact of the proposed can be minimised. This planting would be the subject of a planning condition to secure this in perpetuity.

21.6 Given the height and design of the extended pavilion, it is considered its siting would not be detrimental to these properties through loss of light or undue overbearing impact.

21.7 With regards to the cricket netting, there is existing netting and posts. However, some sections are to be resited, behind the extension to the pavilion and concern has been raised about this being placed on the boundary. The netting would be directly behind properties at 99 – 109 Oxford Road. The existing posts/netting are approximately 7.5m high (the ground levels slightly vary along the boundary). Retractable netting has been considered but with winch/pulley systems would add to the bulk of the netting, the netting would get tangled up in planting along the boundary and is therefore not considered appropriate in this circumstance.

Impact on properties opposite in Oxford Road

21.8 Oxford Road is a narrow residential street with properties to both sides. There are already properties opposite 87 and 89 Oxford Road which have front facing windows at first floor level. There would be an intervening distance of approximately 19 metres between the bay windows to the front of the terraces and windows opposite. It is considered that the proposal would not result in any harm from interlooking over and above the existing situation.

21.9 **Future occupants**

21.10 There is no requirement that the student accommodation is designed and sized to comply with the requirement of Policy 50 (Paragraph c) of Cambridge Local Plan. However, student accommodation must provide rooms and facilities of an appropriate size for living and studying as required by Policy 46 (f) of the Cambridge Local Plan.

- 21.11 The student bedrooms are of a good size, and the room sizes meet overall space standards. With regards to bedrooms in the roof space, bedroom sizes on 2nd floor of the terraces (facing the road) all exceed the minimum size requirements for single bedrooms of 7.5m² floor area and minimum room width of 2.15m. The room layouts include space for a dedicated study desk, chair and storage which can be used with adequate clearance and benefit from natural light.
- 21.12 Officers are satisfied that these rooms will offer a usable space for the residents and the rooms and facilities are of an appropriate size for living and studying and in accordance with Policy 46 (f).
- 21.13 There are 24 bedrooms proposed in the terrace of four dwellings and 6 bedrooms proposed in the Red Cottage. There are currently 12 existing bedrooms provided in the Red Cottage and 87/89 Oxford Road.
- 21.14 There are no requirements for outdoor space for student accommodation.
- 21.15 With respect to outdoor amenity, the rear garden of the terrace houses is 82m² and the rear garden boundary of the townhouses will be in line with others along Oxford Road (on the same line as the existing fence). Officers note that the 82m² is the grassed area with the total garden space, including footpaths and planting, is significantly larger.
- 21.16 The use of the rear garden of the terrace of townhouses for 24 occupants means that there is now 3.4m²/occupant in the rear garden. This is considered to be an acceptable level. A separate area of amenity space is provided for the 6 occupants of the Red Cottage.
- 21.17 It is accepted that immediately adjacent and within the ownership of the applicant are the playing fields and sports ground itself which could provide additional informal amenity space and there are no restrictions on students using this space.
- 21.18 With regards to the management of the site, an outline Student Management Plan has been submitted. Implementation of this plan would mitigate disturbance to adjacent residential properties, particularly in dealing with any issues of anti-social behaviour.
- 21.19 With regards to the occupation of the proposed accommodation, the student accommodation shall only be occupied by undergraduates or post graduate students attending full-time courses at Cambridge University or ARU of one academic year or more. This will include occasional use of the

accessible ground floor student accommodation and first floor rooms in Red Cottage for academic staff/academic visitors and their carers (including their immediate family, dependants or partner) which would be occupation of up to 6 bedrooms. The use of the accommodation would not be restricted to term times only. This use and occupancy is considered acceptable given the existing fallback position and existing use of Red Cottage.

21.20 The occupation of the accommodation outside of academic term times, by conference delegates or others attending such institutions for purposes linked with the educational functions of those institutions would be specifically excluded. It is accepted that rooms used for conference activity can be an important source of income, however in this instance given the siting of the accommodation in a residential area in close proximity to residential properties it is considered that using the accommodation for conferences could result in unnecessary parking pressure on surrounding streets, as attendees are more likely to own a car and access the accommodation by car. It is not considered unreasonable to restrict the occupation of the accommodation to student occupation only given there is accommodation on the main campus for conferences.

21.21 With regards to the future amenity of occupants, a noise report has been submitted, and the dominant noise source was found to be traffic. The report also considered the impact of the existing playing fields to the rear of the site. The recommended internal noise levels in accordance with BS8233 in all habitable rooms can be achieved with the windows closed. Where windows are required to be kept closed to achieve acceptable noise levels inside, a ventilation system is required to provide sufficient comfort ventilation to enable occupant's adequate ventilation rates without the need to open windows due to external noise. During warmer weather the ventilation system needs to be able to cope with the need for increased ventilation. This necessitates an increase control for the occupier which may result in elevated noise levels. Acoustic treatment of the extract system needs to be taken into consideration in these cases. This is a requirement of adequate ventilation without opening windows due to the local noise climate. Conditions requiring an alternative ventilation scheme for the habitable rooms to all residential facades to negate / replace the need to open windows, in order to protect future occupiers from external noise will be attached. Reference to 2 air changes per hour is a requirement in the Greater Cambridge Sustainable Design and Construction Supplementary Planning Document Adopted January 2020 and the wording of this condition is aligned with the SPD. This is considered necessary as Building Regulation have a much lower level of protection.

21.22 The proposal is compliant with policies 35 and 58 of the Local Plan.

Accessible design

21.23 The Design and Access Statement submitted states the proposal would comply with Building Regulations requirement part M4(2)/M4(3) and therefore, Officers consider that the layout and configuration should enable inclusive access and future proofing to the ground floor of The Red Cottage.

21.24 The use of the ground floor of Red Cottage would provide accessible provision for 2nd year students with the ability to also allow these rooms to be occupied by a student with a family/carer. There are three bedrooms, a kitchen/communal area and a bathroom. The use will also include occasional use of the accessible ground floor student accommodation and first floor rooms in Red Cottage for academic staff/academic visitors and their carers (including their immediate family, dependants or partner) which would be occupation of up to 6 bedrooms. Occupancy will be required by legal agreement.

21.25 The development would comply with the requirements of Part M4(2) of the Building Regulations and would therefore comply with policy 51 of the Local Plan. Given this is for student accommodation, it is not necessary to secure this via planning condition.

Construction and environmental health impacts

21.26 Two air source heat pumps (ASHP) are proposed to be sited to the rear of the properties in Oxford Road on the playing field. ASHPs are also proposed to the rear of each of the four terrace properties. The Council's Environmental Health Team have assessed the application and recommended conditions regarding plant insulation.

21.27 With respect to the Squash Courts, given the proximity of the nearest properties, there is concern raised by Third Parties regarding break out noise.

21.28 Acoustic mitigation by design and internal requirements would minimise internal noise levels that in turn minimises break out. Acoustic treatment will also be required internally to manage reverberation for users of the courts, and these measures may additionally help reduce break out noise. Environmental Health Officers are of the view this is low risk and that acoustic designs will help to control and reduce break out noise and protect residential amenity.

- 21.29 A condition will be attached requiring a scheme of the acoustic / noise insulation performance to be submitted and agreed prior to the commencement of any work on the squash court building.
- 21.30 As well as conditions relating to dust management, piling, hours of working and delivery times, a construction management plan would be required to ensure that during the construction period, disruption to adjacent residential properties is minimised and that construction and delivery traffic is managed.

Summary

- 21.31 The proposal adequately respects the amenity of its neighbours and of future occupants. Subject to conditions, the proposal is compliant with policies 55, 56, 57, 58 and 59 of the Local Plan. The associated construction and environmental impacts would be acceptable in accordance with policies 33, 35 and 36 of the Local Plan.

22 Third party representations

- 22.1 Third-party representations have been addressed in the preceding paragraphs.

23 Other matters

- 23.1 Bins
- 23.2 Each property within the terrace has a set of three household bins which are sited to the front garden of each. This is acceptable and in accordance with policy 56 of the local plan.
- 23.3 Community use and temporary facilities during construction
- 23.4 Sport England seek a condition requiring that the new facilities are provided and operational before the existing changing rooms are lost, thereby avoiding disruption for clubs and users. If the LPA is minded to approve the application without imposing this condition, Sport England have advised that they object to the application as it is not considered to accord with any of the exceptions to their Playing Fields Policy or paragraph 104 of the NPPF. Paragraph 104 of the 2024 NPPF has since been replaced by Policy HC7 of the 2026 NPPF.
- 23.5 The Women's changing rooms and WC are currently to the ground floor of the Red Cottage, which would be converted into ground floor student accommodation.

- 23.6 The applicant has confirmed that this is not practical from a construction point of view as the extension is so tightly knitted into the existing pavilion. Moreover, it would raise significant health and safety issues of having people occupying a building (especially an old building such as this) which is having works done to it. The applicant also confirms in any event, the existing changing rooms are so poor quality that they are not used and instead students change in their rooms before/after games. Notwithstanding this, temporary toilets can be provided. The applicant therefore does not expect any interruption to the use of the sports field. This condition will not be imposed contrary to Sport England advice.
- 23.7 The applicant has also confirmed that they do not intend to enter into a formal community use arrangement. There is no policy requirement for this.

24 Planning obligations (S106)

- 24.1 The Community Infrastructure Levy Regulations 2010 have introduced the requirement for all local authorities to make an assessment of any planning obligation in relation to three tests. If the planning obligation does not pass the tests, then it is unlawful. The tests are that the planning obligation must be:
- (a) necessary to make the development acceptable in planning terms;
 - (b) directly related to the development; and
 - (c) fairly and reasonably related in scale and kind to the development.
- 24.2 The applicant has indicated their willingness to enter into a S106 planning obligation in accordance with the requirements of the Council's Local Plan and the NPPF.
- 24.3 Policy 85 states that planning permission for new developments will only be supported/permitted where there are suitable arrangements for the improvement or provision and phasing of infrastructure, services and facilities necessary to make the scheme acceptable in planning terms.

Heads of terms

- 24.4 The draft Heads of Terms (HoT's) as identified are to be secured within the S106 and are set out in the summary table below:

Obligation	Contribution / Term	Trigger
Monitoring	£750 per obligation	N/A

Use	Occupation by full time students. No keeping of cars in Cambridge except in defined circumstances.	Compliance and prior to uses commencing
BNG	To secure off site BNG and monitoring offsite for a period of 30 years	Compliance

Table 6 Heads of terms for S106 agreement

24.5 **Obligation header**

24.6 As referenced above, the obligations are to ensure that the occupiers of the site are undergraduates or post graduate students attending full-time courses at Cambridge University or ARU of one academic year or more. This will include occasional use of the accessible ground floor student accommodation and first floor rooms in Red Cottage for academic staff/academic visitors and their carers (including their immediate family, dependants or partner) which would be occupation of up to 6 bedrooms. The use of the accommodation would not be restricted to term times only.

24.7 The planning obligations are necessary, directly related to the development and fairly and reasonably in scale and kind to the development and therefore the required planning obligation(s) passes the tests set by the Community Infrastructure Levy Regulations 2010 and are in accordance with policy 85 of the Local Plan.

25 **Planning balance**

25.1 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).

25.2 **Summary of harm**

Noise and disturbance to neighbours associated with the intensification of the use of the site for student accommodation and associated outdoor amenity space.

Loss of section of boundary hedge, outside the conservation area and loss of on-site biodiversity

25.3 **Summary of benefits**

Replacement terrace would enhance the street scene, with form, rhythm and detailing more in keeping with the character of the area and preserving the character/appearance of the conservation area.

On site biodiversity enhancement.

Off-site BNG secured.

Provision of additional 18 units of student accommodation on site (from 12 to 30).

Provision of accessible accommodation in Red Cottage for 2nd year students with the ability to house family members and/or carer and for occasional use of the accessible ground floor student accommodation and first floor rooms in Red Cottage for academic staff/academic visitors and their carers (including their immediate family, dependants or partner) which would be occupation of up to 6 bedrooms.

Improved changing room and sports facilities for the college with potential future informal use by the community.

- 25.4 Having taken into account the provisions of the development plan, NPPF and NPPG guidance, the statutory requirements of section 72(1) of the Town and Country Planning (Listed Buildings and Conservation Areas) Act 1990, the views of statutory consultees and wider stakeholders, as well as all other material planning considerations, the proposed development is recommended for approval.

26 Recommendation

- 26.1 **Approve** subject to legal agreement to secure offsite biodiversity net gain and occupancy of the accommodation.

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

27 Planning conditions

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

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

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

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

- 3 Prior to commencement of development, including demolition, and in accordance with BS5837 2012, a phased tree protection methodology in the form of an Arboricultural Method Statement (AMS) and Tree Protection Plan (TPP) shall be submitted to and agreed in writing by the local planning authority before any tree works are carried out and before any equipment, machinery or materials are brought onto the site for the purpose of development (including demolition).

In a logical sequence the AMS and TPP will consider all phases of construction in relation to the potential impact on trees and detail tree works, the specification and position of protection barriers and ground protection and all measures to be taken for the protection of any trees from damage during the course of any activity related to the development, including supervision, demolition, foundation design (allowing for tree root growth and accounting for heave and subsidence), storage of materials, ground works, installation of services, erection of scaffolding and landscaping.

The development shall be carried out fully in accordance with the approved AMS and TPP.

The approved tree protection methodology shall be implemented throughout the development, and the agreed means of protection shall be retained on site until all equipment and surplus materials have been removed from the site. Nothing shall be stored or placed in any area protected in accordance with approved tree protection plans, and the ground levels within those areas shall not be altered nor shall any excavation be made without the prior written approval of the local planning authority.

Reason: To ensure that trees to be retained will be protected from damage during any construction activity, including demolition (Cambridge Local Plan 2018 Policy 71 and Section 197 of the Town and Country Planning Act 1990).

- 4 Prior to the commencement of any site clearance, a pre-commencement site meeting shall be held and attended by the site manager and the arboricultural consultant to discuss details of the approved AMS. A record of this meeting shall be provided to the Council prior to any development or site clearance commencing.

Reason: To ensure that trees to be retained will be protected from damage during any construction activity, including demolition (Cambridge Local Plan 2018 Policy 71 and Section 197 of the Town and Country Planning Act 1990).

- 5 No development shall take place, including any works of demolition or site clearance, until a Demolition Management Plan (DMP) and Demolition Compound Layout Plan (DCLP) has been submitted to and approved in writing by the Local Planning Authority. No construction works above ground level shall take place until a detailed Construction Management Plan (CMP) and Construction Compound Layout Plan (CCLP) has been submitted to and approved in writing by the Local Planning Authority. The plans shall include details of demolition/construction, delivery and collection vehicle movements and show parking for construction related vehicles within the site and not on the street. There shall be no on-street loading or unloading by demolition/construction and delivery vehicles unless otherwise agreed in writing with the local planning authority. All movements of demolition/construction vehicle traffic shall be from / to Huntingdon Road junction with Oxford Road. Signage to be erected in Windsor Road and Richmond Road as a no through route for demolition/construction traffic. Demolition, construction or delivery vehicles with a gross weight in excess of 3.5 tonnes shall only enter/leave the site between the hours of 09.30 - 15:15hrs, Monday to Friday and 09.30 -13:00hrs Saturday.

The development shall thereafter be carried out in full accordance with the approved details and the DMP/DCLP and CMP/CCLP shall be adhered to throughout the construction period unless otherwise agreed in writing by the Local Planning Authority.

Reason: To protect the amenity of nearby properties and in the interests of highway safety in accordance with Cambridge Local Plan 2018 policies 35 and 36 and Policy TR3 of the NPPF (2026).

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

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

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

- 7 In the event of piling, no development shall commence until a method statement detailing the type of piling, mitigation measures and monitoring to protect local residents from noise and/or vibration has been submitted to and approved in writing by the Local Planning Authority. Potential noise and vibration levels at the nearest noise sensitive locations shall assessed in accordance with the provisions of BS 5228-1&2:2009 Code of Practice for noise and vibration control on construction and open sites.

Development shall be carried out in accordance with the approved statement.

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

- 8 Prior to the commencement of development/construction above ground level, excluding demolition, details of an alternative ventilation scheme for the habitable rooms to all residential facades to negate / replace the need to open windows, in order to protect future occupiers from external noise shall be submitted to and approved in writing by the local planning authority. The ventilation scheme shall achieve at least 2 air changes per hour. Full details are also required of the operating noise level of the alternative ventilation system.

The scheme shall be installed before the use hereby permitted is commenced and shall be fully retained thereafter.

Reason: To protect the amenity of future occupants of this property from the high ambient noise levels in the area (Cambridge Local Plan 2018 Policy 35)

- 9 Prior to the commencement of development, above ground level on the squash court, a noise insulation scheme detailing the acoustic / noise insulation performance specification of the squash court in accordance with the principles of BS 4142:2014+A1:2019 "Methods for rating and assessing industrial and commercial sound" and Sport England guidance on indoor sports buildings, shall be submitted to and approved in writing by the local planning authority.

The scheme as approved shall be fully implemented before the use hereby permitted is commenced and shall be retained thereafter.

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

- 10 No operational plant, machinery or equipment shall be installed until a noise assessment and any noise insulation/mitigation as required has been submitted to and approved in writing by the local planning authority. Any required noise insulation/mitigation shall be carried out as approved and retained as such.

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

- 11 No development, other than demolition, shall commence until measures taken to prevent pollution of the receiving groundwater and/or surface water using the Simple Index approach have been submitted to and approved in writing by the Local Planning Authority.

The scheme shall subsequently be implemented in full in accordance with the approved details and the approved details in the Drainage Statement, drawings and Drainage Management Plan by Andrew Firebrace Partnership dated 10 December 2025 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)

- 12 No development above ground level, other than demolition, shall commence until there has been submitted to and approved in writing by the Local Planning Authority a plan indicating the positions, design, materials and type of boundary treatments to the Oxford Road frontage (including gaps for hedgehogs) to be erected. The boundary treatment shall be completed before the first occupation of the buildings in accordance with the approved details and retained as approved thereafter.

Reason: To ensure an appropriate boundary treatment is implemented in the interests of biodiversity, visual amenity and privacy (Cambridge Local Plan 2018 policies 55, 57, 59 and 70).

- 13 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. This shall include details of the vertical planting to the rear wall of the extended pavilion and details of planting for green roofs. 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. The line and position of the approved vertical planting and species mix shall be retained in perpetuity.

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).

- 14 No development above ground level, excluding demolition, 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, (including swift nesting bricks/boxes) hedgehog provisions and other ecological enhancements. The scheme shall include the nest box type, numbers and locations to installed. 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 policies 57, 59 and 70 and the Greater Cambridge Planning Biodiversity Supplementary Planning Document (2022).

- 15 Water efficiency measures for the scheme shall be implemented in accordance with the optional requirement as set out in Part G of the Building Regulations, which requires all dwellings to achieve a design standards of water use of no more than 110 litres/person/day.

Reason: To ensure that the development makes efficient use of water and promotes the principles of sustainable construction (Cambridge Local Plan 2018 Policy 28 and the Greater Cambridge Sustainable Design and Construction SPD 2020).

- 16 The development hereby approved shall not be occupied until a post construction statement has been submitted to and approved in writing by the Local Planning Authority, confirming that the provisions as set out in the Design and Access Statement dated November 2025, Section 6.1 have been fully implemented.

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

- 17 No development shall take place above ground level, other than demolition, until details of all the external materials to be used in the construction of the development including, a brick sample panel, timber cladding, slate, have been submitted to and approved in writing by the Local Planning Authority. Development shall be carried out in accordance with the approved details.

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

- 18 No external lighting shall be provided or installed until an artificial lighting impact assessment and mitigation scheme as required has been submitted to and approved in writing by the local planning authority. The assessment shall include the following:

(i) the method of lighting (including luminaire type / profiles, mounting location / height, aiming angles / orientation, angle of glare, operational controls, horizontal / vertical isolux contour light levels and calculated glare levels to both on and off site receptors)

(ii) the extent/levels of illumination over the site and on adjacent land and predicted lighting levels at the nearest light sensitive receptors

All artificial lighting must meet the Obtrusive Light Limitations for Exterior Lighting Installations contained within the 'Institute of Lighting Professionals - Guidance Notices for the Reduction of Obtrusive Light - GN01/21 (or as superseded)'.

Where required, the mitigation scheme shall be carried out as approved and shall be retained as such.

Reason: To minimise the effects of light pollution on the surrounding area (Cambridge Local Plan 2018 policy 34)

- 19 The bin and bike stores associated with the proposed development, including any planting associated with a green roof, shall be provided prior to first occupation in accordance with the approved plans and shall be retained thereafter. Any store with a flat or mono-pitch roof shall incorporate, unless otherwise agreed in writing by the local planning authority, a green roof planted / seeded with a predominant mix of wildflowers which shall contain no more than a maximum of 25% sedum planted on a sub-base being no less than 80 millimetres thick.

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

- 20 Prior to the occupation of the development, the ecological mitigation shall be carried out in full in accordance with the details contained in Ecology Report - Applied Ecology (Oct 2024), Preliminary Bat Report Applied Ecology (Oct 2024) and Bat Roost Emergence Survey Applied Ecology May 2025.

The ecological measures shall thereafter be retained for the lifetime of the development.

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

- 21 All new joinery, including window frames, in the terrace of student accommodation hereby approved shall be recessed at least 50 mm back from the face of the wall/facade of the building. Details of the means of finishing of the 'reveal' are to be submitted to and approved in writing by the Local Planning Authority prior to installation of new joinery. The works shall be carried out in accordance with the approved details.

Reason: To avoid harm to the special interest of the Conservation Area. (Cambridge Local Plan 2018, policy 61).

- 22 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).

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

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

- 24 The access shall be constructed so that its falls and levels are such that no private water from the site drains across or onto the adopted public highway and shall be constructed using a bound material, for the first five metres from the boundary of the adopted public highway into the site, to prevent debris spreading onto the adopted public highway. It shall thereafter be retained as such.

Reason: In the interests of highway safety in accordance with Policy TR3 of the NPPF (2026).

- 25 The development shall be managed in accordance with the approved Student Management Plan dated 13.02.26.

Reason: In order to ensure the occupation of the site is well managed and does not give rise to significant amenity issues for nearby residents (Cambridge Local Plan 2018 policies 35 and 46).

INFORMATIVES

- 1 Following implementation of any Permission issued by the Planning Authority in regard to this proposal the residents of the site, whether new or existing, will not qualify for Residents' Permits within the existing Residents' Parking Schemes operating on surrounding streets.
- 2 The granting of a planning permission does not constitute a permission or licence to a developer to carry out any works within, or disturbance of, or interference with, the Public Highway. A separate permission must be sought from the Highway Authority for such works.

- 3 The Community Use Agreement shall be developed in consultation with all parties involved, including the facility owner, the LPA, and community representatives.
- 4 The ecology report recommends that enclosed swift nesting bricks/boxes are built into suitable elevations on the new and renovated buildings within the Site as a biodiversity enhancement measure. Swift nest box/brick type, numbers and locations to be agreed and detailed as a specific biodiversity enhancement planning condition.
- 5 To satisfy and discharge Environmental Health conditions relating to artificial lighting, contaminated land, noise / sound, air quality and odours / fumes, any assessment and mitigation shall be in accordance with the scope, methodologies and requirements of relevant sections of the Greater Cambridge Sustainable Design and Construction SPD, (Adopted January 2020) <https://www.cambridge.gov.uk/greater-cambridge-sustainable-design-and-construction-spd> and in particular section 3.6 - Pollution and the following associated appendices:

6: Requirements for Specific Lighting Schemes

7: The Development of Potentially Contaminated Sites in Cambridge and South Cambridgeshire: A Developers Guide

8: Further technical guidance related to noise pollution