

PLANNING COMMITTEE MEETING of 02 September 2026

Amendment Sheet

Minor applications

Item number: 6

Planning reference number: 25/04382/FUL

Site address: Market Square, Market Hill, Wheeler Street, Guildhall Street and Corn Exchange Street

Description of development: Refurbishment of Market Square, Peas Hill and Guildhall Street, including: provision of cycle parking, erection and siting of replacement fixed and temporary market stalls, refurbishment of Grade II listed setts, works to listed fountain and railings, and additional landscaping, street furniture and associated works

Summary of amendment(s):

- Reference to the submitted application for the temporary market
- Additional consultee comments from the County Council Active Travel Officer;
- Additional consultee comments from the Local Highways Authority;
- Additional third-party comments
- Amendments to wording of conditions as per the March Committee Amendment Sheet (Appendix 1), plus a new amendment to condition 18;

Amendment to text:

Addition to Table 3 within Section 4 (Relevant Site History)

Reference	Description	Outcome
26/03254/FUL	Temporary erection of market stalls on King's Parade, St Mary's Passage, Market Hill, Petty Cury, Fisher Square, Sussex Street and Sidney Street including provision of associated infrastructure including generators and traffic control measures.	In validation

Addition to Section 6 (Consultee Comments):

New comments from County Active Travel Officer – No objection:

The provision of 110 spaces within the red line and an additional 76 spaces within 35m of the red line is acceptable. Support the provision of Sheffield stands and new cargo bike spaces. Support the retention of the contraflow cycle lane on Corn Exchange Street.

New comments from Camcycle – Objection

Welcome aspects of the revised design including increase in cycle parking within the red line boundary, use of Sheffield stands and addition of new parking spaces for cargo cycles.

However continue to object due to:

- Maintaining the existing levels of cycle parking is not sufficient for the future needs of this space;
- Essential improvements outside red line boundary are not secured:
 - o 76 new cycle spaces;
 - o TROs to reduce vehicular traffic
 - o Wider Civic Quarter measures including improvements to Bene't Street

Additional comments from County Highways Development Management (Paragraphs 6.20-6.28)

The Local Highway Authority has reviewed the submitted 'Design Response to Accessibility Statement' by KMC Transport Planning and the 'Inclusive Design and Accessibility Statement' by Buro Happold.

The Accessibility Statement acknowledges the Department for Transport's (DfT) pause on shared surfaces and the submitted documents do not provide sufficient justification to support the removal of conventional physical delineation.

Clear feedback was provided by Guide Dogs identifying a 60mm kerb upstand, however, this has not been incorporated. Instead the response relies upon the replacement of guidance paving with blister tactile paving. This does not adequately address the concerns raised by Guide Dogs and the Road Safety Audit (RSA).

Both Guide Dogs and CamSight identified that cyclists, mopeds, e-bikes and e-scooters as key risks due to speed and limited audible detection. The proposed

response relies on signage and engagement with VOI regarding rental e-scooters/bikes, however, this does not address private cycles, e-bikes and delivery riders.

Buro Happold emphasises the need for clear and obstruction free pedestrian routes together with careful placement of trees and street furniture. The applicant has not demonstrated how future furniture, security measures, event infrastructure and access control features will be accommodated whilst maintaining clear and legible pedestrian routes.

In regards to the RSA, the applicant's attempt to retrospectively amend or supplement the Designers Responses following receipt of the Accessibility Statement risks obscuring the audit trail and gives the impression that the outstanding matters have been resolved.

The proposed 400mm blister paving arrangement is considered sufficient in isolation. The Accessibility Report refers to the DfT's Guidances on the use of tactile paving, however, this is appropriate method for an uncontrolled pedestrian crossing point at an acute angle within a traditional kerbed footway. In addition, 400mm is significantly below the average pace width for adults of 550mm and 650mm. The Accessibility Statement itself recommends 1200mm where the pedestrian flow is 'in line' with a crossing point, however, as all movements would be considered 'in line' 1200mm should be used through out. This width would be uncomfortable for wheelchair users.

The LHA considers draft condition 20 to be unimplementable in its current form.

The Accessibility Statement and Design Response do not satisfactorily address the concerns previously raised.

Addition to Section 7 (Third Party Representations)

A new comment has been received on behalf of the Cambridge University Catholic Association. The comment repeats the concern of the impact on noise on Fisher House from the events area. In addition, the commentor raised concerns about the shortened turning area on Guildhall Street along with the cycle parking causing obstruction.

Two additional objections have been received from third parties. Both had commented prior to the March committee but not on the new re-consultation. The comments are summarised as follows:

- Failure to address the 6 reasons for deferral;

- Objection from the Local Highways Authority
- Further reduction of cycle spaces;
- Historic England do not support;
- Traders still unhappy;
- Items still to be secured by condition;
- Lack of details about demountable stalls.
- Relocation of the traders has been dismissed;
- Flawed officer report;
- No reference to Greater Cambridge Market Economic Social Impact Assessment

Amendment to Section 14 (Highway Safety)

Amendment to Paragraph 14.42:

Change to 'The LHA have been provided with a copy of these documents, however, the Accessibility Statement by BH has not changed the overall stance of the LHA on the issue of shared surfaces. Whilst the recommendations of the BH report have been noted, the LHA consider that insufficient detail has been provided at this stage to allow for a meaningful consideration of the mitigation. In addition, the LHA stand by their consideration that a 60mm vertical kerb upstand should be provided'.

Amendment to Section 15 (Cycle Parking)

Amendment to Paragraph 15.10

The comments from Camcycle regarding the existing provision is not sufficient are noted. Officers understand that the demand for City Centre cycle parking is extremely high and the under provision of cycle parking is a city wide issue, however, it is not for this application alone to resolve this issue. Whilst it is unfortunate that there would be a loss of cycle parking within the red line, this is mostly due to the removal of the spaces along Peas Hill which currently adds clutter and obstacles and so it is considered their removal improves the public realm. The applicant has re-provided the loss cycle spaces to areas in a very short distance to the application site and overall there would not be net loss in spaces. In addition, 12 cargo cycle spaces would be provided which is welcome due to the lack of spaces in the city centre for non-standard size cycles **and this provision has also been welcomed by the County Active Travel Officer and Camcycle.**

Amendment to Paragraph 15.11

Camcycle has also raised concerns that the new cycle spaces are not to be secured. The applicant has suggested that the provision of this “off-site” cycle parking can be secured by way of a Grampian condition, given that it is entirely within the highway boundary. Officers are content, given that the land is not within third-party ownership that a Grampian condition would be acceptable in this instance. **As such officers consider that these spaces would be secured if the application were to be approved. Comments regarding TROs and improvements to Bene’t Street are noted, however, they are not a material consideration of this application.**

Amendment to Section 16 (Other Matters)

Amendment to Paragraph 16.4

In terms of the temporary market, the applicants have been involved in pre-application discussions regarding this and both sides have been working to find a suitable solution. ~~It is understood that a separate planning application for the temporary market is imminent, however, at time of writing this has not yet been submitted.~~ **A separate planning application for the temporary market has been submitted (26/03254/FUL) and is currently within the validation stage.** Notwithstanding this, the impacts of construction on the traders are noted, however, as they are temporary it is not a matter for this application

Pre-Committee Amendments to Recommendation (Amendments/ additions to the report are in bold and deletions struck through as shown below):

Condition 3 (Cycle Parking)

Prior to the commencement of development, **a plan for details of the** cycle parking outside of the red line of development shall be submitted to and approved in writing by the **Local Planning Authority in consultation with the Local Highway Authority. The plan shall include:**

- **Locations of future permanent stands;**
- **Locations of temporary stands;**
- **Phasing details for the stands**
- **Timescales**

Prior to any removal of the existing cycle stands, replacement cycle parking outside the red line shall be provided for whether in permanent or temporary form.

Reason: To ensure appropriate provision for the storage of cycles (Cambridge Local Plan 2018 policy 82).

Officer Comments: amended following confirmation from the applicant that this is likely to involve temporary spaces when work is being undertaken, therefore worded to allow this flexibility.

Condition 9 (Wayfinding)

No development, other than demolition and enabling/ utility diversion works ~~No development above ground level shall~~ take place until a Wayfinding Strategy for the public realm within the site has been submitted to and approved in writing by the Local Planning Authority. The Strategy shall include details of the location, design, content, materials and implementation of wayfinding signage and markers within the site, including measures to support inclusive access and navigation and its integration with surrounding pedestrian routes and public transport connections.

The approved Wayfinding Strategy shall be implemented prior to the first use of the public space and retained thereafter in accordance with the approved details.

Reason: To ensure the provision of clear, legible and inclusive navigation within the public realm and the creation of a high-quality, accessible public space, in accordance with Policy 56 (Creating Successful Places) and Policy 59 (Designing landscape and the public realm) of the Cambridge Local Plan 2018.

Officer Comment: For clarification

Amended to Condition 10 (Landscaping) and removal of 23 (Public Art)

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

- a) proposed finished levels or contours; car parking layouts, other vehicle and pedestrian access and circulation areas;
- b) hard surfacing materials, including size, shape, texture/tactility, durability and colour,
- c) Street furniture and artifacts (including refuse and cycle storage);
- d) proposed public art**
- ed)** planting plans; written specifications (including cultivation and other operations associated with plant and grass establishment); schedules of plants, species, plant sizes and proposed numbers/densities where appropriate;
- fe)** an implementation programme.

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

by the Local Planning Authority.

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

Officer Comments: Condition 23 has been removed with the required details being added to condition 10.

Condition 18 (Outdoor Events)

Prior to the commencement of use of the outdoor external open to air events / entertainment space to the front of the Guildhall a noise impact assessment and an Outdoor Event / Entertainment Space Noise Mitigation, Control and Management Plan / Strategy for the said events / entertainment space shall be submitted to and approved in writing by the local planning authority. Any such Noise Mitigation, Control and Management Plan / Strategy shall have regard to but not exhaustively the following:

- a. Details about and the purpose of any Mitigation, Control and Management Plan / Strategy Noise Management Strategy
- b. Management Arrangements for Events
- c. Preliminary Site Feasibility Study – Event Boundary Area
- d. Nature / type of uses and events to be held
- e. ~~Typical Events Outline/Programming – Hours of Use~~
- f. Premises Licences – any relevant conditions under the Licensing Act 2003
- g. Sources of Noise (Sound Systems / Plant Equipment & Machinery)
- h. Setting Up, Dismantling of Events Stalls / Furniture / Stages etc
Typical Hours
- i. **Operating and opening hours**
- j. ~~The general permitted times for the Build (set up) and strike (de installation) periods for structures~~
- k. Vehicle movements and timings
- l. ~~An event specific Noise Risk Assessment is expected for all external concerns/ film events and similar outdoor events~~
- m. Permitted Noise Levels at Noise Sensitive Receptors (NSRs) – based on frequency of events etc Predicted Receiver Levels - guidance contained within The Noise Council: ‘Code of Practice on Environmental Noise Control at Concerts- Code of Practice for Concerts 1995 or similar
- n. Low Frequency Noise Considerations e.g. bass beats
- o. ~~Sound System Design, Layout and Setup – Noise mitigation/ control generally~~
- p. Wider Sound Management – including third party amplification equipment and percussion instruments such as drum kits and use of independent generators
- q. ~~Sound Checks and Rehearsals~~
- r. Noise Control Monitoring (Receptor Locations and Expected Noise Monitoring Positions)
- s. ~~Is a sound engineer/ noise consultation required~~

- t. Procedure for Responding to and Dealing with Complaints – dedicated point of contact
- u. Local Authority and Local Resident Liaison Arrangements
- v. **People/Crowd Noise**
- w. Post Event Reporting
- x. Periodic Review Provisions for any Noise Mitigation, Control and Management Plan / Strategy
- y. **Confirmation that any events taking place upon the public highway will be subject to licensing agreements from the Local Highway Authority.**

The approved Outdoor Event / Entertainment Space Noise Mitigation, Control and Management Plan / Strategy shall be carried out and implemented as approved and retained as such. Any approved Plan / Strategy shall also be reviewed periodically in writing and at the request of the Local Planning Authority.

~~The use of the area for events/ entertainment including setting up and dismantling shall only be permitted between the hours of 07:00 and 23:00 hours.~~

Reason: To protect / safeguard the health and quality of life (amenity) at existing premises in accordance with Policies 35 (noise and vibration) of the Cambridge Local Plan 2018.

Officer Comments: Removal of onerous requirements or information that would not be available at the time or duplications of requests. To add a confirmation to ensure that the applicant is aware that a license from the LHA would be required for any events in the public highway. Along with the addition of the below informative.

Additional Informative:

Notwithstanding condition 18, any events taking place on the public highway shall be subject to the relevant Highway Authority licensing and permissions.

Decision: Recommendation of approval subject to conditions as amended.

Item number 7

Planning reference number: 25/04383/LBC

Site address: Market Square, Market Hill, Wheeler Street & Guildhall Street

Description of development: Refurbishment of Market Square, Peas Hill and Guildhall Street, including: provision of cycle parking, erection and siting of replacement fixed and temporary market stalls, refurbishment of Grade II listed

setts, works to listed fountain and railings, and additional landscaping, street furniture and associated works

Summary of amendment(s):

- Addition of 1 third party comment
- Alterations to conditions including additional condition as per the March Committee Amendment Sheet (Appendix 1)
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Amendment to text:

Addition to Section 7 (Third Party Representations)

One additional objection has been received from third parties. Both had commented prior to the March committee but not on the new re-consultation. The comments are summarised as follows:

- Failure to address the 6 reasons for deferral;
 - o Objection from the Local Highways Authority
 - o Further reduction of cycle spaces;
 - o Historic England do not support;
 - o Traders still unhappy;
 - o Items still to be secured by condition;
 - o Lack of details about demountable stalls.
- Relocation of the traders has been dismissed;
- Flawed officer report;
- No reference to Greater Cambridge Market Economic Social Impact Assessment

Pre-Committee Amendments to Recommendation:

Condition 3 (Setts Methodology)

Prior to the removal of any of the setts within Market Square, a methodology for the works to the historic setts shall be submitted to and approved in writing by the Local Planning Authority. The methodology shall include details of how the setts shall be lifted, carefully stored, treated and re-laid. **This shall include details of the laying pattern.** The works shall be carried out in accordance with the approved details.

Reason: To ensure appropriate treatment methods are used and to ensure that the setts will not be unduly damaged to ensure important features of the listed structure are conserved and to be in accordance with Policy 61 of the Cambridge Local Plan 2018

Officer Comments: to include request by Historic England

Condition 4 (Sample Panel)

Prior to the removal of any of the setts within Market Square, a sample panel of reused setts, mortar mix and joint widths (including as a guide, 12 lines of setts per linear meter, joint widths of 10-20mm, in an ~~lime-based~~ **agreed** mortar recessed from the sett tops) to be approved by the Local Planning Authority and retained in-situ as a reference area. The re-laying works shall be carried out in accordance with the approved sample.

Reason: to ensure important features of the listed surface are conserved and to be in accordance with Policy 61 of the Cambridge Local Plan 2018

Officer Comments: Applicants confirmed that lime based mortar would not work due to erosion, altered to an 'agreed' mortar

Condition 5 (Additional Setts)

Prior to the installation of any additional setts needed to make up the shortfall in the surface, samples shall be submitted to and agreed in writing with the Local Planning Authority. ~~Any additional setts which may be needed to make up shortfalls in the surface shall be agreed in writing with the Conservation Officer.~~ No additional setts shall be used without this prior agreement.

Reason: to ensure important features of the listed surface are conserved and to be in accordance with Policy 61 of the Cambridge Local Plan 2018

Officer Comments: Re-worded for clarification

Additional Condition (9. Railings)

Prior to the removal of the railings, details of the methodology for the dismantling, re-use and storage of the railings shall be submitted to and approved in writing with the Local Planning Authority.

Reason: to ensure important features of the listed surface are conserved and to be in accordance with Policy 61 of the Cambridge Local Plan 2018

Officer Comments: Accidentally missed from published report.

Decision: Recommendation of approval subject to conditions as amended above.

Item number 8

Planning reference number: 25/04484/FUL

Site address: 87-93 Oxford Road and Fitzwilliam College Sportsground, Cambridge, Cambridgeshire, CB4 3PH

Description of development: 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.

Summary of amendment(s):

- Further comment from Sport England 6.6
- Amendment to Third party representations paragraph 7.1
- Amendment to text – protected open space – paragraph 14.3
- Amendments to text – Biodiversity, third sentence in paragraph 17.3
- Amendment to text – Third Party Representations - paragraph 22.1
- Amendment to text – Planning Balance, paragraph 25
- Amendment to text - Other matters 23.6
- Amendment to conditions. Statutory Biodiversity Net Gain condition and BNG informatives added – paragraph 27.
- Informative 3 - removed

Amendments to text

Consultations 6.6 Sport England

Sport England have reviewed the Committee Report and note that the condition requested to secure the continuity of the changing room provision has not been included within the recommended planning conditions.

Having considered the additional information set out at paragraph 23.6 of the Committee Report regarding the applicant's reasons for not accepting the condition, Sport England is satisfied that the matter has been appropriately addressed and, on this basis, raises no objection to the proposal.

Third party representations 7.1

- Further information regarding conditions and discussions with agent/ applicant requested.
- A late representation has raised concerns regarding the Student Management Plan which does not include controls on outdoor/garden hours, gatherings, ordinary noise or a neighbour complaints process. It is unclear how the management and parking controls apply to the occasional

Red Cottage occupation by academic staff/visitors, carers, immediate family, dependants and partners.

- Sport England were not informed of recommendation prior to it being drafted and ambiguity over their comments.
- No evidence demonstrating educational need for the squash courts has been provided in relation to policy 67.

Protected open space 14.3

In terms of a demonstrated educational need, the estates masterplan vision 2023 that has been submitted with the application confirms that this squash court would be to replace the existing on the main site of Fitzwilliam College as these are set to be removed as part of the future vision for the redevelopment of the main site. This is therefore replacing an existing facility and not an uplift.

Biodiversity 17.3

Biodiversity net gain therefore needs to be provided offsite but can be provided on land within the ownership of the college.

Third party representations 22.1

Third-party representations have been addressed in the preceding paragraphs. Comments have been received regarding discussions which have taken place with the agent regarding the recommended conditions. This included updates to trigger points of various conditions and the removal of a community use agreement condition relating to the squash court. It also included the removal of a condition relating to the restriction of the use of the accommodation. The occupancy of the accommodation has been amalgamated into the planning obligations that would be sought through the Section 106 Agreement instead.

Concerns have also been raised regarding the Student Management Plan which does not include controls on outdoor/garden hours, gatherings, ordinary noise or a neighbour complaints process. Officers consider that for the scale of development proposed, the management plan is considered proportionate and reasonable. The applicant will also need to comply with the Environmental Protection Act 1990 with respect to any noise complaints and statutory nuisance. With regards to whether the management and parking controls apply to the occupation of Red Cottage by academic staff/visitors, carers, immediate family, dependants and partners, the use of Red Cottage would form part of the Section 106 agreement including keeping of cars and parking.

A third party concern has been raised how Sport England were not notified of the officer recommendation prior to publication of the committee agenda and report,

contrary to what they had requested in their letter. In response, there is no procedural or legal requirement to consult a statutory consultee in this case that an application is going to be determined or to give them sight of the recommendation in advance. The request from Sport England is an informal request only. Officers did notify Sport England prior to the committee date out of courtesy after publication of the report and agenda but there was no legal or procedural requirement to do this. Officers were content that the recommendation as drafted was one where Sport England would be objecting due to the lack of condition that they had requested for the reasons explained elsewhere in this report. Notwithstanding this, Sport England did reply following the above notification in any case confirming they have no objection despite their condition not being recommended. This is set out in Paragraph 23.6 of this report.

Other matters 23.6

23.6 Sport England have reviewed the Committee Report and note that the condition requested to secure the continuity of the changing room provision has not been included within the recommended planning conditions.

Having considered the additional information set out at paragraph 23.6 of the Committee Report regarding the applicant's reasons for not accepting the condition, Sport England is satisfied that the matter has been appropriately addressed and, on this basis, raises no objection to the proposal.

Planning Balance 25.3

The community-use benefit of the proposal has been removed from the planning balance.

Amendment to Planning conditions and informatives – 27

- Additional planning condition – condition 26 - Biodiversity Net Gain Condition:

Development may not be begun unless:

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

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

- **Biodiversity Net Gain Informative**

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

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

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

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

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

The effect of section 73D of the Town and Country Planning Act 1990

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

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

- do not affect the post-development value of the onsite habitat as specified in the earlier Biodiversity Gain Plan, and
- in the case of planning permission for a development where all or any part of the onsite habitat is irreplaceable habitat the conditions do not change the effect of the development on the biodiversity of that onsite

habitat (including any arrangements made to compensate for any such effect) as specified in the earlier Biodiversity Gain Plan.

Advice on information required to discharge Biodiversity Gain Condition

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

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

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

site(s) proposed over a period of 30 years. This would normally be in the form of a freestanding S106 agreement with a biodiversity provider which has already secured on-going monitoring contributions for the Council.

- Commencing development which is subject to the biodiversity gain condition without an approved Biodiversity Gain Plan could result in your development becoming subject to enforcement action.
- Greater Cambridge Shared Planning offer pre-application guidance regarding Biodiversity Net Gain here: [Biodiversity Net Gain Advice \(greatercambridgeplanning.org\)](https://greatercambridgeplanning.org)

- Informative 3 has been removed.

Pre-Committee Amendments to Recommendation: None

Decision: Recommendation of approval subject to conditions and S106 agreement.

Item number 10

Planning reference number: 26/00672/FUL

Site address: 23 - 27 Kings Hedges Road, Cambridge

Description of development: Change of use of land to allow siting of five modular homes to provide accommodation for homeless people and an office for support staff, along with access and services.

Summary of amendment(s):

- Following the publication of the National Planning Policy Framework (2026), it is considered that Policy 52 (Protecting garden land and the subdivision of existing dwelling plots) is inconsistent with the NPPF. As such, the principle of development requires updating

Amendment to text:

- Delete Paragraph 10.17 and replace with:
- *“As the proposal is seeking to develop on a site which is part of a residential curtilage or group of residential curtilages, Policy L2 (making effective use of land) Paragraph 1(d) is relevant. This permits this type of development provided it complies with a number of criteria. This is assessed in turn below.”*
- Delete sub-heading “a.” under Paragraph 10.17 and replace with:
- *“i. Be consistent with the overall street scene, other than where: it is appropriate to have larger buildings (such as at street corners, or where building upwards would not cause substantial harm to the character of a building and its surroundings); the development would not be visible from the street frontage; or where specific changes are provided for through a design code which forms part of the development plan;”*
- Delete sub-heading “b.” under paragraph 10.18 and replace with:
- *“ii. Maintain safe access and egress for occupiers and users, and acceptable living standards for residents and neighbours in terms of access to daylight, sunlight, privacy and external amenity space;*
- Delete sub-heading “c” under paragraph 10.19.
- Delete Paragraph 10.25 and sub-heading “d” under this.
- Delete paragraphs 10.27 and 10.28 and sub-heading “e” between these.

- Insert under paragraph 10.26 a new sub-heading:
- *“iii. Where the development would involve the use of residential curtilages, not occupy more than twice the footprint of all the existing buildings on the site, and, following development, would retain at least 50% of the non-developed area within the curtilage of the existing buildings; unless additional development can be accommodated without harm to the overall character of the area, and taking into account the availability of infrastructure and the importance of locating development in sustainable locations (in accordance with policy TR3).”*

- Insert new paragraph 10.27 under this sub-heading:
- “10.27 The development would not occupy more than twice the footprint of all the existing building sites and would retain at least 50% of the non-developed area within the curtilage of the existing buildings. Notwithstanding this, it has been explained that the additional development can be accommodated without harm to the overall character of the area and is supported by available infrastructure and in a sustainable location.”

- Amend paragraph 10.29 to state:
- “Overall, the proposal is considered to comply with the criteria set out in ~~policy 52~~ Policy L2/1(d) of the NPPF (2026) and is also considered to be in accordance with this policy as a whole.”

- Amend paragraph 10.30 to state:
- “For the reasons outlined above, the proposal is considered to comply with ~~policies 47 and 52~~ of the Local Plan, and Policy L2/1(d) of the NPPF and is acceptable in principle. It is therefore necessary to assess the proposals impact on the character and appearance of the area, residential amenity, ecology/biodiversity, highways, drainage and any other relevant material consideration.”

- Amend Paragraph 11.1 to state:
- “Policies ~~52, 55, 57 and 59~~ seek to ensure that development responds appropriately to its context, is of a high quality, reflects or successfully contrasts with existing building forms and materials and includes appropriate landscaping and boundary treatment.”

- Amend Paragraph 18.1 to state:
- “The NPPF and ~~policies 35 and 52~~ of the Local Plan seek to preserve the amenity of neighbouring and / or future occupiers in terms of noise and disturbance, overshadowing, overlooking, or overbearing and through providing high quality internal and external spaces.”

Pre-Committee Amendments to Recommendation: None.

Decision: Approve subject to conditions

Item number: 11

Planning reference number: 26/01309/FUL

Site address: 49 New Square, Cambridge

Description of development: Single storey dwelling with basement, garden and off-street car parking on the land adjacent to No. 49 New Square

Summary of amendment(s):

- Following the publication of the National Planning Policy Framework (2026), it is considered that Policy 52 (Protecting garden land and the subdivision of existing dwelling plots) is inconsistent with the NPPF. As such, the principle of development requires updating

Amendment to text

- Underneath Paragraph 12.1 insert paragraph to state:
- *“As the proposal is seeking to develop on a site which is part of a residential curtilage or group of residential curtilages, Policy L2 (making effective use of land) Paragraph 1(d) is relevant. This permits this type of development provided it complies with a number of criteria. This is assessed throughout the report.”*
- Delete Paragraph 12.4
- Amend Paragraph 12.5:
- “The application seeks to subdivide the garden land at No. 49 New Square to erect a new single storey dwelling. The new dwelling would be sited in a sustainable location, however, would fail to preserve heritage assets and preserve the character and appearance of the area. The proposed dwelling is not considered to be of appropriate to the surrounding pattern of development and character of the area and would result in the loss of an important garden space. As such the proposal is considered contrary to Policies S4 and L2 of the NPPF (2026) and Policies 10 and 52 of the Cambridge Local Plan (2018) and is therefore unacceptable in principle.”

- Amend Paragraph 21.5 to state:
- “Given the adjacent context, location, size, and design of the proposal it is unlikely to give rise to any significant amenity impacts in terms of overlooking, loss of daylight, enclosure or other environmental impacts. The proposal is compliant with policies 35, 50, ~~52~~, 53 and 58 of the Local Plan and Policy L2 of the NPPF (2026).”

Pre-Committee Amendments to Recommendation: Reason for refusal no.1 amended to:

“The existing site makes a distinct and positive contribution to the character and appearance of the locality due to its open and undeveloped nature. By reason of its siting, scale, height and overall form, the proposed dwelling would appear as an incongruous and overly dominant feature that would erode the site's contribution to local character and result in harm to the character and appearance of the area. The proposal is contrary to Policies ~~52~~, 55, 56, 57 and 59 of Cambridge Local Plan (2018) which seek to ensure that development responds appropriately to its context, is of a high quality, that reflects or successfully contrasts with existing building forms and materials. The proposal would also be contrary to Policy L2/1(i) of the NPPF (2026).”

Decision: Refuse for the two reasons stated.
