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Laura Graham BSc MA MRTPI  
Alan Wood MSc FRICS  
c/o Gloria Alexander  
Programme Officer  
Public Examination Office  
The Guildhall  
Market Square  
Cambridge  
CB2 3QJ

31 March 2016

Dear Miss Graham and Mr Wood,

Since Cambridge City Council submitted the emerging Local Plan for examination in March 2014, the circumstances surrounding student accommodation in the city have been subject to change. In addition, the National Planning Practice Guidance has been introduced, which has involved changes in relation to the ability to count student accommodation against the housing requirement.

Cambridge City Council has also recently received an appeal decision in relation to 315 - 349 Mill Road, Cambridge, CB1 3NN (Appeal Reference APP/Q0505/W/15/3035861). This appeal for student housing consisting of 270 rooms, communal areas, bicycle parking, refuse store, plant room, office, new substation, infrastructure and access, was allowed on 25 January 2016. This appeal decision is attached to this letter for your information and has been included in the Councils' reference documents library as RD/H/740.

The Council considers that this appeal decision has implications for the emerging Local Plan. As a result, the Council is commissioning further evidence base work to consider demand for and supply of student accommodation in the city and its impact on the local housing market. There will also be consideration of the type and affordability of accommodation. The specification for this work will be shared with you in due course.

We are looking to move this matter forward as swiftly as possible and will keep you informed of progress. Once the work is underway, we will be able to provide you with a clear timetable. We

consider that this further work is essential to ensure a robust and comprehensive approach in order to feed into the matters relating to the provision of student accommodation. The Council hopes that this approach is acceptable.

We look forward to hearing from you in due course.

Yours sincerely,

*Sara Saunders*

**Sara Saunders**  
Planning Policy Manager  
Cambridge City Council

Enc.

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## Appeal Decision

Inquiry held on 1 to 3 December 2015

Site visit made on 3 December 2015

**by John Chase MCD DipArch RIBA MRTPI**

**an Inspector appointed by the Secretary of State for Communities and Local Government**

**Decision date: 11 March 2016**

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**Appeal Ref: APP/Q0505/W/15/3035861**  
**315-349 Mill Road, Cambridge, CB1 3NN**

- The appeal is made under section 78 of the Town and Country Planning Act 1990 against a refusal to grant planning permission.
  - The appeal is made by McLaren (Mill Road) Ltd and The Co-operative Group Ltd against the decision of Cambridge City Council.
  - The application Ref 14/1496/FUL, dated 24 September 2014, was refused by notice dated 10 March 2015.
  - The development proposed is student housing consisting of 270 rooms, communal areas, bicycle parking, refuse store, plant room, office, new substation, infrastructure and access.
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1. This decision is issued in accordance with Section 56(2) of the Planning and Compulsory Purchase Act 2004 (as amended) and supersedes the decision issued on 25 January 2016.

### Decision

2. The appeal is allowed and planning permission is granted for student housing consisting of 270 rooms, communal areas, bicycle parking, refuse store, plant room, office, new substation, infrastructure and access at 315-349 Mill Road, Cambridge, CB1 3NN in accordance with the terms of the application, Ref 14/1496/FUL, dated 24 September 2014, subject to the conditions in the schedule at the end of this decision.

### Procedural Matter

3. The parties have submitted an Agreement in accordance with Section 106 of the Town and Country Planning Act 1990, containing a range of obligations, including contributions to infrastructure, and restrictions on the occupation of the units and use of cars by the residents.

### Main Issues

4. The planning application was refused on 7 grounds, but 5 may be resolved by the use of conditions or the obligations set out in the Agreement. Taking account of the outstanding reasons, and the representations from interested parties, the main issues suggested at the start of the Inquiry were the effect of the development on i) the supply of housing, and ii) the emerging local plan. There was no objection to these issues from the main parties, and they form the basis of the determination of the appeal. However, the Council founded
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their closing submissions on an assessment of the proposal against the development plan, and then in relation to each of the following material considerations: i) the National Planning Policy Framework, ii) the supply of housing, iii) the supply of student accommodation, iv) the emerging local plan, and v) precedent and prematurity. This provides a convenient means of covering the range of topics which have been raised and which have a bearing on the main issues, and the same structure is adopted in this decision.

## **Reasons**

5. The site occupies 0.6ha alongside Mill Road, being part of a larger property which was formerly vehicle and furniture showrooms. It has been vacant for an extended period, with the buildings demolished, and the land screened by a hoarding. The surroundings have an inner suburban character, predominantly residential, but with Brookfield Hospital on two sides of the site. The Central Conservation Area abuts the south and east boundaries. It is the appellants' intention to develop the site with 270 rooms for students, in a range of accommodation types, within four blocks around a central courtyard.

### *The Development Plan*

6. The land is identified in the Proposals Schedule of the Local Plan, adopted 2006, as part of Site 7.12, allocated for housing and community<sup>1</sup> use, with the prospect of some student accommodation for Anglia Ruskin University (ARU) in lieu of affordable housing. Local Plan Policy 5/1 safeguards identified residential sites over 0.5ha in order to meet the target of 12,500 dwellings between 1999 and 2016, and Policy 7/9 safeguards land identified for student hostels for ARU.
7. The entry for Site 7.12 in the Proposals Schedule refers only to Policy 7/9. However, it is clear from the accompanying description that the land is intended for housing development, and, by exceeding 0.5ha, would fall within the scope of Policy 5/1. The proposal to develop the site wholly for student accommodation would not accord with the terms of this policy.

### *The National Planning Policy Framework (NPPF)*

8. The application for planning permission must be determined in accordance with the development plan unless material considerations indicate otherwise. One such material consideration is the NPPF, and, in particular, whether assessment against its provisions would lead to Local Plan policies being considered out of date. In this respect, NPPF para 47 sets the objective for the Local Planning Authority to identify a five year supply of deliverable housing land to meet the full, objectively assessed need. The increase of 12,500 dwellings set out in the 2006 plan was based on historic data and no longer represents the objectively assessed need. The current estimate, established by research for the emerging Local Plan, is 14,000 dwellings up to 2031. There is no dispute that the Council is able to demonstrate a five year supply against this requirement without the need to include the appeal site in the figures. It is argued that Policy 5/1 is out of date by relating to an obsolete requirement, and that there is no obligation created by the NPPF to safeguard land for housing beyond the five year timeframe.

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<sup>1</sup> The community requirement has subsequently been met by the grant of planning permission for a Mosque on the balance of Site 7.12

9. On the first point, whilst the figure of 12,500 dwellings may no longer be current, there is an ongoing need for housing in the City, and the updated assessment results in a similar annual requirement to the earlier figure. There is no doubt that there is a continuing need to identify and secure housing land in the City, and Policy 5/1 helps to meet this objective, remaining relevant to the current situation.
10. On the second point, the NPPF makes provision for the identification of specific housing sites beyond the five year timescale, with no explicit injunction against safeguarding for this purpose. It is the case that a need for flexibility in plan making is a recurring theme throughout the NPPF, whereas the wording of Policy 5/1 provides little room for adjustment to meet changed circumstances. However, whilst this might diminish the weight attributable to this policy in respect of NPPF para 215, it is not so fundamental as to render it out of date in terms of the decision process set out in para 14. Policy 5/1 remains relevant, and the basis against which the proposal should be assessed.

### *The Supply of Housing*

11. There is currently an expectation that the site would provide 30 houses in 2022-2023, which would be lost if it was wholly developed for student accommodation. It is argued by the appellants that this is not a significant contribution. Whilst the scale of delivery is not the sole determining factor in assessing the importance of the contribution, there being a need for a variety of type and location of sites, it is accepted in this decision that the anticipated yield would remain a small proportion of the requirement for 14,000 dwellings by 2031, without strategic implications for the overall level of delivery and within the forecast surplus. It may be that the site has a greater capacity than 30 units, and the Council acknowledge that their estimates tend to be conservative. However, if this is the case then it follows that other identified sites would also be capable of a greater number of units, to take up any shortfall.
12. The Planning Practice Guidance enables student accommodation to be included towards the housing requirement, based on the amount of accommodation released to the housing market. Reference is made to data used by Cambridgeshire County Council, indicating a ratio of 3.5 student places to one house released, which, if applied to the 270 bed spaces proposed, would result in the release of about 77 houses. The Council point to a lack of research evidence to support this figure, and note that there would be no means for the developer to control the release of the housing, which could be used for alternative student accommodation.
13. These points are noted, and it is recognised that there is limited support for any specific figure. Nonetheless, a proportion of students presently live in the private rental sector, especially those at ARU, which has less dedicated accommodation than the University of Cambridge. It follows that increasing the availability of purpose built student housing in a location suitable for those students would either facilitate the return of private space to the general housing market, or help to meet an unsatisfied student demand, and thereby reduce the overall pressure. It is difficult to see that there would be no beneficial effect on the availability of housing in the City, and it is reasonable that some allowance should be made for this factor, even if it is not possible to exactly quantify it.

### *Student Accommodation*

14. The text surrounding Local Plan Policy 7/9 notes a critical shortage of residential accommodation for ARU, with only 9.8% of undergraduates being housed in University controlled hostels. By 2011, the Council indicate that the ratio was 2000 rooms for 8,900 undergraduate and post graduate students, but that there has subsequently been a strong growth in supply, amounting to about 63% of the total student growth anticipated up to 2031. However, this is against a relatively low rate of expected increase (0.5% per annum undergraduates, 2.0% post graduates), and does not necessarily address the backlog arising from the very low base reported in the Local Plan.
15. Whilst it may well be possible to meet the intention of supplying dedicated rooms to all ARU first year students who require them, this appears to be a minimum objective: the Local Plan notes that the University wishes to house as many students as possible in purpose built accommodation, and more recent correspondence from ARU indicates that it is generally not possible to accommodate later years in University sponsored rooms. Similarly, data provided by the appellants indicates that ARU lies above national averages in both the proportion of students in private rented accommodation, and those travelling from remote locations.
16. It is recognised that this is a fluid situation, and that there is likely to be a continuing strong supply of new student housing in the City, prompted by the financial attractiveness of this form of development. However, in part this attractiveness arises out of the level of unsatisfied demand for such accommodation. At this stage, the evidence falls short of proving that there does not remain a need for purpose built student housing, especially to improve the choice and opportunities for ARU students.
17. The Council note that the wording of the Section 106 Agreement does not specifically limit the use of the premises to ARU students, the University of Cambridge also being permitted. However, this seems to be in accordance with the Council's stated requirements, and there is a reasonable prospect that the location of the site, on the east side of the City, and the greater disparity between attendance numbers and the availability of accommodation at ARU, would make this more attractive to those students.

### *The Emerging Local Plan*

18. Policy 3 of the *Cambridge Local Plan 2014: Proposed Submission* sets the objective of supplying not less than the requirement of 14,000 dwellings by 2031. To this end, Policy 26 supports development set out in the Proposals Schedule, in which the appeal property is combined with the adjoining Brookfields Hospital land to provide an overall capacity of up to 1.0ha employment space and 128 dwellings (including the 30 on the appeal site). Policy 46 permits new student accommodation, subject, amongst other matters, to there being a proven need.
19. The Examination of the Local Plan is currently suspended whilst the Council provide further information. A number of relevant policies and the site allocation are subject to unresolved objections. In the circumstances, the Council suggest that limited weight may be applied to the policies of the emerging Local Plan and, having regard to the provisions of NPPF para 216, there is no reason to disagree with this conclusion.

### *Precedent and Prematurity*

20. The question arises whether the appeal proposal is premature to the emerging Local Plan and would prejudice the ability to meet the identified housing need. In terms of the relevant passage in the Planning Practice Guidance<sup>2</sup>, the development would not, in itself, be of such substance as to have a critical effect on the delivery of the Plan. As previously noted, the amount of housing anticipated from the site is relatively small in relation to the total supply. Rather, reference is made to the cumulative impact of similar decisions within the City, which could lead to a switch of allocated housing sites to student accommodation, and the consequent inability to meet the housing need. The evidence does not draw particular attention to a past trend in this respect, the main concern being that a successful appeal here would create a precedent for similar cases elsewhere. The Council refer to discussions with prospective applicants concerning the conversion of other housing sites to student accommodation, including at Mount Pleasant House, and the view that such proposals would become impossible to resist.
21. It is certainly the case that planning decisions should be consistent, for the benefit of all concerned, and that a decision in one case may be used to support a similar proposal elsewhere. However, the degree of weight that may be applied to that decision is dependent on a range of factors, including the extent to which the circumstances coincide, the nature of the evidence offered in each instance, and whether the overall planning context has changed in the period between decisions. In each case, there is considerable scope to distinguish the circumstances.
22. The Planning Practice Guidance places the onus on the Planning Authority to demonstrate that a development would prejudice the outcome of the plan making process. Of necessity, a high level of justification is needed to dismiss the appeal scheme on the basis of the possible outcome of other cases, when a judgement on the acceptability of those cases does not form part of the matters under consideration, and there is no certainty if, how and when they will arise. The evidence does not clearly indicate that any other group of proposals, of sufficient extent to have a determining effect on the supply of housing land, would be so similar to the present scheme as to demand identical decisions.
23. The Council draw attention to the role of the development plan in determining matters of principle, and it is certainly the case that the allocation of land between competing uses is most properly dealt with through the Local Plan process. However, this does not justify delaying decisions on individual proposals unless their scale or effect would significantly prejudice the preparation of the Plan. The evidence falls short of proving this to be the case.

### *Other Matters*

24. Interested parties have raised a range of other matters, including the impact on the appearance of the area. This is a topic which has been the subject of discussions between the main parties, resulting in amendments to the original design. Whilst the Officers' Report retains some concerns about the final appearance of Block A, these mainly relate to matters of detail which could be resolved by planning conditions, and there is no outstanding objection in

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<sup>2</sup> 21b-014-20140306

principle concerning design. There is no reason for this decision to reach a different conclusion on this point, and the development would preserve the character and appearance of the adjoining Conservation Area.

25. It is recognised that the layout of the proposed Mosque places its residential element close to the common boundary, and the new buildings would have some impact on the living conditions of the future residents. However, there is the potential, by the use of conditions, to minimise any harm arising. There is also a concern about the possibility of noise and disturbance arising out of the use of the land, especially at the relatively high densities proposed. However, there is limited evidence to support this aspect, and there are means of ensuring that the premises and their occupants are properly managed so as to reduce the likelihood of problems arising, and to address them if they do. Similarly, the Planning Agreement makes provision for regulating the occupation of the units, and preventing the use of private vehicles, to limit the possibility of additional street parking. The development would result in more pedestrian and cycle movements in the area, but within the capacity of the road system which would be subject to specific improvements required by the Agreement. These, and the other matters raised, do not create grounds for dismissal of the appeal.

## **Conclusions**

26. The proposal does not accord with the development plan, and, for the reasons given, there are grounds to consider that the most relevant Local Plan policy, 5/1, should not be considered out of date in terms of the decision process set out in para 14 of the NPPF. The question arises whether other material considerations are of sufficient importance to outweigh the application of the policy.
27. There has been a rapid rise in the provision of student accommodation in the City since 2011. Whilst this represents a large proportion of the anticipated growth in student numbers to 2031, there is no clear indication that the critical shortage of rooms for ARU students reported in the Local Plan has been adequately addressed. Alongside this, student accommodation is a form of housing, and there is no reason to consider that its provision should not reduce demand for other types of dwellings, to relieve the overall pressure for housing in Cambridge. The high residential densities possible with student accommodation would maximise this effect by making the best use of the land. In addition, the site is not required to meet the current 5 year supply and, whilst the Council is under an obligation to identify residential land for later periods, the NPPF does not specifically require safeguarding for this purpose, and there is an expectation of some degree of flexibility in the application of policies.
28. Turning to the effect on the emerging Local Plan, the Planning Practice Guidance makes clear that refusal on the grounds of prematurity should only apply where the adverse impacts would substantially and demonstrably outweigh the benefits. In general, this would occur where the effect is so significant as to predetermine fundamental aspects of the emerging Plan, and where the Plan is at an advanced stage. In terms of the first criterion, there is no certainty that a decision in this case would so clearly apply to a substantial number of other instances as to have a decisive effect on the ability to meet housing demand in the City. In respect of the second, whilst the Plan has been



submitted for examination, the Council acknowledge that matters remain unresolved and only limited weight may be applied to the relevant policies.

29. In terms of the main issues, there is no substantial reason to consider that the appeal scheme would be unduly harmful either to the supply of housing or to the emerging Local Plan. The identified benefits, including an increased supply of student accommodation and the potential to release other housing, would render it a sustainable form of development, for which there is a presumption in favour, and would justify departure from the terms of Local Plan Policy 5/1.

### **Conditions and Obligations**

30. The conditions proposed in the Statement of Common Ground have been assessed in relation to the discussion at the Inquiry and the provisions of the Planning Practice Guidance. Conditions are necessary for the benefit of the appearance of the development and its surroundings, including the adjacent Conservation Area (Conditions 12, 17, 18, 19 and 26), and to minimise the loss of amenity and highway safety during the construction process (9, 10, 11 and 27). The land was formerly a garage with underground tanks, and it is necessary to ensure that any ground contamination is investigated and remedied before residential occupation (3, 4, 5, 6, 7, and 8).
31. The approved plans are identified for the avoidance of doubt and in the interests of proper planning (2). Measures are necessary to ensure a satisfactory acoustic environment for the residential uses (15, 16, and 28), whilst conditions are needed to secure the amenity of surrounding occupiers (23 and 24). A range of conditions relate to the sustainability of the development (13, 20, 22, and 25), to securing biodiversity (14), and to obtain effective access for waste collection from the site (21). To ensure satisfactory conduct of ground contamination treatment, construction practices, tree protection, and basement design for cycle storage, it is necessary for details to be agreed before the start of development.
32. The Section 106 Agreement makes provision for highway improvements in the vicinity of the site, to secure road safety and encourage sustainable forms of transport, along with restrictions on car use to diminish parking and traffic stress in the area. Contributions are made to the improvement of recreational facilities to reflect the additional demand arising out of the student occupation. Occupancy of the units is restricted to students at Anglia Ruskin and Cambridge Universities, to meet the specific demand from these institutions. Overall, the measures comply with the relevant development plan policies and supplementary guidance, and meet the tests in Regulation 122 of the Community Infrastructure Levy Regulations, 2010. There is no reason to dispute the Council's claim that the obligations relate to projects where fewer than five contributions have been provided, in compliance with Regulation 123.

*John Chase*

INSPECTOR

## **APPEARANCES**

### FOR THE LOCAL PLANNING AUTHORITY:

Mr D Edwards QC

He called

Ms J Gilbert-Wooldridge Cambridge City Council

MA, MTP, MRTPI

Mr T Williams BA, MA, Cambridge City Council

MRTPI

### FOR THE APPELLANTS:

Mr R Taylor QC

Mr A Byass, of Counsel

They called

Mr R Daniels MA, MPHIL, Pegasus Group

MRTPI

Mr R Barber BA, MRTPI Pegasus Group

### INTERESTED PERSONS:

Mr S Harif

On behalf of the Moslem Academic Trust

Mr C Wiles

On behalf of the East Mill Road Action Group

Mr F Gawthrop

Local Resident

Ms A Beamish

Local Resident

Mr S Linford

Local Resident

Mr L Freeman

On behalf of Cllr A Smith

Cllr D Baigent

City Councillor

Mr A Bringham

On behalf of the East Mill Road Action Group

## **DOCUMENTS**

- A1 Appellants' opening submissions
- A2 Extract from Planning Practice Guidance
- A3 Amended Housing Trajectory Figures
- A4 Appellants' closing submissions
- A5 Certified copy of the Section 106 Agreement
- B1 Documents in support of presentation by Mr F Gawthrop
- C1 Letter from Brandon Lewis MP to the Planning Inspectorate, 19/12/14
- C2 Extracts from Cambridge Local Plan, July 2006
- C3 Extracts from Cambridge Local Plan 2014, Proposed Submission, July 2013
- C4 Opening submissions on behalf of the Local Planning Authority
- C5 Extract from Local Plan Proposals Map
- C6 Estimate of Universities' accommodation needs
- C7 Drawing BRS.4815\_01-1A
- C8 Closing submissions on behalf of the Local Planning Authority
- C9 List of appearances for the Local Planning Authority
- C10 Email from Joanna Davies to Toby Williams, 10/12/14

## **SCHEDULE OF CONDITIONS**

- 1) The development hereby permitted shall begin not later than three years from the date of this decision.
- 2) The development hereby permitted shall be carried out in accordance with the following approved plans: D0099 Rev P2, D2100 Rev P2, D2101 Rev P2, D2102 Rev P2, D2103 Rev P2, D2104 Rev P2, D2200 Rev P2, D0201 Rev P2, D0202 Rev P2, D0203 Rev P2, D0300 Rev P2, D0301 Rev P2, BRS.4815.01-1A, BMD.212.DR.005B, and BMD.212.DR.006B except as modified to comply with these conditions.
- 3) *Contaminated Ground: Submission of Preliminary Contamination Assessment.* Prior to the commencement of the development including investigations required to assess the contamination of the site, the following information shall be submitted to and approved in writing by the local planning authority: (a) desk study to include a detailed history of the site uses and surrounding area (including any use of radioactive materials); general environmental setting; site investigation strategy based on the information identified in the desk study, and (b) report setting out what works/clearance of the site (if any) is required in order to effectively carry out site investigations.
- 4) *Contaminated Ground: Submission of site investigation report and remediation strategy.* Prior to the commencement of the development with the exception of works agreed under condition 3 and in accordance with the approved investigation strategy agreed under clause (b) of condition 3, the following shall be submitted to and approved in writing by the local planning authority: (a) site investigation report detailing all works that have been undertaken to determine the nature and extent of any contamination, including the results of the soil, gas and/or water analysis and subsequent risk assessment to any receptors, and (b) a proposed remediation strategy detailing the works required in order to render harmless the identified contamination given the proposed end use of the site and surrounding environment including any controlled waters. The strategy shall include a schedule of the proposed remedial works setting out a timetable for all remedial measures that will be implemented.
- 5) *Contaminated Ground: Implementation of remediation.* Prior to the first occupation of the development the remediation strategy approved under clause (b) to condition 4 shall be fully implemented on site following the agreed schedule of works.
- 6) *Contaminated Ground: Completion Report.* Prior to the first occupation of the development hereby approved the following shall be submitted to, and approved in writing by the local planning authority: (a) a completion report demonstrating that the approved remediation scheme as required by condition 4 and implemented under condition 5 has been undertaken and that the land has been remediated to a standard appropriate for the end use, and (b) details of any post-remedial sampling and analysis (as defined in the approved material management plan) shall be included in the completion report along with all information concerning materials brought onto, used, and removed from the development. The information provided must demonstrate that the site has met the required clean-up criteria. Thereafter, no works

- shall take place within the site such as to prejudice the effectiveness of the approved scheme of remediation.
- 7) *Contaminated Ground: Material Management Plan.* Prior to importation or reuse of ground fill material for the development a Materials Management Plan (MMP) shall be submitted to and approved in writing by the Local Planning Authority. The MMP shall include: details of the volumes and types of material proposed to be imported or reused on site; details of the proposed source(s) of the imported or reused material; details of the chemical testing for all ground fill material to be undertaken before placement onto the site; the results of the chemical testing which must show the material is suitable for use on the development; confirmation of the chain of evidence to be kept during the materials movement, including material importation, reuse placement and removal from and to the development. All works shall be undertaken in accordance with the approved document.
  - 8) *Contaminated Ground: Unexpected Contamination.* If unexpected contamination is encountered whilst undertaking the development which has not previously been identified, works shall immediately cease on site until the Local Planning Authority has been notified and/or the additional contamination has been fully assessed and remediation approved following steps (a) and (b) of condition 4 above. The approved remediation shall then be fully implemented under condition 5.
  - 9) No development shall take place until a construction noise and vibration report has been submitted to and approved in writing by the Local Planning Authority. The report shall be in accordance with the provisions of BS 5228:2009 *Code of Practice for noise and vibration control on construction and open sites*, or any successor document, and include full details of any piling, and mitigation measures to be taken to protect local residents from noise and or vibration. Development shall be carried out in accordance with the approved details.
  - 10) No development shall take place until a programme of measures to minimise the spread of airborne dust from the site during construction has been submitted to and approved in writing by the local planning authority. The development shall proceed in accordance with the approved scheme.
  - 11) No development shall take place until a construction traffic management plan has been submitted to and approved in writing by the Local Planning Authority. The plan shall address contractor parking and all lorry movements, including deliveries, and removal of surplus/waste material, with all loading and unloading taking place within the site, along with the control of mud and debris. Development shall proceed in accordance with the approved details throughout the period of construction.
  - 12) No development shall take place until details of arboricultural work and tree protection, based on the scheme submitted with the planning application, and including a programme of implementation, have been submitted to and approved in writing by the Local Planning Authority. The arboricultural work and tree protection shall be carried out in accordance with the details and programme as approved.
  - 13) Prior to the commencement of development, details of secure bicycle storage shall be submitted to and approved in writing by the Local Planning Authority. The details shall include access to the basement storage in Block A, including ramp gradient, wheel channels on both sides of the ramp, door width with

- automatic opening mechanism, and security arrangements; along with details of all cycle parking racks. No building shall be occupied until the facilities for secure bicycle storage have been installed in accordance with the approved details, and the storage facilities shall be retained thereafter for their intended purpose.
- 14) The development shall be carried out in accordance with the recommendations of the Ecological and BREEAM assessment report of 11 September 2014. Prior to occupation of the development, ecological enhancement of the site, including bat and bird boxes on new buildings and trees, and provisions for hedgehogs and invertebrates, shall be carried out in accordance with details which have first been approved in writing by the Local Planning Authority.
  - 15) Blocks A and B shall not be occupied until a noise insulation scheme has been carried out in accordance with details which have first been submitted to and approved in writing by the Local Planning Authority. The scheme shall achieve internal noise levels in accordance with the recommendations of BS 8233:2014, *Guidance on sound insulation and noise reduction in buildings* (or any successor document), taking account of traffic and other ambient noise levels in the locality.
  - 16) Blocks C and D shall not be occupied until a report investigating noise arising from the use of the adjoining hospital site, and any measures necessary to reduce internal noise levels within the student units, has been submitted to and approved in writing by the Local Planning Authority, and any noise reduction measures have been carried out in accordance with the approved details. The noise report shall take account of the provisions of BS 4142:2014, *Methods of rating and assessing industrial and commercial sound*, or any successor document.
  - 17) No unit shall be occupied until amended versions of landscaping drawings BMD.212.DR.005B, and BMD.212.DR.006B to make provision for the public art installation referred to below have been submitted to and approved in writing by the Local Planning Authority. All planting, seeding or turfing shall be carried out in accordance with the approved amended plans and specification in the first planting and seeding seasons following the occupation of the buildings or the completion of the development, whichever is the sooner; and any trees or plants which within a period of 5 years from the completion of the development die, are removed or become seriously damaged or diseased shall be replaced in the next planting season with others of similar size and species, unless the Local Planning Authority gives written approval to any variation. All hard landscaping shall be completed in accordance with the approved amended plans prior to first occupation of any building.
  - 18) Prior to the commencement of any external landscaping works, a Public Art Delivery Plan shall be submitted to and approved in writing by the Local Planning Authority and shall include: details of the Public Art and artist commission; details of how the Public Art will be delivered, including a timetable for delivery; details of the location of the proposed Public Art on the application site; the proposed consultation to be undertaken with the local community. The approved Public Art Delivery Plan shall be fully implemented in accordance with the approved details and timetable.

- 19) Prior to the occupation of the development, a Public Art Maintenance Plan shall be submitted to and approved in writing by the local planning authority and shall include the following: details of how the Public Art will be maintained; how the Public Art would be decommissioned if not permanent; how repairs would be carried out; how the Public Art would be replaced in the event that it is destroyed. The Public Art Maintenance Plan shall be fully implemented in accordance with the approved details. Once in place, the Public Art shall not be moved or removed otherwise than in accordance with the approved Public Art Maintenance Plan.
- 20) No building hereby permitted shall be occupied until surface water drainage works have been implemented in accordance with details that have been submitted to and approved in writing by the local planning authority. Before these details are submitted an assessment shall be carried out of the potential for disposing of surface water by means of a sustainable drainage system in accordance with the principles set out in the Planning Practice Guidance, and the results of the assessment provided to the local planning authority. Where a sustainable drainage scheme is to be provided, the submitted details shall:
  - (a) provide information about the design storm period and intensity, the method employed to delay and control the surface water discharged from the site and the measures taken to prevent pollution of the receiving groundwater and/or surface waters;
  - (b) include a timetable for its implementation;
  - and (c) provide a management and maintenance plan for the lifetime of the development which shall include the arrangements for adoption by any public authority or statutory undertaker and any other arrangements to secure the operation of the scheme throughout its lifetime.
- 21) No unit shall be occupied until the access route for waste vehicles serving the development has been constructed in accordance with a specification and layout which has first been submitted to and approved in writing by the Local Planning Authority.
- 22) No unit shall be occupied until the combined heat and power system has been installed in accordance with the recommendations of the *Revised Mill Road Sustainability and Energy Report* of Feb 2015.
- 23) Prior to the occupation of the development, a student management plan shall be submitted to and approved in writing by the Local Planning Authority. The management plan shall include provisions relating to travel advice; specific stipulations prohibiting the keeping of a car in Cambridge (excluding disabled students); check-in time slots in order to stage the impact of the check-in process; the organization of the move-in day; site security; the management of deliveries; responsibilities expected of students both inside and outside the site; the management of move-out times; maintenance cover; tenancy checks; waste management; rules on tenant behaviour; and the external display of contact information for on-site management and emergencies. The scheme shall be managed in accordance with the approved details.
- 24) Block B shall not be occupied until measures to restrict overlooking of the proposed Mosque residential unit from first and second floor west facing windows have been carried out in accordance with details which have first been submitted to and approved in writing by the Local Planning Authority. The measures shall be retained thereafter.
- 25) No unit shall be occupied until a Travel Plan has been submitted to and approved in writing by the Local Planning Authority. The Travel Plan shall

comprise immediate, continuing and long term measures to promote arrangements to encourage the use of public transport, cycling and walking and in particular cycling by students, including cycle safety and safe cycle routes. The approved Travel Plan shall then be implemented, monitored and reviewed in accordance with the agreed travel Plan Targets.

- 26) Materials for the construction of the external surfaces of the buildings shall be in accordance with details and samples that have first been submitted to and approved in writing by the Local Planning Authority. The details shall include: a 1m x 1m sample panel of the brickwork proposed showing the bonding, coursing and colour and type of jointing and associated stonework surrounds; non-masonry walling systems, cladding panels or other external screens including structural members, infill panels, edge, colours, surface finishes/textures and relationships to glazing and roofing including recesses back from the brickwork; roofing materials and coping details; window frames, including details of the recess back from the outer edge of the brickwork; and rainwater goods. The approved sample panel(s) shall be retained on site until the completion of the construction.
- 27) Except with the prior written agreement of the local planning authority (a) no construction work shall be carried out or construction plant operated other than between the following hours: 08.00 hours to 18.00 hours Monday to Friday, 08.00 hours to 13.00 hours on Saturday and at no time on Sundays, Bank or Public Holidays, and (b) there shall be no collection or deliveries to the site during the construction period outside the hours of 07:00 hours and 19:00 hours on Monday to Saturday and at any time on Sundays, Bank or Public holidays.
- 28) The rating level of sound emitted from any permanent plant and/or machinery associated with the development hereby approved shall not exceed background levels between the hours of 07.00-23.00 (taken as a 1 hour LA90 at the site boundary) and shall be 5dBA or more below the background sound level between 23.00-07.00 (taken as a 15 minute LA90 at the site boundary). All measurements shall be made in accordance with the methodology of BS4142:2014, *Methods for rating and assessing industrial and commercial sound*, or any successor document.