

4 March 2026 - Planning Committee Update

Agenda Item	Application Reference	Additional information received/ Updates to Planning Committee
5	25/00639/FUM	<p>1. The applicant has provided a plan as an addendum to the latest fire safety technical note (received 12th February 2026) which indicates a 1km zone. This omitted from the original submission.</p> <p><u>Officer response:</u> Whilst useful in the context of the current fire management documents, proposed condition 11 will require the final strategy which will include demonstration of consideration of nearby uses, in accordance with latest NFCC guidance.</p> <p>2. The applicant has agreed to an extended target date for determination of 9th March 2026.</p> <p>3. The applicant has agreed to the pre-commencement conditions as set out at Appendix A of the report (and at section 5 below), in accordance with S100ZA of the Planning Act 1990.</p> <p>4. Further objections have been received from residents in respect of;</p> <ul style="list-style-type: none"> • Noise impacts • Fire hazard and pollution/ contamination • Environmental/ visual impacts <p><u>Officer response:</u> It is considered that the latest representations do not raise any further material matters that have not already been considered and reported, notwithstanding the following.</p> <p>5. The applicant has provided a rebuttal to the noise assessment submitted by local residents.</p> <p><u>Officer response:</u> The Council's Environmental Health team (EH) has reviewed the latest correspondence from both the applicant and residents but does not consider further comments are necessary, instead confirming that noise impacts can be suitably addressed through planning condition In this regard and following further discussion with EH and the Council's Planning Enforcement team, matters of noise is proposed to be addressed through the following conditions;</p>

4 March 2026 - Planning Committee Update

Amended Condition 5.

Prior to the commencement of the development, a Noise Management Plan shall be submitted to, and agreed in writing by, the Local Planning Authority. The Noise Management Plan (NMP) shall include the following details;

- A Noise Verification Assessment detailing the specification of all plant equipment to be installed within the development and evidence to demonstrate how the installed plant equipment does not exceed the predicted noise levels as set out in the submitted Noise Impact Assessment ref 51-705-R1-4 dated January 2026 ('the NIA') and Noise Technical Note ref E3P 04.02.2026, dated 20th February 2026 ('the NTN').
- A schedule detailing how regular noise monitoring will be conducted and recorded for the lifetime of the development. Records of the noise monitoring shall be made available to the Council on request.
- A noise complaint action plan which shall include details of how the operator will investigate and record any noise complaints received and the contact details of who noise complaints can be made to.

The development shall thereafter be carried out in accordance with the approved noise management plan.

Reason: To safeguard the residential amenity of neighbouring occupiers, in accordance with policy ENV2 of the East Cambridgeshire Local Plan 2015. The condition is pre-commencement in order to ensure that the protection measures are implemented prior to any site works taking place.

Additional noise compliance condition.

The level of sound emitted from any fixed plant, infrastructure and/or machinery associated with the operational element of the development shall not exceed:

- i) the daytime noise rating levels as set out in Table 5, measured at the nearest sound-sensitive premises as detailed in Figure 3 of the NIA; and,

4 March 2026 - Planning Committee Update

- ii) the night-time noise rating levels as set out in Table 6, measured at the nearest sound-sensitive premises as detailed in Figure 4 of the NIA;
- iii) the maximum low frequency levels as set out within the NANR 45 low frequency criteria within Table 2, page 11 of the NTN

Reason: To safeguard the residential amenity of neighbouring occupiers, in accordance with policy ENV2 of the East Cambridgeshire Local Plan 2015.

6. Impacts on Rights of Way

The British Horse Society (BHS) has raised concerns that the transport assessment does not consider the impact of the development on equestrian use of Hightown Drove, referring to the Definitive Map Modification Order (DMMO) application for upgrade of the drove to a recognised bridleway. Concerns mainly focus on equestrian to vehicle conflict during construction phases, where risk is perceived as highest. The BHS does not consider that the current Construction Traffic Management Plan (CTMP) addresses these matters sufficiently.

Officer Response: While Cambridgeshire County Council's Definitive Mapping Team has not raised objection to the scheme, and the DMMO has not yet been concluded, the DMMO is nonetheless a material consideration. In this regard, the current Construction Traffic Management Plan (revision B) does not consider equestrian uses along the intended construction routes and therefore it seems prudent to require an updated CTMP in advance of construction commencing, to ensure that potential conflicts are suitably considered and mitigated. In respect of the development's operation phase, it is not anticipated that such conflict would regularly occur, sufficient to warrant any further longer-term mitigation. As such, it is recommended that a further condition is imposed to secure a CTMP as follows;

Additional Condition: Construction Traffic Management Plan

Prior to any work commencing on the site and notwithstanding the plans submitted, a Construction Traffic Management Plan (CTMP) shall be submitted to and agreed in writing with the Local Planning Authority, regarding the proposed routes for construction vehicles and including mitigation and notification measures for users of the highways (including pedestrian and equestrian users) during the construction and decommissioning phases. The approved CTMP shall be adhered to at all times during all phases of construction and decommissioning.

4 March 2026 - Planning Committee Update

Reason: To safeguard the amenity and safety of other users of the highway, in accordance with policy COM7 of the East Cambridgeshire Local Plan 2015. The condition is pre-commencement in order to ensure that the protection measures are implemented prior to any site works taking place.

Officer Recommendation

7. The officer recommendation is proposed to be varied for the following reason;

Following recent appeal decisions, it is implied that it may be possible to secure the statutory Biodiversity Net Gain (BNG) and associated habitat management and monitoring plans via the statutory BNG condition post-decision, rather than relying on a S106 legal agreement to be completed to secure BNG, prior to issuing the decision. This is yet to be confirmed and therefore the officer recommendation set out at 1.1 of the report is proposed to be amended to read:

Members are recommended to APPROVE the application in accordance with the following terms:

1. The Committee delegates authority to finalise the conditions and terms and completion of the S.106 legal agreement (if necessary) to secure biodiversity net gain, to the Planning Manager; and
2. Following the completion of the S.106 (if necessary), application 25/00639/FUM be approved subject to the planning conditions at Appendix A and the updated conditions set out at sections 5 and 6 above, or,
3. The Committee delegates authority to refuse the application in the event that the applicant does not agree to any necessary extensions to the statutory determination period to enable the completion of the S106 legal agreement (if required).

4 March 2026 - Planning Committee Update

Agenda Item	Application Reference	Additional information received/ Updates to Planning Committee
6	25/00717/F3M	<p>1. The applicant has agreed to the pre-commencement conditions as set out at Appendix 1 of the report, in accordance with S100ZA of the Planning Act 1990.</p> <p>2. Further comments from residents challenging the accuracy of the committee report findings in respect of;</p> <ul style="list-style-type: none"> • The extent of hardstanding proposed to form the access to the development. • Road Widths • Right of access/footpath access • Loss of tennis courts <p><u>Officer Response</u></p> <p>The extent of hardstanding which is proposed to be adapted to provide the access to the development site is noted at 2.2 of the committee report. The report does not set out that this was ever an access, identifying it only as an area of hardstanding, thought to be a turning area. This does not infer access onto the hospital car park existed.</p> <p>Whilst the resident has challenged the road widths, no further width data has been provided. Notwithstanding, officers and the Local Highway Authority are satisfied that the roads are capable of safely accommodating vehicles and pedestrians alongside one another at any one time, and for two cars to pass one another along most of its length, if not all. As such, the development is considered to be served by safe and suitable access, based on the quantum of use proposed at this time as previously concluded.</p> <p>It is understood that the highway along Heaton Drive and Redman Close are owned/ maintained by the applicant, whereas those within the hospital grounds are not. It is also understood that there is no legal right of access to those paths proposed to be closed off which otherwise connect to the hospital, albeit some pedestrian access from Redman Close into the hospital site has historically been enjoyed by residents, when the application site operated directly as part of the hospital (as a car park). Given the</p>

4 March 2026 - Planning Committee Update

use of the site now proposed, which is separate to the hospital use, it would not be appropriate to maintain links through the site to the hospital, in the interests of amenity and security. Notwithstanding, alternative routes to the hospital would remain e.g., via Heaton Drive/ Kilkenny Avenue and via Lumley Close to Davison Road.

Concerns are raised that the development will result in the loss of the adjacent tennis courts. The development does not include land associated with or propose for the removal of the adjacent tennis courts.

Officer Recommendation

3. The officer recommendation is proposed to be varied for the following reason;

Following recent appeal decisions, it is implied that it may be possible to secure the statutory Biodiversity Net Gain (BNG) and associated habitat management and monitoring plans via the statutory BNG condition post-decision, rather than relying on a S106 legal agreement to be completed to secure BNG, prior to issuing the decision. This is yet to be confirmed and therefore the officer recommendation set out at 1.1 of the report is proposed to be amended to read:

Members are recommended to APPROVE the application in accordance with the following terms:

1. The Committee delegates authority to finalise the conditions and terms and completion of the S.106 legal agreement (to include securing biodiversity net gain if necessary), to the Planning Manager; and
2. Following the completion of the S.106, application 25/0717/F3M be approved subject to the planning conditions at Appendix 1, or,
3. The Committee delegates authority to refuse the application in the event that the applicant does not agree to any necessary extensions to the statutory determination period to enable the completion of the S106 legal agreement.