



Planning Committee Date 14th February 2024

Report to: South Cambridgeshire District Council
Planning Committee

Lead Officer: Joint Director of Planning and Economic
Development

Reference 22/01632/FUL

Site: Orchard Park Parcels Com4 And L2
Topper Street
Orchard Park
Cambridge
Cambridgeshire

Ward / Parish Histon & Impington – Orchard Park

Proposal An aparthotel / hotel with the addition of
mixed-use facilities, includes the erection of a
building above a basement, car parking,
landscaping, and other associated works.

Applicant The TLC Group

Presenting Officer Michael Hammond

To Note/ Amendments to report:

- For clarification, paragraph 1.2 of the report states that “two design enabling panel meetings” have taken place but this should be “three design enabling panel meetings” as correctly set out at 9.17 of the report.
- Corrections are needed to errors relating to the sought financial contributions towards outdoor sports and green infrastructure described in paragraphs 9.106, 9.110 and 9.112 of the report. In addition, the trigger points for these were omitted in error. The relevant sections should be amended as follows:

9.106:

Obligation	Contribution / Term	Trigger
Outdoor Sports	£37,536.80 £23,310.64 – towards improvements to the Orchard Park sports facilities including the pavilion, football pitches, Astro turf pitch and tennis courts.	<u>Prior to occupation of development</u>
Green infrastructure	£27,720 £17,297.28 - towards the creation of new green infrastructure including but not limited to Milton Country Park and Coton Countryside Reserve.	<u>Prior to occupation of development</u>

9.110:

A contribution of ~~£37,356.80~~ **£23,310.64** has been requested by the Section 106 Team towards improvements to the Orchard Park sports facilities including the pavilion, football pitches, astro turf pitch and tennis courts. Planning policy requires all housing developments to contribute towards Outdoor Playing Space and Informal Open Space to meet the need generated by the development. It is reasonable in the circumstances to consider this application a housing development for the purpose of section 106 mitigation. ~~The contribution is based on expected full time single occupancy across all 80 apart hotel units. No evidence has been submitted to demonstrate that the units would be occupied at a lower rate than this.~~ **The Section 106 Officer has advised that the England Occupancy Survey (which measures bedroom and bedspace occupancy across the serviced accommodation sector, including mostly hotels, with a very small proportion of serviced apartments and larger B&Bs/guesthouses) highlighted that for 2022 the national occupancy rate was 78% and that it would be appropriate for the financial contributions to reflect that. In addition, occupants of the aparthotel are less likely (than residents would be) of using outdoor sports facilities at Orchard Park.**

9.112:

A contribution of ~~£27,720~~ **£17,297.28** towards the creation of new green infrastructure including but not limited to Milton Country Park and Coton Countryside Reserve has been requested by the Section 106 Team. Planning policy requires all developments to contribute towards green infrastructure which is described as a strategic, multi-functional network of public green spaces and routes, landscapes, biodiversity and heritage. It includes a wide range of elements such as country parks, wildlife habitats, rights of way, bridleways, commons and greens, nature reserves, waterways and bodies of water, and historic landscapes and monuments. The policy does not exclude apart-hotels and it is considered that occupants of the development will have an expectation to use the same amenities and facilities as a permanent residence. The

development proposes provision of hireable meeting space and indoor sports space. This supports the view that use of local facilities is expected. ~~The contribution is based on expected full time single occupancy across all 80 apart hotel units. No evidence has been submitted to demonstrate that the units would be occupied at a lower rate than this.~~ **The Section 106 Officer has advised that the England Occupancy Survey (which measures bedroom and bedspace occupancy across the serviced accommodation sector, including mostly hotels, with a very small proportion of serviced apartments and larger B&Bs/questhouses) highlighted that for 2022 the national occupancy rate was 78% and that it would be appropriate for the financial contributions to reflect that. In addition, occupants of the aparthotel are less likely (than residents would be) of using green infrastructure areas such as Milton Country Park.**