



<b>Planning Committee Date</b>	14 June 2023
<b>Report to</b>	South Cambridgeshire District Council Planning Committee
<b>Lead Officer</b>	Joint Director of Planning and Economic Development
<b>Reference</b>	22/00887/OUT
<b>Site</b>	Girton College, Huntingdon Road, Girton
<b>Ward / Parish</b>	Girton
<b>Proposal</b>	Outline application for the construction of student residential accommodation together with ancillary meeting, office and social space (maximum 14700sqm), auditorium (maximum 1300sqm) replacement buildings and grounds maintenance workshops, one new and relocated sports pitch, additional ball-stop fencing, relocated tennis courts, two new vehicular accesses and replacement car park with some matters reserved except for access.
<b>Applicant</b>	The Mistress Fellows and Scholars of Girton College
<b>Presenting Officer</b>	Elisabeth Glover
<b>Reason Reported to Committee</b>	The application is contrary to the provisions of the development plan and would need to be referred to the Secretary of State.
<b>Member Site Visit Date</b>	N/A
<b>Key Issues</b>	Green Belt, Historic Environment, Trees, Transport, Environmental Considerations and Ecology
<b>Recommendation</b>	<b>APPROVE</b> subject to conditions / S106

## 1.0 Executive Summary

- 1.1 The application seeks outline consent (with all matters reserved except for access) for new student residential accommodation along with ancillary meeting, office and social space totalling a maximum of 14,700sqm, auditorium with maximum space of 1,300sqm and replacement buildings and ground maintenance workshops, one new and relocated sports pitch, additional ball stop fencing, relocated tennis courts, two new vehicular accesses and replacement car park.
- 1.2 This application is a very similar proposal to the previously approved application S/0957/15/OL for which reserved matters were not submitted within the consented timeframe. A number of factors influenced the delay in submitting the first reserved matters application, including the College's need to divert finances
- 1.3 The development is inappropriate development within the Green Belt. It will result in moderate harm to the openness of the Green Belt through contributing to the merger of Girton Village with the new urban edge of Cambridge (North West Cambridge).
- 1.4 It is considered that the quantum of development can be accommodated on the site without impacting adversely on the setting of the Listed Buildings subject to the development being of satisfactory design and appearance. The development would result in the loss of a limited number of mature trees, but this is not considered to detract from the positive contribution the site would make to the landscape character.
- 1.5 Officers consider that there are sufficient 'very special circumstances' which exist, and have been demonstrated which clearly outweigh the in principle and other harm to the Green Belt. These circumstances arise due to the uniqueness of the applicant, lack of appropriate alternative sites as well as the role of Cambridge University in the local, regional and national economy and need for the College to contribute to the objective of the University remaining a world class institution.
- 1.6 Officers consider the matter of access to be acceptable and that the development would not result in harm to highway safety.
- 1.7 A S106 legal agreement will ensure appropriate financial contributions towards, NHS provision at Huntingdon Road Surgery and obligations securing long-term Biodiversity Net Gain monitoring.
- 1.8 Officers recommend that the Planning Committee approve the application.

## 2.0 Site Description and Context

None relevant		Tree Preservation Order	Y
Conservation Area		Local Nature Reserve	
Listed Building	Y	Flood Zone 1, 2 3	FZ1
Building of Local Interest		Green Belt	Y
Historic Park and Garden		Protected Open Space	
Scheduled Ancient Monument		Controlled Parking Zone	

Local District Centre	Neighbourhood	and		Article 4 Direction	
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- 2.1 Girton College is located on the edge of Girton Village, approximately 2.5 miles north-west of Cambridge City Centre and lies entirely within the Cambridge Green Belt. The site extends approximately 23 hectares and is bound by Huntingdon Road to the south-west, Girton Road to the East and by the A14 to the north.
- 2.2 Other planning constraints on the site include:
- Statutorily Listed Buildings
  - The Orchard is a Local Biodiversity Action Plan Habitat
  - Some trees and tree belts are protected by TPO's
  - Part of the playing fields lies within the Air Quality Management Area that covers the A14.
- 2.3 The site is located in Flood Risk Zone 1 and is at a low risk of flooding. The site is not within a Conservation Area and the grounds are not designated Historic Parks and Gardens.
- 2.4 Girton College is one of the larger Colleges of Cambridge University with almost 800 students, of whom over a third are postgraduate, together with 120 fellows. The student accommodation is currently split between the main campus in Girton, Swirles Court in Eddington and some college houses.
- 2.5 The College has a long-term plan to deliver wider public benefits, and the intention is to bring all college students whether undergraduate or postgraduate to live on the main college site. The masterplan seeks to consolidate accommodation and teaching activities onto the Girton site. The provision of postgraduate accommodation on site is a key part of the masterplan, however, the masterplan also includes a wide-ranging comprehensive development programme for the College which encompasses new and improved facilities such as; an auditorium, social spaces, meeting rooms, replacement maintenance workshops, offices and outdoor sports facilities.
- 2.6 The resubmission of an application is required due to the delays caused by the Covid pandemic. Officers understand that the College was due to run an architectural competition in Spring 2020 to design the first building within the masterplan. However, due to the pandemic, the College was required to shift focus and funding from this project to the welfare of its community and the loss of revenue led the College to review its priorities in the short-term.
- 2.7 Meetings were held with planning officers in November 2020 and January 2021 where it was agreed that a revised application should be submitted to enable the college to have a longer time to roll out development. This current application has been updated via addendums to reflect and address policy and legislative changes since the time of the original permission.

### **3.0 The Proposal**

- 3.1 The application proposal seeks outline consent (with all matters reserved except for access) for the construction of student residential accommodation together with ancillary meeting, office and social space (maximum 14700sqm), auditorium

(maximum 1300sqm) replacement buildings and grounds maintenance workshops, one new and relocated sports pitch, additional ball-stop fencing, relocated tennis courts, two new vehicular accesses and replacement car park.

- 3.2 The quantum of development is derived from a comprehensive assessment of the needs of the college over the next 25-30 years, and in summary comprises:

Graduate growth over 25 years	115 rooms
In lieu of returning rooms to fellows sets	70 rooms
Re-provision of Swirles Court Bedrooms	150 rooms
Reprovision of Swirles Court admin/teaching/social spaces	12 rooms
In lieu of turning rooms in to Fellows offices	10 rooms
House all 4 <sup>th</sup> year students	40 rooms
Re-provision of rooms at 53-55 Girton Road	8 rooms
<b>TOTAL</b>	<b>405 rooms</b>

- 3.3 This application seeks Outline Consent as application S/0957/15/OL expired in October 2022, during the determination period of the current application.

- 3.4 In respect of the new buildings a set of parameter plans will control; the extent of land to be developed, maximum percentage of built footprint and maximum roof height above ground level. This will be secured through condition, with future 'reserved matters' applications having to conform with the agreed parameter plans.

- 3.5 The parameter plans indicate the following extent of development;

- Plot A Orchard Drive (1.94 ha) – 0.97 ha designated for buildings, with a maximum percentage of built footprint of 45%. Maximum roof height above ground level 18m, with a 10% of total footprint allowance to extend higher.
- Plot B Maintenance and Hockey Pitch (1.77 ha) – 1.32 ha designated for buildings, with a maximum percentage of built footprint of 40%. Maximum roof height above ground level of between 12m and 15m, with a 10% of total footprint allowance to extend higher.
- Plot C Car Park (0.48 ha) – 0.48 ha designated for buildings, with a maximum percentage of built footprint of 25%. Maximum roof height above ground level 12m, with a 10% of total footprint allowance to extend higher.

- 3.6 Access is proposed in detail, with the following changes proposed:

- New vehicular "north" access from Girton Road for vehicles delivering to the grounds, building maintenance yard and kitchens;
- Vehicular access to Grange Drive to be widened

- As Plot C relates to the redevelopment of the existing Mare's Run car park, the existing car park is proposed to be relocated closer to the main Porter's Lodge. Following a scheme revision, the new car park will still be accessed via the existing entrance from Girton Road;
  - Relocation of parking within Cloister Court to the new car park, with limited parking retained for disabled persons;
- 3.7 The applicant requests that any new permission would benefit from the same time duration as the previous consent, which allowed the applicant six years from the date of the permission for the submission of the first application for the approval of reserved matters and a further six years for submission of the last reserved matters before the expiration of twelve years from the date of the permission. Officers address this matter further in the Planning Assessment section below however given the time passed since the original application it is considered appropriate to recommend four years from the date of the permission for the submission of the first application and a further five years for the submission of the last reserved matters.
- 3.8 This application is broadly the same proposal which was brought to Planning Committee in January 2016.
- 3.9 Notwithstanding, the current application has been amended to address representations and further consultations have been carried out as appropriate. As a result, a key change includes the removal of the proposed new primary access to the relocated car park from Girton Road close to the Huntingdon Road junction. This also removes the need to remove a number of TPO trees. As such, the proposed downgrading of the existing Orchard Drive/Mare Run access will no longer be downgraded to emergency access only.
- 3.10 Other proposed works in outline include relocation and reprovision of sports pitches, demolition and replacement of some existing buildings and maintenance sheds and workshops.
- 3.11 Additional information has also been provided to address objections regarding Flood Risk and Drainage.

#### 4.0 Relevant Site History

Reference	Description	Outcome
22/00316/SCRE	EIA screening opinion under the Town and Country Planning (Environmental Impact Assessment) Regulations 2017 to determine whether the proposed development at Girton College constitutes EIA development.	EIA Not Required  17.02.2022
S/0957/15/OL	Student residential accommodation together will ancillary meeting, office and social space (maximum 14700sqm), auditorium (maximum 1300sqm) replacement buildings and grounds maintenance workshops, one new and relocated sports pitch, additional 'ball-stop' fencing, relocated tennis courts, two new vehicular accesses and replacement car park.	Approved. Permission lapsed in October 2022

S/1191/11/F	Erection of three storey building for student accommodation (50 rooms) including new gym facilities, rebuilding and alterations to the existing swimming pool, alterations to the squash court building, minor alterations to existing buildings, rearrangement of car parking and extension to existing cycle sheds.	Approved
S/1181/11	Demolition of swimming pool, part squash court & ablution block steps. Erect three-storey & single storey extension comprising 50 rooms and lift shaft. Rebuild swimming pool, alter gable to squash court, replace parapet to swimming pool link and replace roofs to part old labs & part bar corridor. Form two new door openings & alter door in cloister corridor. Replace boiler & balustrade in Orchard Wing.	Approved
S/1173/11	Extension to car park to create 18 new parking spaces.	Approved
S/0539/12/F	Erection of Cricket Pavilion with Changing Rooms and Associated Works.	Approved

## 5.0 Policy

### 5.1 National

National Planning Policy Framework 2021  
National Planning Practice Guidance  
National Design Guide 2019

### 5.2 South Cambridgeshire Local Plan 2018

S/1 – Vision  
S/2 – Objectives of the Local Plan  
S/3 – Presumption in Favour of Sustainable Development  
S/4 – Cambridge Green Belt  
S/5 – Provision of New Jobs and Homes  
S/7 – Development Frameworks  
CC/1 – Mitigation and Adaption to Climate Change  
CC/3 – Renewable and Low Carbon Energy in New Developments  
CC/4 – Water Efficiency  
CC/6 – Construction Methods  
CC/7 – Water Quality  
CC/8 – Sustainable Drainage Systems  
CC/9 – Managing Flood Risk  
HQ/1 – Design Principles  
HQ/2 – Public Art and New Development  
NH/2 – Protecting and Enhancing Landscape Character  
NH/4 – Biodiversity  
NH/6 – Green Infrastructure  
NH/8 – Mitigating the Impact of Development in & adjoining the Green Belt  
NH/14 – Heritage Assets  
SC/2 – Health Impact Assessment

SC/4 – Meeting Community Needs  
SC/6 – Indoor Community Facilities  
SC/7 – Outdoor Play Space, Informal Open Space & New Developments  
SC/9 – Lighting Proposals  
SC/10 – Noise Pollution  
SC/12 – Air Quality  
TI/2 – Planning for Sustainable Travel  
TI/3 – Parking Provision  
TI/8 – Infrastructure and New Developments  
TI/9 – Education facilities  
TI/10 – Broadband

### **5.3 Supplementary Planning Documents**

Biodiversity SPD – Adopted February 2022  
Sustainable Design and Construction SPD – Adopted January 2020  
Cambridgeshire Flood and Water SPD – Adopted November 2016  
District Design Guide SPD – Adopted March 2010  
Public Art SPD – Adopted 2009  
Trees and Development Sites SPD – Adopted March 2010  
Listed Buildings SPD – Adopted July 2009  
Landscape in New Developments SPD – Adopted March 2010

## **6.0 Consultations**

### **6.1 Girton Parish Council – Support**

Girton Parish Council approve the Outline Planning Application.

Girton Parish Council ask that all relevant authorities and the College itself, fully investigate the safety issues for the new access to the College and can satisfy the Planning Authority in this regard.

We also ask that the College continues communication with the village to get their feedback on each stage of the Planning Application. Also, to ensure that all requirements for Net Biodiversity Gains are met or exceeded.

Officer comments: the new vehicular access at Girton Corner has been removed from the scheme.

### **6.2 Sport England – No objection**

The application is considered to meet exception 4 of our adopted Playing Fields Policy, subject to conditions relation to the approval of the technical specification for the tennis courts and approval of a specification for the additional sports pitch. Conditions recommended.

### **6.3 County Highways Development Management**

Revised comments dated 30<sup>th</sup> May 2023 confirm no objections to the revised access drawings.

Revised comments dated 16<sup>th</sup> March 2023 raised concerns with the following:

- Welcome the redesign of the new service road access however would be of a no dig construction which is not acceptable for adoptable public highway.

- Request that any drawings of the Grange access not be approved by the LPA as this forms part of a new signal junction into the NW Cambridge development and may be liable to alteration
- Unclear if there will be an increase in parking provision – masterplan indicates “possible car parking adjacent to site” suggests intensification of use of the Grange access onto Huntingdon Road. Request plans showing inter-vehicle visibility splays be provided.
- Following resolution and provision of the above information the Highway Authority will be content that the proposals should not be detrimental to the safe functioning of the Highway

Original comments dated 4<sup>th</sup> April 2022 – **Objection.**

The applicant has failed to provide a drawing showing the required inter-vehicle visibility splays for the proposed vehicular accesses (both the northern site access and car park access). The Highway Authority requests that a plan showing the visibility splays is provided prior to determination of the application.

The proposed northern site access, as detailed on Drawing 11, appears to show that the new access sits within the ramped section of the raised table/junction of Girton Road/Thornhill Road, clearly this would be unacceptable to the Highway Authority. The exiting raised junction will need to be amended/extended such that the access is wholly within the raised section of this junction.

In addition, the Highway Authority objects to the creation of a layby within the existing highway verge, adjacent to the proposed northern site access, and requests that this be removed from the drawings.

#### 6.4 **County Transport Assessment Team – no objection**

Revised comments dated 27<sup>th</sup> March 2023 - The proposed development is acceptable subject to the proposed Travel Plan being aligned with the Overarching University site-wide Travel Plan.

Original comments dated 7<sup>th</sup> April 2022 raised concerns with regard to Trip Generations, Distribution and Monitoring.

#### 6.5 **National Highways – no objection**

#### 6.6 **Health and Safety Executive**

No comments to make on this type of application.

#### 6.7 **Definitive Maps Officer**

No response received.

#### 6.8 **Sustainable Drainage Officer**

No comments to add, the LLFA have commented on this application.

#### 6.9 **Lead Local Flood Authority – No objection**



Revised comments dated 13 March 2023 – Following the submission of a Surface Water Drainage Strategy Report and SUDS drawing the LLFA are able to remove their objection to the proposed development.

The documents demonstrate that surface water from the proposed development can be managed through the use of permeable paving, vegetated infiltration swales/basins and geocellular tanks. A commitment to the use of above ground infiltration systems such as swales and basins has been made, and it has been acknowledged that these should be used as widely as possible.

Conditions recommended.

Revised comments dated 22 June 2022 – Objection for the following reasons:

Geocellular soakaway tanks - It is noted that the surface water drainage strategy drawing (0100 rev P01) has been provided, which shows several geocellular soakaway tanks proposed to drain surface water from Plots A, B and C. At present, no justification has been included within the Flood Risk and Drainage Strategy Report (rev. P01) to state why above ground infiltration swales/basins could not be provided in these areas instead of the geocellular soakaway tanks. The LLFA's preference would be for infiltration swales/basins to be used where possible to provide water quality, biodiversity and amenity benefits. As without other components (e.g, swales, filter drains or strips) geocellular tank systems do not provide any water quality treatment and would not be considered an element of SuDS.

Original comments dated 04 April 2022 – Objection for the following reasons:

Hydraulic Calculations - The applicant must submit hydraulic calculations setting out the required volumes of attenuation for the proposed impermeable area of the scheme. These calculations should be carried out using FSR rainfall data for the 15 and 30 minute duration storms, and FEH rainfall data for the 60 minute storm or greater. Until hydraulic calculations have been provided, setting out required attenuation volumes, we are unable to support this application.

Preliminary Drainage Layout drawing - A drainage layout drawing, aligning with the masterplan drawing should be submitted. This should demonstrate how the proposed SuDS features could be accommodated within the proposed scheme, providing the required volumes of attenuation

#### 6.10 **Environment Agency – No objection**

Original comments dated 29 March 2022:

The LLFA should be consulted with regard to sustainable surface water drainage.

The proposed development site is not located within a Source Protection Zone meaning that it does not lie within the catchment of a groundwater abstraction used for public water supply. It is indicated to be underlain by a superficial Secondary (undifferentiated) aquifer over bedrock unproductive strata.

Groundwater and Contaminated Land – We do not consider this proposal to present a high pollution risk to controlled waters, based upon the environmental setting and the previous land uses of the site.

#### 6.11 **Anglian Water – No objection**

Re-consultation comment 10 June 2022: no additional comments to those made on 14 March 2022

Comments dated 14 March 2022: Used Water Network – Anglian Water will need to plan effectively for the proposed development, if permission is granted. We will need to work with the applicant to ensure any infrastructure improvements are delivered in line with the development. Request a condition requiring an on-site drainage strategy.

Surface Water disposal - The applicant has indicated on their application form that their method of surface water drainage is via SuDS. If the developer wishes Anglian Water to be the adopting body for all or part of the proposed SuDS scheme the Design and Construction Guidance must be followed.

Condition and informatives recommended.

#### 6.12 **Cadent Gas – No objection**

There are high pressure assets in the vicinity.

#### 6.13 **NHS – Cambridgeshire and Peterborough Integrated Care System**

Updated comments received 28<sup>th</sup> March 2023:

The proposed development has been assessed by C&PICS as having the potential to impact on the services of Huntingdonshire Road Surgery.

Following discussion with the affected practice, and having reviewed the site, building and patient list size, C&PICS can confirm that there is no existing capacity within the existing health infrastructure to take on additional patients from this development without mitigation (see below):

<b>Premises</b>	<b>Patient List Size</b>	<b>NIA (m2)</b>	<b>Maximum Capacity</b>	<b>Existing Capacity (NIA m2)</b>
Huntingdon Road Surgery	16,953	564	8,225	-598.49

#### *Financial contribution in lieu*

Noting that there is no capacity within the existing health infrastructure to absorb any new patients from this development, C&PICS requires the applicant to provide a financial contribution of £175,680, to facilitate improvements/extensions/refurbishments to provide additional patient capacity within the locality. Rebased to South Cambridgeshire District Council area using BCIS Tender Price Index (December 2022) - This equated to £5,124 per m<sup>2</sup> (once adjusted for professional fees, fit out and contingency, but excluding land acquisition). Suggested S106 wording.

Original comment dated 9 September 2022 –

We note that the application advises of the construction of student residential accommodation, but the application does not detail the number or the amount of accommodation they are intending to develop. We would be grateful if you could provide this additional information so the ICS can assess the impact this development would have on the provision of health care services to existing services and be in a position to advise on any mitigation required.

6.14 Officer comment: the requested financial contribution is discussed within the Heads of Terms section below in this report.

6.15 **Urban Design – No objection**

Re-consultation comments received 13 March 2023 – no further comments.

Original comments dated 4<sup>th</sup> April 2022 - The scheme was previously benefited from an early engagement with the council's Officers, Design Workshops and presented to the DEP (the previous Design Review Panel) which had helped in improving the design quality of the scheme resulting in a high-quality masterplan that meets Girton college's requirements. It also reflects the history of the developments on site.

It is considered that the masterplan principles have been informed by a thorough understanding of the existing site context (Landscape and Heritage). In addition, the quantum of development proposed and the approach of setting the height in response to the scale and massing of the existing buildings is considered acceptable and to comply with Policy HQ/1 of '*South Cambridgeshire Local Plan*' (2018) and Paragraphs 130-136 of the '*National Planning Policy Framework*' (2021).

The Council's Urban Design Officers are still supportive of the proposals in Urban Design terms.

At reserved matters stage, the applicant is strongly encouraged to engage the Council's specialists' team in developing the detail design of the scheme at pre-application stage.

6.16 **Conservation Officer – No objection**

Revised comments received 6 March 2023 – no further comments.

Original consultation comments received 29 April 2022 - The proposals are supported in principle. The college has been developed piecemeal over its history, as outlined in the Heritage Statement, and these proposals will be a continuation of that evolution. However, the acceptability of the final designs will be down to their impact, or not, on the significance of the listed building. The building heights should ensure that they do not dominate the skyline and detract from the listed building, and the materials and quality of the workmanship for the new buildings should be carefully considered and monitored. The proposals for the parameters across the various areas of development should justify their final heights explaining the need for anything beyond the existing building height, for example how the proposed 3-4 storeys of Orchard Drive Field can be accommodated within an appropriate design for this site. Some replication of the form of the existing buildings, with the internal courtyards, may be something that could be explored.

The demolition of some of the buildings to the rear of the site which form part of the service area of the college can be supported subject to an appropriate scheme for the site being agreed.

The proposal will not adversely affect the character of the Listed Building. The proposals will comply with Local Plan policy NH/14.

With reference to the NPPF and the effect on the significance of the heritage asset, paragraphs 126, 154, 155, and 195 would apply.

**6.17 Historic England – No objection**

Original comments dated 4<sup>th</sup> April 2022 - Historic England have no objections to the application on heritage grounds. We consider that the application meets the requirements of the NPPF, in particular paragraph numbers 200 and 202.

We remain of the view that the proposals would be contextually sympathetic in terms of scale, massing, materials and overall configuration in relation to the original grade II\* listed college buildings.

We are satisfied that the outline proposals would not cause harm to the significance of the grade II\* listed college buildings, as a result of the impact on their setting, in accordance with paragraph 200 of the NPPF.

**6.18 County Archaeology – No objection**

The present application replicates a previous permission which was granted with an archaeological condition (condition 4) attached.

We would therefore make the same recommendation for an archaeological condition to be placed on the development as was included on permission granted to prior development S/0957/15/OL within the same bounds

**6.19 Sustainability Officer – No objection**

Original comments received 4<sup>th</sup> May 2022: The scheme appears to take into consideration the move to all electric and is incorporating renewable technologies and water efficiency measures to meet Local Plan requirements.

The applicant must provide a more detailed specification as the design progresses, along with carbon and water calculations to ensure Local Plan compliance is achieved. Conditions recommended.

**6.20 Landscape Officer - No Objection**

Revised comments dated 15 March 2023

**Landscape and Visual Impact Assessment – Addendum 2021**

The previous comments regarding the landscape and visual impact assessment relate to recommendations made for the detailed design stage. The proposed 12m high ball-stop fencing should be installed together with carefully considered planting to help soften its appearance to viewpoint 12 on the bridge that crosses the A14. The comment stands and should be incorporated into the design at reserved matters stage.

**Tree Survey** - As requested, a survey of the condition of the existing tree stock has been undertaken. The survey concludes that much of the tree stock is in good condition, with recommendations for the removal of deadwood and ivy on a number of trees. These works should be undertaken at the earliest opportunity to maintain the health of the trees. The tree survey should also be used to inform proposals at reserved matters stage, including where it is necessary to gap up screening vegetation, tree belts and tree groups, as well as when considering species for new areas of planting.

**Courts-** The previous comments regarding the sports courts stand, and the recommendations should be incorporated into the detailed design proposals at reserved matters stage.

**Northern Access from Girton Road** - The previous comments stand and the recommendations should inform design at reserved matters stage.

**Access to New buildings From Huntingdon Road** - This issue has not been resolved. However, it would appear from Highway Authority comments that this matter is not yet fixed due to ongoing changes within the Eddington Fringe Area. Development within the North-West Cambridge Area Action Plan will ultimately have an impact upon the character of this landscape, however future proposals should seek to protect existing vegetation and enhance the landscape to create a strong rural edge along the access road, if this location is taken forward.

6.21 Original comments dated 25 April 2022 – No objection. The Outline Landscape proposals look well thought out and with the potential to form a series of useful and pleasant spaces, and an enhanced setting for proposed and existing buildings. However, some points to consider were raised in the following sections:

- Landscape and Visual Impact Assessment – Addendum 2021
- Tree Survey
- Courts
- Northern Access from Girton Road
- Access to new building from Huntingdon Road
- Sports Area
- Car Park Landscape

Conclusion - There has been little change in the general setting of the proposed development into the landscape of Girton. However the character of the detailed design and layout of planting will require a review in some areas as outlined above. Additional planting will be required along the ball-stop fencing at the A14 boundary. A general survey of how trees and vegetation have changed since 2015 should also be completed.

6.22 **Tree Officer**

Has requested an AIA and AMS showing Root Protection Areas.

6.23 Officer comment: see Trees in Planning Assessment Section below.

6.24 **Ecology Officer – No objection**

Revised comments dated 6 April 2023 - The submitted information shows that a 11% and 11.5% net gain in habitat and hedgerow units, respectively, is possible in-principle as a result of the development. This is acceptable and removes any remaining ecology and biodiversity concerns regarding the application

The applicant is proposing to use an off-site solution to provide the uplift. If the off-site solution is on land within the ownership of the applicant, then Biodiversity Net Gain can be secured through a condition. If not, then a Section 106 agreement will be required.

Conclusion: there is sufficient ecological information to determine the application.

Re-consultation comments received 7 March 2023 – no further biodiversity net gain information has been submitted. See previous comments and re-consult once the required information has been submitted.

Original comments dated 24 March 2022 – Insufficient information to determine the application.

The applicant has not provided a baseline assessment of biodiversity net gain.

Actions Required:

- Submission of baseline Biodiversity Net Gain assessment with an outline plan of how a minimum of 10% net gain will be achieved and how the development will work towards 20%.
- All calculations must be submitted using the DEFRA Metric 3.0.

#### **6.25 Natural England – No objection**

2 March 2023 – previous comment still stands.

Original comment received on 28 March 2022 - Based on the plans submitted, Natural England considers that the proposed development will not have significant adverse impacts on statutorily protected nature conservation sites or landscapes.

#### **6.26 Environmental Health – Contaminated Land – No objection**

Re-consultation comments received 6th March 2023 – no further comment.

Original comments dated 12 April 2022 - The site has a potentially contaminative historical usage comprising agricultural structures and surrounding land and is being developed into a sensitive end use (residential). The above Phase I Environmental Site Assessment has identified uncertainty in relation to a number of potential sources including oil and chemical storage and localised made ground. Recommendations have been made for intrusive investigation, which I am in agreement with.

Conditions recommended.

#### **6.27 Environmental Health – Air Quality – No Objection**

The proposed all-electric heating and hot water scheme for the development is welcomed.

#### **6.28 Environmental Health – Noise – No objection**

Conditions recommended with regard to construction noise, Demolition and Construction Environmental Management Plan, vibration, residential road traffic noise, operational noise, artificial lighting.

**6.29 Police Designing Out Crime Officer – No objection**

Security and crime prevention should be considered and discussed at the earliest opportunity to ensure that the security of buildings, homes, amenity space and the environment provide a safe place for students, staff, residents and visitors.

This office would be happy to consult with the applicants and their architects to discuss Crime Prevention through Environmental Design and Secured by Design principles to ensure that consideration is given to security and crime prevention measures to help reduce both the incidence and fear of crime.

**6.30 Fire Authority – No objection**

Fire Hydrants should be secured by condition or by Section 106 agreement the cost of the fire hydrant should be covered by the developer.

**6.31 S106 Officer**

Planning obligations are sought in relation to the following:

- a) Green Infrastructure an offsite contribution of £140,332.50 towards the creation of new green infrastructure at Coton Countryside Reserve
- b) Monitoring fees being a contribution of £500.

6.32 Officer comment: The Green Infrastructure financial contribution is not required as the proposed development will deliver sufficient biodiversity improvements and there is already public access to the site which will be captured through conditions and S106 obligations. This is discussed further in the Planning Assessment and Heads of Terms sections below.

**Third Party Representations**

6.33 6 representations have been received from two consultation periods.

6.34 Original Consultation in February 2022. Those in objection have raised the following issues:

- Location of new vehicular entrance to car park at Girton Corner with a car park, would result in the loss of a layby. It's proposed on a busy junction with Huntingdon Road and compounded with a bus stop also on the corner.
- New access would impact pedestrians crossing Huntingdon Road, its currently already dangerous for pedestrians crossing.
- Increase in traffic and delivery drivers stopping on Girton Road will lead to increased noise and pollution.
- Huntingdon Road junction requires improvement with traffic lights and a pedestrian crossing point and should be required of this application if the proposed entrance is to be retained.
- Loss of mature trees, these trees absorb pollution and provide habitats for wildlife and contrary to the climate change and green agenda.
- Green Belt and trees are protected – 7 TPO trees would have significant visual impact on the residential properties on Girton Road.
- No community consultation. Community exhibition should be undertaken.
- Large scale development relative to the footprint of the existing college buildings.

- Visual impact – proximity of Plot B to Girton Road and the residential properties. 3 storeys will be visible and are too high and will add to light pollution.
- Girton college has already expanded with the Swirles Court development at Eddington, the applicant has not demonstrated why a large, incongruous development is necessary.
- New buildings are large scale, essential that these should be similar height to existing buildings and sited further into the site.
- Plot B would result in loss of light to existing college buildings.
- Will change the character of the area and dramatically decrease the quality of life and safety of the neighbouring residents.
- Loss of privacy and overlooking from new dormitory windows.
- Increased noise pollution from a residential structure.
- No benefits for the residents of the parish.
- Other locations available to the College that are better suited to development of this size.

Following the removal of the proposed vehicular entrance at Girton Corner, the following objections were received during re-consultation in Spring 2023:

- The new access described as the “northern entrance” as shown on drawing 11 will increase noise levels to residents, shine lights into the house, impact on our privacy, degrade the safety of the environment.
- New service access should be via Grange Road accessed from Huntingdon Road.
- Expansion is unnecessary given previous expansions and new student accommodation at Eddington.

### **Member Representations**

6.35 Cllr Bygott has made an **objection** the application on the following grounds:

- Conflict with Local Plan policy NH/14 - Will not sustain or enhance the special character and distinctiveness of Girton’s historic environment. impact on the historic buildings.
- Conflict with Local Plan Policy TI/2.
- Conflict with Local Plan Policy NH/2, NH/4 and NH/7
- Conflict with Policy NH/8 as the proposal would have an adverse effect on the Green Belt.
- Conflict with Local Plan Policy HQ/1 – incompatible with its location or appropriate in terms of scale, density, mass, form or siting in relation to the surrounding area.

Officer comment: Each point raised will be addressed in the relevant section of the Planning Assessment.

### **Local Groups / Petition**

6.36 **Victorian Society – no objection**

Considering that we made no comments on the 2015 application and that Historic England have raised no new concerns, we would not wish to make substantive comments on this application. We support HE’s advice regarding Plot A Orchard



Drive and that this building should have a continuous elevation on the north and eastern boundaries, rather than the proposed three detached building.

**6.37 Cambridge Past, Present and Future (CPPF)**

Following revised documents and further information supplied by the applicant, on 13 March 2023 CPPF have made a follow up **neutral** representation the application on the following grounds:

- Green Belt: Major Developed Site. We concede that the proposed development is outside the former policy area of Major Developed Site and there has therefore been no policy change in this respect.
- Green Belt Assessment. Retain our request that the Council assess the special circumstances of the development against the most recent GB Assessment which concludes the overall harm of the release of parcel AR2 as Moderate-High (LUC Cambridge GB assessment 2021).
- Very Special Circumstances. We accept the applicant's preference to accommodate students on site as opposed to at Eddington and that the presence of Eddington since the original application is not a material consideration.
- Biodiversity – We welcome the applicant is working with the Council's Ecology Officer in achieving BNG. We hope that a net gain of 20% is achieved. We ask that the net gain is additional to any biodiversity improvements the College would be undertaken as part of its wider management of the College gardens and grounds.

**6.38 The CPPF raised the following concerns in their representation dated 30 March 2022:**

- Green Belt – contrary to NPPF para.147, and Local Plan Policy S/4. In the previous local plan Girton College was identified as a major developed site in the Green Belt, this no longer exists.
- Lack of suitable alternative sites. Eddington has been developed and Girton College already has some accommodation. Eddington should be a material consideration in determining this application.
- The application should submit a baseline BNG assessment with an outline plan of how at least 10 %, working to 20% net gain will be achieved.
- The height of the new College buildings should remain below that of the trees.

**6.39 The Ramblers – no objection**

All the proposed works will be within the grounds of Girton College. Currently the College very generously allows the public permissive access to a delightful path which goes through part of the grounds and is much appreciated by the local community. We hope that this permissive access would continue once the proposed works have been completed.

**6.40 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.**

## 7.0 Assessment

7.1 Planning law requires application to be determined in accordance with the development plan unless material considerations indicate otherwise. In this case the development plan comprises the adopted South Cambridgeshire Local Plan (2018).

7.2 Material considerations - The law makes a clear distinction between the question of whether something is a material consideration and the weight which it is to be given. Whether a particular consideration is material will depend on the circumstances of the case and is ultimately a decision for the courts. Provided it has regard to all material considerations, it is for the decision maker (Planning Committee or Secretary of State) to decide what weight is to be given to the material considerations in each case, and (subject to the test of reasonableness) the courts will not get involved in the question of weight.

7.3 The application proposal raises the following key material considerations;

- Green Belt;
- Historic Environment;
- Transport;
- Trees;
- Ecology;
- Environmental Considerations;
- Other matters

## 7.4 Principle of Development

### Green Belt

7.5 The College was included in the Cambridge Green Belt in the 1970's and prior to the construction of the A14 dual carriageway. Substantial portions of Green Belt were released after 2002 to facilitate the expansion of Cambridge University and for additional housing. The Girton College site was retained as Green Belt.

7.6 Policy S/4 (Cambridge Green Belt) of the South Cambridgeshire Local Plan 2018 is a spatial policy which sets out the primary function of the Cambridge Green Belt. Policy S/4 states (emphasis added):

*"A Green Belt will be maintained around Cambridge that will define the extent of the urban area. The detailed boundaries of the Green Belt in South Cambridgeshire are defined on the Policies Map, which includes some minor revisions to the inner boundary of the Green Belt around Cambridge and to the boundaries around some inset villages. New development in the Green Belt will only be approved in accordance with Green Belt policy in the National Planning Policy Framework."*

7.7 The Local Plan supporting text recognises the importance of the Cambridge Green Belt and that although it is small in its extent, it doesn't make it less important. Even small encroachments into the Green Belt cause harm.

7.8 The Government attaches great importance to Green Belts, paragraph 137 of the NPPF (2021) confirms

*"The fundamental aim of Green Belt is to prevent urban sprawl by keeping land permanently open; the essential characteristics of Green Belts are their openness and their permanence."*

- 7.9 Paragraph's 149 and 150 of the NPPF set out the exceptions and forms of development which are not considered to be inappropriate in the Green Belt.
- 7.10 In addition, Policy NH/9 of the Local Plan reflects paragraphs 149 and 150 of the NPPF and sets out a number of exceptions to inappropriate development within the Cambridge Green Belt.
- 7.11 Some elements of the proposal do fall within the definition of acceptable development in the Green Belt including, the re-provision and relocation of the hard sports courts. Para 149b states: *"the provision of appropriate facilities (in connection with the existing use of land or change of use) for outdoor sport, outdoor recreation, cemeteries and burial grounds and allotments; as long as the facilities preserve the openness of the Green Belt and do not conflict with the purposes of including land within it."*
- 7.12 Furthermore, depending on the scale and position of the replacement gardens and grounds maintenance buildings these could either fall within NPPF para 149(d): *"the replacement of a building provided the new building is in the same use and not materially larger than the one it replaces,"* or NPPF para 149(g): *"limited infilling or the partial or complete redevelopment of previously developed land, whether redundant or in continuing use (excluding temporary buildings), which would:*
- *not have a greater impact on the openness of the Green Belt than the existing development; or*
  - *not cause substantial harm to the openness of the Green Belt, where the development would re-use previously developed land and contribute to meeting an identified affordable housing need within the area of the local planning authority.*
- 7.13 Given the scale of the proposed masterplan, the development proposals including the new student accommodation blocks, ancillary teaching and maintenance buildings, and the new auditorium lecture theatre would not meet the policy exceptions within the list of what constitutes appropriate development in the Green Belt and therefore the proposal is, by definition, inappropriate development in the Green Belt.
- 7.14 Inappropriate development is, by definition, harmful to the Green Belt and should only be approved in 'very special circumstances.' The NPPF is clear in advising that local authorities should ensure substantial weight is given to any harm to the Green Belt, and that very special circumstances will not exist unless the potential harm to the Green Belt by reason of inappropriateness, and any other harm, is clearly outweighed by other considerations.
- 7.15 Officers consider it important to note, that since the time of granting the original outline masterplan permission both National Planning Policy and the Local Plan have been revised and adopted. NPPF policy wording with respect to 'very special circumstances' remains unchanged from 2012.
- 7.16 Under the previous Development Plan, the 2007 Proposals Map identified the College situated within the Green Belt and part of the site was designated as a Major Developed Site (policy GB/4). Importantly, the building plots for the original masterplan were outside the Major Sites designation, and therefore policy GB4 did not apply.

- 7.17 The 2015 masterplan application was also considered inappropriate development and demonstrated that very special circumstances existed which outweighed the harm to the Green Belt. The original officer's assessment remains a material consideration. The very special circumstances put forward by the applicants is discussed later in this report.

### **Visual and Spatial Harm to the Green Belt**

- 7.18 Given the quantum and location of the development the proposal would impact on the openness of the Green Belt causing harm, and therefore the extent of harm needs to be considered.

- 7.19 Paragraph 2.30 of the Local Plan 2018 sets out three purposes of the Green Belt (not the five set nationally):

*"The established purposes of the Cambridge Green Belt are to:*

- Preserve the unique character of Cambridge as a compact, dynamic city with a thriving historic centre;*
- Maintain and enhance the quality of its setting; and*
- Prevent communities in the environs of Cambridge from merging into one another and with the city."*

- 7.20 Paragraph 2.31 of the supporting text to this policy advises that in defining the Green Belt and policies which should be applied to it, regard will be given to the special character of Cambridge and its setting including, amongst other criteria;

- a soft green edge to the city;
- a distinctive urban edge;
- green corridors penetrating into the city;
- the distribution, physical separation, setting, scale and character of Green Belt villages; and,
- a landscape which retains a strong rural character.

- 7.21 Officers have considered the submitted Landscape Visual Impact Assessment, and Addendum reports, the parameter plans, Design and Access Statement and consultation feedback from Landscape officers, Historic England and Urban Design.

- 7.22 The Design and Access Statement and parameters of the scheme including illustrative plot positions and maximum heights have been informed by the existing site context and the college's mature landscaped setting and collaboration between the Council officers, Design Panels and Historic England.

- 7.23 Officers consider the location of the proposed building plots, which retains the open playing fields to the outside of the campus seek to preserve the visual openness of the Green Belt. The plots would be set behind the existing tree belts and vegetation, and be heavily screened from many vantage points between Girton Road and Huntingdon Road, largely preserving the current relationship and visual

separation between the College, Girton village and Cambridge City. The extension of the College's built form in this manner would be perceived as a logical and harmonious way in which to provide the additional accommodation sought and the extent of the visual harm would be moderate.

*Preserve the unique character of Cambridge as a compact, dynamic city with a thriving historic centre*

- 7.24 Through undertaking a master-planning exercise the College site has been assessed in a comprehensive manner with the proposed development taking into account its long-term needs. Importantly the location, scale and quantum of development relate well to the existing buildings and as such (subject to detailed design) respect the unique character of the College. University Colleges are a defining feature of Cambridge, and sympathetic additions to a College will preserve the character of Cambridge city. As such officers are of the view no material impact on the character of Cambridge as a compact, dynamic city would arise.

*Maintain and enhance the quality of its setting*

- 7.25 The College is enclosed by a substantial tree belt which is protected by a Preservation Order, with this landscape feature significantly enhancing the gateway into the city (Huntingdon and Girton Roads). The masterplan scheme has been revised, to retain the TPO tree bank fronting Huntingdon Road, in combination of the positioning of the buildings way from Huntingdon Road and Girton Road, officers are of the view that the extent of visual harm to the setting of Cambridge is limited. This harm would be further reduced by additional planting to mitigate.

*Prevent communities in the environs of Cambridge from merging into one another and the City and countryside encroachment*

- 7.26 The College site is within the Parish of Girton but clearly outside of its Development Framework. The College is distinct from the village itself forming a mature landscaped college setting within the Green Belt. With the redefining of the urban edge of Cambridge including development at Eddington (North West Cambridge) and emerging NIAB sites edging closer to Girton, there is great importance for the College site in preventing coalescence of built form. Plots B and C envisage the College site extending accommodation wings and an auditorium building closer to Girton Road eroding the spatial gap between Girton Road properties and the developed College site. The building parameters would cover areas of 1.77 Ha and 0.48 Ha respectively and include buildings of 3 and 2 storey heights. The spatial gap would be eroded and result in harm to the Green Belt whereas the visual presence of buildings here would be partly mitigated by the strong landscaping belt.
- 7.27 Plot A comprises a site of 1.94ha which is currently used as playing fields and is where the hard courts are located. The submitted parameter plans indicate that 45% of this space could be designated for built footprints (0.97ha). The parameter plan also indicates a maximum roof height of 18m (3 - 4storeys) to be acceptable, with a further 10% of total footprint allowance to extend higher. The submitted Landscape Visual Impact Assessment identifies that buildings of Plot A would be visible from glimpses and vantage points along Huntingdon Road but notes that the plot would be partially screened by existing vegetation. The LVIA goes on to state that the significance of the landscape effects would be minor positive, and the significance of the visual effects being moderate positive, with built form

creating an improved 'gateway' to the city. Whilst the visual effects development of Plot A overall would have a moderate impact on the Green Belt, the proposal fails to accord one of the five purposes of the Green Belt set out in NPPF para. 138(c) and would result in encroachment into the countryside, rather than coalescence of villages with the City.

- 7.28 Overall, officers are of the view the development would conflict with these objectives of Green Belt policy, and taking into account the mitigation offered by the mature tree belt, location of the buildings set back from the road frontage and overall size of the site, the extent of harm is 'moderate'.

*Inner Green Belt Study 2015*

- 7.29 Girton College falls within Sector Number 1, East of Huntingdon Road, Sub area 1.1

- 7.30 Paragraph 6.4.3 of the IGBS (2015) acknowledges that this sector plays a key role in the separation between the village of Girton and the existing and future edge of Cambridge. It retains open countryside close to the future edges of the city and prevents the sprawl of build development as far as the edge of Girton and the A14. It also preserves what remains of the separate identity of the southern part of Girton.

- 7.31 It is clear from this assessment that the Green Belt plays a fundamental role in maintaining the existing limited separation between Cambridge and Girton, as well as Girton's identity as a separate settlement.

- 7.32 In their consultation response, Cambridge Past, Present and Future made reference to the Greater Cambridge Landscape Assessment, which was prepared to inform Green Belt release and ascribes a scoring of harm to the GB should the land be released for development.

- 7.33 In considering whether the land would be suitable for release of the Green Belt, paragraph 6.4.4 advises:

*"It is unlikely that any development within the majority of this sector could be accommodated without substantial harm to Green Belt purposes. Development within sub area 1.1 would risk altering the characteristic approach into Cambridge along Huntingdon Road, potentially affecting the vegetated character of this section of the route... No green Belt release should be contemplated in sub areas 1.1..."*

- 7.34 Officers consider it pertinent to note that neither the site, nor the masterplan proposals are being considered for release from the Green Belt. If the proposals were to be approved again, the land would remain designated Green Belt land whereby the proposals had demonstrated that very special circumstances exist which outweigh the harm to the Green Belt.

- 7.35 In summary officers are of the view the development will result in 'moderate' harm to the openness of the Green Belt through contributing to the merger of Girton village and the new urban edge of Cambridge and encroachment into the Countryside. There have been no substantive changes to the buildings onsite or college grounds or Green Belt policy since the time of the previous planning

application which indicate that circumstances have changed or that the officer assessment should take a different approach.

- 7.36 Notwithstanding the above, the “in principle” harm to the Green Belt carries substantial weight in the overall Planning Balance.

### **Very Special Circumstances**

- 7.37 There is no precise definition of what constitutes a Very Special Circumstance (VSC) in planning policy terms. Indeed, the matters which constitute VSC’s do not independently need to be special, rare or uncommon. Each proposal is to be assessed by the local planning authority on its own merits and the weight in the planning balance given to each consideration is a matter of judgement for the decision taker. Whether a combination of factors do or do not amount to VSC’s is ultimately a matter of planning judgement.
- 7.38 Paragraph 147 of the NPPF states: *“Inappropriate development is, by definition, harmful to the Green Belt and should not be approved except in very special circumstances”*
- 7.39 Paragraph 148 of the NPPF states: *“substantial weight is given to any harm to the Green Belt. ‘Very special circumstances’ will not exist unless the potential harm to the Green Belt by reason of inappropriateness, and any other harm resulting from the proposal, is clearly outweighed by other considerations.”*
- 7.40 The applicant is required to demonstrate that the ‘in principle’ harm to the Green Belt, which carries substantial weight, and any other harm resulting from the proposal, is clearly outweighed by very special circumstances.
- 7.41 The Applicant’s case is that a number of considerations, taken together, constitute ‘very special circumstances’ which outweigh the in principle, and any other harm resulting from the proposal.
- Uniqueness of applicant;
  - Lack of alternative sites;
  - Cambridge University growth vital to the national economy;
  - Collegiate community;
  - Improvements to sustainability;
  - Enhancement of heritage assets; and
  - Enhancement of public spaces

### *Uniqueness of applicant*

- 7.42 Girton College is the only College of Cambridge University within the administrative area of SCDC. The site was deliberately located there upon its foundation. It was some 100 years after the College was established on this site that the boundary of the Cambridge Green Belt was drawn to include it.

- 7.43 To meet the college's growth needs over the next 30 years, there is a requirement to expand. It is important to consider that the college has gradually developed through a piecemeal, design-led approach since the time of the college's inception. The Design and Access Statement details the fundamental aspects of the original architect's design intent which was that the buildings should be capable of being expanded in stages as additional funds were raised. This is how the site has developed over time, to meet growth and needs associated with modern teaching methods, with significant extensions being completed in 1900, 1931, 1962, 2003 and 2013.
- 7.44 As set out within the application documents, the proposals seeks to reconcile the current accommodation and teaching arrangements to bring all students back on to the campus. The masterplan is a long-term vision encompassing a comprehensive planned development programme for the college as a whole and should not be viewed as building additional student accommodation.
- 7.45 Officers consider, as there are no other Colleges located within the Green Belt, that this circumstance is unique to Cambridge. Officers consider that the College site characteristics, together with its history and identity of the applicant comprise a material consideration which weigh in favour of supporting the VSC argument.

*Lack of alternative sites*

- 7.46 The applicants argue that it is impractical for the College to seek an alternative site. The buildings were purpose built for the College and they are its heritage and identity, and seeking an alternative site(s) to cater for the extent of growth proposed in close proximity to the College is unviable and an unrealistic option.
- 7.47 Officers note that at the time of the previous consent, the North-West Cambridge development was already approved and under construction and taken into account as part of the deliberation of that proposal. Presently, the college houses approximately 150 students at Swirles Court in Eddington (North-West Cambridge Strategic Development Site).
- 7.48 The application is supported by a letter from Girton College which sets out that the accommodation at Swirles Court was intended to be a temporary solution for accommodating the students displaced when Wolfson Court was no longer available. Swirles Court has been used by the college for the last 5 years and provides cluster flats of 4 and 8 bedrooms with kitchen facilities. There are no on-site college or student facilities and students have to walk or cycle to the main Girton college site for all social activities, dining in the Hall, sport facilities, library, group study and seminar rooms, and tutors as well as pastoral support services. Officers are of the view that new on-campus accommodation together with ancillary educational, social and pastoral support are a unique part of the attraction for students applying to Girton College as part of the wider Cambridge University offer. This provision will help reinforce Cambridge University and its associated Colleges as a leading educational provider of international repute and represents a holistic improvement to the college's offer for students looking to study in Cambridge and is a material consideration which weighs in favour of supporting the VSC argument.
- 7.49 Furthermore, the college advises that there are concerns with the continued leasing of rooms from Swirles Court with respect to financial costs and long-term unresolved management and maintenance issues, along with concerns for student safety when returning from the college late at night. Officers would give this last



point limited weight in the overall consideration of VSC's. The issues cited are not unsurmountable.

*Cambridge University growth vital to the national economy*

- 7.50 The South Cambridgeshire Local Plan is silent with regard to the role a site such as Girton College plays in relation to Cambridge University growth.
- 7.51 Paragraph 5.4 of the adopted Cambridge Local Plan 2018 states: '*The University of Cambridge continues to be a world leader in higher education and research. The University of Cambridge is consistently ranked in the top three research universities globally, based on the two internationally recognised measures. It is a vital driver of the Cambridge economy and is the reason why so many high technology and knowledge-based employers decide to locate to the city. It contributes to and is dependant upon the quality of life in the city and city centre.*
- 7.52 Strategic objective 10 of the Cambridge Local Plan is to promote and support economic growth in environmentally sustainable and accessible locations, facilitating innovation and supporting Cambridge's roles as a world leader in higher education and research, and knowledge-based industries, while maintaining the quality of life and place that contribute to economic success.
- 7.53 Policy 43 of the Cambridge Local Plan supports the development or redevelopment of faculty, research and administrative sites for the University of Cambridge, providing it meets the principles set out in the policy and other relevant policies. Whilst it is noted that Girton College is the only Cambridge University college which its sited outside the administrative boundary of Cambridge City in West Cambridge, it nonetheless demonstrates the vital role of the university in the local and national economy.
- 7.54 The University of Cambridge's esteemed reputation has underpinned the Cambridge phenomenon and much of the city's prosperity in recent years, The University of Cambridge and its colleges are also significant employers in their own right, providing over 12 000 jobs. Their reputation and heritage continues to attract students from across the world, tourists, language students, spin-off enterprise and medical research, and it continues to be a vital driver of the local and national economy' and goes on to state 'The University of Cambridge has plans to grow undergraduate numbers by 0.5 percent a year and postgraduate numbers by 2 percent a year in order to maintain its globally successful institution'. In order to continue to attract an increasing number of students and to play its part in maintaining the world renowned reputation of the University, the College needs to expand and provide a high quality living and learning environment for its students and staff.
- 7.55 The application proposes a net growth of students at Girton college to be 115 over the next 25-30 years which is a modest growth of 4 students per annum.
- 7.56 Officers consider that the role of Girton College and the wider university is prominent and should be afforded substantial weight in the overall consideration of very special circumstances.

*Collegiate community*

- 7.57 One of the distinctive characteristics of Cambridge University is its collegiate nature. At Girton College this experience is diluted as it is not currently able to

accommodate all its students on a single site. As with most Cambridge colleges, Girton seeks to offer students the opportunity to live in college. Further stating in their application that there is an expectation from prospective students that this is the case when considering their choice of college and their college experience when studying in Cambridge. The supporting letter from Girton College dated January 2023 sets out what they consider multiple benefits for students, including practical and direct access to all facilities and services, but also health and wellbeing. There is a thriving community on the main site due to the college's distance from other city centre colleges.

- 7.58 Historically, approximately 130 students lived at Wolfson Court off Clarkson Road. Wolfson Court also included a number of teaching and administration rooms which provided teaching spaces. However, since the time of the previous application, the College no longer owns Wolfson Court and 150 of the displaced students are currently being accommodated at Swirles Court in Eddington. Swirles Court does not have any teaching or admin rooms for use by Girton college.
- 7.59 Underpinning the proposed development is a College ambition to maximise the numbers of students living on the main College site where there is access to a full range of services and facilities. The vast majority (290) of the 405 student rooms proposed within this application already form part of the Girton College community but would be the result of bringing all the student accommodation back to the campus as well as returning a number of the original fellows' rooms back to the original set layouts within the historic fabric of the buildings.
- 7.60 Officers consider the collegiate community should be afforded substantial weight in the overall consideration of very special circumstances.

*Improvements to sustainability*

- 7.61 The current arrangement of operating a split site leads to additional vehicle movements which would be reduced. In the long run the economic benefits of consolidation will contribute to the financial sustainability of the College and potentially enhance the resources available for investment in the historic buildings to reduce their carbon footprint. Additionally, the scheme proposed all new buildings to be electric only.
- 7.62 Officers welcome the move towards electric only buildings and the suite of proposed sustainability measures. These improvements should be afforded moderate weight in favour of very special circumstances.

*Enhancement of heritage assets*

- 7.63 Although not part of this application, the overall masterplan for the College includes opportunities to undertake a number of enhancements to the Grade II\* Listed College buildings including;
- Returning some of the rooms to sets, restoring some of the original features of the College and contribute to enhancing the Grade II\* listed buildings
  - Reversing unsympathetic later alterations to some rooms and spaces.
- 7.64 Without the funding from the proposed masterplan growth plan, it would be less likely that the works to the historic assets could feasibly take place. Accordingly, officers would afford this minimal weight in the consideration of very special

circumstances given that such works would not be secured and do not form part of this proposal.

#### *Enhancement of public spaces*

- 7.65 The College already allows local people to access the College grounds and a dog walking route is provided around much of the perimeter.
- 7.66 As part of the overall landscape masterplan additional tree planting, landscaping, and significant biodiversity net gain enhancements would be secured and delivered.
- 7.67 Overall, officers would afford these improvements minimal weight in the overall consideration of very special circumstances unless such provisions were formally secured.
- 7.68 Whether or not there is sufficient VSC's to outweigh the in-principle harm and any other harm to the Green Belt is concluded in the overall planning balance

### **Heritage Assets**

#### *Setting of Listed Buildings*

- 7.69 No works are proposed directly to any of the Listed Buildings, however, the impact on their setting is a material consideration. The application is within the setting of the main ranges of College buildings which are Grade II\* listed and the Huntingdon Road Lodge which is separately listed at Grade II. The application site does not fall within a designated Conservation Area.
- 7.70 Section 66 of the Planning (Listed Buildings and Conservation Areas) Act 1990 states that a local authority shall have regard to the desirability of preserving features of special architectural or historic interest, and in particular, Listed Buildings. Section 72 provides that special attention shall be paid to the desirability of preserving or enhancing the character or appearance of a Conservation Area.
- 7.71 The NPPF identifies that heritage assets are an irreplaceable resource, and should be conserved in a manner appropriate to their significance, so that they can be enjoyed for their contribution to the quality of life of existing and future generations (paragraph 189).
- 7.72 Para. 199 of the NPPF set out that when considering the impact of a proposed development on the significance of a designated heritage asset, great weight should be given to the asset's conservation, and the more important the asset, the greater the weight should be. Any harm to, or loss of, the significance of a heritage asset should require clear and convincing justification.
- 7.73 Para. 200 of the NPPF requires 'clear and convincing justification' for any harm to the significance of a listed building and Para. 202 notes that harm to a heritage asset should be weighed against the public benefit of the proposed development, including securing the asset's optimum viable use.
- 7.74 Policy NH/14 of the South Cambridgeshire Local Plan (2018) requires development affecting heritage assets to sustain or enhance the character and distinctiveness of those assets. Policy HQ/1 states that all new development must

be compatible with its location in terms of scale, density, mass, form, siting, design, proportion, material, texture and colour in relation to the surrounding area.

- 7.75 The first buildings of Girton College were designed by Alfred Waterhouse in 1872, with further extensive works undertaken throughout the 1880's as the College acquired land to Girton Road. At the beginning of the 20<sup>th</sup> century the College continued to expand through the construction of Cloisters Court including the dining hall, kitchens and chapel. The Grange, to the north west of the College, was built at some time between 1903 and 1926. Woodlands Court was completed in 1931, with the Mistress's flat added in the 1960's. More recently Ash Court was completed in 2013 providing accommodation for some 50 students.
- 7.76 Girton College is listed at grade II\*, placing it in the top 5.8% of listed buildings nationally and warranting every effort to preserve its special interest. The listing description for the College reads as follows;
- 7.77 *'College by Alfred Waterhouse. 1873 with additions of 1876, 1883 and 1886. Red brick, English bond, with black mortar courses and terracotta details to windows, doorways and eaves. Steeply pitched roofs of patterned tiles with crested ridge tiles. Tall ridge stacks. Original plan of sets of rooms with corridor access. In Neo-Tudor style. Two storeys and attics. Pointed arches to hung sashes with plate glass, in segmental heads. Parapetted, five stage gatehouse tower of 1886-7 over vaulted carriageway entry. In 1891 Paul Waterhouse, his son, joined the partnership. Cloister Court, including the dining hall, chapel and part of Woodlands Court was built in 1900-02 in a similar style. The rest of Woodlands Court and the library were completed in 1931-2 by Michael Waterhouse, the grandson, with Sir Giles Gilbert Scott as consultant. Paler red brick, English bond with steeply pitched tiled roofs. Stone surrounds and four centred arches to casements and doorways. Interior: The dining hall has a hammer-beam roof and original light fittings and the library a roof of kingpost construction and arch bracing to the tie beams. Pevsner. Buildings of England p.190 Dixon and Muthesius. Victorian Architecture'*
- 7.78 The Grade II (buildings of special interest) listed Lodge has the following listings description;
- 7.79 *'Lodge. c.1886. Red brick with steeply pitched tiled roof and ridge stack. One storey and attic. Segmental arches to two casements on either side of doorway in opensided gabled porch with turned wood posts on brick base. Moulded brickwork to gable end eaves. Pevsner. Buildings of England p.190'*
- 7.80 The original development proposal as submitted in 2015 involved extensive pre-application discussions with both Historic England, and the Council's Conservation Officers. The submitted Planning Statement (para 5.5) confirms that the Council and Historic England were involved in establishing which parts of the site are capable of accommodating this quantum of development in a way which is acceptable in terms of the planning constraints (most notably, GB and Heritage). These parameter plans remain unchanged.
- 7.81 In their consultation response to this application Historic England raised no objections and have reiterated their comments from the original planning application and are satisfied that overall, the scheme would be contextually sympathetic in terms of scale, massing, materials and overall configuration in relation to the original grade II\* listed collegel buildings. Further advising that Plot A Orchard Drive buildings should develop with a continuous, built elevation on the eastern and norther boundaries of the site, reflecting the configuration of the

original college buildings, rather than as separate blocks. Officers will include an informative.

- 7.82 Historic England would also support the phasing of the masterplan development to commence with Plots B and C to the rear and east of the main building on the less contextually sensitive areas of the site.
- 7.83 The Conservation Officer has advised that the proposals are supported in principle. These proposals will be a continuation of the college's piecemeal development over its history. The acceptability of the final design will be subject to their impact, or not, on the significance of the listed buildings. The building heights should ensure that they do not dominate the skyline and detract from the listed building, and the materials and quality of the workmanship for the new buildings should be carefully considered and monitored. The proposals for the parameters across the various areas of development should justify their final heights explaining the need for anything beyond the existing building height, for example how the proposed 3-4 storeys of Orchard Drive Field can be accommodated within an appropriate design for this site. Some replication of the form of the existing buildings, with the internal courtyards, may be something that could be explored.
- 7.84 The college would be encouraged to submit their proposed developments for pre-application advice once they have concluded their architectural competition. We will be interested in the evolution of the design concept and how that will complement the existing structures which form an important family of buildings, with the connections across the site being an important aspect of the navigation of the college.
- 7.85 It is considered that the outline proposal, by virtue of its scale, massing and design, would not harm the setting of listed buildings. The proposal would not give rise to any harmful impact on the identified heritage assets and is compliant with the provisions of the Planning (Listed Building and Conservation Areas) Act 1990, the NPPF and Local Plan policy NH/14, and will be subject to detailed assessment at the reserved matters stage.

### **Design, Layout, Scale and Landscaping**

- 7.86 Policy HQ/1 'Design Principles' provides a comprehensive list of criteria by which development proposals must adhere to, requiring that all new development must be of high-quality design, with a clear vision as to the positive contribution the development will make to its local and wider context.
- 7.87 Policies NH/2, NH/6 and SC/9 are relevant to the landscape and visual impacts of a proposal. Together they seek to permit development only where it respects and retains or enhances the local character and distinctiveness of the local landscape and its National Character Area.
- 7.88 The District Design Guide SPD (2010) and Landscape in New Developments SPD (2010) provide additional guidance. The NPPF provides advice on achieving well-designed places and conserving and enhancing the natural environment.
- 7.89 The Council's Urban Design officer is supportive of the proposals in Urban Design terms and consider the masterplan principles have been informed by a thorough understanding of the existing site context. In addition, the quantum of development proposed and the approach of setting the height in response to the scale and

massing of the existing buildings is considered acceptable and complies with Local Plan HQ/1, an paragraphs 130-136 of the NPPF.

- 7.90 Girton College and the surrounding land lies within the 'West Cambridge Claylands' Landscape Character Area. A Landscape Visual Impact Assessment dated April 2015 prepared by Robert Myers Associate has been submitted with the application, along with an LVIA Addendum dated November 2021 prepared by Turley which consider any potential landscape character impacts from the proposed development and whether potential landscape and visual effects have altered since the 2015 application. The addendum concludes that there would be no noticeable difference in views of the development proposal from outside the site.
- 7.91 The Council's Landscape Officer advised: *"generally, there has been little external change in the visual effects of the scheme to receptors. View 12 has become more prominent as the bridge has been widened and converted to a vehicular route with higher use and an extended view. The effects of the main visual element visible (extensive ball-stop fencing to the east) will depend on the design of the fence and some additional planting to integrate the 12m fencing into the landscape. This maybe inside or outside the fence line."*
- 7.92 The Council's Landscape Officers have reviewed the submission documents, notably Design and Access Statement Section 5 – Landscape, the Landscape Visual Impact Assessment, LVIA Addendum 2021, and the Arboricultural constraints plan. Overall, the officer considered the proposals to look well thought out and with the potential to form a series of useful and pleasant spaces, and an enhanced setting for proposed and existing buildings
- 7.93 The future reserved matters are to consider the following in regards of the layout and landscaping of the site:
- The applicant is strongly encouraged to engage the Council's specialists' team in developing the detail design of the scheme at pre-application stage. We provide design workshops, design-led community engagement service and an Independent Design review service which is very beneficial in terms of helping to achieve positive planning outcome. Rearrangement of the existing landscape once dwellings are demolished to fit with the proposed maintenance building and the new frontage to Girton Road.
  - The design of the new courts may encourage more use and provide a better setting for the buildings if the layout and planting take inspiration from the original Jekyll vision.
  - Redesign existing courts for best amenity and character – not just upgrading materials using the current layout
  - The proposed 12m high ball stop fencing should be installed together with carefully considered planting to help soften its appearance to viewpoint 12 on the bridge that crosses the A14.
  - Tree works should be undertaken at the earliest opportunity to maintain the health of the trees.
  - The tree survey should be used to inform proposals at the reserved matter stage, including where it is necessary to gap up screening vegetation, tree belts and tree groups, as well as when considering species for new areas of planting.

## **Trees**

- 7.94 Policies NH/2, NH/4 and HQ/1 to preserve, protect and enhance existing trees and hedges. Para. 131 of the NPPF seeks for existing trees to be retained wherever possible.
- 7.95 A group Tree Preservation Order (Ref: C/11/17/033/20) covers a large proportion of the trees found to the sites perimeter, most notably parallel with Huntingdon and Girton Roads. This tree belt makes a significant positive contribution to the amenity of the local area and ambiance within the college grounds. The scheme has been revised to remove one of the proposed access roads from Girton Road. This had been previously approved as part of the previous planning approval and would have resulted in a material loss of trees
- 7.96 The application is accompanied by a Tree Survey and Constraints Plan dated 09.01.15, Tree Plan - Illustrative Drawing, Tree Survey – Health and Safety Rev A dated 4.11.2022 and Treey Survey Plans prepared by Haydens dated 09.11.22.
- 7.97 The Council's Tree Officer has advised that Arboricultural Impact Assessment and Tree Protection Plan should be provided at this stage. However, as this application is in outline stage, officers are considering the parameter plans only. As the exact building footprint and dimensions are yet to be designed, it would be unreasonable to request this level of detail at this stage. Given the scheme has been revised to omit the removal of TPO trees to facilitate the new entrance onto Girton Road, Officers consider there is sufficient scope to ensure the trees are appropriately protected as the detailed design develops through the reserved matters applications and will include appropriately worded conditions to that effect.
- 7.98 The Tree Officer in their consideration of the now expired outline proposal acknowledged the proposal would result in the loss of some existing mature trees (including TPO trees) but that the quantum of loss is proportionately small and offered no objection to the development, subject to mitigation including the protection of retained trees and planting of additional trees.
- 7.99 Subject to conditions as appropriate, the proposal would accord with policies NH/2, NH/4, HQ/1 of the Local Plan.

### **Biodiversity**

- 7.100 The Environment Act 2021 and the Councils' Biodiversity SPD (2022) require development proposals to deliver a net gain in biodiversity following a mitigation hierarchy which is focused on avoiding ecological harm over minimising, rectifying, reducing and then off-setting. This approach accords with policy NH/14 which outlines a primary objective for biodiversity to be conserved or enhanced and provides for the protection of Protected Species, Priority Species and Priority Habitat.
- 7.101 In accordance with policy and circular 06/2005 'Biodiversity and Geological Conservation', the application is accompanied by a Preliminary Ecological Appraisal, pre-intervention and post-intervention habitats indicative plans, Biodiversity Net Gain Metric 3.1 which sets out that an 11% and 11.5% gain in Habitats and Hedgerows respectively.
- 7.102 The application has been subject to formal consultation with the Council's Ecology Officer, who raises no objection to the proposal and recommends several conditions to ensure the protection of species and the estimated biodiversity net gain is delivered. A 30 year monitoring period for BNG is required to make the

development acceptable in planning terms, in accordance with the Environment Act, an index linked financial obligation will be secured to cover the Council's monitoring costs and periodic monitoring reports are to be submitted to the Council after years 1, 2, 3, 4, 5, 10, 15, 20, 25, and 30.

- 7.103 In consultation with the Council's Ecology Officer, subject to appropriate conditions, officers are satisfied that the proposed development complies with policy NH/14, the Biodiversity SPD 2022, the requirements of the Environment Act 2021 and 06/2005 Circular advice.
- 7.104 Natural England have raised no objection in respect of an impact on any statutory protected sites.
- 7.105 A S106 clause is required to capture monitoring reports and associated tariff-based costs for the 30 year monitoring period with the exact commuted sum to be agreed with the Council's Ecology team post resolution.

### **Green Infrastructure**

- 7.106 Local Plan Policy NH/6(4) requires all new developments to contribute towards the enhancement of the green infrastructure network within the district. These contributions will include the establishment, enhancement and the on-going management costs.
- 7.107 The Council's S106 Officer has requested a financial contribution of £140,332.50 towards the creation of new green infrastructure at Coton Countryside Reserve.
- 7.108 Following discussion with the S106 officer, it has been agreed that on balance, this request is not justified as the Girton College grounds already provides public access and a dog walking route through landscaped grounds which benefit from well-maintained clusters of mature and TPO trees. In addition, the outline application will secure on-site delivery of Biodiversity Net Gain discussed in detail below.
- 7.109 As such, officers consider the outline to meet the requirements of Policy NH/6 of the Local Plan 2018.

### **Carbon Reduction and Sustainable Design**

- 7.110 The Councils' Sustainable Design and Construction SPD (2020) sets out a framework for proposals to demonstrate they have been designed to minimise their carbon footprint, energy and water consumption and to ensure they are capable of responding to climate change as required by policy CC/1.
- 7.111 Policy CC/3 'Renewable and Low Carbon Energy', requires that Proposals for new dwellings and new non-residential buildings of 1,000m<sup>2</sup> or more will be required to reduce carbon emissions by a minimum of 10% through the use of on-site renewable energy and low carbon technologies.
- 7.112 Policy CC/4 'Water Efficiency' requires that all new residential developments must achieve as a minimum water efficiency to 110 litres pp per day and for non-residential buildings to achieve a BREEAM efficiency standard equivalence of 2 credits. Paras 152 – 158 of the NPPF are relevant.



- 7.113 The application is supported by a Sustainability Statement and sustainability checklist. The proposal incorporates fabric improvements and energy efficient measures including;
- Enhanced U-values
  - Improved air tightness
  - Low energy lighting
  - Mechanical ventilation with heat recover
  - All electric
  - Heat pumps for heating and hot water requirements.
- 7.114 Renewable technologies proposed include Solar Photovoltaic panels on viable roof spaces.
- 7.115 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, overheating risk, and water efficiency.
- 7.116 The applicants have suitably addressed the issue of sustainability and renewable energy and subject to conditions the proposal is compliant with Local Plan policies CC/1, CC/3 and CC/4 and the Greater Cambridge Sustainable Design and Construction SPD 2020.

#### **Water Management and Flood Risk**

- 7.117 Policies CC/7, CC/8 and CC/9 of the Local Plan require developments to have appropriate sustainable foul and surface water drainage systems and minimise flood risk. Paras. 159 – 169 of the NPPF are relevant.
- 7.118 The site is in Flood Zone 1 and is therefore considered at low risk of flooding.
- 7.119 The applicants have submitted a Flood Risk and Drainage Strategy Report dated 03/11/2021 prepared by Smith and Wallwork Engineers, Surface Water Drainage Strategy Report dated 27/04/2022 prepared by Smith and Wallwork Engineers, and an Anglian Water Pre-planning report.
- 7.120 The Council's Sustainable Drainage Engineer has advised they have no comments to make as the LLFA have comments on the application.
- 7.121 The Local Lead Flood Authority has advised that following the submission of the Surface Water Drainage Strategy Report that they have removed their objection to the proposed SUDS strategy, which is now proposed to be managed through permeable paving, vegetated infiltration swales/Basins, and geocellular tanks. The LLFA strongly encourage the use of above ground infiltration such as swales/basins as widely as possible. Conditions are recommended.
- 7.122 The Environment Agency has commented on the application and have no objection to the application subject to recommendations and informatives, which are to be applied to the application through conditions and informatives if this application is to be recommended for approval.
- 7.123 Anglian Water has provided a pre-planning report and has advised that the foul drainage from this development is in the catchment of the Uttons Drove Water Recycling Centre which currently does not have capacity to treat the flows from the development site, however, they do acknowledge that it is their responsibility

to accept the foul water from the development and take the necessary steps to ensure that this is achieved. No comment was made in relation to surface water drainage. Informatives were recommended on the application in line with the used water network and how this development will sit within the current network.

- 7.124 Subject to the inclusion of the recommended conditions and informatives, the applicants have suitably addressed the issues of water management and flood risk, and subject to conditions the proposal is in accordance with Local Plan policies CC/7, CC/8 and CC/9 and NPPF advice.

### **Highway Safety and Transport Impacts**

- 7.125 Policy HQ/1 states that proposals must provide safe and convenient access for all users and abilities to public buildings and spaces, including those with limited mobility or those with impairment such as sight or hearing.
- 7.126 Policy TI/2 requires developers to demonstrate adequate provision will be made to mitigate the likely impacts of the proposed development and, for larger developments, to demonstrate they have maximised opportunities for sustainable travel, and provided a Transport Assessment and Travel Plan.
- 7.127 Para. 111 of the NPPF advises that development should only be prevented or refused on highways grounds if there would be an unacceptable impact on highway safety, or the residual cumulative impacts on the road network would be severe.
- 7.128 The application is supported by a Master Plan Transport Statement and Travel Plan Framework dated January 2022, prepared by SLR and a Technical Note dated 26<sup>th</sup> January 2023 which was drafted to address concerns raised in the original consultation. The application is also accompanied by detailed access drawings.
- 7.129 The application seeks detailed approval for access to the college as part of the overall outline. This includes:
- The introduction of the northern entrance on Girton Road for use by vehicles delivering to the grounds, maintenance yard and the kitchens.
  - Widening of the existing vehicular access to Grange Drive.
  - Retention of Orchard Drive as the primary vehicular access to the new car park accessed via the existing Mare's Run access road.
- 7.130 Following amendments, the Local Highways Authority have confirmed that they have no objection to the proposed access subject to conditions relating to levels, construction traffic management plan, bound materials, and an informative regarding separate permissions for highways works.
- 7.131 As a key aspiration of the masterplan proposals are to rationalise accommodation and bring all students of Girton College to accommodation on the college grounds, it is anticipated that there would be a neutral impact on the local highways with respect to trip generation by walking, cycling, car and public transport. The College also forms part of the wider University license system where opportunities for students to keep a car or motorcycle in Cambridge is limited.
- 7.132 The submitted Technical Note addresses the comments made by the Transport Assessment Team in terms of the trip movements to and from the site. It is noted

that the trip patterns will change from those existing as students will no longer have the need to travel from off-campus accommodation to the University.

- 7.133 The application has been subject to formal consultation with Cambridgeshire County Council's Transport Assessment Team, who raise no objection to the proposal subject to the proposed Travel Plan being aligned with the Overarching University site-wide Travel Plan.
- 7.134 No objection is raised by National Highways.
- 7.135 Subject to conditions the proposal accords with the objectives of policy TI/2 of the Local Plan and is compliant with NPPF advice.

### **Cycle and Car Parking Provision**

- 7.136 Policies HQ/1 and TI/3 set out that car and cycle parking provision should be provided through a design-led approach in accordance with the indicative standards set out in Figure 11 of the Local Plan. Cycle parking should be provided to at least the minimum standards.

#### *Cycle Parking*

- 7.137 TI/3 requires cycle parking provision for residential institutions (residential schools and colleges) to be delivered on merit.
- 7.138 The existing site has several areas of cycle parking with a cumulative total of 455 cycle spaces.
- 7.139 The submitted Master Plan Transport Statement and Travel Plan Framework do not include details of proposed cycle parking but confirms that cycle parking will come forward with each reserved matters application to cater for the increase in student numbers. A condition is proposed to require details of cycle parking to be submitted for approval.

#### *Car Parking*

- 7.140 TI/3 requires indicative car parking provision for residential institutions (residential schools and colleges) to be provided on merit.
- 7.141 The existing site currently has car parking for 167 cars across the site, of which 38 are visitor bays.
- 7.142 Subject to conditions, the proposal is considered to accord with policies HQ/1 and TI/3 of the Local Plan and the Greater Cambridge Sustainable Design and Construction SPD.

### **Other Matters**

#### **Construction and Environmental Health Impacts**

- 7.143 The land contamination, air quality and noise and vibrational impacts associated with the construction and occupation of the site are addressed by Local Plan policies CC/6 'Construction Methods', CC/7 'Water Quality', SC/9 'Lighting Proposals', SC/10 'Noise Pollution', SC/11 'Contaminated Land', SC/12 'Air Quality' and SC/14 'Odour'. Paragraphs 183 - 188 of the NPPF are relevant.

- 7.144 The application is accompanied by a Noise Impact Assessment, prepared by Max Fordham dated 11<sup>th</sup> January 2022. The Council's Environmental Health Team have assessed the application and recommended approval subject to conditions and informatives relating to; noise/vibration impacts, construction phase: noise/vibration and dust, detailed noise assessment, residential road traffic noise insulation, operational noise impacts, and artificial lighting.

#### *Contamination*

- 7.145 The application is accompanied by a Phase 1 Environmental Site Assessment prepared by SLR dated March 2015. The report has been reviewed by the Council's Contaminated Land Officer who notes the date of the report and that there are potential contaminative historical usages on the site, but raises no objection to the scheme subject to appropriate conditions.

#### *Air Quality*

- 7.146 The proposed development if approved would be an all-electric heating and hot water scheme. The Council's Air Quality officer has reviewed the submitted AQA prepared by Create Consulting Engineers Ltd, dated December 2021 and raised no objections to the proposals.
- 7.147 To conclude, the proposal adequately respects the amenity of its neighbours and of future occupants. Subject to conditions, the proposal is compliant with policy HQ/1 and the District Design Guide 2010. The associated construction and environmental impacts would be acceptable in accordance with policies CC/6, CC/7, SC/9, SC/10, SC/12 and SC/14 of the Local Plan.

#### **Archaeology**

- 7.148 The County archaeologist has commented on the application, their records show that this site lies in an area of archaeological potential:

*"A nationally important Anglo-Saxon cemetery was discovered on the south side of the College in the late 19th century, containing 150 urned cremation burials and 50 inhumations with a richness of grave goods (Cambridgeshire Historic Environment Record reference 05274). This site is unscheduled as it was excavated in advance of College building works in the 19th and 20th centuries. Additionally, evaluation trenching in 2013-14 on the NW side of the College (CHER ref ECB4112) presented new evidence of predominantly Late Iron Age to Roman settlement, although phases of earlier occupation were also recorded, extending our understanding of the extent and density of this period of settlement following the large scale excavations undertaken in the University's NW Cambridge development area on the south side of Huntingdon Road. Huntingdon Road follows the route of the Roman Road between Cambridge and Godmanchester, and contemporary spur roads have been recorded connecting with this from development sites along its length in recent years, indicating the interconnectedness of the Roman farms and larger settlements with this arterial route."*

- 7.149 To be certain as to the character of the current proposal area, the County Archaeologist recommend that previously un-evaluated areas which will be impacted by the proposed development should be subject to archaeological

evaluation. An archaeological condition for a Written Scheme of Investigation will be included should the application gain benefit of planning permission.

### **Public Art**

- 7.150 Policy HQ/2 of the Local Plan (2018) required developments of 1,000sqm or more than 10 residential dwellings to provide public art, integrated into the design of the development as a means of enhancing the quality of development proposals.
- 7.151 Given the scale of the development Officers consider it would be appropriate to secure public art within the scheme, as the design develops. There is sufficient space on site and the site is accessible by the public for public art to be delivered on site, and the art would be maintained and managed by the College so a financial contribution and monitoring costs would not be required.
- 7.152 Accordingly, a condition pertaining to Public Art provision will be included, should the application gain benefit of outline planning permission.

### **Playing Fields**

- 7.153 Sport England raised no concerns to the application and considered the development meets exception 4 of the adopted Playing Fields Policy.
- 7.154 Exception 4 relates to development on a playing fields, stating: *'The area of playing field to be lost as a result of the proposed development will be replaced, prior to the commencement of development, by a new area of playing field:*
- *of equivalent or better quality, and*
  - *of equivalent or greater quantity, and*
  - *in a suitable location, and*
  - *subject to equivalent or better accessibility and management arrangements.'*
- 7.155 The submitted parameter plans demonstrate that the proposed building areas would not affect any marked out formal sports pitches, and the proposal would provide four new tennis courts to compensate for the loss of the disused tennis Courts. Conditions will be secured with respect to detailed design of tennis courts and development on sports pitches.

### **Designing Out Crime**

- 7.156 No concerns were raised with regard to crime and disorder. The Designing Out Crime Officer welcomes the opportunity for early engagement at the detailed application stage to ensure the security of buildings, homes, amenity space and the environment provide a safe place for students, staff, residents and visitors.

### **Broadband**

- 7.157 LP policy TI/10 'Broadband' requires new development to contribute towards the provision of infrastructure suitable to enable the delivery of high-speed broadband services across the District. Given the site is an existing University campus site, Officers do not consider there would be a requirement to impose a planning

condition requiring broadband as the site already benefits from high-speed broadband.

*Time Limit within which development granted planning permission must begin*

- 7.158 Under section 92 Town and Country Planning Act 1990, outline planning permission should be made subject to conditions imposing two types of time-limit, one within which applications must be made for the approval of reserved matters and a second within which the development itself must be started. This is normally three years from the date on which permission was granted to submit all reserved matters, and development to begin within two years of the date on which the final reserved matters are approved. If the local planning authority considers it appropriate on planning grounds they may use longer or shorter periods but must clearly give their justification for doing so.
- 7.159 The application is a complex proposal, set out in the form of a masterplan which has examined the whole of the site in a comprehensive manner, which will provide for the needs of the College in the long term (25 - 30 years). Furthermore the College are reliant on obtaining funding to proceed with this development. For these reasons it is considered there is appropriate justification to allow for an extended period of time to implement the consent in various phases. Such an approach is consistent for the Governments objective of supporting sustainable development. The current Local Plan sets the spatial framework for the district until 2031, and it is considered reasonable to ensure the permission does not extend beyond that date.
- 7.160 Officers acknowledge the time limits imposed on the previous outline permission were very generous and consider that there may be substantive policy changes between now and 2031, and that the opportunity to review the application in light of the changes should be allowed for. On this basis, Officers recommend a date of four years to submit the first reserved matters application with the final reserved matters application to be submitted no later than 9 years from the date permission is granted, with development beginning no later than 2 years from the date of the last reserved matters.

## **8.0 Third Party Representations**

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

<b>Issue</b>	<b>Officer response</b>
The new access described as the "northern entrance" as shown on drawing 11 will increase noise levels to residents, shine lights into the house, impact on our privacy, degrade the safety of the environment.	<p>The Local Highways Authority have not raised concerns with the use of this new access for servicing requirements. The entrance has been designed to highways adoptable standards and will be subject to detailed approval from the Local Highway Authority. Therefore, local highway safety should not be increased and conditions are proposed to control this.</p> <p>The properties which could be most affected by the proposed entrance are located close to the Girton Road and will</p>

	<p>already experience an element of noise and light impacts from passing traffic.</p> <p>The new proposed access is a secondary access intended primarily for pedestrians, cyclists, and servicing and deliveries to the grounds, building maintenance yard and kitchens, it is not intended to be used as a main entrance for users of cars or all deliveries. Overall, officers are satisfied that the impact from the proposed entrance would not be unduly harmful to the neighbouring occupiers.</p>
New service access should be via Grange Road accessed from Huntingdon Road.	The Local Highways Authority have not raised concerns with the use of this new access for servicing requirements.
No community consultation. Community exhibition should be undertaken.	Extensive community consultation was undertaken prior to the original planning application. It was agreed between the Council and the applicant in 2021 that further public consultation prior to submission would not be required as the outline masterplan design principles have not changed.
Visual impact – proximity of Plot B to Girton Road and the residential properties. 3 storeys will be visible and are too high and will add to light pollution.	As yet, there is no detailed design of plot B, only a parameter plan which would allow for a maximum of 40% plot coverage for built footprint with a maximum height of 12-15m. These heights have been tested within the submitted LVIA and are considered to be appropriate. Light pollution will be controlled by condition.
Girton College has already expanded with the Swirles Court development at Eddington, the applicant has not demonstrated why a large, incongruous development is necessary.	This has been addressed in the Planning Assessment section.
Will change the character of the area and dramatically decrease the quality of life and safety of the neighbouring residents.	Officers consider the significant majority of the students to be relocated to the college site already use the college site on a daily basis. The net student growth anticipated over the next 25-30 years is anticipated to be 115 students total.
Plot B would result in loss of light to existing college buildings.	The submitted plans are indicative only and would be subject to detailed amenity scrutiny and design considerations at the reserved matters stage
Large scale development relative to the footprint of the existing college buildings.	The submitted plans are indicative only and would be subject to detailed design considerations at the reserved matters stage.

Loss of privacy and overlooking from new dormitory windows.	The submitted plans are indicative only and would be subject to detailed amenity scrutiny and design considerations at the reserved matters stage.
Increased noise pollution from a residential structure.	Noise conditions will be applied if permission is granted.
No benefits for the residents of the parish.	There are perceived public benefits including public art, public access, Biodiversity Net Gain and additional landscaping and tree planting, contributions towards increasing capacity at Huntingdon Road GP Practice.
Other locations available to the College that are better suited to development of this size.	The aspiration of Girton College's masterplan is to consolidate all students accommodation and activities onto the existing site, and this forms a key part of the collegiate campus experience.

## 9.0 Planning Obligations (S106)

- 9.1 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.
- 9.2 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.
- 9.3 Policy TI/8 'Infrastructure and New Developments' states that Planning permission will only be granted for proposals that have made suitable arrangements for the improvement or provision of infrastructure necessary to make the scheme acceptable in planning terms. The nature, scale and phasing of any planning obligations and/or Community Infrastructure Levy (CIL) contributions sought will be related to the form of the development and its potential impact upon the surrounding area.
- 9.4 The South Cambridgeshire District Council S106 Officer has commented on the application and they have requested an obligation for £140,332.50 towards the creation of new green infrastructure at Coton Countryside Reserve and a monitoring fee of £500. It has been agreed between the parties that on the basis that the site already benefits from a matured landscaped gardens, would be delivering significant Biodiversity Net Gain improvements and already allows public access through the site that a further Green Infrastructure contribution would not be a reasonable or proportionate request and is therefore not required. Public access to the site is currently managed by the College and officers do not consider it reasonable to request that this matter be formalised through the S106 legal agreement.



- 9.5 Biodiversity Net Gain improvements and associated monitoring reports and fees will be secured through the S106. The costs associated with monitoring the BNG on site and the review of the monitoring reports would require an indexed-linked payment, dependent on the amount of officer time required to undertake monitoring duties per annum, with the final commuted sum to be agreed post resolution.
- 9.6 The NHS Cambridgeshire and Peterborough Integrated Care System has commented on the application and they have identified that the development will give rise to a need for additional primary healthcare provision to mitigate impacts arising from the development, comprising £175,680 for improvements / extensions / refurbishments to provide additional patient capacity within the locality as there is currently insufficient capacity at the Huntingdon Road GP practice. As set out in the consultation response, the sum has been calculated based on the number of rooms created through the development, which is approximately 400. This number has been arrived at upon the assumption that any rooms vacated / reconciled by the University would then be backfilled by continued residential occupation.
- 9.7 The applicant has put forward reasoned justification as to why this is not necessarily the case and officers consider that the rooms lost through the returning of bedrooms to fellows sets and study rooms, and the demolition of the post graduate houses should not be included in the calculation. Furth
- 9.8 Officers accept the applicant position that the majority of students are already in situ, and that only the net increase in student numbers, circa 115 over a 25-year period would be reasonable and proportionate, and that payments should be staggered and payable prior to the occupation of the relevant phase of student accommodation.
- 9.9 The planning obligations as set out above are considered to be necessary, directly related to the development and fairly and reasonably in scale and kind to the development and therefore Officers are of the view that the required planning obligation(s) passes the Regulation 122 tests set by the Community Infrastructure Levy Regulations 2010 and are in accordance with Policy TI/8 of the South Cambridgeshire Local Plan (2018).

## **10.0 Planning Balance**

- 10.1 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).

### *Balance of harm v benefit*

- 10.2 The NPPF is clear in advising substantial weight should be given to any harm to the Green Belt, and that 'very special circumstance' will not exist unless the potential harm to the Green Belt, and any other harm resulting from the proposal, is clearly outweighed by other considerations.
- 10.3 The potential enhancements to public open space for the community and improvements to sustainability are material, but are of limited public benefit given local residents are already granted access to the site and short travelling distance between Girton and Swirles Court, Eddington. In respect of the historic environment, the development does have the potential to make improvements to the Grade II\* Listed Buildings through returning some rooms to sets, however this

is not proposed within this application and officers are of the view limited weight can be given this benefit.

- 10.4 Officers are of the view substantial weight should be given to the vital economic role of Cambridge University in the current and future growth at local, regional and national level, and need for the College to contribute to meeting the objectives of the University remaining a truly world class institution.
- 10.5 This, when taking into account the lack of realistic alternative sites for the College to expand justifies 'very special circumstances' which clearly outweigh the harm (when given substantial weight) to the Green Belt through the coalescence of Girton village with Cambridge and the other relatively limited harm identified above.
- 10.6 Other potential impacts including drainage, ecology, sustainability, heritage, archaeology and transport issues have all been adequately addressed through appropriate planning conditions.

*Referral of the decision to the Secretary of State*

- 10.7 If members are minded to recommend approval of the application, the application will need to be referred to the Secretary of State because of the Green Belt considerations.
- 10.8 The Town and Country Planning (Consultation) (England) Direction 2009 sets out the applicable criteria and arrangements that must be followed for consulting the Secretary of State once the local planning authority has resolved to grant planning permission for certain types of development, which includes this application.
- 10.9 The purpose of the Direction is to give the Secretary of State an opportunity to consider using the power to call in an application under section 77 of the Town and Country Planning Act 1990. The use of the call in power requires that the decision be taken by the Secretary of State rather than the local planning authority.
- 10.10 Where consultation with the Secretary of State under the Direction is required, the local planning authority cannot grant planning permission on the application until the expiry of a period of 21 days beginning with the date which the Secretary of State notifies the local planning authority that the consultation has been received and he has all the information necessary to consider the matter.
- 10.11 Having taken into account the provisions of the development plan, NPPF and NPPG guidance, the statutory requirements of section 66(1) and 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

**11.0 Recommendation**

**11.1 Approve** subject to:

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

- Satisfactory completion of a Section 106 Agreement which includes the Heads of Terms (HoT's) as set out in the report with minor amendments to the Heads of Terms as set out delegated to officers. The precise quantum of the contribution towards the NHS to be delegated to officers
- The Secretary of State confirming the application is not to be Called-In for his consideration.

11.2 In the event that the application is refused, and an Appeal is lodged against the decision to refuse this application, delegated authority is sought to allow officers to negotiate and complete the Planning Obligation required in connection with this development.

## **12.0 Planning Conditions**

### **1. Reserved matters**

No development shall commence until details of the appearance, landscaping, layout and scale (hereinafter called "the reserved matters") have been submitted to and approved in writing by the Local Planning Authority. The development shall be carried out as approved.

Reason: This is an Outline permission only and these matters have been reserved for the subsequent approval of the Local Planning Authority.

### **2. Reserved Matters time limit**

(a) The first application for approval of reserved matters shall be made to the Local Planning Authority no later than four years from the date of this permission.

(b) Application for approval of the last of the reserved matters shall be made to the Local Planning Authority before the expiration of eight years from the date of this permission.

(c) The development hereby permitted shall be begun before the expiration of two years from the date of approval of the last of the reserved matters to be approved.

Reason: In accordance with the requirements of Section 92 of the Town and Country Planning Act 1990 (as amended by Section 51 of the Planning and Compulsory Purchase Act 2004).

### **3. Approved Plans**

The development hereby permitted shall be carried out in accordance with the approved plans.

Reason: To facilitate any future application to the Local Planning Authority under Section 73 of the Town and Country Planning Act 1990.

### **4. Phasing Plan**

Prior to or concurrently with the submission of the first of the reserved matters application(s), a Site Wide Phasing Plan shall be submitted to the local planning authority for approval. No development shall commence apart from enabling works agreed in writing by the local planning authority until such time as the phasing plan has been approved in writing by the local planning authority. The development

shall be carried out in accordance with the approved phasing contained within the phasing plan.

Reason: To clarify how the site is to be phased to assist with the determination of subsequent reserved matters applications.

**5. Reserved Matters – Noise**

Concurrent with any Reserved Matters application for containing commercial, community or leisure uses on site, a noise assessment as necessary and a scheme for the insulation of the building(s) and/or associated plant / equipment or other attenuation measures, in order to minimise the level of noise emanating from the said building(s) and/or plant 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 thereafter be maintained in strict accordance with the approved details.

Reason: To protect the amenity of the adjoining properties in accordance with Policy HQ/1 of the South Cambridgeshire Local Plan 2018.

**6. Reserved Matters - Artificial Lighting** - Within any reserved matters application, which includes the provision of any form of illumination pursuant to this outline permission the reserved matters details for appearance shall include details of the height, type, position and angle of glare of any final site lighting / floodlights including horizontal and vertical isolux contours. The details and measures so approved shall be carried out and maintained in accordance with the approved lighting scheme/plan.

Reason: To protect the amenity of the nearby residential properties in accordance with Policy HQ/1 of the South Cambridgeshire Local Plan 2018.

**Pre-commencement Conditions**

**Sports Provision**

**7.** No development of the tennis courts shall commence until details of the design and layout of the proposed courts have been submitted to and approved in writing by the local planning authority. The tennis courts shall be constructed in accordance with the approved details.

Reason: To ensure the development is fit for purpose and sustainable and to accord with adopted policy SC/8 of the South Cambridgeshire Local Plan (2018)

**8.** No development of the sports pitches shall take place until there has been submitted by the applicant and approved in writing by the Local Planning Authority; 1) a detailed assessment of the ground conditions of the land proposed for the (i) (j) playing field which identifies constraints which could affect playing field quality; and 2) based on the results of the assessment to be carried out pursuant to 1) above, a detailed scheme which ensures that the playing field will be provided to an acceptable quality. The scheme shall include a written specification of soils structure, proposed drainage, cultivation and other operations associated with grass and sports turf establishment and a programme of implementation. The development shall be constructed in accordance with the agreed details.

Reason: To ensure the playing field is prepared to an adequate standard and is fit for purpose and to accord with adopted Policy SC/8 or any updating of this policy)

### **Archaeology**

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

Reason: To ensure that before any demolition and or development commences an appropriate archaeological investigation of the site has been implemented before development commences in accordance with Policy NH/14 of the South Cambridgeshire Local Plan 208.

### **Trees**

10. Details of Tree Protection

Details of the specification and position of fencing, or any other measures to be taken for the protection of any trees from damage during the course of development, shall be submitted to the local planning authority for its written approval, and implemented in accordance with that approval before any equipment, machinery or materials are brought onto the site for the purpose of development (including demolition). 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 this condition, 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 protect the visual amenity of the area and to ensure the retention of the trees on the site.

### **Ecology**

11. No development of the relevant phase shall take place (including demolition, grounds works, vegetation clearance) until a Construction Ecological Management Plan (CEcMP) has been submitted to and approved in writing by the local planning authority. The CEcMP shall include the following:
- a. Risk assessment of potentially damaging construction activities
  - b. Identification of "biodiversity protection zones"
  - c. Practical measures (both physical measure and sensitive working practices) to avoid or reduce impacts during construction (may be provided as a set of method statements)
  - d. The location and timings of sensitive works to avoid harm to biodiversity features
  - e. The times during which construction when specialist ecologists need to be present on site to oversee works
  - f. Responsible persons and lines of communications

- g. The role and responsibilities on site of an ecological clerk of works (WCoW) or similarly competent person
- h. Use of protective fences, exclusion barriers and warning signs if applicable.

The approved CEcMP shall be adhered to and implemented throughout the construction period strictly in accordance with the approved details, unless otherwise agreed in writing by the local planning authority,

Reason: To ensure that before any development commences an appropriate protection measure for ecology during construction has been agreed in accordance with Policies HQ/1 and NH/4 of the South Cambridgeshire Local Plan 2018.

### **Surface Water**

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

The scheme shall be based upon the principles within the agreed Surface Water Drainage Strategy Report prepared by Smith and Wallwork Engineers (ref: 000300-SAW-ZZ-ZZ-RP-C-0002 Revision P02) dated 10 May 2022. It should be ensured that the following is included:

- b. Full calculations detailing the existing surface water runoff rates for the QBAR, 3.3% Annual Exceedance Probability (AEP) (1 in 30) and 1% AEP (1 in 100) storm events;
- c. Full results of the proposed drainage system modelling in the above-referenced storm events (as well as 1% AEP plus climate change), inclusive of all collection, conveyance, storage, flow control and disposal elements and including an allowance for urban creep, together with an assessment of system performance;
- d. Detailed drawings of the entire proposed surface water drainage system, attenuation and flow control measures, including levels, gradients, dimensions and pipe reference numbers, designed to accord with the CIRIA C753 SuDS Manual (or any equivalent guidance that may supersede or replace it);
- e. Full detail on SuDS proposals (including location, type, size, depths, side slopes and cross sections);
- f. Site Investigation and test results to confirm infiltration rates;
- g. Details of overland flood flow routes in the event of system exceedance, with demonstration that such flows can be appropriately managed on site without increasing flood risk to occupants;
- h. Demonstration that the surface water drainage of the site is in accordance with DEFRA non-statutory technical standards for sustainable drainage systems;
- i. Full details of the maintenance/adoption of the surface water drainage system;
- j. Permissions to connect to a receiving watercourse or sewer;
- k. Measures taken to prevent pollution of the receiving groundwater and/or surface water

Reason: To ensure that the proposed development can be adequately drained and to ensure that there is no increased flood risk on or off site resulting from the proposed development and to ensure that the principles of sustainable drainage can be incorporated into the development, noting that initial preparatory and/or construction works may compromise the ability to mitigate harmful impacts.

- 13.** Prior to commencement of development of each phase or parcel of the development, in accordance with the submitted Surface Water Drainage Strategy Report prepared by Smith and Wallwork Engineers (ref: 000300-SAW-ZZ-ZZ-RP-C-0002 Revision P02) dated 10 May 2022, detailed designs for the surface water drainage scheme for that phase or parcel shall be submitted to and agreed by the Local Planning Authority in consultation with the Lead Local Flood Authority. The detailed designs will include elements of source control and a programme for the incremental implementation of the surface water drainage design for the phase or parcel. This must ensure sufficient surface water drainage infrastructure is in place for the amount of development which has taken place in that phase or parcel of the development at any point in time unless otherwise agreed in writing by the Local Planning Authority. Once implemented the surface water drainage infrastructure shall be retained for the lifetime of the development.

Reason: To ensure a satisfactory method of surface water drainage, and to prevent the increased risk of flooding to third parties

- 14.** No development, including preparatory works, shall commence until details of measures indicating how additional surface water run-off from the site will be avoided during the construction works have been submitted to and approved in writing by the Local Planning Authority. The applicant may be required to provide collection, balancing and/or settlement systems for these flows. The approved measures and systems shall be brought into operation before any works to create buildings or hard surfaces commence.

**Reason:** To ensure surface water is managed appropriately during the construction phase of the development, so as not to increase the flood risk to adjacent land/properties or occupied properties within the development itself; recognising that initial works to prepare the site could bring about unacceptable impacts.

**15. Demolition Construction Environmental Management Plan**

No development, including demolition, of the relevant phase shall commence until a site wide Demolition and Construction Environmental Management Plan (DCEMP) has been submitted to and approved in writing by the Local Planning Authority.

The DCEMP shall include the consideration of the following aspects of demolition and construction:

- a) Demolition, construction and phasing programme.
- b) Contractors' access arrangements for vehicles, plant and personnel including the location of construction traffic routes to, from and within the site, details of their signing, monitoring and enforcement measures.
- c) Construction/Demolition hours which shall be carried out between 0800 hours to 1800 hours Monday to Friday, and 0800 hours to 1300 hours on Saturday and at no time on Sundays, Bank or Public Holidays, unless in accordance with agreed emergency procedures for deviation.

- d) Delivery times and collections / dispatches for construction/demolition purposes shall be carried out between 0800 to 1800 hours Monday to Friday, 0800 to 1300 hours on Saturdays and at no time on Sundays, bank or public holidays, unless otherwise agreed in writing by the Local Planning Authority
- e) Soil Management Strategy having particular regard to potential contaminated land and the reuse and recycling of soil on site, the importation and storage of soil and materials including audit trails.
- f) Noise impact assessment methodology, mitigation measures, noise monitoring and recording statements in accordance with the provisions of BS 5228-1:2009+A1:2014 Code of Practice for noise and vibration control on construction and open sites.
- g) Vibration impact assessment methodology, mitigation measures, monitoring and recording statements in accordance with the provisions of BS 5228-2:2009+A1:2014 Code of Practice for noise and vibration control on construction and open sites. Details of any piling construction methods / options, as appropriate.
- h) Dust mitigation, management / monitoring and wheel washing measures in accordance with the provisions of Control of dust and emissions during construction and demolition - Greater Cambridge supplementary planning guidance 2020.
- i) Use of concrete crushers.
- j) Prohibition of the burning of waste on site during demolition/construction.
- k) Site artificial lighting including hours of operation, position and impact on neighbouring properties.
- l) Drainage control measures including the use of settling tanks, oil interceptors and bunds.
- m) Screening and hoarding details.
- n) Access and protection arrangements around the site for pedestrians, cyclists and other road users.
- o) Procedures for interference with public highways, including permanent and temporary realignment, diversions and road closures.
- p) External safety and information signing and notices.
- q) Implementation of a Stakeholder Engagement/Residents Communication Plan, Complaints procedures, including complaints response procedures.
- r) Membership of the Considerate Contractors Scheme.

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

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

## **16. Noise and Vibration Assessment**

Before any development is commenced, a scheme for protecting the proposed buildings from noise from Huntingdon Road and Primary Routes through the site shall be submitted to and approved in writing by the Local Planning Authority and all works which form part of the approved scheme shall be completed before any one of the permitted dwellings is occupied.

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

## **17. Contamination - Remediation**

No development shall take place until:

- a. The application site has been subject to a detailed scheme for the investigation and recording of contamination and remediation objectives



have been determined through risk assessment and agreed in writing by the Local Planning Authority

- b. Detailed proposals for the removal, containment or otherwise rendering harmless any contamination (the Remediation method statement) have been submitted to and approved in writing by the Local Planning Authority.

Reason: to ensure that risks from land contamination to the future users of the land and neighbouring land are minimised, together with those to controlled waters, property and ecological systems and to ensure that the development can be carried out safely without unacceptable risks to workers, neighbours and other offsite receptors in accordance with Policy SC/11 of the South Cambridgeshire Local Plan 2018.

#### **18. Contamination – Verification**

Prior to the first occupation of any residential accommodation hereby permitted, the works specified in any remediation method statement detailed in the contamination remediation condition must be completed and a Verification report submitted to and approved in writing by the Local Planning Authority

Reason: to ensure that risks from land contamination to the future users of the land and neighbouring land are minimised, together with those to controlled waters, property and ecological systems and to ensure that the development can be carried out safely without unacceptable risks to workers, neighbours and other offsite receptors in accordance with Policy SC/11 of the South Cambridgeshire Local Plan 2018.

#### **19. Contamination - Unexpected**

If, during remediation or construction works, any additional or unexpected contamination is identified, then remediation proposals for this material should be agreed in writing by the Local Planning Authority before any works proceed and shall be fully implemented prior to the first occupation of any residential accommodation hereby approved.

Reason: to ensure that risks from land contamination to the future users of the land and neighbouring land are minimised, together with those to controlled waters, property and ecological systems and to ensure that the development can be carried out safely without unacceptable risks to workers, neighbours and other offsite receptors in accordance with Policy SC/11 of the South Cambridgeshire Local Plan 2018.

#### **20. Traffic Management Plan**

No demolition or construction works of the relevant phase, shall commence on site until a traffic management plan has been agreed with the Local Planning Authority in consultation with the Highway Authority. The principle areas of concern that should be addressed are:

- a. Movements and control of muck away lorries (all loading and unloading shall be undertaken off the adopted highway)
- b. Contractor parking shall be within the curtilage of the site and not on the street.
- c. Movements and control of all deliveries (all loading and unloading shall be undertaken off the adopted public highway).
- d. Control of dust, mud and debris, in relationship to the functioning of the adopted public highway. Reason: In the interests of highway safety.

Reason: In the interests of highway safety.

**Prior to above Ground Level/Occupation**

**21. Materials**

No development shall take place above ground level, except for demolition, until details of all the materials for the external surfaces of buildings to be used in the construction of the development have been submitted to and approved in writing by the local planning authority.

Reason: To ensure the external appearance of the development does not detract from the character and appearance of the area in accordance with Policy HQ/1 of the South Cambridgeshire Local Plan 2018.

**22. Public Art**

No development above ground level of the relevant phase, other than demolition (or in accordance with a timetable agreed in writing by the Local Planning Authority) shall commence until a Public Art Delivery Plan (PADP) has been submitted to and approved in writing by the Local Planning Authority.

The PADP shall include:

- a) Details of the public art and artist commission;
- b) Details of how the public art will be delivered, including a timetable for delivery;
- c) Details of the location of the proposed public art on the application site;
- d) The proposed consultation to be undertaken;
- e) Details of how the public art will be maintained;
- f) How the public art would be decommissioned if not permanent
- g) How repair would be carried out;
- h) How the public art would be replaced in the event that it is destroyed;

The approved PADP shall be fully implemented in accordance with the approved details and timetabling. Once in place, the public art shall not be moved or removed otherwise than in accordance with the approved maintenance arrangements.

Reason: To provide public art as a means of enhancing the development in accordance with Policy HQ/2 of the South Cambridgeshire Local Plan.

**23. Landscape and Ecological Management Plan (LEMP)**

No approved dwelling shall be occupied until a Landscape and Ecological Management Plan (LEMP) has been submitted to, and approved in writing by, the local planning authority. The LEMP shall include the following.

- a) Description and evaluation of features to be managed.
- b) Ecological trends and constraints on site that might influence management.
- c) Aims and objectives of management.
- d) Appropriate management options for achieving aims and objectives.
- e) Prescriptions for management actions.
- f) Prescription of a work schedule (including an annual work plan capable of being rolled forward over a five-year period).
- g) Details of the body or organisation responsible for implementation of the plan.
- h) Ongoing monitoring and remedial measures.

The LEMP shall also include details of the legal and funding mechanism(s) by which the long-term implementation of the plan will be secured by the developer

with the management body(ies) responsible for its delivery. The plan shall also set out (where the results form monitoring show that conservation aims and objectives of the LEMP are not being met) contingencies and/or remedial action will be identified, agreed and implemented so that the development still delivers the fully functioning biodiversity objectives of the originally approved scheme.

The approved plan will be implemented in accordance with the approved details.

Reason: To ensure that before any development commences an appropriate landscape and ecological management plan has been agreed in accordance with Policies HQ/1 and NH/4 of the South Cambridgeshire Local Plan 2018.

#### **24. Cycle storage**

No development shall take place above ground level, until details of facilities for the covered, secure parking of cycles for use in connection with the development have been submitted to and approved in writing by the Local Planning Authority. The details shall include the means of enclosure, materials, type and layout. The facilities shall be provided in accordance with the approved details and shall be retained as such.

Reason: To ensure appropriate provision for the secure storage of bicycles in accordance with Policy TI/3 of the South Cambridgeshire Local Plan 2018.

#### **25. Renewable Energy Strategy**

The approved renewable/low carbon energy technologies (as set out in the Sustainability Statement) shall be fully installed and operational prior to the occupation of the development. Detailed design stage SBEM calculations, evidencing a minimum 10% carbon emissions reduction, shall have previously been submitted to and approved in writing by the local planning authority.

Where grid capacity issues subsequently arise, written evidence from the District Network Operator confirming the detail of grid capacity and a revised Energy Statement to take account of this shall be submitted to and approved in writing by the local planning authority. The revised Energy Statement shall be implemented development and thereafter maintained in accordance with the approved details

Reason: In the interests of reducing carbon dioxide emissions in accordance with Policy CC/3 of the South Cambridgeshire Local Plan 2018 and the Greater Cambridge Sustainable Design and Construction SPD 2020.

#### **26. Water Efficiency**

The development hereby permitted shall not be used or occupied until a water efficiency specification, based on the BREEAM Wat01 Water Calculator Methodology, has been submitted to approved in writing by the local planning authority. The specification shall demonstrate the achievement of 2 credits for water efficiency (Wat01) and that the development will be carried out in accordance with the agreed details.

Reason: To ensure that the development makes efficient use of water and promotes the principles of sustainable construction (South Cambridgeshire Local Plan 2018 Policy CC/4 and the Greater Cambridge Sustainable Design and Construction SPD 2020.

## **27. Fire Hydrants**

No development above ground level shall commence until a scheme for the provision and location of fire hydrants to serve the development to a standard recommended by the Cambridgeshire Fire and Rescue Service has been submitted to and approved in writing by the Local Planning Authority.

The development shall not be occupied until the approved scheme has been implemented.

Reason: To ensure an adequate water supply is available for emergency use.

### **Compliance conditions**

#### *Highways - Levels*

- 28.** The access hereby approved shall be constructed so that the falls and levels are such that no private water from the site drains across or onto the adopted public highway.

Reason: For the safe and effective operation of the highway.

#### *Highways – Materials*

- 29.** The access routes hereby permitted shall be constructed using a bound material to prevent debris spreading onto the adopted public highway.

Reason: In the interests of highway safety

### **Informatives**

1. Historic England are of the view that in respect of the reserved matters application for Plot A Orchard Drive a continues built elevation on the eastern and northern boundaries should be incorporated into the scheme.
2. Archaeology - Partial discharge of the condition can be applied for once the fieldwork at Part c) has been completed to enable the commencement of development. Part d) of the condition shall not be discharged until all elements have been fulfilled in accordance with the programme set out in the WSI.
3. Anglian Water - Notification of intention to connect to the public sewer under S106 of the Water Industry Act Approval and consent will be required by Anglian Water, under the Water Industry Act 1991. Contact Development Services Team 0345 606 6087.
4. Anglian Water - Notification of intention to connect to the public sewer under S106 of the Water Industry Act Approval and consent will be required by Anglian Water, under the Water Industry Act 1991. Contact Development Services Team 0345 606 6087.
5. Anglian Water - Protection of existing assets - A public sewer is shown on record plans within the land identified for the proposed development. It appears that development proposals will affect existing public sewers. It is recommended that the applicant contacts Anglian Water Development Services Team for further advice on this matter. Building over existing public sewers will not be permitted (without agreement) from Anglian Water.

6. Anglian Water - Building near to a public sewer - No building will be permitted within the statutory easement width of 3 metres from the pipeline without agreement from Anglian Water. Please contact Development Services Team on 0345 606 6087.
7. Anglian Water - The developer should note that the site drainage details submitted have not been approved for the purposes of adoption. If the developer wishes to have the sewers included in a sewer adoption agreement with Anglian Water (under Sections 104 of the Water Industry Act 1991), they should contact our Development Services Team on 0345 606 6087 at the earliest opportunity. Sewers intended for adoption should be designed and constructed in accordance with Sewers for Adoption guide for developers, as supplemented by Anglian Water's requirements.
8. Environment Agency - Surface Water Drainage: All surface water from roofs shall be piped direct to an approved surface water system using sealed downpipes. Open gullies should not be used.
9. Environment Agency - Where infiltration drainage schemes, including soakaways, are proposed for the disposal of uncontaminated surface water, percolation tests should be undertaken, and soakaways designed and constructed in accordance with BRE Digest 365 (or CIRIA Report 156), and to the satisfaction of the Local Authority. The maximum acceptable depth for soakaways is 2 metres below existing ground level. Soakaways will not be permitted to be located in contaminated areas. If, after tests, it is found that soakaways do not work satisfactorily, alternative proposals must be submitted.
10. Environment Agency - Only clean, uncontaminated surface water should be discharged to any soakaway, watercourse or surface water sewer.
11. Environment Agency - Surface water from roads and impermeable vehicle parking areas shall be discharged via trapped gullies.
12. Environment Agency - Prior to being discharged into any watercourse, surface water sewer or soakaway system, all surface water drainage from lorry parks and/or parking areas for fifty car park spaces or more and hardstandings should be passed through an oil interceptor designed compatible with the site being drained. Roof water shall not pass through the interceptor.
13. Environment Agency - Site operators should ensure that there is no possibility of contaminated water entering and polluting surface or underground waters.
14. Environment Agency - Notwithstanding the provision of the Town and Country Planning General Permitted Development Order 1995 (or any order revoking or re-enacting that Order), any oil storage tank shall be sited on an impervious base and surrounded by oil tight bunded walls with a capacity of 110% of the storage tank, to enclose all filling, drawing and overflow pipes. The installation must comply with Control of Pollution Regulations 2001, and Control of Pollution (Oil Storage) Regulations 2001. Site operators should ensure that there is no possibility of contaminated water entering and polluting surface or underground waters.
15. Environment Agency – Conservation: Opportunities should be provided for wildlife habitat enhancement through enlargement and/or appropriate

management of existing habitats and through creation of new habitats. Subsequent proposals must demonstrate enhancement.

16. Lead Local Flood Authority - It is noted that infiltration could be utilised across the site. However, further infiltration testing will be required as the design of the scheme is set out. Infiltration rates should be worked out in accordance with BRE 365. If infiltration methods are likely to be ineffective then discharge into a watercourse/surface water sewer may be appropriate; however soakage testing will be required at a later stage to clarify this.
17. Lead Local Flood Authority- Ordinary Watercourse Consent - Constructions or alterations within an ordinary watercourse (temporary or permanent) require consent from the Lead Local Flood Authority under the Land Drainage Act 1991. Ordinary watercourses include every river, drain, stream, ditch, dyke, sewer (other than public sewer) and passage through which water flows that do not form part of Main Rivers (Main Rivers are regulated by the Environment Agency). The applicant should refer to Cambridgeshire County Council's Culvert Policy for further guidance: <https://www.cambridgeshire.gov.uk/business/planning-and-development/water-minerals-andwaste/watercourse-management/>
18. All green roofs should be designed, constructed and maintained in line with the CIRIA SuDS Manual (C753) and the Green Roof Code (GRO).
19. Surface water and groundwater bodies are highly vulnerable to pollution and the impact of construction activities. It is essential that the risk of pollution (particularly during the construction phase) is considered and mitigated appropriately. It is important to remember that flow within the watercourse is likely to vary by season and it could be dry at certain times throughout the year. Dry watercourses should not be overlooked as these watercourses may flow or even flood following heavy rainfall.
20. To satisfy the noise insulation scheme condition for the residential building envelope and traffic noise, the applicant / developer must ensure that the residential units at are acoustically protected by a noise insulation scheme, to ensure the internal noise level within the habitable rooms, and especially bedrooms comply with British Standard 8233:2014 "Sound Insulation and noise reduction for buildings-Code of Practice" derived from the World Health Organisation Guidelines for Community Noise: 2000. The code recommends that a scheme of sound insulation should provide internal design noise levels of 30 LAeq (Good) and 40 LAeq (Reasonable) for living rooms and 30 LAeq (Good) and 35 LAeq (Reasonable) for bedrooms. Where sound insulation requirements preclude the opening of windows for rapid ventilation and thermal comfort / summer cooling, acoustically treated mechanical ventilation may also need to be considered within the context of this internal design noise criteria. Compliance with Building Regulations Approved Document F 2006: Ventilation will also need consideration.
21. Any noise and vibration assessment of 'Operational Noise' including mitigation/insulation scheme for non-residential use classes (e.g. Employment areas, retail units, waste recycling facilities, community buildings, recreational uses and any associated operational plant and equipment) will have due regard to and shall be in accordance with industry best practice / technical guidance including DEFRA's Noise Policy statement for England (as referenced in the NPPF, March 2012) and 'Greater Cambridge Sustainable Design and Construction Supplementary Planning Document, Adopted January 2020'

22. To satisfy the noise insulation scheme condition for the residential building envelope and traffic noise, the applicant / developer must ensure that the residential units are acoustically protected by a noise insulation scheme, to ensure the internal noise level within the habitable rooms, and especially bedrooms comply with British Standard 8233:2014 "Sound Insulation and noise reduction for buildings-Code of Practice" derived from the World Health Organisation Guidelines for Community Noise: 2000. The code recommends that a scheme of sound insulation should provide internal design noise levels of 30 LAeq (Good) and 40 LAeq (Reasonable) for living rooms and 30 LAeq (Good) and 35 LAeq (Reasonable) for bedrooms. Where sound insulation requirements preclude the opening of windows for rapid ventilation and thermal comfort / summer cooling, acoustically treated mechanical ventilation may also need to be considered within the context of this internal design noise criteria. Compliance with Building Regulations Approved Document F 2006: Ventilation will also need consideration.
23. Local Highways Authority - The applicant is advised that the granting of a planning permission does not constitute a permission or licence to a developer to carry out any works within, or disturbance of, or interference with, the Public Highway, and that a separate permission must be sought from the Highway Authority for such works.
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## **Background Papers**

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

- South Cambridgeshire Local Plan 2018
- South Cambridgeshire Local Development Framework SPDs
- Planning file (22/00887/OUT) – These documents are available for public inspection on the Council website.