

CC1/CCC



Examination into the Soundness of the Cambridge
Local Plan

**Matter CC1 – Protecting and Enhancing the
Character of Cambridge**

Matter Statement by Cambridge City Council

May 2016

	Contents	Page
	List of Abbreviations	
	Introduction	1
	CC1A – Design and the Historic Environment	1
1A.1	Policy 7: The River Cam	1
i.	In addition to criterion (b), should the policy specifically require new development to preserve or enhance the setting of the river within the historic core having regard to paragraph 2.71 of the policy and the findings of the Cambridge Historic Core Appraisal (2006)?	1
ii.	Should the policy make specific reference to ‘The Cam Too Project’ given its close association with the river?	2
1A.2	Policy 8: Setting of the City	3
i.	Should the footnote 7 refer specifically to the most up to date Green Belt review document?	3
ii.	Does criterion (a) accord with the provisions of Policy 4 of the Plan in terms of the requirements for development in the Green Belt? In this regard, should the policy draw a distinction between proposals for development in the countryside and proposals within the Green Belt given the substantial weight that the National Planning Policy Framework (the Framework) accords to harm to the Green Belt?	3
iii.	Is the wording of criterion (a) too prescriptive in terms of development on the urban edge? Is the criterion out of step with paragraph 58 of the Framework which requires that whilst development should respond to the character, identity and history of the local surroundings this should not prevent appropriate innovation?	4
iv.	Should criterion (a) also make specific reference to conserving and enhancing important views of the city and its skyline so as to align with Policy 60?	4
1A.3	Does the Plan demonstrate a positive strategy for the achievement of high quality and inclusive design for all development as required by paragraph 57 of the Framework?	4
i.	Policy 56: Should the final sentence of paragraph 7.9 of the policy make reference to compliance with the Public Art Supplementary Planning Document (2010) as that document covers a whole range of matters	5

	including scheme viability?	
ii.	Policy 57: Should criterion (h) be more strongly worded in order to positively promote biodiversity?	6
iii.	Policies 56 to 58: Do the policies accord with paragraph 60 of the Framework which requires that planning policies should not impose architectural styles or particular tastes which could stifle innovation, originality and initiative but seek to promote local distinctiveness?	6
iv.	Policy 60: Should the definition of tall buildings in the policy be consistent with the definition in paragraph F.9 of Appendix F of the Plan?	7
v.	Policy 60 and Appendix F: Will the Council's Cambridge skyline guidance document remain relevant following the adoption of the Plan?	7
vi.	Should the views of Cambridge's spires and towers from the Coton footpath and from the M11 be included in paragraph F.20d and Figure F.2 of Appendix F?	8
vii.	Should paragraph F.35 of make direct reference to the setting and significance of heritage assets?	8
viii.	Should paragraph F.45 also make reference to the need to ensure that any overshadowing of the public realm should not cause unacceptable harm to amenity?	8
1A.4	Does the Plan demonstrate a positive strategy for the conservation and enjoyment of Cambridge's historic environment as required by paragraph 126 of the Framework?	8
i.	Policy 61: Is the "historic core" clearly defined in the Plan? Is it concurrent with the area delineated as the city centre on the Policies Map (July 2013)?	10
ii.	Policy 61: Should the wording of the policy provide greater clarity in respect of the requirements for designated heritage assets and other heritage assets. For example, criteria (a), (b) (d) and (e) in particular would appear to relate principally to designated heritage assets as reflected in paragraphs 132-134 of the Framework? Similarly, in Policy 9, should criterion (c) differentiate between designated heritage assets and non-designated assets, as the text sets out the statutory test for the former?	11
iii.	Policy 61: In order to fully accord with statutory test, should the wording of criterion (a) be amended to "preserve or enhance" and the second bullet point of paragraph 7.24 be changed to "character or appearance"?	11
iv.	Policy 61: Should the stricture requiring full planning applications only for	12

	proposed development in conservation areas contained in the extant 2006 Plan be included in the supporting text of the policy?	
v.	Policy 62 and Appendix G: Does the policy properly reflect paragraph 135 of the Framework which requires a balanced judgement to be made when considering applications for non-designated heritage assets which may cause harm or loss to the significance of the asset?	12
vi.	Is there a specific reason for identifying the year 1840 in paragraph G.3 (a)?	13
vii.	Should the criteria be broadened to include structures, features and gardens?	13
	Other Matters	13
	CC1B – Open Space and Natural Environment	15
	Overview	15
1B.1	Does the Plan adequately set out a strategic approach, planning positively for the creation, protection, enhancement and management of networks of biodiversity and green infrastructure as required by paragraph 114 of the Framework?	16
i.	Policy 67: The Council's Open Space and Recreation Strategy and the Cambridgeshire Green Infrastructure Strategy were both prepared in 2011 having regard to then extant Planning Policy Guidance 17: Planning for open space, sport and recreation which pre-dated the Framework. Nonetheless, does the Council consider that the documents are consistent with paragraph 73 of the Framework which requires that planning policies should be based on robust and up-to-date assessments of the needs for open space and sports and recreation facilities?	19
ii.	Policy 67: Is the policy too onerous in relation to the proximity requirement for replacement open space?	21
iii.	Policy 67: Is the inclusion of the term "educational need" in the 3rd paragraph of the policy overly restrictive? Is its inclusion necessary or should it be clearly defined? Should any definition include student accommodation?	22
iv.	Policy 68: Is the Policy requiring new development to address existing deficiencies in open space provision rather than to respond to the actual impact of the development? If so, is this an acceptable approach? If not should the wording be clarified?	23
v.	Policy 69: Does the policy accord with paragraph 113 of the Framework which requires that criteria based policy should distinguish between the hierarchy of international, national and locally designated sites and provide	23

	protection which is commensurate with their status and gives appropriate weight to their importance?	
vi.	Policy 69: Should the policy make clear that any proposal that adversely affects a European site or a Site of Special Scientific Interest would not be permitted?	24
vii.	Policy 70: Should the policy specifically promote and secure the enhancement of the natural environment and the creation and enhancement of ecological networks in accordance with paragraph 117 of the Framework? Is the Council relying on the Cambridgeshire Biodiversity Action Plan in this regard?	24
viii.	Policy 71: Would the wording of the policy be clearer if it was stated in the negative e.g. that “development will not be permitted which involves felling.....” as this would then harmonise with the latter text “unless there are demonstrable public benefits.....”?	26
ix.	Policy 71: Is the policy sufficiently strong in its intent to avoid felling, significant surgery and root damage to existing trees as a consequence of new development? For example, would the inclusion of the word “clearly” in front of the text “outweigh the current and future amenity value of the trees” give greater clarity to the decision maker when balancing the competing considerations?	26
1B.2	Appendix C: Designations Schedule (Policy 67)	27
	Overview	27
	<u>Abbey Ward</u>	27
i.	Does the Peverel Road allotments site (A26) off Barnwell Drive meet the criteria for designation as Protected Open Space (POS)? Is it in use as an allotment as it has a lapsed permission for a B2 use?	27
ii.	Should Coldham’s Common which is designated as P&G be more properly referred to as common land?	28
	<u>Castle Ward</u>	28
iii.	Should the Magdalene College Grounds (P&G29) be reviewed against the criteria for designation as POS in respect of its potential conflict with Policy 26 relating to student accommodation?	28
iv.	Should the Westminster College (AGS60) be reviewed against the criteria for designation as POS in respect of the whole college site and the accuracy of the assessment of the environmental and recreational importance of the site?	29

	<u>Newnham Ward</u>	30
v.	Should the Newnham College Sites (AGS62, P&G40 and SPO33) be reviewed against the criteria for designation as POS in respect of the College's need to expand its current facilities?	30
vi.	Should the Meadow Triangle site (NAT19) be reviewed against the criteria for designation as POS in respect of its location and amenity value?	31
vii.	Should the Ridley Hall Grounds (P&G37) be reviewed against the criteria for designation as POS in order to restrict the POS to the central lawned area relating to the quadrangle?	31
viii.	Should the Gonville and Caius Fellows Garden (P&G38) be reviewed against the criteria for designation as POS in respect of the current protection already afforded to the site within the Central Conservation Area?	32
ix.	Should the Robinson College Gardens (P&G53) be reviewed against the criteria for designation as POS in order to restrict the POS to the formal gardens?	33
x.	Should the Cambridge Tennis & Hockey Club (SPO06) and the Emmanuel College Playing Field (SPO16) be reviewed against the criteria for designation as POS in respect of the proposed residential development and replacement recreational facilities?	33
	<u>Petersfield Ward</u>	35
xi.	Should the Howard Mallett site be considered for designation as a POS in association with St Matthews Piece (P&G20)?	35
	<u>Queen Edith's Ward</u>	35
xii.	Should the Bell School site (P&G17) be reviewed against the criteria for designation as POS in respect of its boundary?	35
xiii.	Should the description of SPO59 (Cantabrigian Rugby Football Grounds) be amended to "Hills Road Sixth Form College Playing Field" in order to reflect the current ownership of the land?	36
xiv.	Should the Perse School for Boys Playing Field and Perse Preparatory School site (SPO37 and SPO62) be reviewed against the criteria for designation as POS in respect of the potential school expansion?	36
	<u>Trumpington Ward</u>	37
xv.	Should Anstey Hall (P&G51) be reviewed against the criteria for designation as POS in respect of recent, consented development?	37

1B.3	Appendix I: Open Space and Recreation Standards (Policy 68)	37
i.	Should the contribution to sustainable modes of transport such as walking and cycling as well as providing safe wheelchair and mobility scooter routes be considered as a criterion in assessing the importance of open space in paragraph 1.1 of Appendix I?	37
ii.	Should the definition of informal open space in Table 1.1 of Appendix I also make reference to high quality public hard surfaces in urban locations such as the Areas of Major Change?	38

Appendices	39
Appendix 1: List of Reference Documents	39
Appendix 2: Proposed Modifications to the Cambridge Local Plan 2014: Proposed Submission	41
Appendix 3: Does the Plan adequately set out a strategic approach, planning positively for the creation, protection, enhancement and management of networks of biodiversity and green infrastructure as required by paragraph 114 of the Framework?	71
Appendix 4: Progress of Delivery of Green Infrastructure in Cambridge's Urban Extensions	76
Appendix 5: Extract of assessment of Magdalene College from The Gardens of Cambridgeshire – A Gazetteer, Cambridgeshire Gardens Trust, 2012	81

Abbreviations

AGP	Artificial Grass Pitch
NPPF	National Planning Policy Framework
NPPG	National Planning Practice Guidance
SPD	Supplementary Planning Document

Introduction

1. This statement sets out the Council's response in relation to the Inspector's Matter CC1 in relation to Protecting and Enhancing the Character of Cambridge.
2. The documents referred to in this statement are listed in Appendix 1. Examination document reference numbers are used throughout for convenience.

CC1A – Design and the Historic Environment

1A.1 Policy 7: The River Cam

- i. **In addition to criterion (b), should the policy specifically require new development to preserve or enhance the setting of the river within the historic core having regard to paragraph 2.71 of the policy and the findings of the Cambridge Historic Core Appraisal (2006)?**
3. The River Cam is of considerable importance to the city of Cambridge. The different aspects of the river are addressed in Policy 7: The River Cam. Criterion (b) of the policy states that development proposals along the River Cam should “protect and enhance the unique physical, natural and culturally distinctive landscape of the River Cam.” The criterion applies to the length of the River Cam through Cambridge and it is, therefore, not appropriate to isolate consideration to within the Historic Core. This is particularly the case given that the majority of the length of the river within Cambridge's administrative boundary lies within a number of conservation areas and also forms part of the setting of a considerable number of listed buildings of high grading. As such, these designations and the application of statutory and policy tests will substantially influence development proposals. This policy also forms part of the wider historic environment strategy for Cambridge and, if adopted, should be considered with other elements of that historic environment strategy, such as conservation area appraisals and other policies within the Local Plan, when determining a planning application.
4. In the Historic Core specifically, the content of the recently published Cambridge Historic Core Conservation Area Appraisal (Draft)¹ notes the special qualities of the river within the Historic Core and, when adopted, will be a material consideration in determining planning applications in the area and their potential impact on the setting of the river. The Cambridge Historic Core Conservation Area Appraisal (Draft) was subject to public consultation between 8 February and 20 March 2016. Following consideration of representations and consequent changes to the draft appraisal, it is expected that the final appraisal will be taken to committee for adoption later in 2016. A modification to paragraph 2.71 to reflect the adoption of the new appraisal will be put forward in due course.
5. Whilst the supporting text makes appropriate reference to the Historic Core, the Council suggests that Policy 7 be modified to highlight the historic importance of the river and its setting. Additionally, an amendment to criterion (d) of Policy 7 is proposed to ensure that re-naturalisation would only be permitted where there would be no negative impacts on the character and appearance of the historic environment. These issues have been discussed and agreed with Historic England in the

¹ RD/NE/161

Statement of Common Ground as agreed between Cambridge City Council and Historic England². A further modification to the supporting text is proposed to address concerns about the river as an ecological network. These proposed modifications can be found in Appendix 2.

ii. **Should the policy make specific reference to ‘The Cam Too Project’ given its close association with the river?**

6. Paragraph 8.20 of the Cambridge Local Plan 2006³ noted that a high quality public transport and cycle link alongside the railway line between Cowley Road and Ditton Fields/Newmarket Road was proposed in the Cam Too Project. The paragraph continued that the scheme would require the construction of a bridge over the river from Cowley Road and be associated with flood risk alleviation provided by a flood relief channel along the south-east side of the Cam flood plain. It was noted that there was “also an opportunity to enhance the sporting and recreational value of the flood plain”. However, the Cambridge Local Plan 2006 stated that “a full social, environmental and economic appraisal of Cam Too would be required before it could be considered for inclusion as a formal proposal in the Development Plan”.
7. In addition, the Inspector’s Report (May 2007) into the examination of the South Cambridgeshire Development Control Policies Development Plan Document⁴ noted, in paragraph 13.13 that “*The Cam Too project is of limited status at this stage such that it should not be included in this document.*”
8. On 13 March 2014, Cambridge City Council’s Community Services Scrutiny Committee considered a report: Sports & Physical Activity Plan 2014-2017⁵. The previous strategy had ended in 2013 and, following a period of consultation and engagement sessions with many local sporting organisations, national governing body representatives and delivery partners, the new Sports and Physical Activity Plan for the period 2014 – 2017 had been prepared. The new strategy reported the outcomes of a survey of clubs and individuals that asked if there were any shortfalls in facility provision in Cambridge. 7% of responses suggested the Cam Too rowing project. However, paragraph 5.3 of the committee report stated that the “*facility aspirations and project ideas*” would be “*taken into account, where possible, as part of the wider consideration of city-wide funding priorities for sports facilities.*” The report also highlighted that:
 - a) *none of the proposals made are at an advanced stage of preparation and ready for early consideration;*
 - b) *some suggestions would not be eligible for developer contributions funding, which is for capital projects rather than for running and maintenance costs;*
 - c) *other ideas could be problematic as they raise other financial implications or would present additional service demands or issues that could cut across existing Council policies.*”
9. No evidence had been submitted as part of the preparation of the Local Plan to suggest that the CamToo project can be delivered during the plan period. Policy 7 would therefore fail the tests of soundness in terms of delivery if it were amended to include reference to the Cam Too Project.

² RD/SCG/410

³ RD/AD/300

⁴ RD/AD/200

⁵ RD/CR/600

1A.2 Policy 8: Setting of the City

i. **Should the footnote 7 refer specifically to the most up to date Green Belt review document?**

10. Yes, the footnote should refer specifically to the most up to date Green Belt review document. The Council has suggested a number of modifications to Policy 8: Setting of the City, which are provided in Appendix 2. These modifications are suggested to ensure consistency with the Councils' evidence base documents produced by LDA Design, the Cambridge Inner Green Belt Boundary Study (November 2015)⁶ and the Cambridge Inner Green Belt Boundary Study (November 2015) Supplement – March 2016⁷.

11. The Council has also agreed a Statement of Common Ground with Natural England⁸, which involves modifications to Policy 8 to address concerns about green infrastructure and the loss of best and most versatile agricultural land. These proposed modifications are also included in Appendix 2.

ii. **Does criterion (a) accord with the provisions of Policy 4 of the Plan in terms of the requirements for development in the Green Belt? In this regard, should the policy draw a distinction between proposals for development in the countryside and proposals within the Green Belt given the substantial weight that the National Planning Policy Framework (the Framework) accords to harm to the Green Belt?**

12. As a result of modifications put forward during the Matter 6: Green Belt hearing sessions, Policy 4: The Cambridge Green Belt, as modified, reads:

The extent of the Cambridge Green Belt within the administrative area of Cambridge City Council is set out on the policies map. New development in the Green Belt will ~~not~~ only be approved ~~except in very special circumstances~~ in accordance ~~line~~ with Green Belt policy in the National Planning Policy Framework.

13. The Council considers that criteria (a), (b), and (d) of Policy 8: Setting of the City accord with the provisions of Policy 4 for development in the Green Belt. The Council notes that Policy 4 requires development to take place in accordance with national policy whilst setting out the extent of the Cambridge Green Belt within its administrative area. Policy 4 will need to be applied to all proposed development in the Green Belt. Policy 8 will be engaged where relevant within the Green Belt to ensure that development addresses issues relating to landscape character, access to the countryside and open spaces, and biodiversity. The plan, plainly, in the context of development control decisions will need to be considered as a whole. As previously noted in the Councils' Matter 6 Statement⁹, the Council considers that Policy 8 addresses paragraph 81 of the Framework which requires local planning authorities to plan positively to enhance the beneficial use of Green Belt. The Council considers that the modifications made to address Natural England's concerns (See Appendix 2 and RD/SCG/400) have further strengthened this beneficial use of the Green Belt with regard to green infrastructure.

⁶ RD/MC/030

⁷ RD/MC/031

⁸ RD/SCG/400

⁹ M6/CCC&SCDC, question 6A v and Appendix 8

14. In relation to the possibility of drawing a distinction between proposals for development in the countryside and proposals within the Green Belt, the Council's administrative area is very tightly bounded by the Cambridge Green Belt. As a result, there is no land outside Cambridge's urban area which could be described as countryside, but which does not fall into the Green Belt.
- iii. Is the wording of criterion (a) too prescriptive in terms of development on the urban edge? Is the criterion out of step with paragraph 58 of the Framework which requires that whilst development should respond to the character, identity and history of the local surroundings this should not prevent appropriate innovation?**
15. The Council considers that criterion (a) allows for development to respond to local character and history, and reflect the identity of local surroundings and materials, while not preventing or discouraging appropriate innovation in accordance with Paragraph 58 of the Framework. There are numerous examples of buildings and wider developments of the urban edge of the city which have needed to consider their wider landscape setting. The two main award-winning development sites worthy of note in this respect are the University of Cambridge's North West Cambridge development and Cambridge's Southern Fringe development, including Cambridge Biomedical Campus. Within the Cambridge Biomedical Campus, for example, the multi-storey car park¹⁰ is a striking and large building on the current southern edge of the site. It was designed to be visible from within and outwith the site and is clad in twisted horizontal banding of yellow and grey metal to make reference to the nearby fields used to grow rapeseed.
- iv. Should criterion (a) also make specific reference to conserving and enhancing important views of the city and its skyline so as to align with Policy 60?**
16. The Council considers that it would be inappropriate to make specific reference to conserving and enhancing important views of the city and its skyline within criterion (a) of Policy 8: Setting of the City as these matters are addressed in Policy 60: Tall buildings and the skyline and Appendix F of the Local Plan. This matter of views of the city is also addressed as one of the special qualities of the Cambridge Green Belt within the LDA Design Cambridge Inner Green Belt Boundary Study (November 2015)¹¹ and Cambridge Inner Green Belt Boundary Study (November 2015) Supplement – March 2016¹², which are referred to in Policy 8. A number of minor modifications are proposed to Policy 8 to reflect the need to maintain a consistent approach to the 16 different qualities of the Cambridge Green Belt as identified in the Cambridge Inner Green Belt Boundary Study (November 2015). These modifications are set out in Appendix 2.
- 1A.3 Does the Plan demonstrate a positive strategy for the achievement of high quality and inclusive design for all development as required by paragraph 57 of the Framework?**

17. Paragraph 57 of the Framework states that it is important to plan positively for the achievement of high quality and inclusive design for all development, including individual buildings, public and private spaces and wider area development schemes. The NPPG¹³ contains a number of

¹⁰ Planning application reference 11/0780/REM for Land off Robinson Way, Addenbrooke's Campus

¹¹ RD/MC/030

¹² RD/MC/031

¹³ RD/NP/020, Design, Section 26.

paragraphs and identifies a number of tools to support the objectives set out in paragraph 57 of the Framework. In particular, it suggests the following are useful tools:

- Good masterplans and briefs;
- pre-application discussions;
- design and access statements;
- design review;
- design codes.

18. Chapter 7 of the Local Plan contains a palette of policies that, together, provide positive policies for achieving high quality and inclusive design that, importantly, will reflect the local context of Cambridge. These policies include:

- Policy 55: Responding to context, which states that development will be supported where it is demonstrated that it responds positively to its context;
- Policy 56: Creating successful places, which states that development that is designed to be attractive, high quality, accessible, inclusive and safe will be supported;
- Policy 57: Designing new buildings, which contains a number of criteria to ensure that high quality new buildings and their new environs are delivered;
- Policy 58: Altering and extending existing buildings, which states that development will be permitted where proposals reflect, or successful contrast with, the existing built form.
- Policy 59: Designing landscape and the public realm, which promotes the design of external spaces, landscape, public realm, and boundary treatments as an integral part of new development proposal

Combined, these policies demonstrate that the Local Plan has an appropriately positive strategy for the continued delivery of high quality and inclusive buildings and their settings, including the public realm, in accordance with the requirements of paragraph 57 of the Framework.

i. **Policy 56: Should the final sentence of paragraph 7.9 of the policy make reference to compliance with the Public Art Supplementary Planning Document (2010) as that document covers a whole range of matters including scheme viability?**

19. Cambridge City Council is committed to the provision of public art in new development. The Public Art SPD¹⁴ was adopted in 2010 to provide guidance on the mechanism for funding and delivering such projects. Paragraphs 7.7 to 7.9 of the Public Art SPD acknowledge potential viability issues and identify the mechanism for determining whether a contribution is viable. Paragraph 204 of the Framework states that "planning obligations should only be sought where they meet all of the following tests:

- necessary to make the development acceptable in planning terms
- directly related to the development; and
- fairly and reasonably related in scale and kind to the development."

¹⁴ RD/SPD/200

The Council has produced the draft Planning Obligations Strategy SPD 2014¹⁵ to set out the Council's approach, policies and procedures in respect of the use of planning obligations in support of Policy 85 of the Local Plan. Section 7 of the draft SPD refers to the provision of Public Art, while Section 11 deals with development viability. In the light of the publication of the draft Planning Obligations Strategy SPD and the circumstances relating to the Public Art SPD, it is not considered that paragraph 7.9 should be amended to refer to the Public Art SPD.

20. The Schedule of Proposed Changes following Proposed Submission Consultation (March 2014) includes a proposed minor modification to criterion k) of Policy 56 (Ref: PM/7/001 in RD/Sub/C/050).
- ii. **Policy 57: Should criterion (h) be more strongly worded in order to positively promote biodiversity?**
21. Paragraph 109 of the Framework states that the planning system should provide net gains in biodiversity where possible. Policy 57 of the Local Plan states that high quality new buildings will be supported where it can be demonstrated that they, inter-alia, consider how the building can support biodiversity in the built environment. Appendix J: Biodiversity identifies how new development can make provision for biodiversity although it is not referred to in the supporting paragraphs of the policy. Similarly, it is considered that the criterion could be strengthened to ensure that buildings provide features that, as a minimum, maintain levels of local biodiversity. A minor modification is proposed to criterion (h) of the policy to clarify the Local Plan's requirements. Furthermore, it is proposed that an additional sentence should be added to 7.10 to refer to Appendix J: Biodiversity of the Local Plan.
- iii. **Policies 56 to 58: Do the policies accord with paragraph 60 of the Framework which requires that planning policies should not impose architectural styles or particular tastes which could stifle innovation, originality and initiative but seek to promote local distinctiveness?**
22. The policies referred to in this question are fully in accordance with paragraph 60 of the Framework as they do not seek to impose architectural styles or particular tastes. This is reinforced in paragraph 7.10 which specifically states "*Without imposing architectural tastes or styles, it is important that a proposed development is considered in terms of site location, height, scale, form and proportions, along with materials and detailing, with the latter two linking directly to the quality and durability of a proposal.*"
23. This statement is reinforced by criteria in the respective policies which have evolved from the established policies contained in the Cambridge Local Plan 2006¹⁶ (in particular Policies 3/7, 3/11 and 3/12) and which have successfully delivered award winning new developments across the city such as that at Abode at Great Kneighton, the Stirling Prize winners Accordia (2008) and the Sainsbury Laboratory (2012) and the North West Cambridge masterplan.
24. Specifically, the individual policies enable the following approaches that promote local distinctiveness:

¹⁵ RD/T/240

¹⁶ RD/AD/300

- Policy 56: Creating successful places requires a comprehensive design approach that responds to the location of the site, the form and nature of the surroundings and the opportunities to integrate the development;
- Policy 57: Designing new buildings requires those that are proposing development to demonstrate that careful thought has been given to the design of new buildings, taking account of the setting of the site and how particular design details, such as the functional needs, or reducing the environmental impact of the building are addressed. While pointing to requirements to be considered, it does not impose architectural styles;
- Policy 58: Altering and extending existing buildings states that alterations or extensions to existing buildings will be permitted where they, inter alia, reflect, or successfully contrast with, the existing building form.

iv. Policy 60: Should the definition of tall buildings in the policy be consistent with the definition in paragraph F.9 of Appendix F of the Plan?

25. The Council has given careful consideration to the definition of tall buildings, in discussion with Historic England. This matter has been discussed and agreement has been reached with Historic England in the Statement of Common Ground as agreed between Cambridge City Council and Historic England¹⁷. There is a desire for clarity and consistency in the Local Plan and, as such, it is considered necessary to make amendments to the policy to clarify the definition of tall buildings and provide a level of consistency between the policy and Appendix F. It is therefore considered that the definition of tall buildings in the opening sentence of the policy should be amended to “Any proposal for a structure that breaks the existing skyline and/or is significantly taller than the surrounding built form”.
26. In addition, it is considered that a number of further modifications are required to conform with the Framework. The Schedule of Proposed Changes following Proposed Submission Consultation¹⁸ includes a proposed minor modification to criterion b) of Policy 60 (Ref: PM/7/002). Further modifications are proposed to address a range of representations. Appendix 2 of this Hearing Statement contains the proposed modifications to Policy 60, its supporting text and Appendix F.

v. Policy 60 and Appendix F: Will the Council’s Cambridge skyline guidance document remain relevant following the adoption of the Plan?

27. The Council’s Skyline Guidance¹⁹ was prepared to support the interpretation on Policy 3/13 of the 2006 Local Plan. Much of the content of the guidance has been updated and included in Appendix F of the Local Plan with a view of allowing it to fall away once the new Local Plan has been adopted. The Council’s Skyline Guidance will therefore not exist in a separate format and the only guidance following adoption of the Local Plan will be that contained in Appendix F.

¹⁷ RD/SCG/410
¹⁸ RD/Sub/C/050
¹⁹ RD/SPD/240

vi. Should the views of Cambridge's spires and towers from the Coton footpath and from the M11 be included in paragraph F.20d and Figure F.2 of Appendix F?

28. It is agreed that Paragraph F.20d and Figure F.2 of Appendix F should be amended to include Coton footpath and the view from the M11 between Junctions 12 and 13. The proposed modifications identified in Appendix 2 of this statement reflect this.

vii. Should paragraph F.35 of make direct reference to the setting and significance of heritage assets?

29. It is agreed that, for the sake of consistency, the paragraph should be amended and a modification is proposed to paragraph F.35 to make reference to the setting and significance of heritage assets.

viii. Should paragraph F.45 also make reference to the need to ensure that any overshadowing of the public realm should not cause unacceptable harm to amenity?

30. Criterion 4: Amenity and microclimate deals specifically with the impact on amenity resulting from tall buildings proposals. It is considered that paragraph F.41 is therefore the appropriate place to refer to the impact of overshadowing of the public realm. The Schedule of Proposed Changes following Proposed Submission Consultation²⁰ includes a modification (Ref: PM/F/001) to Paragraph F.41 to add clarity on their potential impact of tall buildings on their context.

1A.4 Does the Plan demonstrate a positive strategy for the conservation and enjoyment of Cambridge's historic environment as required by paragraph 126 of the Framework?

31. Paragraph 126 of the Framework refers specifically to local planning authorities taking into account:

- the desirability of sustaining and enhancing the significance of heritage assets and putting them to viable uses consistent with their conservation;
- the wider social, cultural, economic and environmental benefits that conservation of the historic environment can bring;
- the desirability of new development making a positive contribution to local character and distinctiveness; and
- opportunities to draw on the contribution made by the historic environment to the character of a place.

32. The Local Plan contains a suite of policies that relate specifically to Cambridge's historic environment in support of the vision for Cambridge contained in paragraph 2.3 of the Local Plan and strategic objective 4, which states that new development is required to:

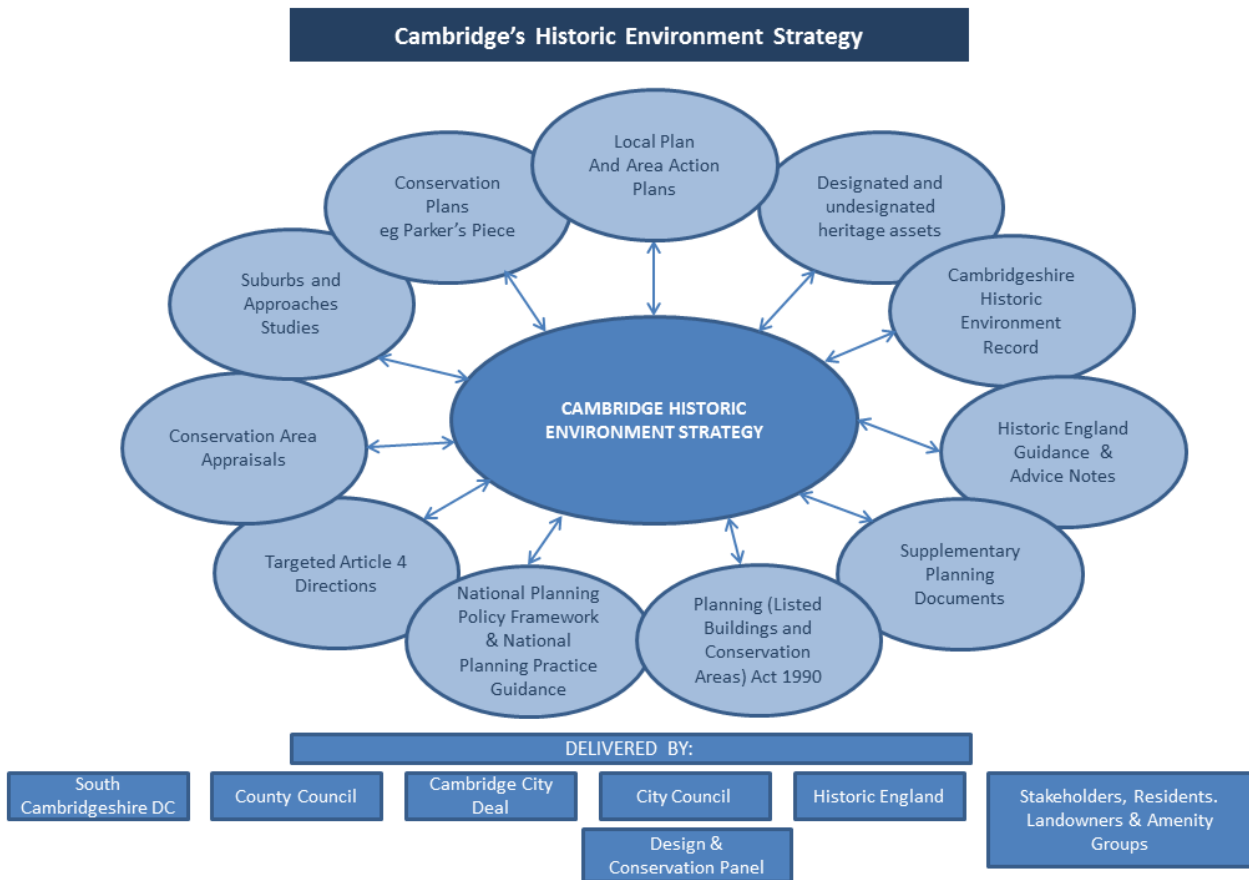
“contribute to the positive management of change in the historic environment, protecting, enhancing and maintaining the unique qualities and character of Cambridge, including the River Cam corridor, the city's wider landscape and setting, and its designated and undesignated heritage assets for the future;”

²⁰ RD/Sub/C/050

33. All of the policies are prepared positively with a view to maintaining and enhancing the significance of unique heritage assets. Specifically, these policies are:
- Policy 7: The River Cam;
 - Policy 8: Setting of the City;
 - Policy 55: Responding to context;
 - Policy 56: Creating successful places;
 - Policy 61: Conservation and enhancement of Cambridge’s historic environment;
 - Policy 62: Local heritage assets; and
 - Policy 63: Works to a heritage asset to address climate change
34. These policies do not stand alone from the remainder of the Local Plan and there is frequent and appropriate reference to proposals for new development having regard to the special character and setting of the historic environment throughout the Local Plan.
35. The Council does consider it necessary, however, in response to representations, to demonstrate that Cambridge’s historic environment strategy exists in the form of a number of statutory and non-statutory plans and programmes that, combined, will continue to be used to guide and inform planning and investment decisions that will affect the historic environment. In this context, it is proposed to add a new paragraph to follow paragraph 7.22 as follows:
- “Given the rich tapestry of Cambridge’s historic and natural environment and the strategic objectives of this local plan, the strategy for its management is, in itself, one of a multi-document, multi-layered approach which includes a number of interrelated initiatives, policies and players. Together, as illustrated in the diagram below, they represent Cambridge’s historic environment strategy, the components of which will be added to and updated as necessary and provide the necessary tools to realise the ongoing management of the city’s heritage assets. Planning decisions will be made having regard to the content of the relevant components of the strategy.”
36. The paragraph will be supported by a diagram (new Figure 7.1), contained in Appendix 2 of this statement, to illustrate the strategy for the historic environment. This figure is provided overleaf as Figure 1 of this statement.
37. This matter has been discussed and agreement has been reached with Historic England in the Statement of Common Ground as agreed between Cambridge City Council and Historic England²¹.

²¹ RD/SCG/410

Figure 1: Cambridge’s Historic Environment Strategy



- i. **Policy 61: Is the “historic core” clearly defined in the Plan? Is it concurrent with the area delineated as the city centre on the Policies Map (July 2013)?**
38. It is not considered necessary to define the Historic Core in relation to Policy 61 as the policy applies to the conservation and enhancement of the designated historic environment across Cambridge as a whole. However, a minor modification is proposed to the Glossary to define the meaning of the Historic Core for clarity. In addition, it is proposed to include a map of the Historic Core boundary in the Appendix F.
 39. The Historic Core is not concurrent with the area delineated as City Centre on the Policies Map (July 2013)²², which sets out the main retail centre of the city.

²² RD/Sub/C/020

ii. **Policy 61: Should the wording of the policy provide greater clarity in respect of the requirements for designated heritage assets and other heritage assets. For example, criteria (a), (b) (d) and (e) in particular would appear to relate principally to designated heritage assets as reflected in paragraphs 132-134 of the Framework? Similarly, in Policy 9, should criterion (c) differentiate between designated heritage assets and non-designated assets, as the text sets out the statutory test for the former?**

40. The Glossary to the Framework provides a starting point for understanding this policy in that it defines heritage assets as:

A building, monument, site, place, area or landscape identified as having a degree of significance meriting consideration in planning decisions, because of its heritage interest. Heritage asset includes designated heritage assets and assets identified by the local planning authority (including local listing).

41. In respect of Policies 9 and 61, and in the context of the Framework's definition covering both designated and non-designated heritage assets, it is considered that the policies do not require modification. However, in the interests of clarity, the Council proposes a modification to the Glossary of the Local Plan to set out the nature of designated and non-designated heritage assets.

42. In terms of other proposed modifications, the Schedule of Proposed Changes following Proposed Submission Consultation²³ includes a proposed minor modification to criterion e) of Policy 61 (Ref: PM/7/003), a proposed minor modification to paragraph 7.20 (Ref: PM/7/004) and a minor modification to Appendix C (Ref: PM/C/001).

43. In addition, and following discussion with Historic England in respect of their representation 27375, it is considered necessary to propose a further minor modification to paragraph 7.23 to clarify that, in accordance with paragraph 132 of the Framework, the higher the significance of the heritage asset, the more weight will be given to its preservation and/or enhancement.

44. Cambridgeshire County Council sought reference in paragraph 7.26 to the County's Historic Environment Record. A proposed minor amendment to paragraph 7.26 is proposed to include such a reference and provide greater clarity for the user.

iii. **Policy 61: In order to fully accord with statutory test, should the wording of criterion (a) be amended to "preserve or enhance" and the second bullet point of paragraph 7.24 be changed to "character or appearance"?**

45. It is agreed that criterion (a) should be modified to "preserve or enhance" in accordance with the requirements of Section 69 of the Planning (Listed Buildings and Conservation Areas) Act 1990. It is also agreed that the second bullet point of paragraph 7.24 should be modified to "character or appearance".

46. Furthermore, it is considered that further modifications to the policy are required to criterion (a) in terms of views to ensure that proposals take account of views within conservation areas in addition

²³ RD/Sub/C/050.

to views into or out of conservation areas. A further modification is proposed by way of the insertion of an additional criterion (new criterion (d)) that would reflect the requirements of the third bullet point of paragraph 7.24.

iv. Policy 61: Should the stricture requiring full planning applications only for proposed development in conservation areas contained in the extant 2006 Plan be included in the supporting text of the policy?

47. The planning system has moved on considerably since the Cambridge Local Plan 2006 was prepared and adopted. Design and access statements are now required to be submitted with most planning applications which explain how the proposed development is a suitable response to the site and its setting, and demonstrate that it can be adequately accessed by prospective users. In addition, as noted in paragraph Reference ID: 14-036-20140306 of the NPPG²⁴, “a local planning authority can request further details in relation to reserved matters under article 5(2) of the Town and Country Planning (Development Management Procedure) (England) Order 2015. If a local planning authority considers that an outline application ought to include details of the reserved matters it must notify the applicant no more than one month after the application is received, specifying which further details are required.” In addition, paragraph 128 of the Framework requires applicants to “describe the significance of any heritage assets affected, including any contribution made by their setting. The level of detail should be proportionate to the assets’ importance and no more than is sufficient to understand the potential impact of the proposal on their significance.”

48. On this basis, it is not considered that the stipulation in Policy 4/11 of the Cambridge Local Plan 2006 that outline planning applications will not be accepted in conservation areas should be included in Policy 61.

v. Policy 62 and Appendix G: Does the policy properly reflect paragraph 135 of the Framework which requires a balanced judgement to be made when considering applications for non-designated heritage assets which may cause harm or loss to the significance of the asset?

49. Policy 62 provides a positive approach to the granting of consent for the retention of significance, appearance, character or setting of a local heritage asset. However, in the light of paragraph 135 of the Framework, it is considered that there may be occasions where a balanced approach might be required to the consideration of potential harm and the wider public benefits that the harm might have. On this basis, it is considered that a modification to the policy would improve its soundness by including a sentence at the end of the policy relating to the analysis required to demonstrate the wider public benefit of a proposal that would lead to harm or substantial harm to a non-designated heritage asset.

50. A further minor modification to Policy 62 is proposed in order to strengthen further the conformity of the policy with the Framework. The Schedule of Proposed Changes following Proposed Submission Consultation²⁵ includes a proposed minor modification to Policy 62 (Ref: PM/7/006).

²⁴ RD/NP/020.

²⁵ RD/Sub/C/050

vi. Is there a specific reason for identifying the year 1840 in paragraph G.3 (a)?

51. Paragraph G.3 provides a number of criteria against which a local heritage asset may fulfil one or more criteria. Therefore, even if a building was built after 1840, the criteria would still allow its potential designation as a local heritage asset if other criteria are met. The establishment of criteria G.3 (a) derives from the long established general principles applied by the Secretary of State when deciding whether a building is of special architectural or historic interest for the purposes of Section 1 of the Planning (Listed Buildings and Conservation Areas) Act 1990. This is supported by the Government publication "Principles of Selection of Listed Buildings"²⁶. Paragraph 12 of this document states that buildings most buildings dated from 1700 to 1840 are listed. As a nation, there are significantly more buildings that were constructed post 1840 as a result of the development of the railways and the Industrial Revolution. Applied to "Local Listing" (Buildings of Local Interest), the 1840 threshold is intended as the building age criterion which flags older buildings that, though not statutorily listed by the Secretary of State (with reference to general principles set out for statutory listing) as being of national level interest, are nevertheless buildings which are of local significance. However, other criteria in the policy would enable examples of post 1840 buildings to be added to the local list.

vii. Should the criteria be broadened to include structures, features and gardens?

52. Policy 62 identifies "structures, features and gardens" as local heritage assets. The policy is supported by Appendix G where criteria for the designation of local heritage assets are listed in paragraph 6.3. Generally, structures and features would be picked up within the existing criteria, but the criteria do not explicitly refer to gardens. It is considered that it would be helpful to include an additional criterion (i), derived from Table 1 of Good Practice for Local Heritage Listing published by English Heritage in May 2012²⁷ and set out below.

i) _____ designed landscapes - relating to the interest attached to locally important designed landscapes, parks and gardens, including structures and features within them.

53. The Schedule of Proposed Changes following Proposed Submission Consultation²⁸ includes a proposed minor modification to Appendix G (Ref: PM/G/001) to include a list of additional sites to the list of local heritage assets as they meet the criteria for inclusion. The modification also deletes five sites as they have met the criteria for statutory listing and five sites as the building have been demolished.

Other Matters

54. Although not referred to by the Inspectors in Matter CC1A, there are four additional objections raised by Historic England (Representations 27390, 27391, 27395 and 27409) that were either not addressed in previous Hearing Matters or are currently not scheduled to be considered at a Hearing session. These matters have been discussed and agreed with Historic England in the Statement of Common Ground as agreed between Cambridge City Council and Historic England²⁹.

²⁶ RD/NE/200, Department for Culture, Media and Sport. March 2010

²⁷ RD/NE/210

²⁸ RD/Sub/C/050

²⁹ RD/SCG/410

55. In respect of Representation 27390, Historic England sought an amendment to paragraph 3.24 of the Local Plan in support of Policy 13: Areas of Major Change and Opportunity Areas – General Principles. The Council has agreed two additional sentences to be inserted into paragraph 3.24 as minor modifications and these are contained in Appendix 2 of this Matter Statement.
56. In respect of Representations 27391 and 27395, Historic England sought a specific reference to the key views, especially of and from the chalk hills, in criterion a) of Policy 16 and Policy 17. The Council has agreed a minor modification to the Local Plan Glossary to include a definition of “chalk hills”. Given that Policy 16 is currently not due to be considered at a Hearing session, the Council proposes a minor modification that is included in Appendix 2 of this Matter Statement.
57. In addition to the above, the Council’s Schedule of Proposed Changes following Proposed Submission Consultation (March 2014) proposes a modification (PM/3/007) to criterion g) of Policy 17 to address the need for new development to create a high quality urban edge, as follows:
 - g. create a distinctive gateway to the city and a high quality urban edge as approached by road from the south and respect key views;
58. In respect of Representation 27409, Historic England sought reference in Policy 25 supporting text to a commitment to review the parameters in the Old Press / Mill Lane Opportunity Area SPD as part of the Local Plan process, and to ensure that such development would be appropriate in the context the NPPF. This matter is currently not programmed to be considered at a Hearing Session. The Council, in negotiation with Historic England, has agreed that a minor modification to paragraph 3.103 would be appropriate to refer to the revised Historic Core Conservation Area Appraisal and that, where appropriate, if the SPD and Appraisal differ, the Appraisal should take precedence in considering development proposals for this site. The proposed minor modification is included in Appendix 2 of this Matter Statement.

CC1B- Open Space and Natural Environment

Overview

59. Policies 67 to 71 and Appendices C and I of the Local Plan have been developed in order to support growth whilst ensuring that the special character of Cambridge's attractiveness is maintained and enhanced, where possible. Open spaces, regardless of ownership, are a key aspect of high quality urban environments and are fundamental to the character of the city. In addition to having an important role to play in the streetscape, these areas provide people with a place to relax and socialise as well as encouraging healthier lifestyles by providing opportunities for sport and informal play. They also provide important opportunities to support a wide range of citywide issues, including biodiversity, climate change, green infrastructure, surface water management and flood risk prevention.
60. It is important that the Council's established approach of protecting open spaces and trees remains because these sites can help support various city-wide issues related to flood risk management, climate change, health and well-being, sustainable transport, biodiversity and green infrastructure. Paragraph 93 of the Framework promotes measures to counter the impacts of climate change while paragraph 114 of the Framework states that Local Planning Authorities should plan "positively for the creation, protection, enhancement and management of networks of biodiversity and green infrastructure."
61. The Council produced the Open Space and Recreation Strategy 2011³⁰ to support the plan-making process. This strategy replaced the 2006 strategy, which was adopted in November 2006, incorporating relevant changes made to the Cambridge Local Plan 2006³¹ during the Inquiry process. The 2011 strategy reassessed open spaces within the city, which were considered as a part of the previous strategy, evaluated a range of additional sites and included a new quality assessment of all sites surveyed. The Council proposes reviewing the current strategy in 2017.
62. Since 2006, a number of open spaces have been created as a result of residential development, including on sites such as Accordia. Other open spaces have been the subject of development within or adjacent to their sites. These sites have had to be surveyed for the first time. Sites in the urban extensions, though consented in some cases, will be surveyed following completion for inclusion in the next strategy.
63. The Council recognised that further work was needed in relation to sports provision to address concerns raised by Sport England. In response, Cambridge City Council and South Cambridgeshire District Council, in partnership with Sport England, have developed two sports strategies: a Playing Pitch Strategy 2015-2031 for grass and all weather pitches covering both areas; and an Indoor Sports Facility Strategy 2015-2031 to guide future provision and management of indoor sports halls, swimming pools and outdoor cycling facilities to serve existing and new communities in Cambridge and South Cambridgeshire.
64. These studies are due to be finalised in May 2016 and the Council will provide an update to the Inspectors prior to the relevant hearing sessions.

³⁰ RD/NE/050

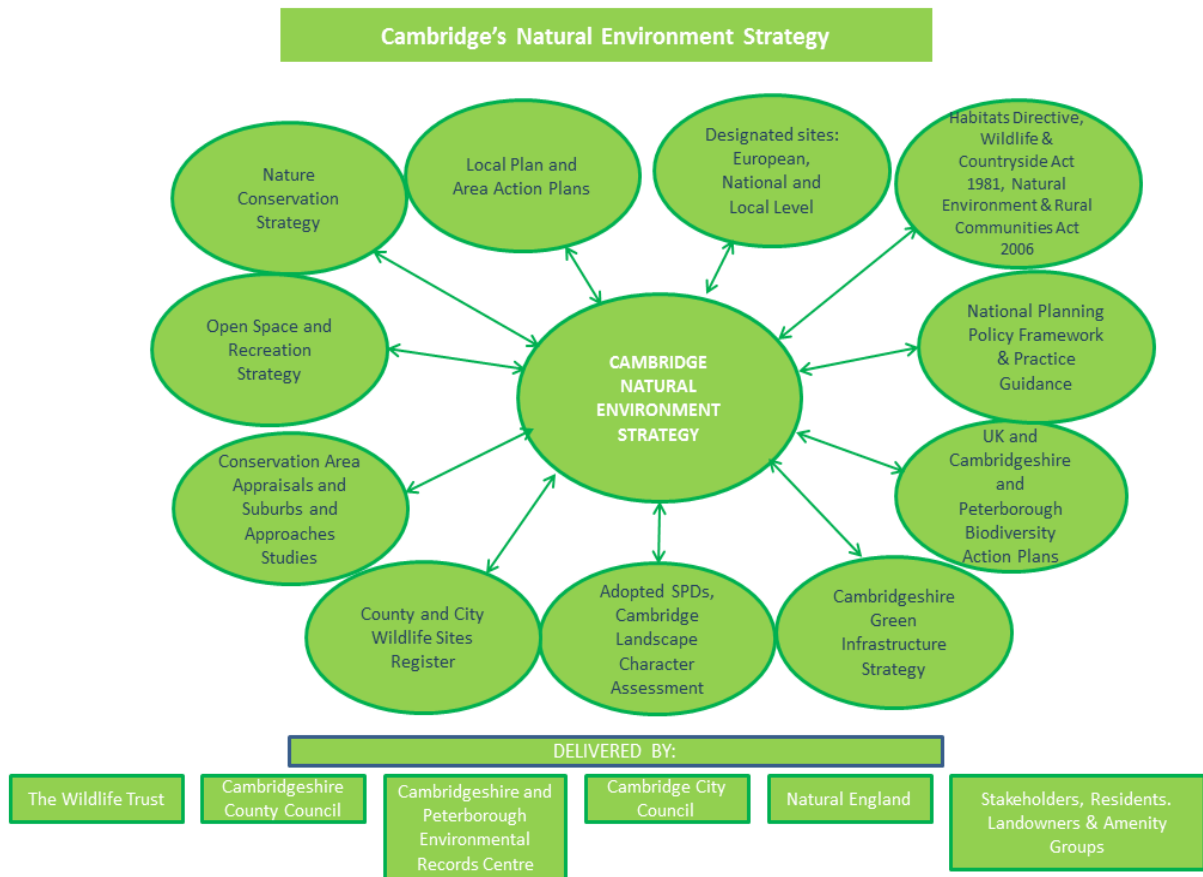
³¹ RD/AD/300

1B.1 Does the Plan adequately set out a strategic approach, planning positively for the creation, protection, enhancement and management of networks of biodiversity and green infrastructure as required by paragraph 114 of the Framework?

65. The Council considers that the Local Plan addresses paragraph 114 of the Framework, which requires local authorities to set out their strategic approach, planning positively for the creation, protection, enhancement and management of networks of biodiversity and green infrastructure.
66. The Framework defines green infrastructure as ‘a network of multi-functional green space, urban and rural, which is capable of delivering a wide range of environmental and quality of life benefits for local communities.’
67. The Council considers that it has an overall vision and strategy for the creation, protection, enhancement and management of the natural environment in Cambridge, including green infrastructure and biodiversity. Given the multiplicity of sites which make up Cambridge’s natural environment and the strategic objectives of this Local Plan, the strategy for its management and enhancement is, in itself, one of a multi-document, multi-layered approach. This approach includes a number of interrelated initiatives, policies and players. Together, as illustrated in the diagram overleaf (Figure 2: Cambridge’s Natural Environment Strategy), they represent Cambridge’s natural environment strategy to deliver new green infrastructure and enhance existing blue and green infrastructure and deliver biodiversity enhancements, the components of which will be added to and updated as necessary and provide the necessary tools to realise the ongoing management of the city’s natural environment.
68. Figure 2 overleaf sets out the different strands of the Council’s strategy, which is made up of a suite of documents, including the Local Plan. The Council has suggested the inclusion of further reference to the Council’s strategic approach to plan positively to address green infrastructure and biodiversity in the supporting text to Policy 8: Setting of the city within the Local Plan’s Section 2 on Spatial Strategy.
69. Within the Local Plan, green infrastructure and biodiversity are addressed by a number of the Plan’s strategic objectives (pages 12 and 13), policies 7, 8, 13, 15, 16, 17, 18, 26, 54, 66, 67, 68, 69, 70, and 85 and Appendices I and J. Policy 8, as amended at Appendix 2 of this statement, makes reference to the Cambridgeshire Green Infrastructure Strategy³², and supports proposals for green infrastructure. Appendix 3 also sets out further information on the policies which address the Council’s strategic approach to creation, protection, enhancement and management of networks of biodiversity and green infrastructure.

³² RD/NE/020

Figure 2: Cambridge’s Natural Environment Strategy



70. Part of Cambridge’s character and its ecological and recreational network is formed by the significant green infrastructure corridors which run through the heart of the city and out into the countryside. These corridors consist of different types of connected open spaces. Many of the strategic corridors of green infrastructure are also Green Belt land, which is publicly accessible and serves a number of purposes including managing flood risk and supporting biodiversity. These corridors of open space also include significant swathes of common land and are heavily used for recreation and leisure.
71. Cambridge’s Open Space and Recreation Strategy 2011³³ makes reference to the provision of significant levels of open space as part of the urban extensions to Cambridge, much of which is retained as Green Belt. The provision of high quality, biodiverse, accessible and well-connected open spaces within the Cambridge Green Belt at North West Cambridge and Cambridge East is required through the North West Cambridge Area Action Plan³⁴ and the Cambridge East Area Action Plan³⁵ respectively. Both Area Actions Plans were developed and adopted jointly with South Cambridgeshire District Council.
72. Additionally, green infrastructure projects have been identified and mapped across the county as part of the Cambridgeshire Green Infrastructure Strategy 2011³⁶. These projects encompass

³³ RD/NE/050

³⁴ RD/AD/290: Paragraph 8.4, page 35.

³⁵ RD/AD/280: Section D7; page 84 and Section D8, pages 85 – 90.

³⁶ The 2011 Cambridgeshire Green Infrastructure Strategy (RD/NE/020) was endorsed as a material consideration in decision-making and as part of the Local Plan evidence base at Cambridge’s Development Plan

land both within and outside the Cambridge Green Belt. This strategy has four main objectives³⁷:

1. To reverse the decline in biodiversity
2. To mitigate and adapt to climate change
3. To promote sustainable growth and economic development
4. To support healthy living and well-being.

73. These objectives were based on data analysis within the following themes: biodiversity; climate change; green infrastructure gateways; heritage; landscape; publicly accessible open space; rights of way; economic development; health and well-being; and land and water management.
74. Cambridgeshire's Green Infrastructure Strategy makes reference to the enhancement of the green infrastructure networks within and surrounding Cambridge, with particular reference to the considerable commitment to the provision and enhancement of ecological networks integral to the urban extensions where development is well underway on the majority of the sites³⁸.
75. The Plan supports the progress of green infrastructure projects in respect of a number of specific sites³⁹ and support schemes which protect and enhance biodiversity. For development management purposes, Policy 8: Setting of the city⁴⁰ makes specific reference to support for projects that include landscape improvement proposals that strengthen or re-create the well-defined and vegetated urban edge, improve visual amenity and enhance biodiversity. It also provides support for landscape scale enhancement across local authority boundaries where the primary objective is to conserve or enhance biodiversity.
76. The Council and Natural England have agreed through a Statement of Common Ground⁴¹ to propose modifications to Policy 8: Setting of the city (see Appendix 2 for Proposed Modifications) because the urban edge of Cambridge allows significant scope to deliver new green infrastructure provision. These modifications clarify the Council's approach to green infrastructure in keeping with paragraph 114 of the Framework. In tandem with these changes, the Council's policies 67 and 68 on protection and provision of open space respectively address the provision, conservation and enhancement of different forms of interlinked green infrastructure. The Council's established mechanism for protecting open space (Policy 4/2 of the Cambridge Local Plan 2006⁴² and Policy 67 of the emerging Local Plan) safeguards over 700 hectares of open space within Cambridge's administrative area. In keeping with the aims of the Cambridgeshire Green Infrastructure Strategy⁴³, the Council's assessment criteria includes detailed assessment criteria on recreational and environmental importance, including whether the open space is part of a network of open spaces. Sites are assessed as part of the evidence base for plan-making and new sites are included in each assessment round, e.g. new open spaces in Cambridge's urban extensions.

Scrutiny Sub-Committee on 18 October 2011 and endorsed by South Cambridgeshire's Northstowe and New Communities Portfolio Holder meeting on 20 September 2011.

³⁷ Page 11 of RD/NE/020.

³⁸ See Cambridge Green Infrastructure Strategy (RD/NE/020): Paragraph 4.7.6 Target Area 6.3: Cambridge (pages 122 – 130) and Appendix 15 (pages 4 – 5 and 38 – 44).

³⁹ See Appendix 8.

⁴⁰ Page 36 of RD/Sub/C/010

⁴¹ RD/SCG/400

⁴² RD/AD/300

⁴³ RD/NE/020

77. In terms of any areas of current deficit in relation to green infrastructure, the Council has sought to address this matter through the Open Space and Recreation Strategy 2011⁴⁴ which assessed around 400 sites across the city for their environmental and recreational importance. These sites are recognised to form an essential network of open spaces of different types and with differing levels of biodiversity. Together with blue infrastructure in the form of the River Cam corridor (addressed by Policy 7 in the Local Plan), these green spaces form the city's ecological network. The assessment of sites is both quantitative and qualitative. The Open Space and Recreation Strategy 2011 sought to identify areas for improvement, both recreational and environmental. This strategy will be updated again in 2017 and involves planners, landscape architects and ecologists in the assessment process. As sites come forward for development, the need for open space is taken into consideration and the Open Space and Recreation Strategy is used. Once open spaces are brought forward as a result of development, they are also assessed for protection by the next review of the Open Space and Recreation Strategy.
78. Policy 69 also protects sites of biodiversity value. Cambridge City Council and Natural England have agreed a number of modifications to Policy 69 and its supporting text (see Appendix 2 for Proposed Modifications) which address the hierarchy of sites of biodiversity and geodiversity importance. Policy 70: Protection of priority species and habitats adds another requirement for development proposals to both protect priority species and habitats and enhance habitats and populations of priority species.
79. The list of policies demonstrates how biodiversity is strategically considered not just by overarching city wide policies but also in more specific policies that planning applications will need to address as part of the planning consent process. In effect, biodiversity is not only considered at a strategic level but also integrated into the development management related policies.
- i. **Policy 67: The Council's Open Space and Recreation Strategy and the Cambridgeshire Green Infrastructure Strategy were both prepared in 2011 having regard to then extant Planning Policy Guidance 17: Planning for open space, sport and recreation which predated the Framework. Nonetheless, does the Council consider that the documents are consistent with paragraph 73 of the Framework which requires that planning policies should be based on robust and up-to-date assessments of the needs for open space and sports and recreation facilities?**
80. The Framework states that 'planning policies should be based on robust and up-to-date assessments of the needs for open space...' (paragraph 73). Any assessment should identify 'specific needs' and 'quantitative or qualitative deficits or surpluses of open space, sports and recreational facilities in a local area'. This information should be used to determine what open space, sports and recreational provision are required. The Council recognises that both the Cambridge Green Infrastructure Strategy⁴⁵ and Open Space and Recreation Strategy⁴⁶ were both developed in 2011 having regard to the then extant Planning Policy Guidance 17. Whilst both these strategies remain relevant and consistent with paragraph 73 of the Framework, the Council has produced two further strategies to address playing pitches and indoor sport.

⁴⁴ RD/NE/050

⁴⁵ RD/NE/020

⁴⁶ RD/NE/050

Each document is addressed in turn below:

Cambridgeshire Green Infrastructure Strategy

81. Beginning with the Cambridgeshire Green Infrastructure Strategy, this strategy was designed to assist in shaping and co-ordinating the delivery of green infrastructure in the county, to provide social, environmental and economic benefits now and in the future.
82. This strategy is based on the analysis of public policy and key baseline data grouped into seven themes identified as important elements of green infrastructure, biodiversity, climate change, green infrastructure gateways, heritage, landscape, publicly accessible open space and rights of way. In addition, three cross-cutting/overarching issues were considered: economic development, health and well-being, and land and water management.
83. A 'Strategic Network' of green infrastructure priorities for Cambridgeshire was identified by mapping these themes and other important factors relating to green infrastructure to show where each theme is most important for green infrastructure in Cambridgeshire. It provides a county-wide framework upon which to provide or enhance green infrastructure in Cambridgeshire up to and beyond 2031. It is designed to offer county-wide connectivity, identify opportunities to support the delivery of the four objectives, and link into green infrastructure provision outside Cambridgeshire. It is this Strategic Network that identifies the need and the opportunities to provide additional provision.
84. Cambridge has been performing well on the delivery of the projects identified in the Cambridgeshire Green Infrastructure Strategy (See Section 4.7.6 and Appendix 15 of the Strategy for further information). Many of these projects lie within the city's urban extensions, a number of which have planning permission and are already underway. Appendix 4 of this statement sets out the Council's progress in delivering green infrastructure in the urban extensions to Cambridge.

Open Space and Recreation Strategy

85. The third strategy undertaken by the Council in line with Planning Policy Guidance Note 17's requirements, the current Open Space and Recreation Strategy 2011 assessed the qualities of the existing open spaces and categorised these accordingly. It assessed the quantum of publicly accessible open space at ward level based upon the local population of each ward in order to identify deficits in open space provision – the need in the local area – and proposed a strategy for reducing this deficit when new development opportunities are proposed. The Open Space and Recreation Strategy identified the sites that had environmental and recreational importance and subsequently protected from new development. It is these highly valued sites that make a significant contribution to Cambridge's character and attractiveness to both local people and visitors. The Open Space and Recreation Strategy highlights the need for these sites to be protected for their recreational and, or environmental qualities.
86. The Open Space and Recreation Strategy fulfils this requirement. It explains how some wards have significant open space deficiencies and is used by the Council to ensure on-site delivery in these areas where possible.

Playing Pitch Strategy and the Indoor Sports Facility Strategy

87. The Council recognised that further sports strategy documents were needed to address concerns raised by Sport England. Cambridge City Council and South Cambridgeshire District Council, in partnership with Sport England, has developed two sports strategies: a Playing Pitch Strategy 2015-2031 for grass and all weather pitches covering both areas; and an Indoor Sports Facility Strategy 2015-2031 to guide future provision and management of indoor sports halls, swimming pools and outdoor cycling facilities to serve existing and new communities in Cambridge and South Cambridgeshire. In line with the Framework, the strategies set out to assess existing facilities, the future need for sport and active recreation facilities, and opportunities for new provision. These studies are due to be finalised in May 2016 and the Council will provide an update to the Inspectors prior to the relevant hearing sessions.
88. In summary, the Council considers both the Cambridgeshire Green Infrastructure Strategy and the Open Space and Recreation Strategy, complemented by the Playing Pitch Strategy and Indoor Sports Facility Strategy, are consistent with paragraph 73 of the Framework. The Open Space and Recreation Strategy has particular focus on the need for and provision of open space. This includes quantitative and qualitative deficits and surpluses of open space. The Playing Pitch Strategy and the Indoor Sports Facility Strategy address the needs for outdoor and indoor sports and recreational facilities, respectively.
- ii. **Policy 67: Is the policy too onerous in relation to the proximity requirement for replacement open space?**
89. Policy 67 enhances the existing approach to the provision of replacement open space in Policy 4/2 of the Cambridge Local Plan 2006. The new policy addresses the satisfactory replacement of existing recreational open spaces. In terms of accessibility, the distance of the replacement open space needs to be within walking distance of the original site.
90. During earlier stages of plan-making, representations were submitted requesting clarification of the term “suitable location of replacement site.” The Council responded by clarifying the criteria for a site to be suitably re-located in Policy 67 within the Local Plan. This now requires the re-provision of open space within 400 metres of its original location (a 5 minute walk for an adult with average mobility). This is an established principle as set out in the Urban Design Compendium⁴⁷. The walkable neighbourhood gives priority to walking and allows people to walk to a range of facilities in between 2 and 10 minutes (250 – 800m). It is recommended that local parks, including space for children’s play, nature conservation and sports, are ideally placed within 3-5 minutes’ walk (250 – 400m) of the majority of homes.
91. Paragraph 7.45 of the supporting text allows some flexibility in circumstances where it can be proved that an alternative, more accessible location is available. An example of this would be an area of open space located beside a busy road (which creates a barrier to safe access) being replaced with an area of open space more than 400 metres away but not subject to the same barriers to access as the original site.
92. To extend the re-location site beyond the existing ward risks the loss of highly valued areas of open space from more densely inhabited areas of Cambridge to areas with much greater open

⁴⁷ RD/HQ/070 (page 35, paragraph 3.1.2 and page 57, paragraph 3.5.2)

space provision. This would have the adverse effect of furthering the uneven distribution of open space, in effect reducing access to open space in areas of greatest need.

93. The Council therefore considers the policy is not too onerous in relation to the proximity requirement for replacement open space. Rather, it is a means of ensuring wards (with low levels of access to open space are no further disenfranchised by the re-provision of open space in other wards that already have much greater access to open space.
- iii. **Policy 67: Is the inclusion of the term “educational need” in the 3rd paragraph of the policy overly restrictive? Is its inclusion necessary or should it be clearly defined? Should any definition include student accommodation?**
94. The numerous open spaces in Cambridge make a significant contribution to the character of the city. It is important to protect open spaces because these sites can help support other issues such as flood risk management, climate change, health and well-being, sustainable transport, biodiversity and green infrastructure. Educational institutions own and/or manage many of the open space in the city and are amongst the most frequent users of playing pitches and other open spaces throughout Cambridge, both on a formal and an informal basis.
95. Many educational establishments have large areas of open space including school and college playing fields, college gardens and general recreation and amenity areas. These areas of open space make a valuable and significant contribution to the high environmental quality of the city, forming an extensive network of green corridors.
96. The loss of open space will continue to be resisted given the multi-functional role these areas currently perform and/or could perform in the future. The Sustainability Appraisal⁴⁸ supports the continued protection of open spaces because open spaces are a key issue for Cambridge, given the positive effect these areas have on the character of Cambridge.
97. Policy 67 is based upon saved Policy 4/2 Protection of Open Space in the current Cambridge Local Plan (2006)⁴⁹. Policy 67 however affords a greater degree of flexibility than Policy 4/2 allowing new educational buildings on parts of the site that are not in playing field use and could not readily be used as such (e.g., small areas of amenity grassland separated from the main playing field). This matter is dealt with in paragraph 7.44 of the supporting text. This can be justified on the grounds that playing fields/sports facilities have separate policy advice within the Framework (Paragraphs 73-74) as well as statutory protection.
98. If the policy was applied without understanding the demonstrable educational need, this could lead to unsustainable release of protected open spaces, damaging the character of Cambridge. Maintaining access to high quality green and open spaces has been identified as a key issue across all of Cambridge. Protecting open space and limiting development that could harm the character of open spaces should help increase the amenity and attractiveness of these areas as places for recreation.
99. The term “demonstrable educational need” should be included because it provides a degree of flexibility for colleges wanting to expand their educational facilities, whilst balancing this with the

⁴⁸ RD/Sub/C/030

⁴⁹ RD/AD/300

protection of open space. Requiring demonstrable educational need allows for the expansion of educational facilities on open spaces only where it is proven that there is a need. Applicants will need to submit information to support their application. This information will set out why the proposed development is needed and will also need to identify how they have assessed their site against the criteria set out in Appendix I for the designation of protected open space to establish where it is most appropriate to develop, taking into account the specific qualities (environmental and/or recreational) of the specific open space. This assessment will need to consider the impact on the character and wider setting of the site. Appendix 2 sets out the proposed modifications to paragraph 7.44 of the Plan to clarify this issue.

100. Whilst Policy 46: Development of student housing in the Local Plan addresses the delivery of student accommodation, Policy 67 is applicable in instances where the proposed student accommodation development is on protected open space. The two policies would be used together to determine applications of the type and would balance the need for the accommodation against the impact on the open space.

iv. Policy 68: Is the Policy requiring new development to address existing deficiencies in open space provision rather than to respond to the actual impact of the development? If so, is this an acceptable approach? If not should the wording be clarified?

101. In recognition of the important role open spaces play within Cambridge, Policy 68 requires open space and recreation facilities to be provided through new development and seeks to address the impact of development by taking into account local circumstances. The policy does not seek to address existing deficiencies rather it allows consideration of local circumstances in order to avoid making existing deficiencies worse. The Council considers that this is reasonable and positively addresses the challenges of delivering open space in a densely populated urban area. If this was not taken into account in delivering the development, the development could exacerbate existing deficiencies in the area. This approach should encourage greater acceptance of new developments where they help provide much needed areas and types of open space in a locality. The non-delivery of open spaces as part of new developments in existing, more densely populated wards has exacerbated existing deficiencies with regard to access to open spaces. Consequently, this matter of non-delivery is a real issue which the Council seeks to address this matter. In wards with identified open space deficiencies, new development should not worsen existing shortage.

102. The Council recognises that the wording could be clarified and is therefore proposing a minor amendment to the policy wording in Policy 68 (see Appendix 2 for Proposed Modifications).

v. Policy 69: Does the policy accord with paragraph 113 of the Framework which requires that criteria based policy should distinguish between the hierarchy of international, national and locally designated sites and provide protection which is commensurate with their status and gives appropriate weight to their importance?

103. The Council considers that Policy 69 should address the hierarchy of international, national and locally designated sites and their protection more effectively. In order to accord with paragraph 113 of the Framework, the Council has put forward a number of modifications to Policy 69 and its supporting text in Appendix 2.

vi. Policy 69: Should the policy make clear that any proposal that adversely affects a European site or a Site of Special Scientific Interest would not be permitted?

104. The Council considers that Policy 69 should address European sites or Sites of Special Scientific Interest more effectively. The Council has put forward a number of modifications in Appendix 2.

vii. Policy 70: Should the policy specifically promote and secure the enhancement of the natural environment and the creation and enhancement of ecological networks in accordance with paragraph 117 of the Framework? Is the Council relying on the Cambridgeshire Biodiversity Action Plan in this regard?

105. The Council considers that the requirements of paragraph 117 of the Framework are addressed in a number of respects throughout the Local Plan itself, including Policy 70, and a number of other strategies and documents. The Council has set out below how these documents meet the requirements of paragraph 117's five criteria:

106. Criteria 1 of paragraph 117 of the Framework is addressed by a suite of documents which together form Cambridge's natural environment strategy, including policies in the Local Plan and Area Action Plans⁵⁰, the Cambridgeshire and Peterborough Biodiversity Action Plan⁵¹ and the Cambridgeshire Green Infrastructure Strategy⁵². The Local Plan and the Cambridgeshire Green Infrastructure Strategy both make reference to the enhancement of the green infrastructure networks within and surrounding Cambridge, with particular reference to the considerable commitment to the provision and enhancement of ecological networks integral to the urban extensions where development is well underway on the majority of the sites. The Council has been working with South Cambridgeshire District Council for a number of years to provide new neighbourhoods on the edges of Cambridge's urban area. These new neighbourhoods incorporate significant levels of green infrastructure, linking the urban area with the wider countryside. Appendix 4 of this statement sets out the existing and proposed green infrastructure in Cambridge's new neighbourhoods.

107. Criterion 2 of paragraph 117 of the Framework is satisfied as the Council has taken into account the identification and mapping of ecological networks. The Cambridgeshire Green Infrastructure Strategy⁵³ forms part of the evidence base for plan-making and is treated as a material consideration in decision making. It is not considered appropriate to map the ecological networks on the Council's Policies Map⁵⁴ as it would render the maps unreadable. There are already many different GIS layers on the maps and adding further data outside the Council's control would not be appropriate. Components of local ecological networks including Protected Open Space, City Wildlife and County Wildlife Sites, Local Nature Reserves and Sites of Special Scientific Interest (SSSI) are all mapped on the Draft Submission Policies Map⁵⁵. These local ecological sites along with their intrinsic qualities are protected in the Plan by Policies 67, 69 (as amended in Appendix 2 for Proposed Modifications), 70 and 71.

⁵⁰ RD/Sub/C/010, RD/AD/280, RD/AD/290

⁵¹ RD/NE/190

⁵² RD/NE/020

⁵³ RD/NE/020

⁵⁴ RD/Sub/C/020

⁵⁵ RD/Sub/C/020

108. Criterion 3 of paragraph 117 of the Framework is addressed by Policy 70 which positively promotes the protection of priority species and habitats and seeks the enhancement of habitats and populations of priority species. The policy will ensure any harm or disturbance to populations and habitats are minimised and secure achievable mitigation and/or compensatory measures, resulting in either no net loss or a net gain of priority habitat and local populations of priority species.
109. Criterion 4 of paragraph 117 of the Framework identifies the need to prevent harm to geological conservation interests. The modifications proposed to Policy 69 and its supporting text in Appendix 2 address this criterion. The only known site of geodiversity interest within Cambridge's administrative boundary is the Traveller's Rest Pit SSSI at North West Cambridge. The North West Cambridge Area Action Plan⁵⁶ remains an adopted part of the Development Plan for Cambridge and South Cambridgeshire and will continue to be so once the new Local Plans are adopted. It should be read in conjunction with Cambridge City Council's Policies Map⁵⁷, which shows the boundary of the Traveller's Rest Pit SSSI.
110. In terms of coverage of the Traveller's Rest Pit SSSI and its geological importance, the objectives of the North West Cambridge Area Action Plan include:

p) To protect special geological interest, existing wildlife and wildlife corridors and secure a net increase in biodiversity.⁵⁸

Policy NW2: Development Principles within the North West Cambridge Area Action Plan picks up the theme of geodiversity in parts 2f and 3n, which state:

2. Development proposals should, as appropriate to their nature, location, scale and economic viability:

f) Protect and enhance the geodiversity and biodiversity of the site and incorporate historic landscape and geological features;

and

3. Planning permission will not be granted where the proposed development or associated mitigation measures would have an unacceptable adverse impact:

n) On biodiversity, archaeological, historic landscape and geological interests;

111. Additionally, the final sentence of paragraph 2.10 of the North West Cambridge Area Action Plan confirms that:

Development proposals will need to take into account advice from Natural England that a 10m buffer around the SSSI will be required during the masterplanning and planning applications stages to ensure that the scientific value of the site is not compromised by the development of North West Cambridge.

112. As outline planning permission and some reserved matters applications have already been granted for development at North West Cambridge, development at North West Cambridge has

⁵⁶ RD/AD/290

⁵⁷ RD/Sub/C/020

⁵⁸ Objective p), page 10 of RD/AD/290 North West Cambridge Area Action Plan.

been the subject of ongoing consultation with Natural England to ensure that there are no detrimental impacts on the Traveller's Rest Pit SSSI. The Council will continue to maintain regular dialogue with Natural England regarding further reserved matters applications near to the SSSI.

113. While no Nature Improvement Areas have been identified in the Plan, the Council reaffirms its commitment to protecting and enhancing ecological sites and their connecting networks with the Cambridgeshire Green Infrastructure Strategy⁵⁹, a city/county-wide perspective and at a more local level with the Local Plan's Policy 70 satisfying criterion 5 of paragraph 117 of the Framework. The Council considers it has fully satisfied the five criteria requirements in paragraph 117 of the Framework.
114. The Cambridgeshire Biodiversity Action Plan⁶⁰ outlines the necessary action for the next 10 years to preserve and enhance biodiversity in farmland, woodland, wetland, grassland and urban areas. It is a strategy document used by nature conservation officers to inform the development management process, where applicable. It forms part of the Council's evidence base. The various habitats and species action plans which form the Cambridgeshire Biodiversity Action Plan complement the policies in the Local Plan and the Section 41 list of habitats and species of principal importance for the conservation of biodiversity in England. The Council considers that these documents, when used together, will support decision makers in carrying out their duty under Section 40 of the Natural Environment and Rural Communities (NERC) Act (2006).
- viii. Policy 71: Would the wording of the policy be clearer if it was stated in the negative e.g. that "development will not be permitted which involves felling....." as this would then harmonise with the latter text "unless there are demonstrable public benefits....."?**
115. The Council has prepared this policy with the recognition that policies should be positively prepared. The Council agrees that the wording of the policy would be clearer if amended in the manner suggested by the question. Modifications to this policy are included in Appendix 2.
- ix. Policy 71: Is the policy sufficiently strong in its intent to avoid felling, significant surgery and root damage to existing trees as a consequence of new development? For example, would the inclusion of the word "clearly" in front of the text "outweigh the current and future amenity value of the trees" give greater clarity to the decision maker when balancing the competing considerations?**
116. The Council recognises that the current wording could be clarified in order to strengthen the requirements of an application involving felling, significant surgery and, or root damage will need to clearly demonstrate these actions clearly outweigh the tree's amenity value. Modifications to this policy are included in Appendix 2.

⁵⁹ RD/NE/020

⁶⁰ RD/NE/190

1B.2 Appendix C: Designations Schedule (Policy 67)

Overview

117. The Council's established mechanism for protecting open space (Policy 4/2 of the Cambridge Local Plan 2006⁶¹ and Policy 67 of the emerging Local Plan) safeguards over 700 hectares of open space within Cambridge's administrative area. Each site was assessed for their environmental and recreational quality against the criteria set out in Appendix I. The assessment also includes a quality assessment of each site based on questions set out in Appendix 3 of the Open Space and Recreation Strategy 2011⁶².
118. These sites need to remain properly protected in a way that ensures their loss is avoided and, in the event of development given careful consideration in order to minimise their impact. The protected open space designations help support the special character of Cambridge and ensure the city's growth is sustainable by maintaining open spaces for all to enjoy and appreciate as well as supporting city-wide strategies such promoting health and well-being, climate change strategies and other strategies. The Council will be reviewing the Open Space and Recreation Strategy in 2017. Sites with existing protected open space designations and implemented planning consent will be included in the review. Where a site has an unimplemented planning permission, the assessment will acknowledge that the site has planning consent for development, however the site assessment will only propose removal of the protected open space designation once the planning permission has been implemented. This approach avoids ad hoc changes and is consistent with the Council's approach to the updating of other designations.

Abbey Ward

- i. **Does the Peverel Road allotments site (A26) off Barnwell Drive meet the criteria for designation as Protected Open Space (POS)? Is it in use as an allotment as it has a lapsed permission for a B2 use?**
119. Site A26 consists of an allotment and an area of undeveloped land currently fenced off from the public. In terms of environmental importance, the site contains positive features providing a major contribution to the character of the local area and is also an important green break in the urban framework. The allotments provide an important recreational function for which they are also protected. The whole site is currently protected for both environmental and recreational reasons.
120. Part of the site is an allotment and remains in active use. The site is managed by Whitehill Allotments Society and, as of 11 April 2016, there are no vacant plots on the Peverel Road allotments. The other part of the site is not accessible to the public and is undeveloped open land.
121. A planning application (ref. 13/1594/FUL) for a B1 building was granted on 13 August 2014 for the undeveloped open land. The planning consent has not yet been implemented.

⁶¹ RD/AD/300

⁶² RD/NE/050

122. The application site and adjacent allotments were assessed by the Council when drawing up the Open Space and Recreation Strategy⁶³ (Site A26 Peverel Road Allotments). At the time of carrying out the Open Space and Recreation Strategy survey work, allotment usage in Cambridge was high with significant waiting lists for a number of sites. The remainder of site A26 which lies fallow was considered to have the potential to accommodate allotments, for which there was a recognised high level of demand at that point in time. The proposed designation of the fallow land is in keeping with the criteria in the Cambridge Local Plan 2006⁶⁴, the Open Space and Recreation Strategy and Appendix I of the emerging Local Plan for assessing open space. These criteria also address areas of land which could be used for recreational purposes. As such, it was considered appropriate to identify this area as protected open space.
123. It is recognised that the application site now has planning permission for an employment use. Whilst it would be desirable to see further allotments provided on the application site, it is also recognised that this is not practical under current land ownership. Furthermore, the implementation of planning application ref. 13/1594/FUL could also improve access arrangements onto the existing allotments site with better provision for car and cycle parking. The implementation of this planning consent will allow the relocation of Marshall's North Works which is needed to allow the first phase of development at land north of Newmarket Road to come forward. The Council therefore considers it appropriate to remove the current Site A26 designation from part of the site only when (or if) the planning permission has been implemented. This matter will be reviewed as part of any future review of the Open Space and Recreation Strategy. The next review is likely to take place in 2017, which may coincide with the end of the time given for implementation of planning permission 13/1594/FUL.
- ii. **Should Coldham's Common which is designated as P&G be more properly referred to as common land?**
124. The Open Space and Recreation Strategy 2011 assessed Coldham's Common and categorised the area as Park and Garden. This was in keeping with the site assessments from the two previous assessments carried out in 2004 and 2006 to inform development of the Cambridge Local Plan 2006. However, the Council accepts that Coldham's Common could be designated as Natural and Semi-natural Greenspace.
125. The Council therefore proposes a minor amendment to Appendix C: Designations Schedule to renumber P&G22 Coldham's Common as NAT44 (see Appendix 2 for Proposed Modification).

Castle Ward

- iii. **Should the Magdalene College Grounds (P&G29) be reviewed against the criteria for designation as POS in respect of its potential conflict with Policy 46 relating to student accommodation?**
126. The Council strongly resists any removal of the protected open space designation. Whilst Policy 46: Development of student housing in the Local Plan addresses the delivery of student accommodation, Policy 67 is applicable in instances where development is proposed on

⁶³ RD/NE/050

⁶⁴ RD/AD/300

protected open space. The two policies would be used together to determine applications of the type and would balance the need for the accommodation against the impact on the open space.

127. Site P&G29, the Fellows' Garden of Magdalene College, has remained as open space from prior to the founding of the college in 1428. Cambridgeshire Gardens Trust includes the Fellow's Garden within the entry for Magdalene College in the "Gardens of Cambridgeshire" (2012). This entry is provided as Appendix 5 of this statement. It describes the garden's fine view through mature trees (one of which was planted to commemorate Queen Victoria's 1887 Jubilee) to the river and beyond. The site abuts the River Cam corridor and provides an important feature in the wider topographical setting of this part of the Historic Core of Cambridge and the conservation area. The Fellows' Garden is also sensitive in that it forms the setting for the rear of the Pepys Library, a Grade I Listed Building. This is apparent from within the garden and in views within the conservation area from Quayside off Bridge Street. The draft Cambridge Historic Core Appraisal⁶⁵ (2015) describes Magdalene Street Bridge river crossing as a key node particularly in Summer and a gateway to the Historic Core and a transition point between the activity of the City Centre and the peace of the adjacent green spaces.
128. In essence, Magdalene College Grounds (P&G29) is a highly sensitive site. It makes a significant contribution towards the setting of the River Cam corridor and the wider topographical setting of the Quayside reinforcing the local area's sense of place; together this site makes a major contribution to the overall character and appeal of the city. Given the environmentally sensitive nature of the site and visually important location beside the River Cam, extensive new development would have an adverse effect on the setting of the River Cam, thereby undermining the Local Plan's vision and strategic objectives for the city. The consequences of which would lead to a significant degradation of the City Centre's visual appearance and appeal.
129. In summary, the Council strongly resists any removal of the designation to ensure the Development Management process can take full account of the site's sensitive qualities when considering any new development and its potential impact on the setting of the River Cam.
- iv. Should the Westminster College (AGS60) be reviewed against the criteria for designation as POS in respect of the whole college site and the accuracy of the assessment of the environmental and recreational importance of the site?**
130. As part of developing the Open Space and Recreation Strategy in 2011, the site (1.2 hectares in size) satisfied the criteria for protection for both environmental and recreational purposes. Its main typology is Amenity Green Space.
131. In 2015, the site was granted planning permission (Ref. 14/0922/FUL) for a new building comprising study centre, library, radio and TV studio, meeting rooms, 7 study bedrooms, 2 fellows' flats together with alterations to the Grade II listed boundary wall and external works and tree and shrub planting. This planning permission is being implemented. The Council agrees that once the works have been completed, the site should be re-assessed during the next review of the Open Space and Recreation Strategy in 2017 unless the Inspectors consider it more appropriate to review this site as part of the examination.

⁶⁵ RD/NE/160

Newnham Ward

v. Should the Newnham College Sites (AGS62, P&G40 and SPO33) be reviewed against the criteria for designation as POS in respect of the College's need to expand its current facilities?

132. Site AGS62 - The Pightle and Principals Lodge was reviewed as part of the Open Space and Recreation Strategy 2011. The site (0.5 hectares in size) satisfied the criteria for protection for both environmental and recreational purposes. Its main typology is Amenity Green Space.
133. Site P&G40 - Newnham College Gardens was reviewed as part of the Open Space and Recreation Strategy in 2011. The site (2.1 hectares in size) satisfied the criteria for protection for both environmental and recreational purposes. In terms of environmental importance, the site makes a significant contribution to both the character and environmental quality of the local area. The site also forms part of a network of protected open space sites and is adjacent to site SPO33.
134. Newnham College, in their submission to the Plan has indicated their need to develop the whole of AGS62 for both living and teaching facilities and part of site P&G40 adjacent to Grange Road. This would clearly lead to some loss of both the recreational and environmental qualities of the site. The retention of the protected open space designation will not preclude development. Rather, under Policy 67, it will require much greater consideration of the site's development in order to minimise the loss of the site's intrinsic qualities.
135. Site SPO33 - Newnham College Playing Field was reviewed as part of the Open Space and Recreation Strategy in 2011. The site (1.76 hectares in size) satisfied the criteria for protection for both environmental and recreational purposes. In terms of environmental importance, the site provides an important green break in the urban framework and makes a major contribution to the character and environmental quality of the local area. The site's recreational capacity has also been assessed as part of the Playing Pitch Strategy 2015-2031. It was determined that while no teams were identified that use it, the pitch can support three games per week. The Action Plan for the site determined that it should continue to be protected.
136. Newnham College, in their submission to the Local Plan has indicated their proposal to build over existing hard surfaced tennis courts located in the southern part of the site which would be re-locate to the northern section of the site with new changing facilities. This would lead to some loss of recreational space, but not sports facilities. The retention of the protected open space designation will not preclude development such as those proposed but would ensure the recreational facilities are re-located without any loss of playing pitches and the environmental aspects of the site protected as well.
137. The Council recognises the need for Colleges to be allowed to expand their facilities while at the same time needing to continue to protect Cambridge's green spaces that, together contribute to the setting and character of the city. The policy designation of these sites as protected open spaces will not preclude development on these sites, rather it will ensure that any proposed development will minimise its impact on the site's environmental and recreational qualities. The Council will be reviewing the Open Space and Recreation Strategy in 2017 when the site will be re-appraised unless the Inspectors consider it more appropriate to review the site as part of the examination.

vi. Should the Meadow Triangle site (NAT19) be reviewed against the criteria for designation as POS in respect of its location and amenity value?

138. Site NAT19 - The Meadow Triangle near Wilberforce Road and Cycle Way site was reviewed as part of the Open Space and Recreation Strategy 2011. The site (0.6 hectares in size) satisfied the criteria for protection for both environmental and recreational purposes. Its main typology is Natural and Semi-natural Greenspace.
139. In terms of environmental importance, the site makes a valuable contribution to the character and environmental quality of the local area. It also contributes to the wildlife value and biodiversity of the city. The site is also located within the Green Belt. The site has been recently fenced off with a new hedgerow planted. While the site may not be readily accessible, it is located beside a busy cycle/walkway and therefore remains visually accessible and continues to support the character and environmental quality of the local area.
140. The site is located in the Cambridge Green Belt, along a green corridor that includes the Coton Hedge County Wildlife Site to the west, mature gardens, Adams Road Sanctuary (lake) to the east and ponds located the other side of the cycle/foot way. While no recent ecological survey work has been completed for this site it has the potential to support common lizard and grass snake, protected under the Wildlife & Countryside Act 1981.
141. The ponds to the immediate west of the site have the potential to support amphibians, including great crested newts which may forage within the grassland although the cycle path may act as a deterrent to dispersal in this direction. The site is also surrounded on the sides by sports grounds which provide a form of buffer between the site and the urban fringe.
142. Given the site's location within the Green Belt along a 'corridor' of semi-natural spaces on the edge of the urban fringe, it has significant potential to support and enhance the existing level of biodiversity. The Council therefore it should be protected from development in order to comply with paragraphs 109 and 117 of the Framework. Any decision to develop this site should be informed by an independent assessment of existing and potential components of the ecological network, in order to comply with paragraph 165 of the Framework.
143. The Council will be reviewing the Open Space and Recreation Strategy in 2017 when the site can be re-appraised for continued protection as open space. However, separate to its protected status, any proposal to develop the site will also need to be consistent with other relevant policies including those to do with development in the Green Belt, Policy 69 and Policy 70. Given the site's environmental importance, the site should continue to be designated as protected open space.

vii. Should the Ridley Hall Grounds (P&G37) be reviewed against the criteria for designation as POS in order to restrict the POS to the central lawned area relating to the quadrangle?

144. P&G37 - Ridley Hall Grounds is designated as a protected open space under the Park and Garden typology. In terms of environmental importance, the site affords a significant contribution to the character and environmental quality of the local area. The site could be and is used for recreational purposes. The site also forms part of a wider network of protected open space sites.

145. In 2011, planning consent (11/0313/FUL) was granted for a new building for teaching, administration, communal and student accommodation (2,228 square metres). At the time of the planning application, the site had not been designated as protected open space. However, it qualified for protection as it met the criteria in Appendix A of the Cambridge Local Plan 2006⁶⁶. At the time of the planning application, the proposed development, with the creation of the two open sided courtyards on either side of the new 'Pavilion' building would positively enhance the quadrangle. A non-material amendment (14/0117/NMA) to the original planning permission was approved in 2014. The planning consent remains unimplemented.
146. The Council therefore considers it appropriate to remove any elements of the P&G37 designation, such as the Principal's Garden only once the planning permission has been implemented. This matter will be reviewed as part of any future review of the Open Space and Recreation Strategy. The next review is likely to take place in 2017, which may coincide with the end of the time given for implementation of planning permission 13/15/94/|FUL.
- viii. Should the Gonville and Caius Fellows Garden (P&G38) be reviewed against the criteria for designation as POS in respect of the current protection already afforded to the site within the Central Conservation Area?**
147. P&G38, Gonville and Caius Fellows Garden, is designated as Park and Garden. In terms of environmental importance, the site (0.8 Hectares in size) is adjacent to Ridley Hall (across Ridley Hall Road) and contains Ashton House; both are Grade II listed buildings. There are 10 trees with Tree Protection Orders within the site together with many other mature trees along the garden's perimeter. The site protects the setting of two listed buildings and overall makes a major contribution to the setting, character, structure and the environmental quality of the city as well as the character and environmental quality of the local area. The Caius Fellows' Garden is part of the extensive series of gardens framing the west side of Queens' Road and Newnham Road and described in the West Cambridge Conservation Area Appraisal⁶⁷. The site contains a tennis court and therefore supports recreational use.
148. It is accepted that the Central Conservation Area (CCA) designation provides the site with some protection from development. While the listed building on the site is protected under separate legislation, the open space which helps protect its setting is not protected by the CCA designation. This can only limit what could be built on-site but not the loss of the open space, in particular the corner section of the site where the tennis court is located.
149. The Council recognises the need for Colleges to be allowed to expand their facilities while at the same time needing to continue to protect Cambridge's green spaces that, together contribute to the setting and character of the city. The policy designation of these sites as protected open spaces will not preclude development on these sites, rather it will ensure that any proposed development will minimise its impact on the site's environmental and recreational qualities. The Council will be reviewing the Open Space and Recreation Strategy in 2017 when the site will be re-appraised unless the Inspectors consider it more appropriate to review the site as part of the examination.

⁶⁶ RD/AD/300

⁶⁷ RD/NE/150

ix. Should the Robinson College Gardens (P&G53) be reviewed against the criteria for designation as POS in order to restrict the POS to the formal gardens?

150. P&G53 Robinson College Gardens, is designated as Park and Garden. The site is approximately 4 hectares in size, with a large number of trees within the site. It forms part of a network of protected open space sites. The area of protected open space designation questioned in representation 27800 is approximately 1.6 hectares representing 40% of the whole designation and consists of large gardens which relate to buildings used for student accommodation and for the Needham Research Institute. The gardens can be read together and are contiguous. The West Cambridge Conservation Area Appraisal⁶⁸ highlighted the special importance of the pedestrian and cycle pathways that connect east to west, the busiest of which is the continuation of Garret Hostel Lane from the centre of Cambridge continuing along Adams Road and onto West Cambridge. The many green spaces along this route include Trinity College Playing Fields (SPO50) on Adams Road which together form an important green corridor along the western axis from the centre of Cambridge.

151. In terms of environmental importance, the large, private gardens make a major contribution to the setting, character, structure and the environmental quality of both the city and to the character and environmental quality of the local area. The gardens are also of a size and access (albeit privately) in the local area could use them for recreational purposes. For these reasons, the Council considers the whole site should be designated protected open space.

x. Should the Cambridge Tennis & Hockey Club (SPO06) and the Emmanuel College Playing Field (SPO16) be reviewed against the criteria for designation as POS in respect of the proposed residential development and replacement recreational facilities?

152. The selection of residential allocations is a separate process that allocates sites based upon need in the most sustainable locations and bearing in mind a wide range of issues, including the loss of open space. The numerous green spaces / areas of open space make a significant contribution to the character of Cambridge. It is therefore important to protect these open spaces because they can help support various city-wide strategies related to flood risk management, climate change, health and well-being, sustainable transport, biodiversity and green infrastructure. Both sites currently perform a recreational and environmental function and are part of a wider network of green spaces.

153. The loss of open space will continue to be resisted given the multi-functional role these areas currently perform and/or could perform in the future. The Sustainability Appraisal⁶⁹ supports the continued protection of open spaces because open spaces are a key issue for Cambridge, given the positive effect these areas have on the character of Cambridge.

154. Both Site SPO06 - The Cambridge Tennis & Hockey Club (2.4 hectares in size) and site SPO16 - Emmanuel College Playing Field (4.0 hectares in size) were reviewed as part of the Open Space and Recreation Strategy 2011. They both satisfied the criteria for protection for both environmental and recreational purposes. In terms of environmental importance, the sites make a major contribution to both the character and environmental quality of the local area. Together, they form a large green break between West Cambridge and the residential properties along

⁶⁸ RD/NE/150

⁶⁹ RD/Sub/C/030

Wilberforce Road. They also form part of a closely connected series of green spaces with site SPO06 bordering the University Athletics Track, site ref. SPO52 and the Meadow Triangle, site ref. NAT19 sandwiched between SPO16 and site ref. SPO52. These sites themselves form part of a green corridor that includes the Coton Hedge County Wildlife Site to the west, mature gardens, Adams Road Sanctuary (lake) to the east and ponds located the other side of the cycle/foot way in the northern section of site SPO52. Site NAT19 and SPO52 are both located in the Cambridge Green Belt.

155. The ponds to the immediate south of site SPO06 have the potential to support amphibians, including great crested newts which may forage within the grassland although the cycle path may act as a deterrent to dispersal in this direction.
156. The recreational capacity of both SPO06 and SPO16 have been assessed as part of the Playing Pitch Strategy 2015-2031. The grass hockey pitch on SPO06 has been replaced with football which now consists of 1 mini soccer 7v7 football pitch and its quality rated as good. The 7 v7 pitch has capacity for 6 games per week and is underplayed by 6 games per week. The outdoor tennis provision was outside the remit of the Playing Pitch Strategy and therefore has not been assessed. The Cambridge Lawn Tennis Club uses these tennis courts⁷⁰, some of which are flood-lit, thereby allowing for additional evening capacity. Their website⁷¹ explains that they are a community-based not-for-profit club committed to making tennis available to all ages, abilities and social groups in and around the Cambridge area. Together, the tennis courts and playing fields provide a valuable recreational contribution to the city's and the local area's recreational resources.
157. SPO16 consists of one adult football pitch also rated as good. Three Cambridge University teams use these pitches on Wednesday afternoons. Adult pitch capacity is 3 games per week. Demand is 1.5 games per week. The pitches are underplayed by 1.5 games per week. The Action Plan for the site determined that it should continue to be protected. It should also be reiterated that while these pitches may have some spare capacity for additional play, these under play capacity needs to be retained to ensure that as Colleges expand they have sufficient space of their own for play. Colleges' growth in student numbers should not lead to dependency on publicly accessible sports facilities.
158. The Council considers these sites should continue to retain their protected open space designation. Their loss would not only have a detrimental effect on the local character and environment as well as potentially reduce valuable access to recreational facilities. Both sites should therefore retain their designation as protected open space, under Policy 67. Development involving their retention on-site will need to comply with Policy 67. The loss or relocation of the sports facilities would also need to comply with Policy 73 where applicable and any other relevant policies in the Plan to secure planning consent. Specific to the relocation of the current site, much more detail regarding any proposal to relocate the tennis courts and the impact this would have on community provision and access (distance). Current users should not have to travel any further than they currently do so. An access assessment of any new location should include the analysis of the current distance members have to travel and the distance to

⁷⁰ 7 premium carpet courts, 3 artificial clay courts, 3 hard courts, 2 mini-tennis courts and a hitting wall available all year round (and in all weathers). There are also 2 grass courts for the summer season. Five of the artificial courts have floodlights.

⁷¹ <http://www.cambridgeltc.com>

any new facility will be needed to ensure members are not disenfranchised. The facility is a city-wide facility and therefore should be retained within Cambridge.

159. Protected open space designations for both sites should apply due to their environmental and recreational value. Any proposal to allocate the sports facilities (tennis courts and playing pitches) must also comply with Policy 73. Without this compliance, it would be unsustainable development to allow this of sports provision. The Council will be reviewing the Open Space and Recreation Strategy in 2017 when these sites can be re-appraised for continued protection as open space.

Petersfield Ward

xi. Should the Howard Mallett site be considered for designation as a POS in association with St Matthews Piece (P&G20)?

160. As part of the Open Space and Recreation Strategy 2011 survey, the site P&G 20, St Matthews Piece, (0.76 hectares in size) satisfied the criteria for protection for both environmental and recreational purposes. Its main typology is Park & Garden. The site excludes the Howard Mallett Centre, which is a building on the corner of St Matthews Piece in separate ownership from St Matthews Piece itself.

161. In October 2015, the Howard Mallett Centre was granted planning permission (14/1252/FUL) for a change of use from the permitted use as a studio/cafe bar/multimedia education centre and community facility (sui generis) granted under planning permission 97/1020 to a Class D1 dance school/studio including limited alterations to the external envelope of the building.

162. The Howard Mallett Centre is not allocated in the Plan. Any proposal involving the loss of a community facility would need to comply with all relevant Local Plan policies in particular Policy 73: Community, sports and leisure facilities. The Council considers that it should not be included in the designation for protected open space. If the site came forward for use as open space, it could be included within the wider designation in due course.

Queen Edith's Ward

xii. Should the Bell School site (P&G17) be reviewed against the criteria for designation as POS in respect of its boundary?

163. At the time of the Open Space and Recreation Strategy 2011 survey, construction work had just begun. The planning permission (06/0795/OUT⁷²) has now been completed and the area of open space on site is now different in size and shape. The Council therefore agrees that the boundary of the designation should be reviewed by the Council. The Council will be reviewing the Open Space and Recreation Strategy in 2017, unless the Inspectors consider it more appropriate to review this site as part of the examination.

⁷² Residential development not exceeding 347 dwellings, 100 bed student living accommodation for the Bell Language School and public open space, with vehicular access from Babraham Road and associated roads, footpath/cycleways and drainage infrastructure.

xiii. Should the description of SPO59 (Cantabrigian Rugby Football Grounds) be amended to “Hills Road Sixth Form College Playing Field” in order to reflect the current ownership of the land?

164. The Council understands that the current ownership and management arrangements for site SPO59 Cantabrigian Rugby Football Grounds are that Cantabrigians have a lease for one pitch by the clubhouse they own and have an agreement on a second pitch for use with Hills Road Sixth Form College. The second pitch is also used by the college for rugby.

165. The Council considers that it would be appropriate to reflect the mixed ownership and use of the site and would therefore rename the site SPO59 in Appendix C: Designations Schedule: ‘Hills Road Sixth Form College Playing Fields / Cantabrigians Rugby Football Grounds’. This is addressed in the list of proposed modifications in Appendix 2 to this statement and was previously addressed in the Addendum to the Cambridge Local Plan 2014: Proposed Submission document (July 2013) Schedule of Proposed Changes following Proposed Submission Consultation⁷³.

xiv. Should the Perse School for Boys Playing Field and Perse Preparatory School site (SPO37 and SPO62) be reviewed against the criteria for designation as POS in respect of the potential school expansion?

166. Both Site SPO37 - Perse School for Boys Playing Field (8.5 hectares in size) and site SPO62 - Perse Preparatory School (1.6 hectares in size) were reviewed as part of the Open Space and Recreation Strategy (2011). They both satisfied the criteria for protection for both environmental and recreational purposes. In terms of environmental importance, the sites make a major contribution to the setting, character, structure and the environmental quality of the city and to both the character and environmental quality of the local area.

167. Both sites are important recreational facilities (these include provision for football, hockey and cricket) not just for the school but also to the community when available. As such, these sites are protected for their major contribution to the recreational resources of the city as a whole and the recreational resources of the local area.

168. The football pitches at SPO37 allow community use although this is not secured and therefore this access could be rescinded without notice. The football pitches on SPO62 are not accessible for community use. Both sites do not allow community use of their cricket facilities.

169. For hockey, the community can use their Artificial Grass Pitches (AGP) for matches when the AGP are available. The schools’ teams naturally have first choice of use of their AGP over community club use. Cambridge City Hockey Club uses the artificial grass pitch for matches on a Saturday and training on a Sunday for juniors and junior matches however the community use is unsecured and could be withdrawn for school use. Furthermore, there is no floodlight provision which limits the time available for play.

170. It is important that any development on either of the sites is retained or suitably relocated. In the scenario where the AGP/grass pitch capacity is not maintained or increased to support additional team generation resulting from a school’s expansion, there is significant risk that any

⁷³ RD/Sub/C/050.

unsecured community use on-site will be forfeit adding to any existing pressure on alternative, community provision. The Council would like to avoid the scenario where access to community sports facilities is not adversely affected or compromised by unsustainable development onsite.

171. To conclude, both sites are of a size and location that they make a significant contribution to both the city's environmental quality and their local area. Their continued protected open space designation will ensure that any development on-site will respect and maintain, if not enhance their environmental qualities. From a recreational perspective, these sites support valuable recreational use as well as community access on site SPO37. The Council would therefore like to retain the protected open space designation on both sites to ensure that any development on-site would provide commensurate sporting facilities to cater for any increase in pupil numbers and subsequent team generation, or to ensure there is no loss in capacity to provide sports pitches. The Council wishes to avoid the scenario where educational growth has an adverse consequence of reducing access to sport pitches/facilities, leading to increased demand on existing pitches/facilities elsewhere in Cambridge.

Trumpington Ward

xv. Should Anstey Hall (P&G51) be reviewed against the criteria for designation as POS in respect of recent, consented development?

172. Site P&G51 – Anstey Hall (3.9 hectares in size) was reviewed as part of the Open Space and Recreation Strategy (2011) and satisfied the criteria for protection for both environmental and recreational purposes. The site has been granted part retrospective planning permission and listed building consent for the coach house to be converted from B1 use to C1 (guest house accommodation) with 9 ensuite rooms, (Planning ref. 14/1920/FUL). The site is located within the Cambridge Green Belt. The Council agrees that the site should be re-assessed as part of the Open Space and Recreation Strategy review in 2017 unless the Inspectors consider it more appropriate to review this site as part of the examination.

1B.3 Appendix I: Open Space and Recreation Standards (Policy 68)

i. Should the contribution to sustainable modes of transport such as walking and cycling as well as providing safe wheelchair and mobility scooter routes be considered as a criterion in assessing the importance of open space in paragraph 1.1 of Appendix I?

173. The Council's method of protecting open spaces is an established mechanism that assesses areas of open space for the environmental and recreational value. This assessment also includes a quality assessment of each site which comprises of 44 categories which includes an assessment of:

- Criterion 10 'Getting there' – assesses the site's general accessibility, proximity to elements;
- Criterion 11 'Getting there for those with a disability' – assess how people with limited mobility can readily access the site, e.g. the path leading to the site is uneven or narrow for pushchairs
- Criterion 13 'Roads/paths' – assess where there are paths where needed; they are properly maintained, level and are made of suitable material

- Criterion 14 'Cycle parking' – is there any cycle parking, is it in sufficient quantity; is it properly integrated

174. These assessment categories highlights how open spaces support sustainable forms of transport and highlight where improvements can be made. The Council considers that the current categories in the assessment criteria cover the four transport modes cited in the question in a sufficiently flexibly manner to allow other forms of sustainable transport to be considered.

ii. **Should the definition of informal open space in Table 1.1 of Appendix I also make reference to high quality public hard surfaces in urban locations such as the Areas of Major Change?**

175. The Open Space and Recreation Strategy 2011 contains the category 'civic spaces' referring to areas such as urban squares and these were assessed as part of the Open Space and Recreation Strategy review 2011. The strategy document also explains how these spaces are expected to be delivered in the urban extensions. The definition of informal open space in Table I.1 is not exhaustive however the Council considers civic spaces to be a type of informal open space.

176. Normally, the planning of specific open space requirements will be dealt with at the planning application stage to take account of local circumstances and the type of development proposed. For this reason, the definition in the Plan has been quite broad with the Open Space and Recreation Strategy providing more detail about its various forms and where different types of open spaces are preferable.

Appendix 1: List of Reference Documents

National Policy:

- National Planning Policy Framework (NPPF) (RD/NP/010)
- National Planning Practice Guidance (NPPG)(RD/NP/020)

Government Regulations and Acts:

- Planning (Listed Buildings and Conservation Areas) Act 1990 (RD/Gov/170)

Cambridge City Council submission documents:

- Cambridge Local Plan 2014: Proposed Submission (RD/Sub/C/010)
- Cambridge City Council Policies Map (RD/Sub/C/020)
- Cambridge City Council Sustainability Appraisal of the Cambridge Local Plan 2014. Volume 1: Final Appraisal for the Submission to the Secretary of State (RD/Sub/C/030)
- Addendum to the Cambridge Local Plan 2014: Proposed Submission document (July 2013) Schedule of Proposed Changes following Proposed Submission Consultation (RD/Sub/C/050);
- Cambridge City Council Statement of Consultation and Audit Trails (RD/Sub/C/080)

Committee reports and minutes:

- Community Services Scrutiny Committee, 13 March 2014, Sports and Physical Activity Plan 2014 – 2017 (RD/CR/600)

Adopted development plan documents:

- Report of the examination into the South Cambridgeshire Development Control Policies Development Plan Document (RD/AD/200);
- Cambridge East Area Action Plan (RD/AD/280);
- North West Cambridge Area Action Plan (RD/AD/290);
- Cambridge Local Plan 2006 (RD/AD/300)

Adopted supplementary planning documents:

- Cambridge City Council Public Art Supplementary Planning Document (RD/SPD/200)
- Cambridge Skyline Guidance (RD/SPD/240)

Design and high quality places:

- Urban Design Compendium (Volumes 1 and 2) (RD/HQ/070)

Protecting and enhancing the natural and historic environment:

- Cambridgeshire Green Infrastructure Strategy (RD/NE/020);
- Cambridge City Council Open Space and Recreation Strategy 2011 (RD/NE/050);
- Nature Conservation Strategy 2006, Cambridge City Council (RD/NE/080)
- Cambridge City Council Conservation Area Appraisals: Brooklands Avenue (2013); Castle & Victoria Road (2012); Chesterton and Ferry Lane (2009); Conduit Head Road (2009); De Freville (2009); Kite area (1996 with update expected 2013/14); Mill Road area (2011); New Town & Glisson Road (2011); Newnham Croft (2013); Riverside and Stourbridge Common (2011); Southacre (2013); Station Area (2004); Storey's Way (2008); Trumpington (2010); West Cambridge (2011) (RD/NE/150);
- Cambridge City Council Historic Core Area Appraisal (2006) (RD/NE/160);

- Cambridge Historic Core Conservation Area Appraisal (Draft) (RD/NE/161);
- Cambridgeshire Biodiversity Action Plans (RD/NE/190);
- Principles for the Selection of Listed Buildings (RD/NE/200);
- English Heritage's 2012 Good Practice for Local Heritage Listing (RD/NE/210);
- Historic Environment Good Practice Advice in Planning: 3 'The Setting of Heritage Assets' published by Historic England in March 2015 (RD/NE/220);
- Historic England's Good Practice Advice on Tall Buildings published December 2015 (RD/NE/230);

Transport and Infrastructure:

- Cambridge City Council Draft Planning Obligations Strategy Supplementary Planning Document (RD/T/240)

Statements of Common Ground:

- Statement of Common Ground as agreed between Cambridge City Council and Natural England, May 2016 (RD/SCG/400)
- Statement of Common Ground as agreed between Cambridge City Council and Historic England (RD/SCG/410)

Modifications consultation:

- Cambridge Inner Green Belt Boundary Study (November 2015) (RD/MC/030)
- Cambridge Inner Green Belt Boundary Study (November 2015) Supplement – March 2016 (RD/MC/031)

Appendix 2: Proposed Modifications to the Cambridge Local Plan 2014: Proposed Submission

The modifications set out below relate to a number of policies and their supporting text in the Cambridge Local Plan 2014: Proposed Submission. The changes are expressed either in the conventional form of strikethrough for deletions and underlining for additions of text, or by specifying the modification in words in *italics*.

The page numbers and paragraph numbering below refer to the Cambridge Local Plan, and do not take account of the deletion or addition of text.

Page	Policy/Paragraph	Minor Modification	Justification
34 - 35	Policy 7: The River Cam	Development proposals along the River Cam <u>corridor</u> should: <ul style="list-style-type: none"> a. include an assessment of views of the river and a demonstration that the proposed design of the development has taken account of the assessment in enhancing views to and from the river; b. protect<u>preserve</u> and enhance the unique physical, natural, <u>historically</u> and culturally distinctive landscape of the River Cam; c. raise, where possible, the quality of the river, adjacent open spaces and the integrity of the built environment in terms of its impact, location, scale, design and form; d. propose, where possible <u>and appropriate to context</u>, enhancement of the natural resources of the River Cam and offer opportunities for re-naturalisation of the river; e. enable, where possible, opportunities for greater public access to the River Cam; and f. take account of and support, as appropriate, the tourism and recreational facilities associated with the river. 	This is a minor modification in order to clarify the significance of Cambridge's historic environment in relation to the River Cam corridor and to ensure that any re-naturalisation of the river does not impact detrimentally on heritage assets. This addresses representation 27371.
35	Paragraph 2.69	The River Cam has also been designated as a county wildlife site in recognition of the river's importance in linking semi-natural habitats, including ecologically-designated sites such as Stourbridge Common Local Nature Reserve and Sheep's Green and Coe Fen Local Nature Reserve, with the wider countryside of South Cambridgeshire. Although highly modified in places, the river <u>Although the river is almost entirely modified by human action, and its wildlife value severely depleted by</u>	This minor modification addresses concerns raised by representations 26487 and 26312. It clarifies the condition of the river and the importance of the river to a wider ecological network.

Page	Policy/Paragraph	Minor Modification	Justification
		<p><u>river works and the effects of draining and raising the level of the riverside commons, nevertheless it supports a healthy population of fish and their predators, including otters and kingfishers. Several species of bat use the river, its tributaries and adjacent habitats for foraging and commuting, while the numerous willow pollards offer roosting sites. If sensitively managed, the river and its banks provide opportunities for declining species such as the water vole to recover and disperse.¹ The River Cam and its associated floodplain habitats and tributaries function together as an ecological network, which requires enhancement, in line with paragraph 117 of the NPPF.</u></p>	
36	Policy 8: Setting of the city	<p>Development on the urban edge, including sites within and abutting green <u>infrastructure</u> corridors and the Cambridge Green Belt, open spaces and the River Cam corridor, will only be supported where it:</p> <ul style="list-style-type: none"> a. responds to, conserves and enhances the landscape setting, approaches and special character of the city, in accordance with the Cambridge Landscape Character Assessment 2003, Green Belt assessments², <u>Cambridgeshire Green Infrastructure Strategy</u> and their successor documents; b. promotes access to the surrounding countryside/open space, where appropriate; and c. <u>safeguards the best and most versatile agricultural land unless sustainable development considerations and the need for development are sufficient to override the need to protect the agricultural value of land; and</u> e. <u>d.</u> includes landscape improvement proposals that strengthen or re-create the well-defined and vegetated urban edge, improve visual amenity and enhance biodiversity. 	<p>This major modification is proposed to address Natural England's concerns regarding the soundness of the Local Plan in relation to paragraph 114 of the Framework – see Statement of Common Ground with Natural England (RD/SCG/400). It should be noted that this policy has a footnote which is also amended below in strikethrough and underlined text.</p>

¹ Cambridge Nature Conservation Strategy 2006, RD/NE/080

² ~~Cambridge City Council (2002): Inner Green Belt Boundary Study; LDA (2002): Cambridge Green Belt Study; Cambridgeshire and Peterborough Structure Plan – Report of the Panel (February 2003); Cambridge Local Plan Inspector's Report (2006); Cambridge City Council (May 2012): Inner Green Belt Appraisal; Cambridge City Council (December 2012), Inner Green Belt Boundary Study; LDA Design Cambridge Inner Green Belt Boundary Study (November 2015) and Cambridge Inner Green Belt Boundary Study (November 2015) Supplement – March 2016.~~

Page	Policy/Paragraph	Minor Modification	Justification
		Proposals where the primary objective is to conserve or enhance biodiversity, particularly proposals for landscape-scale enhancement across local authority boundaries, will also be supported. <u>The Council will support proposals which deliver the strategic green infrastructure network and priorities set out in the Cambridgeshire Green Infrastructure Strategy.</u>	
36	Paragraph 2.73	Cambridge has a distinct and unique character and landscape setting and is surrounded by attractive green space, much of which is accessible. Cambridge is characterised by its compact nature, well-defined and vegetated edges, <u>open spaces</u> , and the green corridors that extend into the city centre from the countryside. These green corridors are protected as part of the Cambridge Green Belt or as Protected Open Space. A number of studies have considered the setting of the city and features that are considered to be critical to this setting. These studies have all highlighted that the interface between the urban edge and the countryside is one of the important and valued landscape features of the city, contributing to the quality of life and place enjoyed here.	This minor modification is for clarity.
36	New paragraph and new Figure 2.2 after paragraph 2.73	<p><u>Given the multiplicity of sites which make up Cambridge's natural environment and the strategic objectives of this Local Plan, the strategy for its management and enhancement is, in itself, one of a multi-document, multi-layered approach. This approach includes a number of interrelated initiatives, policies and players. Together, as illustrated in Figure 2.2, they represent Cambridge's natural environment strategy to deliver new green infrastructure and enhance existing blue and green infrastructure and deliver biodiversity enhancements, the components of which will be added to and updated as necessary and provide the necessary tools to realise the ongoing management of the city's natural environment.</u></p> <p><i>For new Figure 2.2, see the end of Appendix 2 after the table of modifications.</i></p>	This minor modification supports the major modification to Policy 8 proposed to address Natural England's concerns regarding the soundness of the Local Plan in relation to paragraph 114 of the Framework – see Statement of Common Ground with Natural England (RD/SCG/400).
37	New paragraph	The long term capability of the best and most versatile agricultural land	This major modification is linked

Page	Policy/Paragraph	Minor Modification	Justification
	after paragraph 2.74	<u>should be protected and areas of lower quality agricultural land should be used for development in preference to the best and most versatile agricultural land, where possible. Retaining the best and most versatile agricultural land enhances future options for sustainable food production and helps secure other important ecosystem services. Development has an irreversible adverse impact on the finite national and local stock of the best and most versatile agricultural land. Avoiding loss of this land is the priority as mitigation is rarely possible. Masterplanning should seek to target development in areas of poorer quality land, where possible, and developers should consider impacts on soil resources during construction and operation, adhering to Defra’s Code of Practice to protect soil resources and its successor documents.</u>	with modifications to Policy 8 and is proposed to address Natural England’s concerns regarding the soundness of the Local Plan in relation to paragraph 114 of the Framework – see Statement of Common Ground with Natural England (RD/SCG/400). It should be noted that this policy has a footnote which is also amended below in strikethrough and underlined text.
54	Paragraph 3.24	This policy outlines a number of important additional requirements applicable to the consideration of planning applications for each of the AOMCs and opportunity areas. The purpose is to ensure that each area can be designed with the principles of sustainable development in mind, with appropriate densities of development, and supporting mixed uses and activity appropriate to the scale of development. It also requires the protection/provision of landscape and other environmental requirements. <u>In, or adjoining conservation areas, development should preserve or enhance the character and appearance of the area concerned. Buildings that make a positive contribution to local townscape should generally be retained and integrated into development.</u>	This minor modification is proposed to address Historic England’s concerns regarding the impact of development on conservation areas - See Statement of Common Ground with Historic England (RD/SCG/410) and Representation 27390
92	Paragraph 3.103	The purpose of the masterplan for the Old Press/Mill Lane site is to provide the basis for determining future planning applications and the phasing of development. Before the masterplan is submitted, there should be extensive consultation with stakeholders and residents. <u>However, regard will also be had to the most recent Historic Core Conservation Area Appraisal which provides more up-to-date information in respect of the heritage assets on this site and will therefore take precedence in respect of those assets.</u>	This minor modification is proposed to address Historic England’s concerns in respect of up to date assessment of historic buildings and areas - See Statement of Common Ground with Historic England (RD/SCG/410)

Page	Policy/Paragraph	Minor Modification	Justification
172	Policy 56: Creating Successful Place, criterion (k)	k. ensure that proposals meet the principles of inclusive design, and in particular meet the needs of people with disabilities <u>disabled people</u> , the elderly and those with young children.	This minor modification was proposed in the Schedule of Proposed Changes following Proposed Submission Consultation (March 2014) ³ as PM/7/001 in order to address representation 28365 and to use appropriate terminology.
173 - 174	Policy 57: Designing New Buildings	h. consider how the building can support <u>include an appropriate scale of features and facilities to maintain and increase levels of biodiversity in the built environment</u>	This minor modification is proposed to clarify the Local Plan's requirements.
174	Paragraph 7.10	High quality building design is linked to context, in terms of appropriateness, and to place making in terms of how the proposed development will be sited. Without imposing architectural tastes or styles, it is important that a proposed development is considered in terms of site location, height, scale, form and proportions, along with materials and detailing, with the latter two linking directly to the quality and durability of a proposal. Where new buildings are proposed or existing buildings altered or extended, it is important that any heritage assets and their settings are carefully considered. This would include the analysis of the special character of that asset and justification of the approach to the proposed development (this applies equally to Policy 58 on altering and extending buildings). <u>New developments should have regard for and maximise opportunities to incorporate features that support biodiversity (see Appendix J).</u>	This minor modification is proposed to clarify the Local Plan's requirements.
176	Policy 60: Tall buildings and the skyline	<u>Any proposal for a structure that breaks the existing skyline and/or is significantly taller than the surrounding built form</u> Any proposals that are considered tall, that is significantly taller than the buildings that surround them and/or exceed 19m within the historic core (see Section Three, on	This major modification provides greater clarification of and justification for what constitutes a tall building. The policy also

³ RD/Sub/C/050

Page	Policy/Paragraph	Minor Modification	Justification
		<p>the City Centre) or 13m outside it, will be considered against the following criteria:</p> <ul style="list-style-type: none"> a. location, setting and context – applicants should demonstrate through visual assessment or appraisal with supporting accurate visual representations, how the proposals fit within the existing landscape and townscape; b. historical <u>impact on the historic environment</u> – applicants should demonstrate and quantify the <u>potential harm</u> impact of proposals on recognised <u>to the significance of</u> heritage assets or other sensitive receptors (view of, backdrop and setting), assessed on a site-by-site basis but including impact on key landmarks and viewpoints, as well as from the main streets, bridges and open spaces in the city centre and from the main historical approaches, <u>including</u> road and river, to the historic core. Where proposals <u>Tall building proposals must ensure that impact on the historic core they should retain the character or appearance of Cambridge, as a city of spires and towers emerging above the established tree line, remains dominant from relevant viewpoints as set out in Appendix F;</u> c. scale, massing and architectural quality – applicants should demonstrate through the use of <u>scaled</u> drawings, sections, accurate visual representations and models how the proposals will deliver a high quality addition to the Cambridge skyline and clearly demonstrate that there is no adverse impact; d. amenity and microclimate – applicants should demonstrate that there is no adverse impact on neighbouring buildings and open spaces in terms of <u>the diversion of wind</u>, overlooking or overshadowing, and that there is adequate sunlight and daylight within and around the proposals; and 	<p>points to up-to-date Historic England Good Practice Advice on Tall Buildings that has been published since the Local Plan was submitted for examination.</p> <p>The minor modification to the opening of criterion b) was proposed in the Schedule of Proposed Changes following Proposed Submission Consultation (March 2014) as PM/7/002.</p> <p>The remaining minor modifications are proposed to provide clarification.</p>

Page	Policy/Paragraph	Minor Modification	Justification
		<p>e. public realm – applicants should show how the space around tall buildings will be detailed, including how a human scale is created at street level.</p> <p>The maximum heights referred to above assume a flat roof building inclusive of rooftop plant. Further advice on tall buildings and the skyline and the requirements of the assessment criteria for proposals is set out in Appendix F and further guidance is contained in the <i>Historic Environment Good Practice Advice in Planning: 3 'The Setting of Heritage Assets'</i> published by Historic England in March 2015 (or its successor document).</p>	
177	<p>After Policy 60, insert six paragraphs to replace paragraphs 7.16 to 7.19</p>	<p><u>The city is generally free from clustered modern towers and bulky buildings with the notable exception of the hospital buildings at Addenbrooke's and the hangars at Cambridge Airport, which sit in stark contrast to the surrounding, low lying suburbs. While there has been a move to build a number of taller buildings across the city in recent years, further opportunities to create new taller buildings in the city must be carefully considered and placed in the right locations.</u></p> <p><u>In the historic core, 'background buildings' tend to rise to between three and five-storeys tall but occasionally include six-storey modern buildings such as the Grand Arcade. Floor to floor heights can vary significantly between buildings, and are often exacerbated by the service requirements in modern buildings. In the suburbs, overall building heights tend to be two storeys, with limited areas of three - storey buildings focused principally along the key approach roads leading into the City. This characteristic leads to the setting of height thresholds against which will require proposals to be judged in accordance with the criteria of Policy 60.</u></p> <p>Due to the large number of designated heritage assets within the historic</p>	<p>This major modification provides greater clarification of and justification for what constitutes a tall building.</p> <p>The supporting text also points to up-to-date Historic England Good Practice Advice on Tall Buildings that has been published since the Local Plan was submitted for examination.</p>

Page	Policy/Paragraph	Minor Modification	Justification
		<p><u>core, including a large number of highly graded heritage assets of great national importance, tall building proposals in this area are likely to result in a high level of harm to significance. For this reason, it is very unlikely that there would be many instances or scope for introducing new tall buildings in or around the historic core. The potential impact on the setting of heritage assets should be assessed in accordance with the guidance set out in the <i>Historic Environment Good Practice Advice in Planning: 3 'The Setting of Heritage Assets'</i> published by Historic England in March 2015 or its successor document.</u></p> <p><u>Trees form an important element of the Cambridge skyline, within both the historic core and surrounding suburbs. Elevated views from the rural hinterland and from Castle Mound reveal a city of spires and towers emerging above an established tree line. Buildings therefore work with subtle changes in topography and the tree canopy to create a skyline of 'incidents', where important buildings rise above those of a prevailing lower scale.</u></p> <p><u>Cambridge should seek to maintain and, where appropriate, enhance the overall character and qualities of its skyline as the city continues to grow and develop into the future. Any proposals for new tall buildings will need to demonstrate how they have taken account of the prevailing context and more distant views to enhance the skyline.</u></p> <p><u>In developing any proposals for tall buildings, developers should make reference reference should be made to Appendix F of the plan, which provides a more detailed explanation of the required approach, methodology and assessment to developing and considering tall buildings in Cambridge and the <i>Historic Environment Good Practice Advice in Planning: 3 'The Setting of Heritage Assets'</i> (Historic England in March 2015 or its successor document).</u></p>	
178	Policy 61: Conservation and	To ensure the conservation and enhancement of Cambridge's historic environment, proposals should:	These major modifications have been proposed in response to

Page	Policy/Paragraph	Minor Modification	Justification
	enhancement of Cambridge's historic environment	<ul style="list-style-type: none"> a. conserve <u>preserve</u> or enhance the significance of the heritage assets of the city, their setting and the wider townscape, including views into, <u>within</u> and out of conservation areas; b. retain buildings and spaces, <u>the</u> loss of which would cause harm to the character <u>or appearance</u> of the conservation area; c. contribute to the local distinctiveness, built form and scale of heritage assets through the use of appropriate design, materials and workmanship; d. <u>be of an appropriate scale, form, height, massing, alignment and detailed design which respects the area's character, appearance and its setting;</u> de. demonstrate a clear understanding of the significance of the asset and of the wider context in which the heritage asset sits, alongside assessment of the potential impact of the development on the heritage asset and its context; and ef. provide clear justification for any works that would lead to harm or substantial harm to a heritage asset yet be of wider <u>substantial</u> public benefit, through detailed analysis of the asset and the proposal. 	<p>representation 27435 and to bring the policy in line with the requirements of the Framework in respect of heritage assets.</p> <p>This minor modification to criterion f) (was e) was proposed in the Schedule of Proposed Changes following Proposed Submission Consultation (March 2014) as PM/7/003.</p>
178	Paragraph 7.20	<p>Cambridge's historic and natural environment defines the character and setting of the city, and contributes significantly to Cambridge residents' quality of life. It is important to maintain and enhance the historic and natural environment against the background of a successful, growing city. Against the backdrop of a successful, growing city, it is important to <u>preserve and enhance the historic and natural environment to ensure that Cambridge remains compact and walkable and that the connection between the city's historic core and the wider countryside is maintained.</u></p> <p>The city has a varied architectural heritage, from the internationally recognised grandeur of King's College Chapel to the more modest vernacular buildings reminiscent of an East Anglian market town. The number of grade I and grade II* listed buildings is high, with an</p>	<p>This minor modification was proposed in the Schedule of Proposed Changes following Proposed Submission Consultation (March 2014) as PM/7/004.</p>

Page	Policy/Paragraph	Minor Modification	Justification
		exceptional concentration of collegiate buildings around the arc of the River Cam. Green open spaces such as the commons, greens and The Backs are also key features of the city's life and layout. In addition, there are a number of registered parks and gardens of special historic interest, including college grounds, cemeteries and the Cambridge University Botanic Garden.	
179	New paragraph after paragraph 7.22	<u>Given the rich tapestry of Cambridge's historic and natural environment and the strategic objectives of this local plan, the strategy for its management is, in itself, one of a multi-document, multi-layered approach which includes a number of interrelated initiatives, policies and players. Together, as illustrated in the diagram below, they represent Cambridge's historic environment strategy, the components of which will be added to and updated as necessary and provide the necessary tools to realise the ongoing management of the city's heritage assets. Planning decisions will be made having regard to the content of the relevant components of the strategy.</u>	This minor modification is proposed in response to representations 27374, 27435, 27565, 27608, 28304 to clarify the Council's historic environment strategy.
179	Insert new Figure 7.1 after paragraph 7.22	Insert Figure 7.1 to illustrate the content of the historic environment strategy as illustrated at the end of this table of proposed modifications.	This minor modification is proposed in response to representations 27374, 27435, 27565, 27608, 28304 to clarify the Council's historic environment strategy.
179	Paragraph 7.23	<u>The conservation of a designated heritage asset is a material planning consideration and the higher the significance of the asset, the more weight will be given to its preservation and/or enhancement. The level of information or investigation required to support a proposal that could impact on a heritage asset needs to be proportionate to the work proposed to the asset and to its significance.</u> Scheduled monuments/archaeological areas, listed buildings, conservation areas and registered parks and gardens are all designated heritage assets. Listed building descriptions, conservation area appraisals and management plans and suburbs and approaches studies should be	These major modifications have been proposed in response to representation 27375 and to bring the policy in line with the requirements of the Framework in respect of heritage assets.

Page	Policy/Paragraph	Minor Modification	Justification
		referred to as a material consideration in making and determining applications. <u>In order to comply with the requirements of the NPPF, it may be necessary to access other sources of information such as the Historic Environment Record, and commission further evaluation, in order to properly understand the significance of the asset and to be able to explain the impact that a proposal may have on that significance.</u>	
179	Paragraph 7.24	It is important to identify and assess the impact of the development on the special character of the heritage asset in the Cambridge context. This could include: <ul style="list-style-type: none"> • the effect on views or the setting of buildings and spaces; • how the proposals will preserve or enhance the character <u>or</u> and appearance of a conservation area; and • consideration of how the scale, height, massing, alignment and materials respond to the local context. 	This minor modification is proposed to ensure conformity with the Framework.
180	Paragraph 7.26	Given the high potential for assets of archaeological importance in the urban area, applicants should also obtain archaeological advice. Consideration needs to be given to the potential for harm or substantial harm to such assets, and to their setting. <u>Further information on heritage assets can be obtained from the Cambridgeshire Historic Environment Record.</u>	This minor modification was proposed in the Schedule of Proposed Changes following Proposed Submission Consultation (March 2014) as PM/7/005.
180	Policy 62: Local heritage assets	There is a general presumption in favour of <u>The council will actively seek</u> the retention of local heritage assets, including buildings, structures, features and gardens of local interest as detailed in the Council's local list and as assessed against the criteria set out in Appendix G of the plan. Where permission is required, proposals will be permitted where they retain the significance, appearance, character or setting of a local heritage asset. Proposals for any works that would lead to harm or substantial harm to a	This minor modification was proposed in the Schedule of Proposed Changes following Proposed Submission Consultation (March 2014) as PM/7/006. The minor modification to the final paragraph of the policy is in response to representation 27448 and is in conformity with the

Page	Policy/Paragraph	Minor Modification	Justification
		<p><u>non-designated heritage asset should be supported by detailed analysis of the asset that demonstrates the wider public benefit of the proposal.</u></p>	<p>Framework.</p>
184 & 185	<p>Policy 67: Protection of Open Space</p>	<p>Development proposals will not be permitted which would harm the character of, or lead to the loss of, open space of environmental and/or recreational importance unless:</p> <ol style="list-style-type: none"> the open space uses can be satisfactorily replaced in terms of quality, quantity and access with an equal or better standard than that which is proposed to be lost; and the re-provision is located within a short walk (400m) of the original site. <p>In the case of school, college and university grounds, development may be permitted where it meets a demonstrable educational need and does not adversely affect playing fields or other formal sports provision on the site.</p> <p>Where replacement open space is to be provided in an alternative location, the replacement site/facility must be fully available for use before the area of open space to be lost can be redeveloped.</p>	<p>This minor modification was proposed in the Schedule of Proposed Changes following Proposed Submission Consultation (March 2014) as PM/7/010.</p>
185 - 186	<p>Paragraph 7.44</p>	<p>There is a clear presumption against the loss of open space of environmental or recreational importance. However, there may be circumstances where development proposals can enhance the character, use and visual amenity of open space, and provide ancillary recreational facilities, such as changing facilities, or materially improve the recreational or biodiversity value of the site. In the case of school, college and university grounds, there might be a legitimate educational need that allows the potential for new educational buildings on parts of the site that are not in playing field or other formal sports use and could not readily be used as such (e.g. small areas of amenity grassland separated from the main playing field). Such proposals will be determined on a case-by-case basis on their merits and how they conform to sustainable development. Only proposals that respect the</p>	<p>This minor modification is proposed in order to address representation 28045 to clarify the Local Plan's requirements in respect of the loss of open space..</p>

Page	Policy/Paragraph	Minor Modification	Justification
		<p>character of these areas and improve amenity, enhance biodiversity, improve sports facilities or increase public access will be supported. Further guidance is included in the Council's Open Space and Recreation Strategy. Proposals should support relevant strategies, where possible, such as the Cambridgeshire Green Infrastructure Strategy. <u>Any proposal involving the loss of open space must include an assessment (using the criteria listed in Appendix I) to determine the important aspects of the site that should be retained within the new development, in agreement with the Council. As part of any planning application, applicants will need to clearly demonstrate how the proposal will minimise its impact on the site's intrinsic qualities and where possible enhance the remaining part of the site. Due regard must also be given any potential impact on the character and wider setting of the site.</u></p>	
186 - 187	Policy 68: Open space and recreation provision through new development	<p>All residential development proposals should contribute to the provision of open space and recreation sites/facilities on-site. The successful integration of open space into a proposed development should be considered early in the design process. The precise type of on-site provision required will depend on the size and location of the proposal and the existing open space provision in the area. Where there are deficiencies in certain types of open space provision in the area surrounding a proposed development, the Council will seek variations in the component elements to be provided by the developer in order to overcome them <u>provide the type of open space most needed.</u></p> <p>Requirements will be calculated using the Open Space and Recreations Standards (see Appendix I) and will have regard to the Council's adopted Open Space and Recreation Strategy.</p> <p>Alternative provision <u>off-site</u> of open space may be acceptable if the developer has entered into a planning obligation to make a financial or in-kind contribution towards meeting the identified open space needs of a proposal off-site in the following circumstances:</p> <p>a. if the proposed development site would be is of insufficient size in</p>	<p>The first part of this minor modification to the end of the first paragraph of the policy is proposed in order to address representation 27718 to clarify the Local Plan's requirements.</p> <p>The latter part of this minor modification was proposed in the Schedule of Proposed Changes following Proposed Submission Consultation (March 2014) as PM/7/011 and to ensure the local plan is compatible with the emerging Cambridge Community Infrastructure Levy and the Community Infrastructure Levy Regulations (2010 as amended).</p>

Page	Policy/Paragraph	Minor Modification	Justification
		<p>itself to make the appropriate provision (in accordance with Appendix I) feasible within the site; or,</p> <p>b. in exceptional circumstances, if taking into account the accessibility/capacity of existing open space sites/facilities and the circumstances of the surrounding area the open space needs of the proposed residential development can be met more appropriately by providing either new or enhanced provision off-site.</p> <p>Where appropriate, <u>and subject to the Regulations in force at the time,</u> the Council will seek to enter into a Section 106 agreement with the developer <u>to implement the above, and for the future management and maintenance of the open space provision, before granting planning permission.</u></p>	
188 - 190	<p>Policy 69: Protection of sites of local nature conservation biodiversity and geodiversity importance</p>	<p><u>In determining any planning application affecting a site of biodiversity or geodiversity importance, development will be permitted if it will not have an adverse impact on, or lead to the loss of, part or all of a site a local nature reserve (LNR), a county wildlife site (CWS), or a city wildlife site (CiWS) identified on the policies map. Regard must be had to the international, national or local status and designation of the site and the nature and quality of the site's intrinsic features, including its rarity.</u></p> <p>Where development is permitted, proposals must include measures:</p> <ol style="list-style-type: none"> to minimise harm; to secure achievable mitigation and/or compensatory measures; and where possible enhance the nature conservation value of the site affected through habitat creation, linkage and management. <p>In exceptional circumstances, where the importance of the development outweighs the need to retain the site, adequate replacement habitat must be provided.</p> <p>Any replacement habitat must be provided before development commences on any proposed area of habitat to be lost.</p>	<p>This major modification is proposed to address Natural England's concerns in respect of the Local Plan's conformity with paragraph 113, 117 and 118 of the Framework – see Statement of Common Ground with Natural England (RD/SCG/400).</p>

Page	Policy/Paragraph	Minor Modification	Justification
189	Insert two additional paragraphs in front of 7.57	<p><u>In order to minimise impacts on biodiversity and geodiversity, paragraph 117 of the NPPF states that planning policies should identify and map components of the local ecological networks, including the hierarchy of international, national and locally designated sites of importance for biodiversity, wildlife corridors and stepping stones that connect them and areas identified by local partnerships for habitat restoration or creation, and aim to prevent harm to geological conservation interests.</u></p> <p><u>Starting at the top of the hierarchy of sites of biodiversity and geodiversity importance, Cambridge does not currently have any sites of European importance for habitats and species. However, in line with paragraph 118 of the NPPF, any potential Ramsar sites, Special Protection Areas or Special Areas of Conservation would need to be given the same protection as European sites and permission would not normally be granted where there would be an adverse effect on these sites. Plans or projects which may have a likely significant effect on a European site will require appropriate assessment under the Conservation of Habitats and Species Regulations 2010 (as amended).</u></p>	This major modification supports the modification to Policy 69 and is proposed to address Natural England's concerns in respect of the Local Plan's conformity with paragraph 113, 117 and 118 of the Framework – see Statement of Common Ground with Natural England (RD/SCG/400).
189	Paragraph 7.57	<p>Within Cambridge, there are a number of nationally and locally recognised nature conservation sites, which form an important element of the character and setting of the city. These sites include two Sites of Special Scientific Interest (SSSI), which are designated for their national biodiversity or geodiversity value. SSSIs are statutorily protected by their designation under the Wildlife and Countryside Act 1981 and the Natural Environment and Rural Communities Act 2006. <u>Natural England will be consulted on any planning application in or adjacent to a SSSI. The Council will not normally grant permission for any proposal which causes significant harm to a SSSI.</u></p>	This minor modification is proposed to address Natural England's concerns in respect of conformity with paragraph 113, 117 and 118 of the Framework – see Statement of Common Ground with Natural England (RD/SCG/400)
189	Paragraph 7.58	The Council has declared 12 <u>Local Nature Reserves (LNRs)</u> on land that it owns and manages, including a number of the city's commons. LNRs	This minor modification is proposed to address Natural

Page	Policy/Paragraph	Minor Modification	Justification
		<p>are statutorily designated by local authorities under Section 21 of the National Parks and Access to the Countryside Act 1949. <u>County Wildlife Sites (CWSs)</u> and <u>City Wildlife Sites (CiWSs)</u> also include a number of the city's commons. They do not have statutory protection. They have been selected as sites of substantive nature conservation interest, against published criteria, as a result of surveys undertaken initially by the local Wildlife Trust for the Council and maintained by the Cambridgeshire and Peterborough Environmental Records Centre (CPERC). Other undesignated green spaces also make up the ecological network of sites across the city and would be subject to this policy, if they identified as meeting the criteria for city or county wildlife site status.</p>	<p>England's concerns in respect of conformity with paragraph 113, 117 and 118 of the Framework – see Statement of Common Ground with Natural England (RD/SCG/400)</p>
189-190	Paragraph 7.59	<p>The policy will ensure that development would only be supported where it can be adequately demonstrated that proposals will not have an adverse effect on biodiversity; and that, where required, suitable mitigation measures are acceptable and deliverable. In addition, the potential for the enhancement of the site and adjacent habitats should also be explored. Proposals on or adjacent to a site of local conservation importance should not be refused <u>granted</u> without proper consideration <u>to</u> of the potential to enhance the <u>designated</u> site's biodiversity through enhanced management, habitat creation or the formation of new linkages with adjacent habitat areas.</p>	<p>This minor modification was originally proposed in the Schedule of Proposed Changes following Proposed Submission Consultation (March 2014) as PM/7/010. It has now been superseded by this minor modification.</p>
192-193	Policy 71: Trees	<p>Development will <u>not</u> be permitted which avoids <u>involves</u> felling, significant surgery (either now or in the foreseeable future) and potential root damage to trees of amenity or other value, unless there are demonstrable public benefits accruing from the proposal which <u>clearly</u> outweigh the current and future amenity value of the trees.</p> <p>Development proposals should:</p> <ol style="list-style-type: none"> a. preserve, protect and enhance existing trees and hedges that have amenity value as perceived from the public realm; b. provide appropriate replacement planting, where felling is proved 	<p>This minor modification is proposed in order to address representation 27433 to clarify the Local Plan's requirements.</p>

Page	Policy/Paragraph	Minor Modification	Justification
		necessary; and c. provide sufficient space for trees and other vegetation to mature. Particular consideration should be given to veteran or ancient trees, as defined by Natural England, in order to preserve their historic, ecological and amenity value.	
193	New paragraph before paragraph 7.69	<u>Development will not be permitted which includes felling, significant surgery (either now or in the foreseeable future) and potential root damage to trees of amenity or other value, unless there are demonstrable public benefits accruing from the proposal which clearly outweigh the current and future amenity value of the trees.</u>	This minor modification is proposed in order to address representations 27433 and 27210 to clarify the Local Plan's requirements.
257	Appendix C: Designations Schedule	<u>The schedules as listed below are all shown on the Policies Map, except for the List of Protected Public Houses. Other important schedules relevant to planning include listed buildings, scheduled monuments, and registered parks and gardens. The maintenance of these schedules is not within the council's responsibility, but they can be found by contacting Historic England. Not all Parks and Gardens identified in the Council's Designation Schedule are included on the national Register of Parks and Gardens. It should be noted that a number of Parks and Gardens also fall within the Council's Protected Open Space designation as Parks and Gardens.</u>	This minor modification was originally proposed in the Schedule of Proposed Changes following Proposed Submission Consultation (March 2014) as PM/C/001. to clarify the designations within the schedule. It has been subject to further amendment to clarify the nature of historic parks and garden within the city.
272	Appendix C: Designations Schedule, Site P&G22	<i>Replace P&G22 Coldham's Common with NAT44 Coldham's Common</i>	This minor modification is proposed in order to provide an appropriate typology for Coldham's Common.
275	Appendix C: Designations Schedule, Site SPO59	<u>Hills Road Sixth Form College Playing Fields / Cantabrigians Rugby Football Grounds</u>	This minor modification was proposed in the Schedule of Proposed Changes following Proposed Submission Consultation (March 2014) as PM/C/002.

Page	Policy/Paragraph	Minor Modification	Justification
309	Appendix F: Tall Buildings and The Skyline, F.4	Cambridge has not experienced pressure for exceptionally tall structures as in larger cities such as London, Birmingham and Manchester. However, it does face pressure for buildings that, <u>at between five and ten residential storeys</u> are taller than the prevailing built form across the city at between five and ten residential storeys. However, it does face pressure for buildings that, at between five and ten residential storeys, are taller than the prevailing built form across the city. Given the relatively modest scale of buildings in Cambridge, this increased height has the potential to impact on both the immediate and wider skyline.	This minor modification is proposed for clarity and in response to representation 27933.
309 - 310	Appendix F: Tall Buildings and The Skyline, F.5	This guidance is intended to provide clarity over the interpretation of Policy 60: Tall buildings and the skyline in Cambridge. It provides a robust set of criteria to assist in assessing the likely impact of a <u>proposed</u> tall building (or buildings). Overall, this guidance has the purpose of ensuring that the overall character and qualities of the Cambridge skyline should be maintained and, where appropriate, enhanced as the city continues to grow and develop into the future.	This minor modification is proposed for clarity.
310	Appendix F: Tall Buildings and The Skyline, F.8	The Guidance on Tall Buildings Advice Note published in 2007 <u>December 2015</u> by English Heritage and CABE <u>Historic England</u> states: “It is not considered useful or necessary to define rigorously what is and what is not a tall building. It is clearly the case that a ten-storey building in a mainly two-storey neighbourhood will be thought of as a tall building by those affected, whereas in the centre of a large city it may not.” <u>“What might be considered a tall building will vary according to the nature of the local area. A ten-storey building in a mainly two-storey neighbourhood will be thought of as a tall building by those affected, whereas in the centre of a large city it may not.”</u>	This minor modification is proposed to reflect the publication of a new Advice Note by Historic England since the Local Plan was submitted for examination.
311	Appendix F: Tall Buildings and The Skyline, F.10	<u>An appraisal of the existing characteristics of the Cambridge skyline is set out below. On the basis of that information:</u>	This minor modification is proposed to provide greater clarity on how the guidance in Appendix

Page	Policy/Paragraph	Minor Modification	Justification
		<p>i) Within the historic core, <u>as identified on Figure F.1</u>, building proposals of six storeys or more (assuming a flat roof with no rooftop plant and a height of 19m above ground level) would automatically trigger the need to address the criteria set out within the guidance. However, dependent on the exact location within the historic core, buildings of four to six storeys may also need to be evaluated against the assessment criteria herein, due to proximity to heritage assets and potential impacts on key views.</p> <p>ii) Within the suburbs, buildings of four storeys and above (assuming a flat roof with no rooftop plant and a height of 13m above ground level) will automatically trigger the need to address the criteria set out within the guidance.</p>	<p>F will be applied in relation to Policy 60.</p>
311	Appendix F : Tall Buildings and The Skyline, F.13	<p>Within the historic core, there is a great variety of rooflines, articulated by spires, cupolas, chimneys and towers. The predominantly narrow plot widths help give the historic core variety, notably along King's Parade, where five storey buildings are juxtaposed against three storey buildings. Above the roofline of 'town' buildings, emerge the taller, ecclesiastical college and university buildings. The level of enclosure created by relatively tall buildings and narrow streets does mean that some of the taller buildings have remained visually discrete. Figure F.42 identifies existing landmark buildings in Cambridge.</p>	<p>This minor modification is a consequential modification resulting from insertion of new Figure F.1.</p>
312	Appendix F: Tall Buildings and The Skyline, F.19	<p>The generally level topography of the city and its environs results in limited vantage points to enable views of the whole city skyline. However, there are still some good vantage points around the city. The Cambridge Landscape Character Assessment (2003) notes the importance of distant views from the south, southwest and west. Figure F.23 shows both the topography of Cambridge and the surrounding area and identifies key strategic viewpoints.</p>	<p>This minor modification is a consequential modification resulting from insertion of new Figure F.1</p>
313	Appendix F: Tall Buildings and The Skyline, F.20, criterion (d)	<p>d. Views from the west:</p> <ul style="list-style-type: none"> • Madingley Road (intermittently); • Red Meadow Hill – open panoramic views of the city are afforded from Red Meadow Hill within Coton 	<p>This minor modification is in response to representations 26281, 27019 and 27829 to clarify the number of available</p>

Page	Policy/Paragraph	Minor Modification	Justification
		<p style="text-align: center;">Countryside Reserve; and</p> <ul style="list-style-type: none"> • Barton Road, east of the junction 12 of the M11. • <u>Coton footpath, and</u> • <u>M11 between junction 12 and junction 13</u> 	viewpoints to the west of the city.
316	Appendix F: Tall Buildings and The Skyline, Criterion 1: Location, setting and context	Criterion <u>4a</u> : Location, setting and context	This minor modification is to provide consistency with criterion references in Policy 60.
316	Appendix F: Tall Buildings and The Skyline, F.31	Tall buildings have the potential to act as positive landmarks that aid legibility and make it easier for people to orientate themselves around the city. Appropriate 'conditions' for a tall building could, for example, include local nodes, key city street junctions, the ends of important vistas, and in and around principal transport junctions. <u>However, this approach would not generally be appropriate within the Historic Core due to the higher level of sensitivity in this area resulting from the presence of a significant number of heritage assets.</u>	This minor modification is in response to representation 27598
317	Appendix F: Tall Buildings and The Skyline, Criterion 2: Historical Impact	Criterion <u>2b</u> : Historical <u>Impact on the historic environment</u>	This minor modification is to provide consistency with criterion references in Policy 60.
317	Appendix F: Tall Buildings and The Skyline, F.34	Applicants need to refer to the Cambridge Historic Core Appraisal, the various current conservation area appraisals and suburbs and approaches studies for Cambridge. These documents provide detailed assessments of the parts of the city in respect of history, urban form, character, key buildings and views, among others. Any application that results in <u>potential harm impacts</u> on heritage assets needs to be accompanied by a separate heritage statement or address such issues within the design and access statement, dependent on the scale of the impact.	This minor modification is in response to representation 27598 and to ensure conformity with the Framework.
317	Appendix F: Tall	In summary, tall building proposals which have the potential to impact on	This minor modification is in

Matter CC1: Protecting and Enhancing the Character of Cambridge
Statement by Cambridge City Council
May 2016

Page	Policy/Paragraph	Minor Modification	Justification
	Buildings and The Skyline, F.35	<u>the setting and significance of</u> heritage assets will need to demonstrate and quantify the impact on the heritage asset, be it a listed building, scheduled monument, conservation area, registered historic park and garden and non-designated heritage assets, including but not limited to buildings of local interest.	response to representation 27598 and to ensure conformity with the Framework.
317	Appendix F: Tall Buildings and The Skyline, Criterion 3: Scale, massing and architectural quality	Criterion 3c: Scale, massing and architectural quality	This minor modification is to provide consistency with criterion references in Policy 60.
318	Appendix F: Tall Buildings and The Skyline, Criterion 4: Amenity and microclimate	Criterion 4d: Amenity and microclimate	This minor modification is to provide consistency with criterion references in Policy 60.
318	Appendix F: Tall Buildings and The Skyline, F.41	Tall buildings should be good neighbours. Careful consideration must be given to the design of any new tall building to ensure neighbouring properties are not adversely affected due to the loss of aspect, outlook or privacy (overlooking), loss of daylight and sunlight to adjacent properties, overshadowing of gardens <u>and the public realm</u> , noise, or any other relevant amenity.	This minor modification was proposed in the Schedule of Proposed Changes following Proposed Submission Consultation (March 2014) as PM/F/001.
319	Appendix F: Tall Buildings and The Skyline, Criterion 5: Public realm	Criterion 5e: Public realm	This minor modification is to provide consistency with criterion references in Policy 60.
322	Appendix F: Tall Buildings and The Skyline: Insert new Figure F.1	<i>Insert new Figure F.1 to show Cambridge Historic Core Area</i>	This minor modification is to provide clarity as to the extent of the Historic Core.
322	Appendix F: Tall Buildings and The	F.42 Existing Landmark Buildings	This minor modification is a consequential modification

Page	Policy/Paragraph	Minor Modification	Justification
	Skyline: Figure F.1 Existing Landmark Buildings		resulting from insertion of new Figure F.1
323	Appendix F: Tall Buildings and The Skyline: Figure F.2 Topography and Strategic Viewpoints	Figure F.23 Topography and Strategic Viewpoints <i>Insert new viewpoints from Coton footpath, and M11 between junction 12 and junction 13.</i>	This minor modification is in response to representations 26281, 27019 and 27829 to clarify the number of available viewpoints to the west of the city.
327	Appendix G: Local Heritage Assets Criteria and List, G.3, insert new criterion after criterion (h)	i) <u>designed landscapes - relating to the interest attached to locally important designed landscapes, parks and gardens.</u>	This minor modification is proposed in response to representation 28296
328 – 336	Appendix G: Local Heritage Assets Criteria and List List of Local Heritage Assets	<i>Add following sites to list as they have met the criteria for local heritage assets:</i> <ul style="list-style-type: none"> • <u>All Souls Lane – Mortuary Chapel of All Souls;</u> • <u>Buckingham Road – Blackfriars;</u> • <u>Chaucer Road – No. 6, Dalberg;</u> • <u>Chaucer Road – Former Coach House to No. 6;</u> • <u>Cherry Hinton Road – No. 91;</u> • <u>Eden Street – No. 68;</u> • <u>Grange Road – Grange Court and Manor Court, Pinehurst;</u> • <u>Hemingford Road – Romsey Mill;</u> • <u>Market Passage – Baroosh Bar;</u> • <u>Newnham Walk, Principal’s Lodge;</u> • <u>Northampton Street – The Punter;</u> • <u>Parkside – Parkside Community College</u> • <u>St Barnabas Road – No. 61, St Barnabas Church Hall;</u> • <u>St Barnabas Road – The Old School, Rear of St Barnabas Church;</u> 	This change is suggested for clarity and to make proper reference to local heritage assets

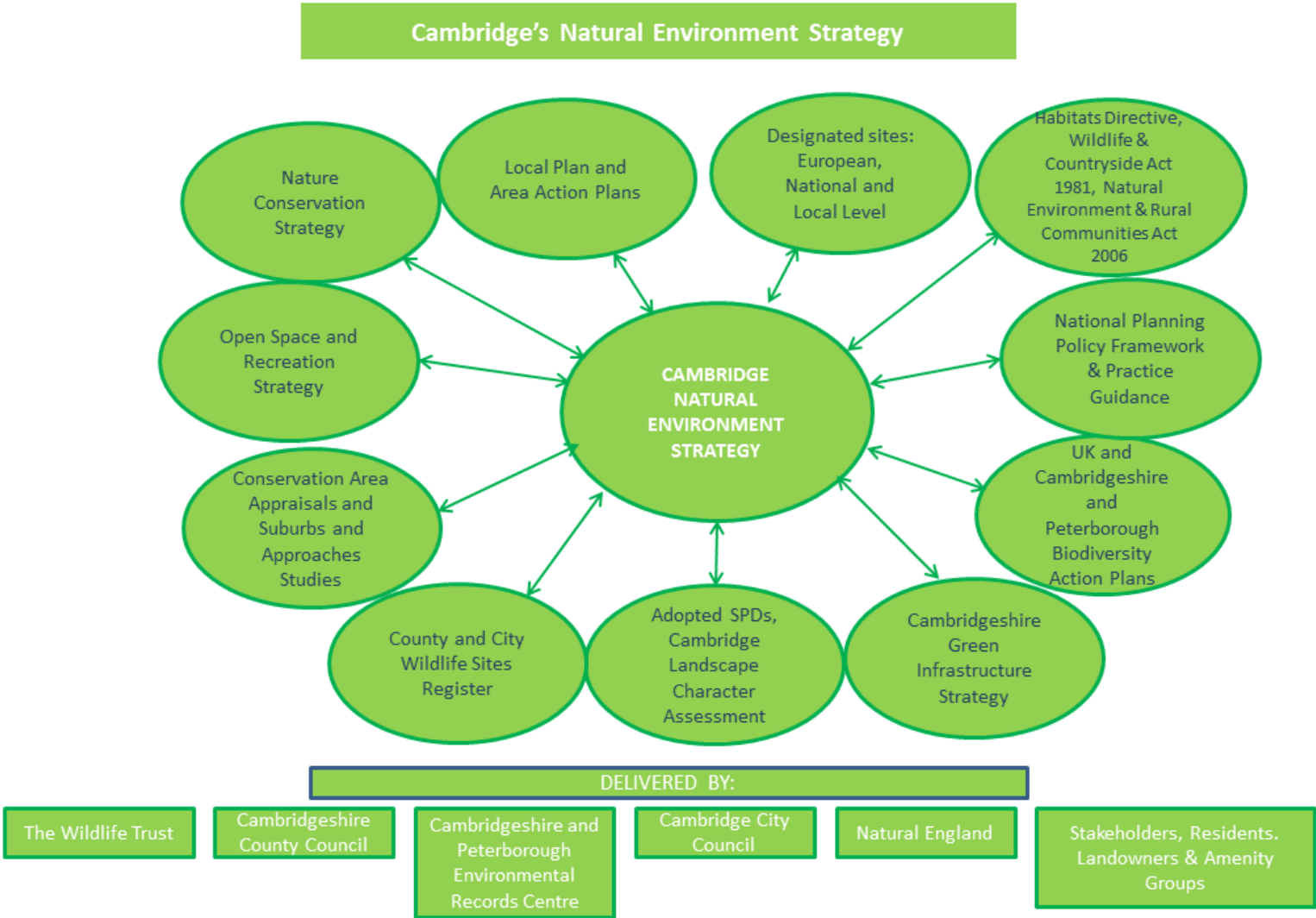
Page	Policy/Paragraph	Minor Modification	Justification
		<ul style="list-style-type: none"> • <u>Thompson's Lane – La Mimosa:</u> • <u>Trumpington Street – Hobson Building, St Catharine's College;</u> • <u>Trumpington Street – Woodlark Building, St Catharine's College.</u> <p><i>Amend the names and addresses of the following sites to better reflect the location and known names of the sites:</i></p> <ul style="list-style-type: none"> • Downing College – Baker, and Scott Buildings and Chapel (was listed as Baker Buildings; Scott Buildings and Chapel); • Elm Street – Nos. <u>8a 1 to 8 consecutive</u> (was listed as No. 8a); • Emmanuel Road – <u>Cambridge Unitarian Memorial</u> Church (was listed as Unitarian Church) • St Philip's Road – No.21, <u>Argyle Villa</u> (was listed as No. 21 only); • Willis Road, <u>No. 25</u> Sinclair Building, Anglia Ruskin University (was listed as Sinclair Building, Anglia Ruskin University); • Willis Road – Nos. 1 – <u>23 25</u> (odd) (was listed as Nos. 1 – 25 (odd)). <p><i>Delete following sites from list as they have met the criteria for statutory listing:</i></p> <ul style="list-style-type: none"> • Fraser Road – St. George's Church; • Jesus Lane – Wesley House; • Mill Lane – The Graduate Centre; • Trumpington Street – No. 70; • Trumpington Street - Scroope Terrace; <p><i>Delete the following sites as the building has been demolished:</i></p> <ul style="list-style-type: none"> • Belvoir Terrace, Trumpington Road – No. 6, Vine Cottage; • Mill Road – Nos 172 – 174; • Parkside – Fire Station; • Thoday Street – St Philip's Junior School; 	

Page	Policy/Paragraph	Minor Modification	Justification
		<ul style="list-style-type: none"> • West Road – No. 5. 	
469	Glossary	<p><i>Description of a heritage asset should be amended to read:</i></p> <p>A building, monument, site, place, area or landscape identified as having a degree of significance meriting consideration in planning decisions because of its heritage interest. Heritage asset is a term that includes designated heritage assets (e.g. listed buildings, <u>world heritage sites, conservation areas, scheduled monuments, protected wreck sites, registered parks and gardens and battlefields</u>) and <u>non-designated assets which are identified by the local planning authority. Non-designated heritage assets include sites of archaeological interest, (including local listing), buildings, structures or features of local heritage interest listed by, or fulfilling criteria for listing by the local planning authority.</u></p>	This minor modification is to provide clarity on heritage assets in response to representation 27375.
465	Glossary	<p><i>After definition of Carbon Footprint insert definition of Chalk hills as:</i></p> <p><u>Chalk hills occurs to the south and south east of Cambridge extending from the south of Addenbrooke’s eastwards towards Newmarket. The chalk hills form part of the East Anglian Heights and are an extension of the chalklands running north from the Chiltern Hills. The arrival into Cambridge from the chalk hills to the south-east, dropping down from the higher land, allows for expansive views across the city. The hills are gently rounded and rolling, reaching 74 metres above sea level at Wandlebury. The springs that occur at the junction of the chalk and clay, such as at Nine Wells are an important habitat, and the dry valleys of the chalk are important landscape features. The fields are large, enclosed by generally very closely maintained low thorn hedges with few hedgerow trees. Shelter belts, often of beech, and hill top copses are an important feature of this landscape, the latter often acting as reference points. The roads tend to be straight and towards Cambridge run across the contours, thus commanding some excellent panoramic views of the city and its environs.</u></p>	This minor modification is made to clarify part of the setting of the city in response to representations 27391 and 27395 .

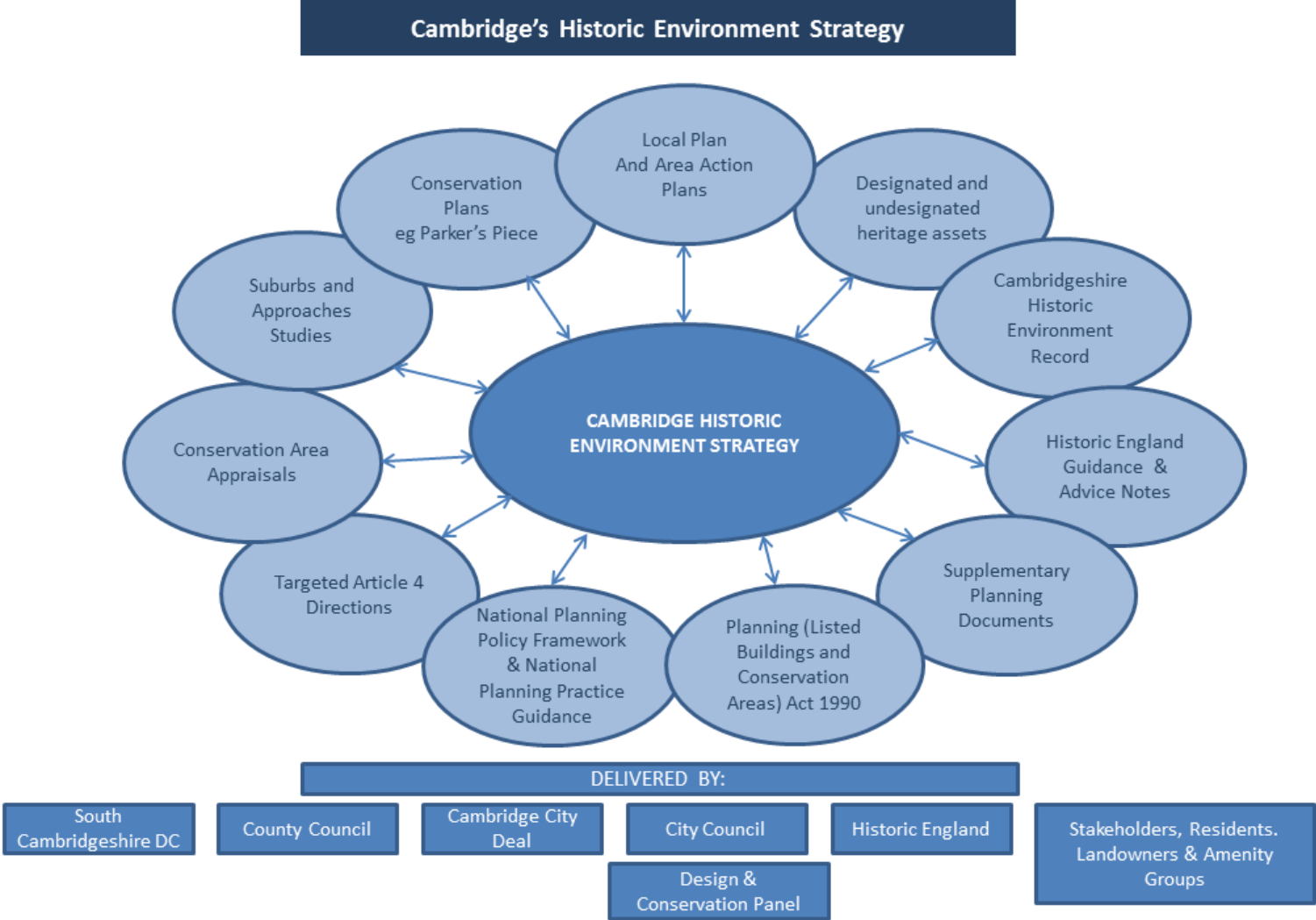
Matter CC1: Protecting and Enhancing the Character of Cambridge
Statement by Cambridge City Council
May 2016

Page	Policy/Paragraph	Minor Modification	Justification
469	Glossary	<p><i>After definition for high quality hotel, insert definition of historic core as:</i></p> <p><u>The historic core of Cambridge is part of the large Central Conservation Area, which is one of eleven conservation areas in Cambridge. The current boundaries of the historic core can be found in Appendix F of the Local Plan and in the Council’s Historic Core Conservation Area Appraisal.</u></p>	<p>This minor modification is proposed in response to representation 27432 and 27605 and to clarify the meaning of the “Historic Core”</p>

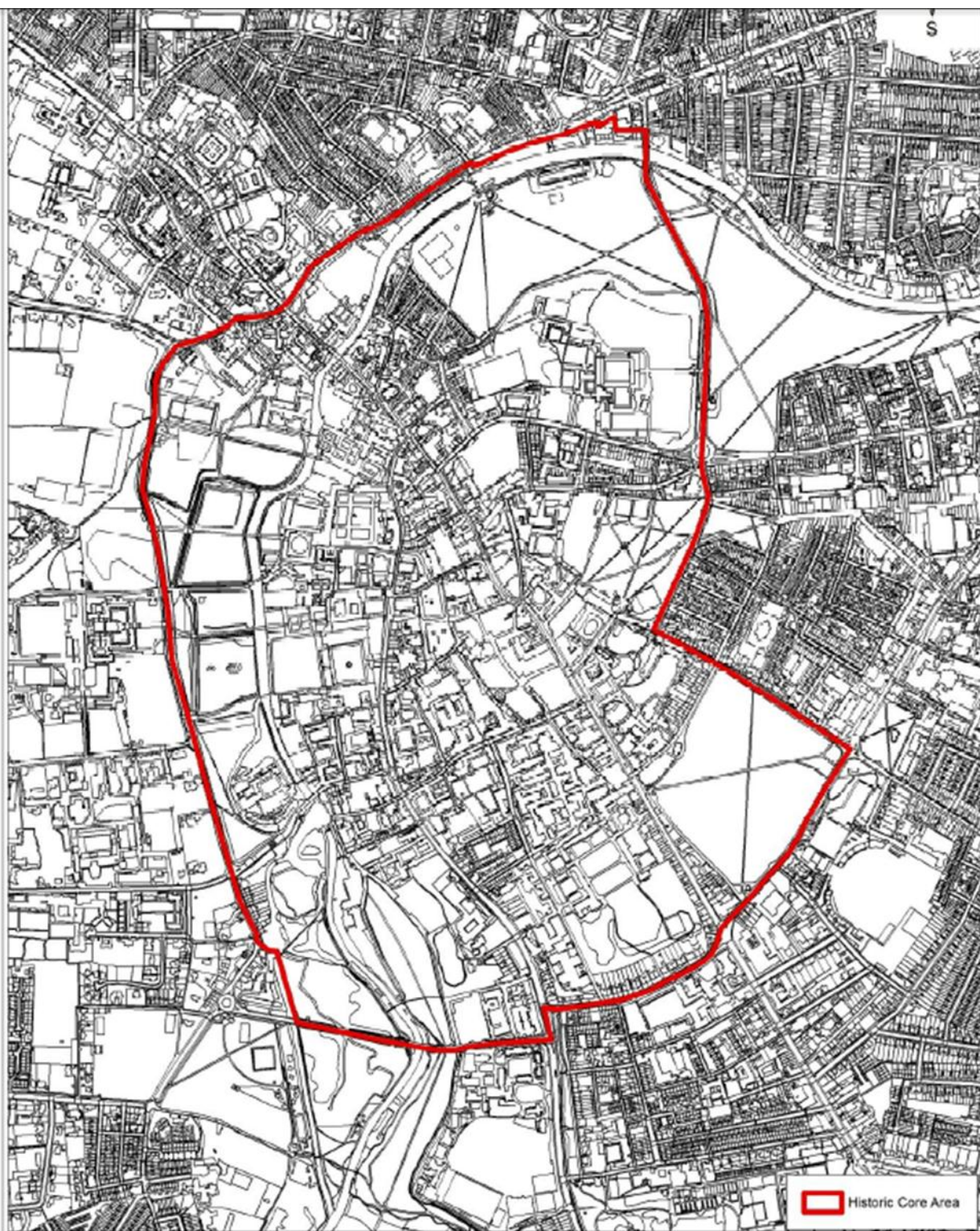
New Figure 2.2: Cambridge’s Natural Environment Strategy



New Figure 7.1: Historic Environment Strategy



New Figure F.1 Cambridge Historic Core Area



 Historic Core Area

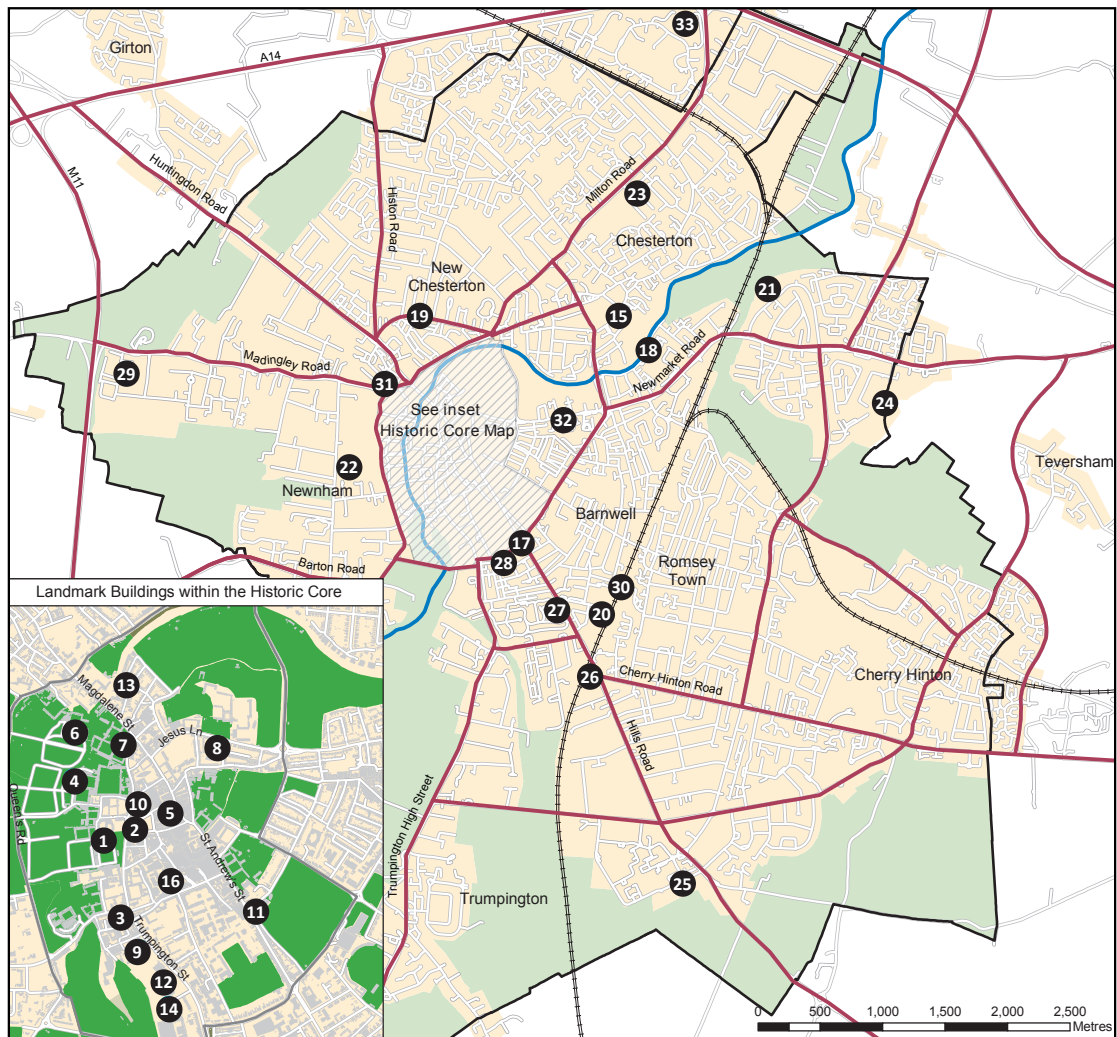


Historic Core Area

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Date:	09 April 2015
Produced by:	GIS Team
Section/Department:	Information Systems, Environment Dept.
Scale:	1:10,000 @ A4

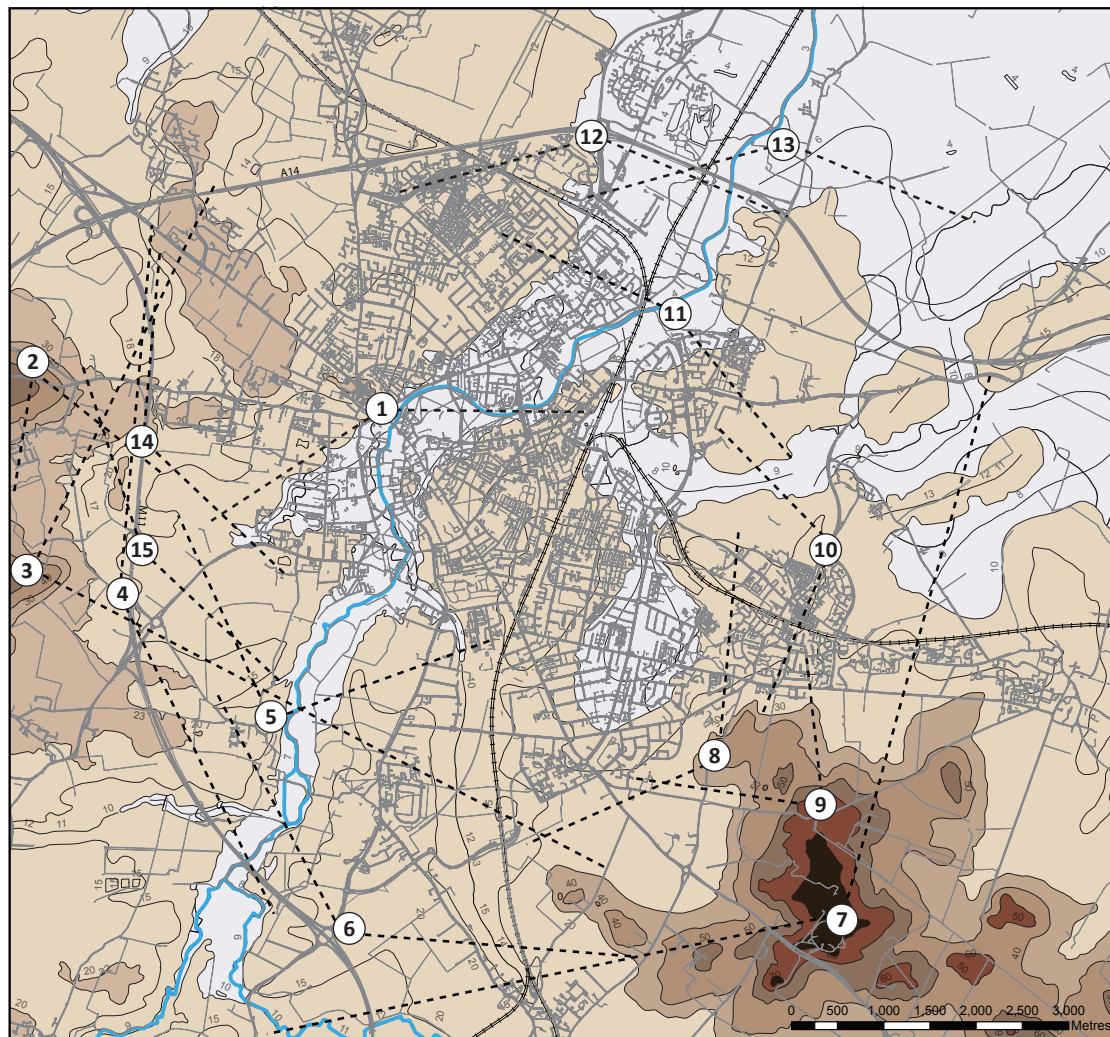
Figure F.2 Existing Landmark Buildings



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- | | |
|--|---|
| 1 King's College Chapel | 18 Museum of Technology Chimney |
| 2 St Mary the Great | 19 St Luke's Church, Victoria Road |
| 3 Cambridge University Press Pitt Building | 20 Foster Mill, Station area |
| 4 Trinity College | 21 Mill building at Ditton Walk |
| 5 Holy Trinity Church | 22 Cambridge University Library |
| 6 St John's College New Court | 23 St George's Church, Chesterton Road |
| 7 St John's Chapel | 24 Aircraft Hangars at Cambridge Airport |
| 8 All Saints Church | 25 Addenbrooke's Hospital incinerator chimney |
| 9 Emmanuel United Reformed Church | 26 The Belvedere |
| 10 Gonville and Caius College | 27 Botanic House |
| 11 University Arms Hotel | 28 Cambridge University Chemistry Building |
| 12 Fitzwilliam Museum | 29 Schlumberger Building |
| 13 Varsity Hotel | 30 Carter Cycle Bridge |
| 14 William Stone Building, Peterhouse | 31 Westminster College |
| 15 St Andrew's C of E Church, Chesterton | 32 Christ Church, Christchurch Street |
| 16 Arup Building, Department of Materials Science and Metallurgy | 33 Napp Pharmaceutical Building, Cambridge Science Park |
| 17 Church of Our Lady and the English Martyrs, Hills Road | |

Figure F.3 Topography and Strategic Viewpoints



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- | | |
|---|--|
| <ul style="list-style-type: none"> ① Castle Hill Mound, Shire Hall ② Madingley Rise, Madingley Road ③ Redmeadow Hill, Barton ④ Grantchester Road ⑤ Grantchester Meadow ⑥ M11/A1309 Elevated Roundabout ⑦ Little Trees Hill, Magog Downs ⑧ Limekiln Road ⑨ Worts' Causeway/Shelford Road ⑩ Cherry Hinton Road roundabout, overlooking Cambridge Airport ⑪ Ditton Meadows ⑫ A14 Junction 33 with A10 and A1309 ⑬ River Cam looking south between the A14 and Baits Bite Lock ⑭ Coton footpath over the M11 ⑮ M11 between Junctions 12 and 13 | <ul style="list-style-type: none"> Land between 70m - 80m AOD Land between 60m - 70m AOD Land between 50m - 60m AOD Land between 40m - 50m AOD Land between 30m - 40m AOD Land between 20m - 30m AOD Land between 10m - 20m AOD Land below 10m AOD Contours and heights in metres Railway line |
|---|--|

Appendix 3: Does the Plan adequately set out a strategic approach, planning positively for the creation, protection, enhancement and management of networks of biodiversity and green infrastructure as required by paragraph 114 of the Framework?

A3.1 Paragraph 114 of the Framework reads:

Local planning authorities should:

- *set out a strategic approach in their Local Plans, planning positively for the creation, protection, enhancement and management of networks of biodiversity and green infrastructure; and*
- *maintain the character of the undeveloped coast, protecting and enhancing its distinctive landscapes, particularly in areas defined as Heritage Coast, and improve public access to and enjoyment of the coast.*

A3.2 Table 3.1 below and overleaf sets out how the Local Plan meets the requirements of paragraph 114 of the Framework. The plan should be read alongside existing adopted development plan documents for Cambridge (and South Cambridgeshire, where applicable), which make reference to the need to enhance and protect biodiversity and green infrastructure. These documents include:

- Cambridge East Area Action Plan (adopted by Cambridge and South Cambridgeshire)⁴
- North West Cambridge Area Action Plan (adopted by Cambridge and South Cambridgeshire)⁵.
-

A3.3 Table 3.2 provides details of the two Area Action Plans' compliance with the requirements of paragraph 114 of the Framework.

Table 3.1: Cambridge Local Plan's compliance with the requirements of paragraph 114 of the Framework

Clauses of Paragraph 114	Cambridge Local Plan 2014: Proposed Submission (RD/Sub/C/010)
Strategic approach	<ul style="list-style-type: none"> • Policy 7: The River Cam, pages 34 and 35 • Policy 8: Setting of the city, page 36 and 37 • Policy 13: Areas of major change and opportunity areas – general principles, criteria k & l, page 53 • Policy 16: Cambridge Biomedical Campus (including Addenbrooke's Hospital) Area of Major Change, criteria a, b and c, page 61 • Policy 17: Southern Fringe Areas of Major Change, criteria e and f, page 65 • Policy 18: West Cambridge Area of Major Change, criterion i, pages 67 and 68 • Policy 19: NIAB 1 Area of Major Change, criterion m, page 73

⁴ RD/AD/280

⁵ RD/AD/290

	<ul style="list-style-type: none"> • Policy 26: Site specific development opportunities, criteria e, f and i, page 93 and supporting figures 3.12 and 3.13, pages 96 and 97 • Policy 31: Integrated water management and the water cycle, paragraph 4.29, page 116 • Policy 57: Designing new buildings, criterion h, page 174 • Appendix D: Southern Fringe Area Development Framework, pages 281 - 299
<p>Opportunities to <u>create</u> biodiversity and green infrastructure</p>	<ul style="list-style-type: none"> • Policy 4: The Cambridge Green Belt, paragraph 2.49, page 28 • Policy 7: The River Cam, criteria c and d, page 34 • Policy 8: Setting of the city, criterion c, page 36 and 37 • Policy 13: Areas of major change and opportunity areas – general principles, criteria k & l, page 53 • Policy 16: Cambridge Biomedical Campus (including Addenbrooke’s Hospital) Area of Major Change, criteria a, b and c, page 61 • Policy 17: Southern Fringe Areas of Major Change, criteria e and f, page 65 • Policy 18: West Cambridge Area of Major Change, criterion i, pages 67 and 68 • Policy 19: NIAB 1 Area of Major Change, criterion m, page 73 • Policy 26: Site specific development opportunities, criteria e, f and i, page 93 and supporting figures 3.12 and 3.13, pages 96 and 97 • Policy 31: Integrated water management and the water cycle, paragraph 4.29, page 116 • Policy 50: Residential space standards, paragraph 6.29, page 160 • Policy 52: Protecting garden land and the subdivision of existing dwelling plots, criterion b, page 163 • Policy 57: Designing new buildings, criterion h, page 174 • Policy 59: Designing landscape and the public realm, criterion h, page 175 • Appendix D: Southern Fringe Area Development Framework, pages 281 - 299
<p>Opportunities to <u>protect</u> biodiversity and green infrastructure</p>	<ul style="list-style-type: none"> • Strategic Objective 6 & 7, page 12 - 13 • Policy 7: The River Cam, pages 34 and 35 • Policy 8: Setting of the city, page 36 • Policy 13: Areas of major change and opportunity areas – general principles, criteria k and l, pages 52 -53 • Policy 16: Cambridge Biomedical Campus (including Addenbrooke’s Hospital) Area of Major Change, criteria a and c, page 61 • Policy 17: Southern Fringe Areas of Major Change, criteria d, e and f, page 65 • Policy 18: West Cambridge Area of Major Change, criteria f and i, pages 67 and 68 • Policy 26: Site specific development opportunities, criteria e, f, g, i, m, q, r, s, t, u, v and w, pages 93 • Policy 29: Renewable and low carbon energy generation • Policy 66: Paving over front gardens, criterion c, page 184 • Policy 67: Protection of open space, page 185

	<ul style="list-style-type: none"> • Policy 69: Protection of sites of local nature conservation importance, page 188 • Policy 70: Protection of priority species and habitats.
<p>Opportunities to <u>enhance</u> biodiversity and green infrastructure</p>	<ul style="list-style-type: none"> • Strategic Objective 6 & 7, page 12 - 13 • Policy 7: The River Cam, pages 34 and 35 • Policy 8: Setting of the city, page 36 • Policy 13: Areas of major change and opportunity areas – general principles, criteria k and l, pages 52 -53 • Policy 16: Cambridge Biomedical Campus (including Addenbrooke’s Hospital) Area of Major Change, criteria a and c, page 61 • Policy 17: Southern Fringe Areas of Major Change, criteria d, e, f and g, page 65 • Policy 18: West Cambridge Area of Major Change, criteria f and i, pages 67 and 68 • • Policy 26: Site specific development opportunities, criteria e, f, g, i, m, q, r, s, t, u, v and w, pages 93 • Policy 29: Renewable and low carbon energy generation • Policy 66: Paving over front gardens, criterion c, page 184 • Policy 67: Protection of open space, page 185 - 186 • Policy 69: Protection of sites of local nature conservation importance, page 188 • Policy 70: Protection of priority species and habitats. • Policy 71: Trees • Policy 85: Infrastructure delivery, planning obligations and the Community Infrastructure Levy. Page 227 - 228 • Appendix D: Southern Fringe Area Development Framework, pages 281 - 299
<p>Opportunities to <u>manage</u> networks of biodiversity and green infrastructure</p>	<ul style="list-style-type: none"> • Policy 66: Paving over front gardens, paragraph 7.38, page 184 • Policy 69: Protection of sites of local nature conservation importance, page 188-190

Table 3.2: Adopted Area Action Plans' compliance with the requirements of paragraph 114 of the Framework

Clauses of Paragraph 114	Cambridge East Area Action Plan (RD/AD/280)	North West Cambridge Area Action Plan (RD/AD/290)
Strategic approach	<ul style="list-style-type: none"> • Policy CE/4 The Setting of Cambridge East, pages 19 and 20 • Policy CE/15 Linking Cambridge East to its Surroundings, pages 83 and 84 • Policy CE/20 Public Open Space and Sports Provision, pages 95 – 96 • Policy CE/21 Countryside Recreation, pages 101 – 102 	<ul style="list-style-type: none"> • Objectives f, l, j, l, o and p, page 10
Opportunities to <u>create</u> biodiversity and green infrastructure	<ul style="list-style-type: none"> • Policy CE/4 The Setting of Cambridge East, pages 19 and 20 • Landscape Objectives D7/d, page 7 • Policy CE/13 Landscape Principles, pages 75 – 77 • Policy CE/14 Landscaping within Cambridge East, pages 81 and 83 • Biodiversity Objectives, page 85 • Policy CE/15 Linking Cambridge East to its Surroundings, pages 83 and 84 • Policy CE/16 Biodiversity, pages 85 and 86 	<ul style="list-style-type: none"> • Policy NW2: Development principles, page 11 • Policy NW4: Site and Setting, page 15 • Policy NW23: Open Space and Recreation Provision, page 35 • Policy NW25: Surface Water Drainage, page 40
Opportunities to <u>protect</u> biodiversity and green infrastructure	<ul style="list-style-type: none"> • Landscape Objectives D7/d, page 7 • Policy CE/13 Landscape Principles, pages 75 – 77 • Policy CE/14 Landscaping within Cambridge East, pages 81 and 83 • Biodiversity Objectives, page 85 • Policy CE/15 Linking Cambridge East to its Surroundings, pages 83 and 84 • Policy CE/16 Biodiversity, pages 85 and 86 	<ul style="list-style-type: none"> • Objectives f, l, j, l, o and p, page 10 • Policy NW2: Development principles, page 11 • Policy NW24: Climate Change & Sustainable Design and Construction, page 37
Opportunities to <u>enhance</u>	<ul style="list-style-type: none"> • Policy CE/4 The Setting of Cambridge East, 	<ul style="list-style-type: none"> • Policy NW2: Development principles, page 11

biodiversity and green infrastructure	<p>pages 19 and 20</p> <ul style="list-style-type: none"> • Landscape Objectives D7/d, page 75 – 77 • Biodiversity Objectives, page 85 • Policy CE/15 Linking Cambridge East to its Surroundings, pages 83 and 84 • Policy CE/16 Biodiversity, pages 85 and 86 • Policy CE/17 Existing Biodiversity Features, pages 87 – 89 • Policy CE/20 Public Open Space and Sports Provision, pages 95 – 96 	<ul style="list-style-type: none"> • Policy NW4: Site and Setting, page 15 • Policy NW23: Open Space and Recreation Provision, page 35 • Policy NW25: Surface Water Drainage, page 40
Opportunities to <u>manage</u> networks of biodiversity and green infrastructure	<ul style="list-style-type: none"> • Policy CE/17 Existing Biodiversity Features, pages 87 – 89 • Policy CE/20 Public Open Space and Sports Provision, pages 95 – 96 	<ul style="list-style-type: none"> • Policy NW24: Climate Change & Sustainable Design and Construction, page 37

Appendix 4: Progress of Delivery of Green Infrastructure in Cambridge's Urban Extensions

A.4.0 This appendix updates information in the Cambridgeshire Green Infrastructure Strategy 2011⁶ in respect of the progress of development of green infrastructure provision in Cambridge's urban extensions.

Cambridge Southern Fringe:

Trumpington Meadows

- A4.1 Trumpington Meadows comprises 1,200 new homes alongside supporting facilities. It lies within both Cambridge City and South Cambridgeshire District Councils' areas, and is allocated in the Cambridge Local Plan 2006 and South Cambridgeshire's Cambridge Southern Fringe Area Action Plan. Planning permission was granted in 2009. Throughout the residential development there are 'green fingers' – areas of open space that extend into the development from the arable fields to the south and country park to the west. All 'green fingers', except one which runs above the main gas pipeline, are planted with trees to create avenues. Pocket parks and greens will also be provided throughout the development.
- A4.2 A new riverside community park (Country Park) is provided along the River Cam extending north and south of the M11 motorway. It includes a variety of habitats, including wet and dry meadowland and woodland alongside tussocky grassland at the river edge. There are two balancing ponds within the Country Park, sited on land to the north of the M11 and east of the River Cam, and planting around the balancing ponds. Shared cycle and pedestrian routes are provided, linking the Country Park to the built up area. The two parts of the Country Park on either side of the M11 are linked by a cycle and footpath using the existing bridge over the motorway, and there is a good network of informal footpaths across the park.
- A4.3 Land directly to the south and south west of the built up area remains in arable use and be rented out to local farmers. The illustrative landscape strategy within the Design and Access Statement accompanying the planning application sought to break up these large fields between the M11 and the development edge into smaller fields that replicate the old pattern of field boundaries. New trees have been planted within the new hedgerow boundaries to break up the expanse of arable fields and improve biodiversity.
- A4.4 The site contains archaeological remains from the Palaeolithic period through to the Second World War. Several areas of remains are sufficiently important to warrant designation as scheduled ancient monuments, including an area of Iron Age and Roman British Settlement remains within the site close to the River Cam.

⁶ RD/NE/020

Bell School

- A4.5 This site lies entirely within Cambridge's administrative area and comprises 347 residential units and 100 units of student accommodation. It is allocated in the Cambridge Local Plan 2006 and received planning approval, subject to a Section 106 agreement, in 2008. Bell School has informal open space centred around three balancing ponds along the southern edge, the provision of allotments, play areas and pocket parks together with a central linear informal space ending in a crescent on its southern end and a landscaped area adjacent to Greenlands on its northern end. The layout provides an opportunity for an attractive pedestrian link with views out to the countryside beyond the site, including the Gog Magogs to the south. The open spaces on Bell School are not in themselves strategic in nature. As a part of the greater offer of the Southern Fringe, Bell School's open space forms a local part of the strategic provision of open space for the South of the City. The Council successfully retained the green buffer on the southern boundary, which was planted with supplementary tree and hedge planting.

Clay Farm

- A4.6 This site lies entirely within Cambridge's administrative area and provides 2,300 new homes and a mixture of other supporting uses. It is allocated in the Cambridge Local Plan and planning permission was granted in 2010. This site is an important gateway to Cambridge and forms a new edge to the city. Landscape and open space are key elements of overall character of the proposed development, with the existing trees, plantations, hedges, Hobson's Brook and associated ditches characterising the development, and providing the background around which the new landscape has been designed.
- A4.7 The large green corridor provides the transition between the urban fabric and the open countryside to the south, and remains in the Green Belt. There is a transition in this corridor from more formal recreation/open space adjacent to Long Road to more informal open space further south to merge with the countryside character beyond. This is achieved with the majority of active uses located north of the Busway's Addenbrooke's spur. South of The Busway spur comprises wet/dry balancing ponds, a permanent wetland feature, informal species rich grassland and tree planting primarily along the western and southern edges. An allotment site of 1 hectare is included on the western edge of the southern section.

Glebe Farm

- A4.8 This site lies entirely within Cambridge's administrative area and provides for residential development of just under 300 homes. It is allocated in the Cambridge Local Plan 2006 and planning permission was granted in 2010. The public open space is spread across three main areas: a central open space, a western open space and an eastern open space, each of which contains a play area. These three spaces are subject to a similar palette of street furniture. The layouts and play specification for the spaces provide for a range of different ages, from toddlers to

teenagers. The open space on the northern side of the site, which has previously been referred to as the 'Zone of Integration', is much less animated and smaller in scale and seeks to implement a native tree planting mix with a wildflower seeded area along its northern edges. Along the sides of the site that face Hauxton Road and the Addenbrooke's Access Road is a buffer of native structural landscaping arranged in a series of thickets. The allotments are provided at the very eastern side of the site and are sub-divided by a roadway and potential strategic pedestrian/cycle link to Exeter Close. A number of pedestrian and cycle links are provided at regular intervals, and a strategic link is provided centrally that meets with Bishop's Road and crosses to meet Hauxton Road further north. Along the western side of the site adjacent to Hauxton Road, the proposal extends the off-road pedestrian/cycleway provided as part of the Addenbrooke's Access Road further northwards, connecting to the existing Park and Ride crossing. The open spaces on Glebe Farm are not in themselves strategic in nature. As a part of the wider Southern Fringe, Glebe Farm's open spaces form a local part of the strategic provision of open space for the South of the city.

Addenbrooke's 20:20

- A4.9 The site lies within Cambridge's administrative area but is highly visible from public vantage points beyond the city to the south and the west and is flat, exposed and relatively featureless. The Cambridge Local Plan 2006 allocates this area for enhancements to Addenbrooke's Hospital as part of the creation of a wider Cambridge Biomedical Campus, which received planning permission in 2009. It is set against the backdrop of the existing hospital, which appears as a mass of institutional buildings with minimal landscaping. Long distance views of the site are most evident from the Gog Magog Down to the south. The Addenbrooke's site has a number of areas of public realm within it and provides scope for informal areas for relaxation. The site links with the wider city and the surrounding countryside via strategic footpath and cycleway routes.
- A4.10 Whilst there are recognised opportunities to green the wider site, the open spaces are not likely to be of such a size to warrant definition as a strategic project. As with Bell School and Glebe Farm, smaller open spaces will contribute to the high-quality sustainable environment being created in the Southern Fringe.

North West Cambridge:

Land between Huntingdon Road and Histon Road (NIAB 1)

- A4.11 A park is proposed in the centre of this development of 1,780 dwellings within Cambridge's boundaries and a green corridor is proposed along the outer boundary of the development that runs between Cambridge and South Cambridgeshire. The site is allocated in the Cambridge Local Plan and planning permission was granted in 2010 subject to a legal agreement, although the frontage area has a separate permission and construction began in Spring 2010. The green corridor along the boundary will include the retained hedgerows and additional planting, the existing

definitive footpath linking Huntingdon Road and Histon Road, an additional cycle route and new drainage facilities which take the form of swales, ditches or ponds. A park will be provided in the centre of the development, near the community centre and linked to two of the green corridors that cross the site. This park will contain sports pitches, landscaped areas for informal play and recreation, drainage facilities including drains or swales along the edges of the park and wetland areas. Children's play areas will be provided throughout the site. Some of the open spaces are purely local in nature, whilst the green corridor has a more strategic role.

Land between Huntingdon Road and Histon Road (NIAB 2)

- A4.12 A second phase of development at NIAB is proposed for 1,100 dwellings within South Cambridgeshire in its Site Specific Policies Development Plan Document. The development must enhance the landscape, biodiversity and public access in the open countryside area adjoining the development, including hedgerow management and enhancement, measures to protect and enhance wildlife habitats and new links to the countryside via the existing farm bridge over the A14.

Land between Madingley Road and Histon Road (North West Cambridge)

- A4.13 Land in Cambridge and South Cambridgeshire has been released from the Green Belt specifically to address the long-term development needs of the University of Cambridge. The joint North West Cambridge Area Action Plan provides for academic and research and development facilities, accommodation for 2,000 students and 3,000 dwellings, half of which will be for University key workers. A large central area of open space will be provided in the strategic gap between the two parts of the site and Girton, which will be retained as Green Belt. There is a substantial open landscaped area between the development and the M11, retained in the Green Belt and planted with native species.
- A4.14 The Plan requires improved linkages into the wider countryside and other areas of publicly accessible open space such as the Coton Countryside Reserve and the NIAB 1 and 2 developments. The open spaces which make up the green corridor and the strategic gap are of strategic importance.

Cambridge East

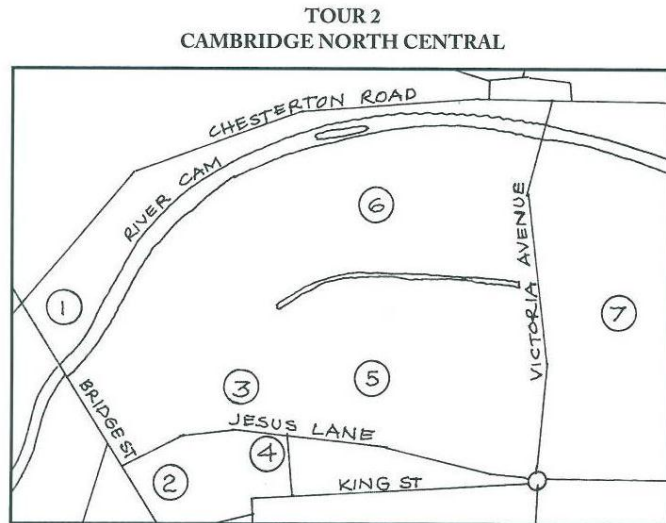
- A4.15 The joint Cambridge East Area Action Plan sets out the planning requirements for this site which lies within both Cambridge and South Cambridgeshire, and which plans for 10,000 to 12,000 new homes in the area based on the Cambridge airport site. Whilst the urban quarter as a whole requires the airport to relocate, the Plan identifies potential for early development north of Newmarket Road and north of Cherry Hinton with the Airport remaining on site. In addition to the creation of strategic routes connecting green infrastructure in the city with the surrounding districts and key projects such as Wicken Fen, a country park is proposed to the east of Airport Way, as part of the development of this site as a new urban quarter for Cambridge. An urban park is also proposed on the existing Park and Ride Site,

along with a range of smaller open spaces and allotments. A green corridor will be retained through the new urban quarter, linking Coldham's Common with the wider countryside. This corridor is retained as Green Belt.

Cambridge Northern Fringe East

- A4.16 A joint Area Action Plan is being prepared to address the redevelopment potential of this area lying largely in Cambridge, with a small part adjoining the railway line located in South Cambridgeshire.

Appendix 5: Extract of assessment of Magdalene College from The Gardens of Cambridgeshire – A Gazetteer, Cambridgeshire Gardens Trust, 2012



2.1 Cambridge, Magdalene College OS446590

Magdalene College was founded in 1482 and again in 1542. The first foundation was as a Cambridge hostel for Benedictine monks from Crowland Abbey, to the north of the bridge over the river, under the shadow of Castle Hill. After the dissolution of the monasteries in 1538, Lord Audley of Audley End, founded the present college.

Loggan's map of 1688 shows First Court completed and the lawn divided by a central path. To the north of First Court are three rectangular plots with trees and a Bowling Green, and to the east of the court a small garden with trees. A path in this garden leads to a building standing where Pepys Building is today. This building is in the south-west corner of a large field called Magdalene Close which overlooks the river. It was enclosed by trees along the perimeter, with an avenue on higher ground along the track to the north (now Chesterton Lane). Custance's map of 1798 shows the Pepys Building on the site of the earlier building; and the plots with trees have been replaced by grass and the Bowling Green has been planted over. Adjacent to the Pepys Building is the brewhouse along the river frontage, which dates from 1629. Magdalene Close now becomes the Fellows' Garden with a wide path around a central lawn, but the trees remain.

In 1835 the Master's Lodge was built to the north of First Court. The Master's Garden was laid out over the Bowling Green. By 1888 his garden led directly into the

Fellows' Garden, where the perimeter walk had been changed at the north-west corner to allow views through the trees which had been planted at random in Magdalene Close. Here there were narrow beds for flowers and a summerhouse below the earthwork's terrace. Second Court has trees planted against the walls parallel to the central path. Along the river frontage between Magdalene Street and the brewhouse is a garden and Tennis Court. After 1925 the college expanded by acquiring existing medieval cottages to the west of Magdalene Street, and in 1931 Edwin Lutyens designed Benson's Court with its back to St. John's College.

Today there is an exotic display of annual bedding plants along the river frontage of First Court. In Second Court the walls support climbing plants with herbaceous plants beneath. The Fellows' Garden has a fine view through mature trees (the oak was planted to commemorate Queen Victoria's 1887 Jubilee) to the river and beyond. In the north-west corner is a Victorian pets' cemetery. Flower beds filled with more herbaceous plants and heathers slope towards the lawn.

The spaces between the medieval buildings in Benson's Court are sympathetically planted with wall shrubs and are connected by raised paths and lawns. The view to the river is dominated by a large weeping willow.

2.2 Cambridge, Sidney Sussex College OS450587

Sidney Sussex College is built on the site of a friary dating from 1240, of which nothing remains. The church was destroyed in 1547 and the stone used to build Trinity College Chapel. The College was founded by Lady Francis Sidney, Dowager Countess of Sussex, in 1594.

Loggan's map of 1688 shows the College consisting of two adjacent open ended courts facing the road, with an entrance through an Arch into the northern court. This had a central path with a lawn to each side. The southern court had a short avenue of trees along the street side. Between the north court and Jesus Lane was a Bowling Green overlooked by a summerhouse, a knot garden and an orchard. This became the Fellow's garden.

To the east of the College buildings was a bank containing the King's Ditch with a double avenue planted alongside and then the extensive grounds of Sidney College Close, bounded by a wall. By 1789 only the summerhouse and knot garden had been lost, and a copy of the Arch in a classical style was made in 1749 and erected in the corner of the Close towards Jesus Lane. The Close Garden was landscaped in the latter part of the C18th, and became the Master's Garden. Following the completion of the Cloister Court the Master's garden was reduced in size to incorporate the Fellows' Garden to the north.

Today the courts facing Sidney Street are enclosed by a high brick wall surmounted by railings, through which climb wisterias and cotoneasters with Solomon seal beneath. Cloister Court to the north is built over the Bowling Green, but the lawn is edged with a narrow border of evergreen shrubs. The main garden is reached through