

Greater Cambridge Share Planning Service



By Online Planning Register

Cambridge Past, Present & Future
Wandlebury Country Park
Cambridge CB22 3AE

04/08/2026

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Response to 25/04484/FUL: Demolition of 87-89 Oxford Road and two stores and construction of replacement student accommodation, part change of use and part refurbishment of Red Cottage student accommodation, refurbishment and extension of the pavilion, erection of a new squash court and groundskeepers store, and improvement of the access at 87-93 Oxford Road And Fitzwilliam College Sportsground Cambridge

Cambridge Past, Present & Future is Cambridge's largest civic society. We are a charity run by local people who are passionate about where they live. We operate in the greater Cambridge area and working with our members, supporters and volunteers we:

- Are dedicated to protecting and enhancing the green setting of Cambridge for people and nature.
- Care about Cambridge and are an independent voice for quality of life in the strategic planning of Greater Cambridge.
- Are working to protect, celebrate and improve the important built heritage of the Cambridge area.
- Own and care for green spaces and historic buildings in and around the city for people and nature, including Wandlebury Country Park, Coton Countryside Reserve, Cambridge Leper Chapel & Barnwell Meadows, Bourn Windmill and Hinxton Watermill.

Although these comments are submitted late in the determination period, we trust the local planning authority will still be able to take them into full consideration prior to decision-making.

We welcome the revisions made to date in response to the Conservation Officer's comments. However, we wish to raise significant concerns regarding Biodiversity Net Gain (BNG) and boundary landscaping following the submission of the updated BNG report (March 2026) which takes into account the removal of a hedgerow.

To achieve the mandatory and policy-compliant +10% Biodiversity Net Gain, the applicant's consultant recommends additional tree planting along with a new native hedgerow.

In line with the mitigation hierarchy, this net gain should be delivered on-site. We request that clear, detailed plans (such as a detailed soft landscaping scheme) be submitted and agreed prior to determination to demonstrate precisely how and where these measures will be accommodated.

The loss of the hedgerow will impact the visual amenity of neighbouring properties. It is critical for nearby residents to know how this impact is to be mitigated.

I trust that you will take our comments into consideration.

Yours sincerely
Sarah Nicholas

Principal Planning Officer