

Draft Old Press/Mill Lane Site Supplementary Planning Document

Statement of Consultation

Two workshops were held in order to help the University and the City Council inform the various stakeholders about the work to be undertaken at the Old Press/Mill Lane site. The outcomes of the workshop have also been used to inform the preparation of the draft Supplementary Planning Document (SPD).

The first of these workshops was held on Thursday 24 January 2008 in Cambridge University Press' Pitt Building on the Old Press/Mill Lane site. Here, the stakeholders were informed about the work being undertaken by the University and the City Council, and discussed the process for preparing the SPD. Their views were then sought with regard to gaining a wider perspective on the issues and opportunities that the site presented and which could assist the University and the City Council in the next stage of their work.

The table below provides a list of those stakeholders.

Stakeholders
Cllr Tania Zmura
Cllr Alan Baker
Cllr Sian Reid
Cllr Colin Rosenstiel
Cllr Joyce Rosenstiel
Cllr Michael Dixon
Cllr Philippa Slatter
Eliza Gore (Cambridgeshire County Council)
Dr Philippa Noon (Cam Conservators)
David Eve (English Heritage)
Trudi Hughes (English Heritage)
Carolyn Göhler (Cambridge Preservation Society)
Ian Dyer (Cambridgeshire County Council)
Peter Hewitt (Emmanuel United Reformed Church)
Rod Ingersent (Scudamore's)
Martin Garratt (Greater Cambridge Partnership)
Andy Campbell (Stagecoach)
Simon Norton (Cams Campaign for Better Transport)
Representative of the residents of Little St Mary's Lane (Professor Schofield)
Chris Blencowe (Bursar of Pembroke College and a member of the University's Planning Sub Committee)

The City Council and the University gave an introductory presentation to the stakeholders, which included the programme for day, the context of the work and the planning context for the site.

Following the introductory presentation, participants were divided into four smaller discussion groups, each facilitated by a City Council officer and a member of the University's consultant team. These groups were then asked to draw up a list of 'issues' and present their results to a plenary session. Once this was completed, the groups were asked to undertake a second activity, consisting of drawing up a list of 'opportunities' and once again to present these results in a plenary session.

There were a number of key issues raised by the stakeholders during this time. A summary of these and how they were dealt with is given in the table below:

Key Issues Raised	How it was dealt with
Traffic and Transportation Issues	
Pedestrian/cycling/vehicular conflict both within and on streets surrounding the site (particularly Silver Street, Trumpington Street and to a lesser extent Mill Lane and Granta Place.	Dealt with both in SPD itself (6.6) and in Potential Public Realm and Highway Improvements (Plan 12b)
Lack of permeability and connectivity within the site	Improved access for Cyclists and Pedestrians through the site (Plan 12b) and in SPD (6.6)
Inadequacy of existing servicing arrangements	Dealt with and explained in the SPD (6.6.6)
Lack of cycle parking	Will be dealt with through development of the site. Explained in SPD (6.6.5)
Poor quality of access for those with disabilities	Pavement widening and Highway improvements (Plan 12b) and in SPD (6.6.4)
Public Realm issues	
Poor quality/lack of uniformity of surface materials and street furniture in public realm (roads, pavements, lampposts, seats etc.)	Public Realm improvements identified in Plan 12b for a number of streets in the area and in SPD (6.5)
Lack of legibility e.g. signing/interpretation	Public Realm improvements identified in Plan 12b for a number of streets in the area and in SPD (6.5)
Lack of suitable waste storage facilities (particularly Laundress Lane)	Mentioned in SPD (3.7.5 and 6.6.6)
Limited access to waterfront	Identification of new pedestrian and cycle access at Granta Place (Plan 12b) and in SPD (6.5)
Lack of public space	Identification in Plan 12b for potential creation of new public/private space and in SPD (6.5)
Use Issues	
Parts of the site lack vibrancy during evening as a result of exiting mix of uses	Identification of potential for public space with restaurant and café uses, also retail space (Plan 12a) with the vision and development objectives for the site explained in SPD (chapter 5)
Lack of facilities for visitors	Identification of potential for public space with restaurant and café uses, also retail space (Plan 12a) with the vision and

	development objectives for the site explained in SPD (chapter 5)
Heritage/Townscape Issues	
Need to protect the character and important heritage features of the site	Buildings to be retained in their current form and use, Landmark building to be retained/protected (Plan 12a) and in SPD (6.2)
Need to create a sense of place	Explained in SPD (5.1)
Enhance the quality and character of the site through replacement of existing buildings where benefits can be demonstrated	Potential for re-use of buildings if 'sympathetic conversion' (Plan 12a) and in SPD (6.2)

There were also a number of opportunities raised by the stakeholders during this time. A summary of these is given in the table below:

Opportunities Raised	How it was dealt with
Traffic and Transportation Opportunities	
Improve the permeability for pedestrians and cyclists	Improved access for Cyclists and Pedestrians through the site (Plan 12b) and in SPD (6.6)
Improve access to waterfront	Identification of new pedestrian and cycle access at Granta Place (Plan 12b) and explained in SPD (6.6)
Rationalise (reduce) car parking	Explained in SPD (6.6.3)
Improve servicing arrangements/facilities	Explained in SPD (6.6.1) and 6.6.6)
Improve external junctions/crossings for pedestrians, cyclists and motor vehicles	Explained in SPD (6.6) and on Plan 12b
Prioritise walking and cycling as modes of transport within the site	Dealt with in SPD (6.6) and with Improved access for Cyclists and Pedestrians through the site (Plan 12b)
Introduce shared surfaces	Explained in SPD (6.6.1 and Plan 12b)
Public Realm Opportunities	
Improve quality of streetscape (material, street furniture etc.)	Explained in SPD (6.5.4) and Public Realm improvements shown on Plan (12b)
Introduce public spaces (courtyards, squares etc.) possibly with water features	Explained in SPD (6.5.2)
Improve hard and soft landscaping	Explained in SPD (3.11)
Improve legibility (gateway features/way-finding/interpretation boards)	Dealt with and explained in the SPD (6.5)
Introduce public art – 'mill' theme	Explained in SPD (6.5.5)
Uses Opportunities	
Introduce more 'active' uses to create vibrancy during day/evening and at all times of year	Dealt with and explained in the SPD (5.1) and examples of where facilities to facilitate 'active and vibrant' areas shown on Plan (12a)
Promote wider mix of uses including e.g. residential, retail, office, light industrial uses e.g. craft workshops etc.	Dealt with and explained in the SPD (5.2) and examples of where facilities to facilitate 'active and vibrant' areas shown

	on Plan (12a)
Promote sustainability	Dealt with and explained in the SPD (6.4)
Heritage/Townscape Opportunities	
Protect and enhance setting of listed buildings and other important heritage features	Dealt with and explained in the SPD (6.2)
Create an identity, a sense of place – a vibrant quarter	Dealt with and explained in the SPD (5.1 and chapter 6)
Any redevelopment must create an environment of highest quality	Dealt with and explained in the SPD (chapter 6)
Create a vantage point	Not specifically referenced in the SPD but the potential for this is allowed for.

A second workshop was then held on 24 July 2008, and had the purpose of evaluating possible development options for the site to assist the University and the City Council in selecting a preferred option as its basis for drafting the SPD.

In the workshop, feedback was provided from the first stakeholder workshop (held on 24 January 2008), and then the range of potential development options were examined, before later being appraised.

The table below provides a list of those stakeholders:

Stakeholders
Cllr Alan Baker
John Clark (EMBS)
Lindsey Dane (EMBS)
Chris Blencowe (Pembroke College)
David Grech (English Heritage)
Carolin Göhler (Cambridge Preservation Society)
Eliza Gore (Archaeologist, Cambridgeshire County Council)
Philippa Noon (Cam Conservators)
Andy Campbell (Stagecoach)
Rod Ingersent (Scudamore's)
Adam Ireland (Environment Agency)
Jim Chisholm (Cambridge Cycling Campaign)
James Woodburn (Cambridge Cycling Campaign)
Peter Hewitt (Emmanuel United Reformed Church)
Janet Sparrow (Cambs Campaign for Better Transport)
Representative of the residents of Little St Mary's Lane
Frances Downie (Shape East)
Rod McAllister (Sheppard Robson)
Karen Charles (DTZ)
Suzie Longden (DTZ)

During the workshop, the stakeholders were first given an introductory presentation by the City Council and the University that set out the programme for the day. The feedback from the first stakeholder workshop held in January 2008 was summarised and a summary of the four potential development options was given.

Following the introductory presentation, participants were divided into two smaller discussion groups, each jointly facilitated by a City Council officer and a member of the University’s consultancy team. The groups were asked to consider and provide feedback on the four development options in terms of:

- Heritage/Townscape
- Public Realm
- Transport
- Sustainability

The four development options identified are summarised below:

Option 1: Adaptive Re-use

- Is a conservation orientated option – no demolition and no new buildings
- Change of use of existing buildings
- Internal alteration if retained buildings
- Limited public realm improvements

Option 2: Adaptive re-use and partial redevelopment of Old Press Site

- Redevelopment of buildings in the centre of the Old Press site to provide high quality, energy efficient new buildings
- Some opportunity for public realm improvement and improved permeability – Mill Lane and Laundress Lane
- Improvement to some public and private space within the site
- Adaptive re-use of retained buildings

Option 3 (a) and (b): Courtyards and Squares

- More extensive redevelopment of the Old Press site (in the form of courtyards or squares) but also includes adaptive re-use
- Opens up river frontage with the creation of public square by the river
- Introduction of a colonnade with shops along Silver Street to widen pavement
- Opens up frontage of University Centre for café/related uses
- Maximises opportunity for public realm improvements and to address pedestrian/vehicular conflict (improvements to Mill Lane/Laundress Lane/Little St Mary’s Lane and Granta Place)
- Introduces and improves public/private spaces within the site

There were a number of key themes raised by the stakeholders during this time. A summary of these and how they were dealt with is given in the table below:

Key Theme	How it was dealt with
Option 1	
More detailed building appraisal required in order to inform decisions on demand and redevelopment	In recognition of this issue, the Historic Environment Analysis was undertaken by Beacon Planning on behalf of the City Council. Further work on the specific buildings involved will be required prior to the determination of any planning

	application.
Acknowledgement that while adaptive re-use has 'heritage' benefits there is an opportunity cost in terms of public realm, transport and other benefits	Given the constrained nature of this site, it has been acknowledged throughout the process that different options have varying pros and cons.
Greater clarity required in terms of location, nature and extent of public realm improvements	Our aspirations are expressed in Plan 12b. However, any public realm improvements are highly dependent on the nature and scale of the development.
This option does not deliver the extent of public realm improvement the stakeholders would like to see	Greater scope for improvements is expressed in Plan 12b.
Any development should address current traffic servicing problems	This is acknowledged by the SPD.
The option does not deliver the transport improvements for pedestrians, cyclists and public transport users that stakeholders would like to see	Given the constrained nature of this site, it has been acknowledged throughout the process that different options have varying pros and cons.
Option 2	
Option 2 provides a compromise between development and adaptive re-use	Acknowledged at the workshop and the site options appraisal work.
More detailed work required before value judgements can be made about quality of existing buildings	In recognition of this issue, the Historic Environment Analysis was undertaken by Beacon Planning on behalf of the City Council. Further work on the specific buildings involved will be required prior to the determination of any planning application.
Potential for some transport improvements but need to consider priorities	Given the constrained nature of this site, it has been acknowledged throughout the process that different options have varying pros and cons.
Permeability improved over option 1 but could deliver wider public realm benefits	Given the constrained nature of this site, it has been acknowledged throughout the process that different options have varying pros and cons.
Doesn't deliver improved access to the river frontage	Given the constrained nature of this site, it has been acknowledged throughout the process that different options have varying pros and cons. Also acknowledged at the Stakeholder Workshop and in the site options appraisal work.
Can deliver some sustainable outputs	Acknowledged in the SPD.
Options 3 (a) and (b)	
Provides the greatest opportunity to improve permeability and public realm (although details need to be thought through)	Acknowledged at the workshop and in the site options appraisal work.
Provides opportunity to open up river frontage	Acknowledged in the SPD.

Needs to preserve important views and townscape but provides opportunity to enhance the site and create a new vibrant quarter of the town.	Given the constrained nature of this site, it has been acknowledged throughout the process that different options have varying pros and cons. The SPD makes specific reference to important views and vistas and buildings of significance.
Uncertainty over the value of the Asian Studies building and of introduction of colonnade on Silver Street.	Acknowledged.
Little support for the New Mill building.	Acknowledged. This opportunity has not been carried through into the consultation draft SPD.
Impact of servicing needs to be addressed	Acknowledged and addressed in the SPD.
Introduction of shared surfaces welcomed	Acknowledged and addressed in the SPD.
Cycle parking needs to be improved	Acknowledged and addressed in the SPD.
Provides greatest opportunity to improve sustainability	Acknowledged and addressed in the SPD.

Stakeholders were also asked to indicate what public realm improvements should be given priority as part of any scheme. A questionnaire was distributed in order to ascertain which public realm improvements were desired. The questionnaire covered all of the streets within the site and asked the stakeholders to grade the importance of various public realm improvements, and also gave them the opportunity to make additional comments. A wide range of suggestions were made for improvements to a number of streets. However, participants tended to only make suggestions for certain streets, making overall conclusions difficult.

Consultation on the draft SPD

The draft SPD and its accompanying sustainability appraisal were made available for public consultation for 6 weeks from 23rd February – 6th April 2009. In line with the consultation standards set out in the Council's Statement of Community Involvement and in accordance with the Town and Country Planning (Local Development) (England) Regulations 2004, the consultation documents were sent to the statutory and other consultees as set out in Appendix A. This schedule included all participants from the two stakeholder workshops, parish councils, local businesses and other relevant bodies. In addition, the consultation material and response forms were made available at the Environment and Planning Reception in the Guildhall and were sent to public libraries. All of the consultation material was made available on the Council's website and an online consultation system was utilised to allow people to submit their comments via the internet (hard copies of the response forms were made available to those who do not have access to the internet). In addition, a notice was placed in the Cambridge Evening News on 23rd February 2009 containing information about the consultation and how people could get involved.

By the end of the consultation period, the Council had received a total 257 separate representations from 34 respondents: 73 in support of and 184 of objection to the

draft SPD. Two representations were also received in objection to the Sustainability Appraisal as discussed later in this report.

Almost a third of the representations made were in support of the SPD. There was a broad consensus that the area was in need of some enhancement. The aims to reduce car parking on site, enhance pedestrian and cycle routes and improve the public realm were generally supported. It was also noted that there was a strong focus on the sustainable development of the site. Residential development on the site, whether for market, affordable or student housing, was viewed positively by many respondents.

Many of the representations sought clarification and/or strengthening of particular paragraphs of the draft SPD. For example, both English Heritage and Cambridgeshire County Council sought minor technical amendments to paragraphs covering archaeology.

The remaining representations objected to a range of different issues within the draft SPD. These include a number of key issues, which are outlined in Table 1. In addition to outlining the key issues below, this chart contains responses to the areas of concern and subsequent changes to the SPD. A full summary of all of the representations received and responses to them is contained at Appendix B (to be inserted following adoption).

Table 1: Key Issues Arising from Consultation on the Draft SPD

Key Issue 1	Vision
Concerns	The Cambridge Design and Conservation Panel raised the following concerns:
Rep 4583 (Para 1.1.2)	a) The Panel is concerned that the Mill Lane area's links to its surroundings should be treated as an issue of primary importance.
Rep 4585 (Para 5.1)	b) Underpinning the success of the Grafton Centre/Lion Yard link was a very clear idea (or vision) as to the nature of the former (admittedly much smaller) Bradwell's Court block. Such a clear idea is absent from the Mill Lane proposals.
Rep 4588 (Para 1.1.6)	c) Despite all its worthy aspirations, the SPD fails to convey any idea of the kind of place that the Mill Lane area might become. Nor is its relation to the surrounding City and the fen at all clear.
Rep 4586 (Para 6.2.1)	d) The SPD lacks any feeling for townscape qualities. The Panel recognise that such a document is a formal written statement but believes that a feeling for the experiential qualities of the urban form is a fundamental part of successful city design - especially in a city like Cambridge. The Panel is concerned that a failure to emphasise such townscape issues at this stage will mean that they will forever be overlooked in the piecemeal redevelopment of the area.
Rep 4780 (Plan 1)	<p><u>Site Boundary</u></p> <p>The Cambridge Preservation Society commented that the site boundary is incomplete on all plans particularly the exclusion of the River's edge; the full foundation of the former mills; the north side of Silver Street; and south side of Little St Mary's Lane. Overall it is considered that the Mill Pit and area west of the old mill foundations/Laundress Green should be included to enable a more visionary redevelopment of this historic area and to reconnect in a</p>

	better way to the river landscape.
Response	<p>With reference to the Cambridge Design and Conservation Panel's concerns:</p> <p>a) The Panel's detailed comments on the site's context and connectivity pick up a number of concerns. It is suggested that these are addressed as follows:</p> <p>In order to better recognise the role of the site within the wider City, it is suggested that Paragraph 2.1.2 of the draft SPD is amended to insert a sentence at the end, which reads: "It also marks many visitors' first experience of the historic City Centre, given its proximity to coach parking on Queens' Road."</p> <p>Whilst the Council acknowledges the Panel's concerns about the integration of the site with the surrounding City Centre, particularly with reference to pedestrian flows, it is considered that this work is outside the remit of the SPD, which has a limited geographic area. Given that the Council is not the Highways Authority, the SPD can only encourage highway improvements, as referred to in Section 6.6 and Plan 12b of the draft SPD. We welcome the County Council's representation set out in Key Issue 4, which advocates a move towards further traffic restraint in this part of the historic core. The City Council will continue to work with the County Council to resolve this issue.</p> <p>With regard to coverage of the Silver Street bridge, it is suggested that additional sentences are inserted after the first sentence of Paragraph 3.2.5 to read "Silver Street bridge, designed by Lutyens in 1932 and built in 1958/9, is the latest of the series of bridges and has a significant impact on one's appreciation of the changing width of Silver Street. It survived the Holford-Wright Plan (1950), which advocated the creation of a bridge from a widened Mill Lane across the Mill Pit."</p> <p>b) Whilst it is acknowledged that Christ's Lane is a successful link between the City Centre and the Grafton Centre, the Old Press/Mill Lane site presents different and significantly more complex challenges in terms of linking Mill Lane with the City Centre, with a range of routes, users, ownerships and destinations. We have attempted to express the complexity of access and circulation into and through the site in Plan 7, whilst Plans 3 and 4 show historic buildings and features and Plan 10 considers the significance of individual buildings. The draft SPD advocates the adaptive reuse of many of the existing buildings in a modest manner and suggests that student housing, amongst other uses could be accommodated within the site. The draft SPD, whilst recognising the value of the site and the surrounding area for existing and future visitors, does not preclude the use of the site by local people. The Council agrees that the amount of commercial space needs to be carefully considered and would highlight that any application for change of use to commercial would need to comply with the Council's policy on selective management of the economy. Further work is being undertaken on the quantum of retail and commercial development set out in the SPD in the light of representations and the changes in the economic climate since the initial drafting of the SPD.</p>

	<p>c)The vision for the Old Press/Mill Lane site is addressed in Section 5 of the draft SPD. In the interest of ensuring that the vision is highlighted appropriately, the Council proposes to include the vision in the introduction to the document. In reaching this vision, the opportunities and constraints of the site were considered in a range of background studies, including analyses of access and circulation, the historic and wider environment. Paragraphs 3.11.1 and 3.11.2 address the relationship of the site and the surrounding historic core of the city with the adjacent fenland. In order to ensure that the essential character of the surrounding green space is maintained, an additional sentence can be inserted at the end of 6.5.1 to read "Furthermore, no development proposal should have a detrimental impact upon the wider setting of the site, including the green corridor formed by the River Cam and the surrounding Greens and Fens."</p> <p>The vision has been subject to changes to highlight the importance of a strategic vision for the site and the next steps involved in moving the vision forward. Further information will be included in the SPD on the need for a detailed masterplanning process.</p> <p>d) Concerns noted. The vital importance of the townscape of the area is acknowledged. The draft SPD attempts to address a wide variety of issues, including the complex townscape of the area and the riverside setting in Section 3 of the document. However, the SPD should not be considered in isolation as there are a variety of other documents referenced within the draft SPD that will need to be considered in preparing planning applications for this site. These documents include the Historic Core Conservation Area Appraisal, Beacon Planning's Historic Environment Analysis, City and County Wildlife Site Surveys and Conservation Plans for Sheep's Green and Coe Fen.</p> <p><u>Site Boundary</u> The site boundary on all plans reflects in part the allocation of Site 7.10 in the Cambridge Local Plan 2006. Whilst this allocation now covers only the northern block between Mill Lane and Silver Street, the original allocation encompassed the southern block until removed from the Plan by the Inspector following representations from the University of Cambridge. In developing the SPD, it was considered that the exclusion of the southern block and the mill foundations/causeway area would represent a wasted opportunity. Any significant amendments to the site boundary at this stage would require further public consultation.</p>
<p>Change to Plan</p>	<p>Amend Paragraph 2.1.2 to insert a sentence at the end, which reads: "It also marks many visitors' first experience of the historic City Centre, given its proximity to coach parking on Queens' Road."</p> <p>Insert new sentences after the first sentence of Paragraph 3.2.5 to read "Silver Street bridge, designed by Lutyens in 1932 and built in 1958/9, is the latest of the series of bridges and has a significant impact on one's appreciation of the changing width of Silver Street. It survived the Holford-Wright Plan (1950), which advocated the creation of a bridge from a widened Mill Lane across the Mill Pit."</p> <p>Include the vision in the introduction to the document and rework the</p>

	<p>vision and masterplanning sections to deal with concerns raised. Amended vision to read as follows: “The Old Press/Mill Lane site provides an opportunity to create an area with a distinctive character that combines high quality buildings, streets and spaces, and responds well to its context through sensitive enhancement. It will contain a mix of uses that complement the City’s historic core and its riverside location. Development will support the creation of a more attractive, accessible, safe and sustainable environment.”</p> <p>Insert a new sentence at the end of Paragraph 6.5.1 to read “Furthermore, no development proposal should have a detrimental impact upon the wider setting of the site, including the green corridor formed by the River Cam and the surrounding Greens and Fens.”</p>
Key Issue 2 Building Significance	
<p>Concerns</p> <p>Rep 4692 (Para 3.1.1) Rep 4693 (Plan 3) Rep 4695 (Plan 9) Reps 4694, 4814, 4790 (Plan 10) Rep 4816 (Para 2.2.3)</p>	<p>English Heritage has taken issue with Plans 3 and 9 and with the building significance designation given in Paragraph 3.9.3 and on Plan 10. They have discussed the values assigned to individual buildings and groups of buildings and have suggested reasoning behind amendments to Paragraph 3.9.3 and Plan 10. For example, English Heritage have raised concerns about the designation of the Pitt Building and the Emmanuel United Reformed Church as being of very high significance. For additional detail on English Heritage’s representations on building significance, please see Appendix 2.</p> <p>The Cambridge Preservation Society and the University of Cambridge have also raised concerns regarding the significance designations for some buildings on Plan 10. However, limited justification was provided for these suggested changes.</p>
<p>Response</p>	<p>Whilst we recognise that English Heritage, the Cambridge Preservation Society and the University of Cambridge may hold differing views on the values attached to buildings and spaces within the document, due to the subjective nature of the subject matter, it would prove difficult to achieve full consensus. The Historic Environment Analysis is an independent piece of work that was commissioned to inform the drafting of the SPD. It was carried out by Beacon Planning, who specialise in the historic environment field, particularly in Cambridge. Notwithstanding the challenges of achieving consensus, it is considered that substantial changes to the significance levels of buildings assigned in the draft SPD would give rise to major differences between the SPD and its evidence base. Not only would this have implications for soundness, it would also create additional complexity in the planning application process as developers would be uncertain as to the values attributed to different buildings.</p> <p>Whilst we recognise that there may have been some value in attaching significance designations to the buildings adjoining the site, the analysis was limited to those buildings and spaces potentially subject to development. Any development within the site will need to work well within its context, both within and outside the site. This is recognised in Paragraph 6.2.1 of the draft SPD.</p>
<p>Change to Plan</p>	<p>No suggested change.</p>

Key Issue 3 Building Heights	
<p>Concerns</p> <p>Reps 4827, 4590, 4642, 4620, 4685, 4664, 4805 (Para 6.1.5)</p>	<p>Respondents, including the Bursars' Environment and Planning Sub-Committee, Darwin, Queens', St. Catharine's and Pembroke Colleges and the University of Cambridge raised concerns that the 4 storey limit for new buildings expressed in Paragraph 6.1.5 of the draft SPD lacked foundation and precluded the development of taller, potential landmark buildings.</p> <p>The Cambridge Preservation Society voiced concerns regarding the graduation of building heights across the site and the need to recognise that the levels on the river end of Mill Lane were lower than at the junction of Mill Lane with Trumpington Street. Providing the setting of the Pitt Building tower was protected, the Society did not take issue with small towers reaching 5 storeys in height.</p>
<p>Response</p>	<p>The 4 storey limit expressed in Paragraph 6.1.5 relates to the existing building heights within and adjacent to the site and the need to maintain views, both long and short, of the Pitt Building, the Emmanuel United Reformed Church and other significant buildings beyond the site, including King's College Chapel. It is considered that the third sentence of the paragraph does not preclude the possibility of creating buildings that have significant townscape qualities specific to this locality. It is recognised that there may be circumstances where 4 storeys may be excessive. Given the Conservation Area designation of the site, it is considered that reasoned justification of the height, scale and massing of any new buildings in relation to adjacent buildings and the wider townscape of the Conservation Area will need to be provided as a part of any planning application.</p>
<p>Change to Plan</p>	<p>No suggested change.</p>
Key Issue 4 Redevelopment/Conversion of Buildings	
<p>Concerns</p> <p>Reps 4703, 4799, 4795, 4587, 4794 (Plan 12a)</p> <p>Rep 4704 (Plan 12b)</p>	<p><u>River Frontage</u></p> <p>English Heritage, the Cambridge Preservation Society and the Cambridge Design and Conservation Panel have raised concerns regarding the demolition of buildings to create a new square on the river frontage. The Cambridge Preservation Society objects to any demolition of buildings on either side of Laundress Lane as these buildings strongly reflect the traditional and utilitarian use of the river embankment for storage, trading and brewery purposes. In view of retaining Laundress Lane and its buildings in their entirety, they consider that an opportunity should be taken to create a square to the south/east of the Oasthouse/Malt Kiln. The Design and Conservation Panel's main concerns about this area related to the importance of a high quality scheme with new space of sufficient area and buildings of real quality.</p> <p>The Cambridge Design and Conservation Panel commented that within the Panel there was a divergence of views on the retention of the Anchor public house. Its relationship to Silver Street Bridge is clearly unsatisfactory and the impact of its bin storage on Laundress Lane is unacceptable.</p> <p>The Cambridge Preservation Society also suggested that the Scudamore's boathouse on Granta Place could be removed and replaced with a better building and some open space.</p> <p><u>Facades</u></p>

	<p>The Cambridge Preservation Society would like to see the retention of façades and a special key symbol should be introduced. The Colleges also support some element of façadism and give an example of a flexible approach to the Pitt Building and the buildings immediately to the East with retention of the façades of the buildings with modern accommodation provided behind retained façades.</p>
<p>Response</p>	<p><u>River Frontage</u></p> <p>The Council notes the concerns regarding the demolition of buildings on either side of Laundress Lane, given the former trading character of this area. Whether accommodated around a public space or on one of the existing street frontages, it is considered that a number of the uses mentioned in the Society’s representation could be appropriate for the site, but that their delivery will be highly dependent on market conditions and the specific aspirations of developers. The draft SPD specifically supports the development of creative industries on the site in Paragraph 6.3.7.</p> <p>With reference to the creation of an open space next to the river, it is recognised that the space at the edge of the Mill Pit would represent a significant change to the waterfront. As confirmed in Paragraph 6.2.1 of the draft SPD, any applications proposing the demolition and redevelopment and/or alteration of buildings within the site must be accompanied by a detailed justification for the works proposed in the context of current policy and guidance on such matters. However, the proposal also embodies a rare opportunity to create a new public space in an area with high pedestrian and cycle flows. The public square could give rise to more active and appealing uses, which do not turn their back on the streets and are accessible to the wider population. Given the divisive nature of this proposal, Members of Development Plan Steering Group considered two options, which involved:</p> <ol style="list-style-type: none"> i. Removal of all references to the potential to create a new public square on the river frontage. ii. Retention of all references to the potential to create a new public square on the river frontage. <p>Members of Development Plan Steering Group decided that the proposal to open up the river frontage represented an opportunity and that the potential for this should continue to be expressed through the SPD.</p> <p>The Design and Conservation Panel’s concerns are noted with reference to The Anchor. In relation to bin storage on Laundress Lane, whilst it is noted as a problem in the area in Paragraph 3.7.5, an additional paragraph will be added to Section 6.5 to read “Given the constrained nature of the site and difficulties in servicing, any development will need to consider refuse storage facilities at an early stage in the planning process and will need to submit details at the planning application stage.”</p> <p>We acknowledge the potential that the Scudamore’s boathouse on Granta Place offer in terms of public realm improvements. This potential will be acknowledged on Plan 12b.</p> <p><u>Façades</u></p> <p>The Council does not support this approach to façadism. It is hoped that buildings will be reused appropriately and that significant</p>

	<p>proportions of existing buildings should be retained wherever possible. Whilst we recognise the Colleges' aspirations for growth, this site requires a careful balance of conservation and sensitive change. No change to the plan is therefore suggested.</p>
<p>Change to Plan</p>	<p>Add paragraph to Section 6.5 to read "Given the constrained nature of the site and difficulties in servicing, any development will need to consider refuse storage facilities at an early stage in the planning process and will need to submit details at the planning application stage."</p> <p>Acknowledge the potential for public realm improvements on the river frontage in front of the University Centre on Plan 12b.</p>
<p>Key Issue 5 Residential and Student Residential Development</p>	
<p>Concerns</p> <p>Rep 4820 (Para 1.1.6)</p> <p>Reps 4675, 4625, 4626, 4638 (Para 5.1)</p>	<p>The Bursars' Environment and Planning Sub-Committee and the Colleges (Darwin, Pembroke, St. Catharine's and Queens') support the development of a mixture of uses on the site, but have raised concerns regarding the amenity of proposed and existing uses within the site and beyond. The impact of development upon the nearby Colleges must be considered carefully, although the site itself offers a unique opportunity for appropriate levels of student accommodation, which could support the vitality and vibrancy of the area.</p>
<p>Response</p>	<p>The Bursars' Environment and Planning Sub-Committee and the Colleges' concerns regarding the amenity of adjoining Colleges are noted. It is suggested that the final sentence of Paragraph 6.3.5 is amended to read "In order to minimise adverse effects on the amenities of residents within and in the vicinity of the site, the focus of any such uses will be around any new public spaces created within the site, adjacent to the Mill Pit and on Mill Lane."</p> <p>In terms of the concerns raised by the four Colleges, it is considered that the SPD makes a number of references to the opportunities afforded to the Colleges. It is not the role of the SPD to set rigid requirements in relation to land uses.</p>
<p>Change to Plan</p>	<p>Amend Paragraph 6.3.5 to read "In order to minimise adverse effects on the amenities of residents within and in the vicinity of the site, the focus of any such uses will be around any new public spaces created within the site, adjacent to the Mill Pit and on Mill Lane."</p>
<p>Key Issue 6 Retail and Commercial Development</p>	
<p>Concerns</p> <p>Reps 4596, 4578, 4548 (Para 1.1.2)</p> <p>Rep 4559 (Para 5.2)</p> <p>Reps 4552, 4569, 4594, 4607, 4735,</p>	<p><u>Amount of Retail and Commercial Space</u></p> <p>The four Colleges and the Bursars' Committee do not support the indicative amount of 6,500 square metres of new commercial space. Such developments will not find favour with tenants versus superior edge of City locations with better access and parking. Student accommodation provision in the traditional City Centre should be increased which will reduce traffic and parking volumes.</p> <p>A number of respondents, including the Parochial Church Council of St. Mary the Less, have asserted that new retail units should not be provided on the site in view of the ongoing economic situation and the number of vacant retail units in the City Centre.</p>

<p>4832, 4721 (Para 6.3.5)</p> <p>Reps 4571, 4597, 4605, 4648, 4829 (Para 6.3.7)</p> <p>Reps 4797, 4615, 4587, 4703 (Plan 12a)</p>	<p><u>Reinstatement of Retail at Nos. 16 – 21 Silver Street</u> The Cambridge University Press have questioned the viability of reinstating the ground floor units of Nos. 16 – 21 Silver Street as retail units given the additional pedestrian footfall on a street with narrow pavements and the static traffic generated.</p> <p><u>University Centre</u> English Heritage, the Cambridge Preservation Society, the Cambridge Design and Conservation Panel and other respondents have also questioned the benefits to be obtained by providing retail frontage on the ground floor of the University Centre.</p>
<p>Response</p>	<p><u>Amount of Retail and Commercial Space</u> Concerns were raised by respondents regarding the level of commercial space proposed for the site. There are a number of buildings, which are currently in University-related uses and are earmarked for future commercial use. Their floorspace is approximately 6,000m². As such, it is recommended that the proposed floorspace for commercial development (in addition to the existing 1,000m² in Miller's Yard) should be limited to no more than 6,000m². If the developer requires a significant increase on this level of commercial floorspace, they will need to justify this in any planning application.</p> <p>The draft Old Press/Mill Lane SPD issued for consultation suggested that the site could include up 2,500m² of retail floorspace. In the light of local concerns and the altered global financial situation, it was agreed at Development Plan Steering Group in May 2009 that the proposed retail floorspace at the University Centre be deleted. As a result, the overall figure for retail development was then reduced to 2,300m². Members asked for further consideration of this issue. Officers have considered the level of existing retail floorspace on the site (approximately 1000m²) and have looked at the scope for further retail floorspace. It is recommended that the SPD states that there should be no significant increase on the existing level of retail floorspace on the site. If the developer requires a significant increase on this level of retail floorspace, they will need to justify this in any planning application in terms of the need for such floorspace and the contribution that this form of development will make to the area's sense of place.</p>
<p>Change to Plan</p>	<p>Delete any references in the SPD to retail use on the ground floor of the University Centre.</p> <p>Delete paragraph 6.3.5 and delete reference to retail in the table under paragraph 6.3.1.</p> <p>Insert new paragraph 6.3.5 to read "There should be no significant increase on the existing level of retail floorspace on the site. If the developer requires a significant increase on this level of retail floorspace, they will need to justify this in any planning application in terms of the need for such floorspace and the contribution that this form of development will make to the area's sense of place. Where new retail units are introduced, they should be small scale to encourage a mix of different types of retail and other uses. In order to minimise adverse effects on the amenities of residents within and</p>

	<p>in the vicinity of the site, the focus of any such uses will be around any new public spaces created within the site, adjacent to the Mill Pit and on Mill Lane.</p> <p>Delete 6,500 square metres from Table under paragraph 6.3.1 and replace with 6,000 square metres.</p> <p>Amend paragraph 6.3.7 to "There is scope to introduce a wider range of commercial uses (Use Class B1) within the site including office and research and development type uses. Given the location and nature of the site, creative industries, including craft workshops, are considered to have particular potential to support the enhancement of the area. Up to 6,000 square metres of commercial uses could be accommodated. This is likely to be principally through the adaptive reuse of existing buildings. If the developer requires a significant increase on this level of commercial floorspace, they will need to justify this in any planning application. New development and applications for change of use for existing buildings will need to meet the approach to the selective management of the economy indicated in the Cambridge Local Plan and its successor documents and the Regional Spatial Strategy."</p>
Key Issue 7 Hotel Development	
Concerns	Respondents, including Darwin, Queens', St. Catharine's and Pembroke Colleges and the Emmanuel United Reformed Church, raised concerns that the provision of a hotel on site may give rise to additional access and servicing requirements, which will increase the burdens on the limited road network in the area.
Reps 4573, 4649, 4603, 4602, 4680 (Para 6.3.8)	
Response	Concerns noted. It is suggested that a further sentence is added to the end of Paragraph 6.3.8 to read: "Such a use will only be acceptable where on-site parking is restricted to a very limited number of spaces for use by guests with disabilities, and it can be demonstrated that access and servicing for the hotel can be accommodated satisfactorily within the existing road network of the area."
Change to Plan	A further sentence is added to the end of Paragraph 6.3.8 to read: "Such a use will only be acceptable where on-site parking is restricted to a very limited number of spaces for use by guests with disabilities, and it can be demonstrated that access and servicing for the hotel can be accommodated satisfactorily within the existing road network of the area."
Key Issue 8 Public Realm	
Concerns	<u>Routes</u> Respondents, including Darwin, Queens', St. Catharine's and Pembroke Colleges, the Cambridge University Press and the Cambridge Preservation Society raised issues regarding the need for another through route behind the Pitt Building.
Rep 4725 (Para 6.3.5)	
Rep 4806 (Para 6.5.1)	The Cambridge Preservation Society raised concerns regarding the restrained access point over the Old Mill foundations. The creation of a separate broad bridge close to/south west of the Old Mill foundations should be considered to better segregate the cycle route (with speed reductions at conflict points) with the creation of a broad paved area as relaxation space for pedestrians.
Rep 4813 (Para 6.5.3)	
Reps 4650,	

<p>4687, 4632, 4622 (Para 6.6.1)</p> <p>Rep 4807 (Plan 12b)</p>	<p><u>Open Spaces</u></p> <p>The Cambridge Preservation Society have raised the need to enhance the setting of Stuart House and designate the space to the frontage as public green space/small park of high amenity fully accessible to the public.</p>
<p>Response</p>	<p><u>Routes</u></p> <p>The cut-through to the rear of the Pitt Building is currently used informally by people cutting the corner. Whilst it is not envisaged to be a major route in the future and its existence is dependent upon the future use of the Pitt Building, the courtyard and surrounding buildings, the route remains worthy of recognition for enhancement.</p> <p>With regard to the Cambridge Preservation Society's concerns, the restrained access point over the Old Mill foundations is highlighted on Plan 12b as requiring enhancement. However, with reference to the creation of an additional bridge, it is considered likely to introduce further pedestrian/cyclist/vehicular conflicts at a series of points either side of the river at Granta Place and Laundress Green. Whilst the Mill foundations are a recognised pinch point, they act as a speed reduction measure, particularly for cyclists.</p> <p><u>Open Spaces</u></p> <p>The setting of Stuart House is discussed in Paragraph 3.7.7 and the need to enhance the setting is referred to in Plan 12b. In order to highlight the importance of improving this space, Section 6.5 of the draft SPD will make specific reference to the need to remove cars from the frontage, improve the layout and appearance of the cycle parking and enhance the soft and hard landscaping. Given the private ownership of the space to the frontage of Stuart House, it is not considered appropriate to designate this area as public green space or as a small park of high amenity fully accessible to the public.</p>
<p>Change to Plan</p>	<p>Amend Section 6.5 of the draft SPD to make specific reference to the need to remove cars from the frontage, improve the layout and appearance of the cycle parking and enhance the soft and hard landscaping.</p>
<p>Key Issue 9 Colonnading Silver Street</p>	
<p>Concerns</p> <p>Reps 4579, 4595 (Para 1.1.6)</p> <p>Reps 4622, 4632, 4650, 4671, 4833, 4687 (Para 6.6.1)</p> <p>Reps 4575, 4600, 4612 (Para 6.6.2)</p> <p>Rep 4703 (Plan 12a)</p> <p>Rep 4704</p>	<p>Respondents, including Darwin, Queens', St. Catharine's and Pembroke Colleges and the University of Cambridge supported the concept of colonnading Silver Street, but wished for further clarification on the viability of such a scheme. The Cambridge Design and Conservation Panel; Cambridge Preservation Society and English Heritage raised concerns regarding the potential impact of this proposal upon the townscape of Silver Street and the wider Conservation Area. The Cambridge Preservation Society has raised concerns regarding the loss of the Anchor public house, although they recognises that it may be possible to establish a high level boardwalk adjacent to the river.</p>

<p>(Plan 12b) Response</p>	<p>It is recognised that Nos. 16 – 21 Silver Street are currently being considered for listing by English Heritage. The buildings have significance within the streetscene, due in part to their completeness, lack of alteration to the Silver Street façade and views of the corner turret at the junction of Silver Street and Laundress Lane. In the light of the concerns raised during the consultation process, it is considered that any reference to colonnading or arcading should be removed from the draft SPD.</p> <p>A number of incremental changes to Silver Street are suggested, which could take place independently of each other at different times or together. These changes could involve demolition of the unsympathetic extensions to the Anchor public house in order to widen the pavement at that point on Silver Street and the creation of a boardwalk from Silver Street in front of the Anchor public house down to the Mill Pit. The loss of this part of the Anchor public house would need to be the subject of detailed justification for the works proposed in the context of current policy and guidance on such matters as referenced in Paragraph 6.2.1 of the draft SPD.</p> <p>As a result of development within the centre of the northern block, a further change could involve the enhancement of the archway and pedestrian route through Nos. 19 and 20 Silver Street and the existing car park serving the laboratories on Mill Lane. Whilst these changes on their own could bring about minor public realm improvements to parts of the site, the greatest potential for change relates to the gradual closure of Silver Street to vehicular traffic. It is recognised that a tidal flow system is already in operation, but the City Council welcomes Cambridgeshire County Council's recent representation which confirmed that:</p> <p><i>“The County Council welcomes the emphasis given to the needs of pedestrians and cyclists in this SPD.</i></p> <p><i>The design and management of highway space within and around the Old Press/Mill Lane area has the potential to significantly enhance the area. Silver Street and Trumpington Street are currently subject to traffic demand management measures and further restrictions on car-based access may need to be considered through the Local Transport Plan process to enhance access for sustainable forms of transport.</i></p> <p><i>Linked to further traffic restraint measures, there is an opportunity to consider significant changes to the streetscape in these streets to achieve greater road space allocation for pedestrians and cyclists, in particular.</i></p> <p><i>Within the Old Press/Mill Lane area itself, the layout of the highway is still, in parts, dominated by vehicular access requirements and the opportunity exists to consider a new streetscape design based on a shared surface design approach. This is particularly true of Mill Lane and Granta Place. Opening up the various non-highway links through the area could also enhance the permeability of the site for pedestrian movement.”</i></p> <p>Given the concerns expressed by a number of consultees regarding</p>
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	<p>the potential for colonnading Silver Street, it is considered that the opportunity to develop further traffic restraint measures on Silver Street is a more viable option, which would not only enhance the experiences of pedestrians and cyclists, but would allow for greater appreciation and safeguarding of the historic environment in this area of Cambridge.</p>
Change to Plan	<p>Remove all references in the draft SPD to colonnading or arcading.</p> <p>Provide additional detail on the alternative measures discussed in the response above in Section 6.6 of the SPD.</p>
Key Issue 10	Phasing
Concerns Reps 4688, 4616, 4633, 4655 (Para 7.2)	<p>Respondents, including Darwin, Queens', St. Catharine's and Pembroke Colleges, were concerned about the absence of phasing from this draft SPD, particularly as Paragraph 7.2 explains that the phasing strategy will need to meet the requirements of policy 3/6 of the Local Plan. The Colleges would wish to have an opportunity to comment on the phasing strategy before it is included in an adopted SPD.</p>
Response	<p>Concerns noted. The vision and phasing sections of the SPD have been the subject of considerable discussion since consultation on the draft SPD. With ongoing uncertainty regarding the University's detailed aspirations for the site and the phasing of development, it is considered that the vision should remain at a relatively high level and that the detailed development of the site should be furthered through the development of a Masterplan for the site with a phasing strategy within the overall Masterplan. Detailed planning applications will then be brought forward in line with the Masterplan. As such, it is considered that paragraph 5.1 and chapter 7 should be deleted and replaced.</p>
Change to Plan	<p>Delete Paragraph 5.1 and insert paragraphs 5.1.1 and 5.1.2: As a result of the identified opportunities and constraints, a vision has been formulated to guide the future development of the site:</p> <p>The Old Press/Mill Lane site provides an opportunity to create an area with a distinctive character that combines high quality buildings, streets and spaces, and responds well to its context through sensitive enhancement. It will contain a mix of uses that complement the City's historic core and its riverside location. Development will support the creation of a more attractive, accessible, safe and sustainable environment.</p> <p>In progressing the vision for the site towards fruition, the site will need to be subject to detailed masterplanning work. The Masterplan for the whole site will be submitted with the first significant redevelopment proposal and will consider the whole area covered by the SPD. This Masterplan will be tied to the first significant application, but will also be applied to other applications within the site boundary of the SPD. In order to progress the different parts of the site and their different scales of redevelopment and refurbishment, it is considered that the Masterplan should sub-divide the site into discrete parcels. Those parcels will consist of areas where development is likely to come forward at the same time. The relationship between the parcels is vital in achieving good co-</p>

ordination of development and a high quality environment. One area, which could form a parcel is the entire street block enclosed by Mill Lane, the river, Silver Street and Trumpington Street. The SPD identifies this area as the location with the greatest potential for redevelopment, subject to robust and detailed justification. Masterplanning and phasing is discussed at greater length in Chapter 7.

Delete chapter 7 and insert new chapter 7 as outlined below: Masterplanning and Phasing Policy 3/6 of the Local Plan (Ensuring Coordinated Development) states that the development of a site or part of a site will only be permitted where it can be demonstrated that due consideration has been given to safeguarding appropriate future developments on the remainder of the site or adjacent sites. It is felt that a well-prepared, clear and informed Masterplan for proposed and future development of the Old Press/Mill Lane site is vital in ensuring coordinated development.

The purpose of the Masterplan is to add detail and provide the basis for the determination of future planning applications for this site and the phasing of development. The Masterplan would be secured through a Section 106 agreement. This approach has been taken on a number of other sites in the city, such as the University of Cambridge's West Cambridge site and NIAB site, where Masterplans were submitted with planning applications.

The Masterplan for the whole site will be submitted with the first significant redevelopment proposal and will consider the whole area covered by the SPD. This Masterplan will be tied to the first significant application, but will also be applied to other applications within the site boundary of the SPD. The first significant application is categorised as the first application, which will materially affect the character of the Conservation Area. This will require discussion with the City Council.

Prior to its submission to the City Council, the Masterplan should be the subject of extensive consultation with stakeholders and residents.

Development proposals are unlikely to be delivered simultaneously for the entire Old Press/Mill Lane site as a result of the timing of the relocation of University uses to other sites and the challenges of developing a constrained City Centre site. The availability of different parts of the site will be a principal factor that will dictate the phasing of development. In order to progress the different parts of the site and their different scales of redevelopment and refurbishment, it is considered that the phasing strategy within the Masterplan should sub-divide the site into discrete parcels. Those parcels will consist of areas where development is likely to come forward at the same time. The relationship between the parcels is vital in achieving good co-ordination of development and a high quality environment. One area, which could form a parcel is the entire street block enclosed by Mill Lane, the river, Silver Street and Trumpington Street. The SPD identifies this area as the location with the greatest potential for redevelopment, subject to robust and detailed justification.

	<p>The University is currently working on its Estate Implementation Plan, the outcomes of which will feed into the development of the Old Press/Mill Lane site. The phasing strategy within the Masterplan should be prepared in sufficient detail to meet the requirement of Policy 3/6 of the Local Plan and allow detailed planning applications to come forward on individual sites on a phased basis, forming part of a more comprehensive strategy for the whole site and making an appropriate contribution to the wider objectives of the SPD including improvements to public realm and accessibility.</p> <p>All applications should be accompanied by a Design and Access Statement, which will state how the proposal relates and contributes to the vision and objectives set out in the SPD, the wider Masterplan and the opportunities and constraints that the site presents.</p>
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The Sustainability Appraisal

In accordance with the requirements of the Planning and Compulsory Purchase Act, 2004, the SPD has been subject to a Sustainability Appraisal (SA). This is to ascertain the document's impacts on economic, social and environmental objectives, the three elements of sustainable development. In accordance with European law, the SA process also incorporated the requirements of the 'SEA Directive'.

The overall findings of Stage B of the SA process were that the existence of the Old Press/Mill Lane SPD would, on the whole, have positive benefits on the SA Objectives. Significant long-term positive benefits were noted for a number of SA objectives. The appraisal did highlight potential negative impacts of the SPD on the objective related to the maintenance/enhancement of the built historic character and streetscape. While the improvements to the public realm envisaged by the draft SPD should help to enhance the historic environment, there are concerns that conflicts may arise where enhancements to the public realm involve the loss, either in part or as a whole, of buildings of local interest. However, it was not felt that it was necessary to amend the SPD as drafted, as the precise nature of these impacts, be they positive or negative, could not be fully identified as the draft SPD only identified potential for redevelopment. Consequently, the precise nature of these impacts will be dependent upon the exact nature and quality of proposals for redevelopment and the reasoned justification for the removal of any building.

The appraisal of the SPD also considered the option of not producing an SPD to guide the redevelopment of the Old Press/Mill Lane site. The appraisal found that there could potentially be negative impacts on SA objectives to keep the distinctive character and qualities of the built environment, maintain/enhance the built historic character and streetscape and to reduce crime, anti-social behaviour and fear of crime in the absence of an SPD. Although the Local Plan would remain in force the redevelopment of this site is envisaged to be a long-term project, which will take place on an incremental basis. Without an SPD to guide redevelopment, it is possible that piecemeal development of the site could occur, which would lead to a sub-optimal pattern of development and missed opportunities to make lasting improvements to the public realm, permeability and legibility of the area. This could also lead to negative impacts on the historic environment. Thus, it was concluded that the only way forward was to pursue the provision of an SPD.

The SA process did identify a number of uncertainties and risks surrounding the SPD, chiefly surrounding the current economic climate and the impact that this may have on detailed development proposals. The SPD envisages the redevelopment of the Old Press/Mill Lane site as a mixed-use development, however the economic downturn could have an impact on the viability of some potential uses on this site, notably residential and retail uses. It is, however, acknowledged that the redevelopment of the site will be a long-term project and as such, these impacts may only be felt in the short-medium term.

A further concern is whether there will be sufficient resources in place to monitor the significant effects of the plan. The implementation of the SPD and its associated Local Plan Policies will be monitored in conjunction with the annual review of local housing need and as part of the Annual Monitoring Report.

As previously mentioned, the Council received a total of 257 representations to the draft SPD, of which 73 were in support of the draft SPD and 184 were in objection to elements of the document. A further two objections were made to the Sustainability Appraisal, focussing on the impacts of the proposed redevelopment of the area on the Historic Environment and proposals to demolish buildings. However, it was felt that as the draft SPD does not go into the detail of which specific buildings would be demolished it was not possible for the SA to establish the exact nature of the impact of this demolition on the historic environment with any certainty. As such, it was felt that in identifying the potential for negative impacts on the Historic Environment, that the SPD had gone as far as it can reasonably be expected and that no further changes were required.

As a result of objections made to the draft SPD, a number of changes have been made to the document, including some minor amendments to the objectives of the SPD. Accordingly, the SA was reviewed to assess the significance of these changes and whether they materially alter the findings of the SA. The amendments to the objectives are:

- a) Preserve and/or enhance the special historic character **and appearance** of the Conservation Area **both within and outwith the site**, including its Listed Buildings and their settings;
- b) Create the opportunity for the adaptive reuse of existing buildings where possible;
- c) Create the opportunity for redevelopment to provide high quality, sustainable new buildings of innovative design which contribute positively to the character of the Conservation Area and the setting of Listed Buildings;
- d) Introduce a range of complementary and compatible land uses ~~that add vitality and vibrancy to the area throughout the day;~~
- e) Create and enhance areas of public open space and public realm to a high quality, potentially including a new ~~vibrant~~ public space fronting onto the river;
- f) Improve permeability through the site and create safer streets with priority for pedestrians and cyclists;
- g) Minimise non-essential car parking and improve servicing;
- h) Provide high quality, well-designed areas of cycle parking.

On assessing the changes to the objectives it was considered that the modifications being relatively minor do not materially alter the purpose of the SPD and as such it is felt that they do not warrant the need to amend the Sustainability Appraisal.

The final SPD and its accompanying Sustainability Appraisal will be made available on the City Council's website on adoption

For further information please contact the Planning Policy team as follows:

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Appendix A: Consultees for the Old Press/Mill Lane SPD

Anglian Water
BT Open Reach Newsites
Cable & Wireless UK
Cambridge Water Company
Cambridgeshire County Council (part. Highways and County Archaeology)
Cambridgeshire Horizons
Comberton Parish Council
Cottenham Parish Council
Coton Parish Council
East of England Development Agency
East of England Regional Assembly
EDF Energy
English Heritage
Environment Agency
Fen Ditton Parish Council
Fulbourn Parish Council
Girton Parish Council
GO-East
Grantchester Parish Council
Great Shelford Parish Council
Hauxton Parish Council
Highways Agency
Histon & Impington Parish Councils
Horningsea Parish Council
Madingley Parish Council
Milton Parish Council
Mobile Operators Association
National Grid Transco
Natural England
Network Rail
Npower Renewables
NTL
South Cambridgeshire District Council
Teversham Parish Council
The Norfolk, Suffolk & Cambridgeshire Strategic Health Authority

Other Consultees

42 x City Councillors
Ward County Councillors for Market, Newnham and Trumpington
CABE
Cambridge Cycling Campaign
Cambridge Preservation Society
Conservators of the River Cam
Estate Management and Building Service, University of Cambridge.
Cambridge Chamber of Commerce
Cambridgeshire Campaign for Better Transport
CRACA
Greater Cambridge Partnership
RSPB Eastern England Office

Shape East
The Bursars' Committee
Bursar of Pembroke College
Bursar of St. Catharine's College
Bursar of Darwin College
Bursar of Queens College
Bursar of Peterhouse
University of Cambridge Registry
La Salle Investment Management
Scudamore's Punting Company Ltd
Stagecoach
The Wildlife Trust
Emmanuel United Reformed Church
Cambridge Friends of the Earth
Representative of residents of Little St Mary's Lane
Savills (representing the Cambridge Doubletree Hilton)
Nadia's Patisserie
Ben Haywood's
The Mill Public House
The Anchor Public House
Businesses within Millers Yard
Chief Executive, Cambridge University Press

Appendix B: Summary of Representations Received to the Draft SPD

Old Press / Mill Lane SPD

Public Participation Report

1.0 Introduction

1.1.1

Representations

Nature

Summary of Main Issue

Council's Assessment

Action

1.0 Introduction

1.1.1

4580 - St Catharine's College (Mr Simon Summers) [1066]

Support

In summary, St Catharine's College supports the City Council and University's intention to develop this site and we wish to join in a successful rejuvenation of this neglected space.
We welcome the positive statement on student accommodation, and would be keen to deliver this to a high architectural standard alongside other Colleges.
We strongly advocate a higher allocation to residential use, and a reduction in commercial allocation with its heavy vehicular demands.
We advocate that leisure uses cluster around the waterfront, away from residential sites. Other retail uses will be better suited to a colonnaded development along Silver Street, and to Mill Lane.

Support noted.

<i>Representations</i>	<i>Nature</i>	<i>Summary of Main Issue</i>	<i>Council's Assessment</i>	<i>Action</i>
4818 - Cambridge Past, Present and Future (Ms Carolin Gohler) [178]	Object	<p>The Society strongly supports the notion to redevelop this important inner city area located within the Historic Core Conservation Area. The concept of reuse and adaptation of existing buildings should be the overriding principle when redeveloping the site.</p> <p>We object to the demolition of buildings adjacent to Laundress Lane that relate to the River Cam.</p> <p>Prepared to accept a high quality and density replacement for 16 Mill Lane to a building height of 4 storeys with a suitable pinnacle/small tower reflecting the foorscape character of the area.</p> <p>A more visionary approach to commerce and retail, integration of squares and improved sustainable transport infrastructure is needed.</p> <p>The piecemeal way in which the site has developed and adapted over the centuries is an important visual evidence of how the University has woven itself into the fabric of this ancient market town. The Riverside area should be more celebrated together with its industrial remains.</p> <p>Redevelopment to strengthen the character of small courtyards and enclosures and improved pedestrian linkages, private spaces with improved small scale public open spaces using existing yards, through ways and open spaces should be encouraged.</p> <p>The Society would welcome that in time the whole of Silver Street should be shared surface and with minimal vehicular traffic and similarly Mill Lane/Granta Place should be a shared surface design.</p> <p>Whilst the Society has serious concerns over the lack of a coherent vision for key areas of this complex site, it's fully prepared to play a role in helping to formulate this vision in partnership with planners, owners and developers.</p>	<p>Concerns noted. Concerns noted. The vision and phasing sections of the SPD have been the subject of considerable discussion since consultation on the draft SPD. With ongoing uncertainty regarding the University's detailed aspirations for the site and the phasing of development, it is considered that the vision should remain at a relatively high level and that the detailed development of the site should be furthered through the development of a Masterplan for the site with a phasing strategy within the overall Masterplan. Detailed planning applications will then be brought forward in line with the Masterplan. As such, it is considered that paragraph 5.1 and chapter 7 should be deleted and replaced with the following:</p> <p>Paragraphs 5.1.1 and 5.1.2: As a result of the identified opportunities and constraints, a vision has been formulated to guide the future development of the site:</p> <p>The Old Press/Mill Lane site provides an opportunity to create an area with a distinctive character that combines high quality buildings, streets and spaces, and responds well to its context through sensitive enhancement. It will contain a mix of uses that complement the City's historic core and its riverside location. Development will support the creation of a more attractive, accessible, safe and sustainable environment.</p> <p>In progressing the vision for the site towards fruition, the site will need to be subject to detailed masterplanning work. The Masterplan for the whole site will be submitted with the first significant redevelopment proposal and will consider the whole area covered by the SPD. This Masterplan will be tied to the first significant application, but will also be applied to other applications within the site boundary of the SPD. In order to progress the different parts of the site and their different scales of redevelopment and refurbishment, it is considered that the Masterplan should sub-divide the site into discrete parcels. Those parcels will consist of areas where development is likely to come forward at the same time. The relationship between the parcels is vital in achieving good co-ordination of development and a high quality environment. One area, which could form a parcel is the entire street block enclosed by Mill Lane, the river, Silver Street and Trumpington Street. The SPD identifies this area as the location with the greatest potential for redevelopment,</p>	<p>Delete Paragraph 5.1 and replace with paragraphs 5.1.1 and 5.1.2: As a result of the identified opportunities and constraints, a vision has been formulated to guide the future development of the site:</p> <p>The Old Press/Mill Lane site provides an opportunity to create an area with a distinctive character that combines high quality buildings, streets and spaces, and responds well to its context through sensitive enhancement. It will contain a mix of uses that complement the City's historic core and its riverside location. Development will support the creation of a more attractive, accessible, safe and sustainable environment.</p> <p>In progressing the vision for the site towards fruition, the site will need to be subject to detailed masterplanning work. The Masterplan for the whole site will be submitted with the first significant redevelopment proposal and will consider the whole area covered by the SPD. This Masterplan will be tied to the first significant application, but will also be applied to other applications within the site boundary of the SPD. In order to progress the different parts of the site and their different scales of redevelopment and refurbishment, it is considered that the Masterplan should sub-divide the site into discrete parcels. Those parcels will consist of areas where development is likely to come forward at the same time. The relationship between the</p>

<i>Representations</i>	<i>Nature Summary of Main Issue</i>	<i>Council's Assessment</i>	<i>Action</i>
		<p>subject to robust and detailed justification. Masterplanning and phasing is discussed at greater length in Chapter 7.</p> <p>Chapter 7 Masterplanning and Phasing Policy 3/6 of the Local Plan (Ensuring Coordinated Development) states that the development of a site or part of a site will only be permitted where it can be demonstrated that due consideration has been given to safeguarding appropriate future developments on the remainder of the site or adjacent sites. It is felt that a well-prepared, clear and informed Masterplan for proposed and future development of the Old Press/Mill Lane site is vital in ensuring coordinated development.</p> <p>The purpose of the Masterplan is to add detail and provide the basis for the determination of future planning applications for this site and the phasing of development. The Masterplan would be secured through a Section 106 agreement. This approach has been taken on a number of other sites in the city, such as the University of Cambridge's West Cambridge site and NIAB site, where Masterplans were submitted with planning applications.</p> <p>The Masterplan for the whole site will be submitted with the first significant redevelopment proposal and will consider the whole area covered by the SPD. This Masterplan will be tied to the first significant application, but will also be applied to other applications within the site boundary of the SPD. The first significant application is categorised as the first application, which will materially affect the character of the Conservation Area. This will require discussion with the City Council.</p> <p>Prior to its submission to the City Council, the Masterplan should be the subject of extensive consultation with stakeholders and residents.</p> <p>Development proposals are unlikely to be delivered simultaneously for the entire Old Press/Mill Lane site as a result of the timing of the relocation of University uses to other sites and the challenges of developing a constrained City Centre site. The availability of different parts of the site will be a principal factor that will dictate the phasing of development. In order to progress the different parts of the site and their different scales of redevelopment and</p>	<p>parcels is vital in achieving good co-ordination of development and a high quality environment. One area, which could form a parcel is the entire street block enclosed by Mill Lane, the river, Silver Street and Trumpington Street. The SPD identifies this area as the location with the greatest potential for redevelopment, subject to robust and detailed justification. Masterplanning and phasing is discussed at greater length in Chapter 7.</p> <p>Delete Chapter 7 and replace with new Chapter 7 as outlined below: Masterplanning and Phasing Policy 3/6 of the Local Plan (Ensuring Coordinated Development) states that the development of a site or part of a site will only be permitted where it can be demonstrated that due consideration has been given to safeguarding appropriate future developments on the remainder of the site or adjacent sites. It is felt that a well-prepared, clear and informed Masterplan for proposed and future development of the Old Press/Mill Lane site is vital in ensuring coordinated development.</p> <p>The purpose of the Masterplan is to add detail and provide the basis for the determination of future planning applications for this site and the phasing of development. The Masterplan would be secured through a Section 106 agreement. This approach has been taken on a number of other sites in the city, such as the University of Cambridge's West Cambridge site and NIAB site, where Masterplans</p>

Representations**Nature Summary of Main Issue****Council's Assessment****Action**

refurbishment, it is considered that the phasing strategy within the Masterplan should sub-divide the site into discrete parcels. Those parcels will consist of areas where development is likely to come forward at the same time. The relationship between the parcels is vital in achieving good co-ordination of development and a high quality environment. One area, which could form a parcel is the entire street block enclosed by Mill Lane, the river, Silver Street and Trumpington Street. The SPD identifies this area as the location with the greatest potential for redevelopment, subject to robust and detailed justification.

The University is currently working on its Estate Implementation Plan, the outcomes of which will feed into the development of the Old Press/Mill Lane site. The phasing strategy within the Masterplan should be prepared in sufficient detail to meet the requirement of Policy 3/6 of the Local Plan and allow detailed planning applications to come forward on individual sites on a phased basis, forming part of a more comprehensive strategy for the whole site and making an appropriate contribution to the wider objectives of the SPD including improvements to public realm and accessibility.

All applications should be accompanied by a Design and Access Statement, which will state how the proposal relates and contributes to the vision and objectives set out in the SPD, the wider Masterplan and the opportunities and constraints that the site presents.

It is considered that draft SPD makes substantial efforts to encourage the reuse and adaptation of existing buildings wherever possible. This is discussed in Sections/Paragraphs 6.2; 6.3.7 and 6.4. Whilst acknowledging the Society's concerns regarding the loss of buildings, the demolition or significant alteration of buildings will need to be the subject of detailed justification at planning application stage. Furthermore, all buildings marked red on Plan 12a are merely recognised as having potential for redevelopment.

The Council agrees that redevelopment should strengthen the character of small courtyards and enclosures, whilst providing improved pedestrian linkages, private spaces and public open spaces. Where appropriate, it is considered that this should be achieved by limited intervention to

were submitted with planning applications.

The Masterplan for the whole site will be submitted with the first significant redevelopment proposal and will consider the whole area covered by the SPD. This Masterplan will be tied to the first significant application, but will also be applied to other applications within the site boundary of the SPD. The first significant application is categorised as the first application, which will materially affect the character of the Conservation Area. This will require discussion with the City Council.

Prior to its submission to the City Council, the Masterplan should be the subject of extensive consultation with stakeholders and residents.

Development proposals are unlikely to be delivered simultaneously for the entire Old Press/Mill Lane site as a result of the timing of the relocation of University uses to other sites and the challenges of developing a constrained City Centre site. The availability of different parts of the site will be a principal factor that will dictate the phasing of development. In order to progress the different parts of the site and their different scales of redevelopment and refurbishment, it is considered that the phasing strategy within the Masterplan should sub-divide the site into discrete parcels. Those parcels will consist of areas where

Representations**Nature Summary of Main Issue****Council's Assessment****Action**

existing spaces and buildings to enhance their setting and permeability.

The Council concurs with the Cambridge Preservation Society's aspirations for improved access and circulation for sustainable modes of transport on Silver Street, Mill Lane and Granta Place through interventions to reduce vehicular traffic flows and create shared space. The possibility of shared space on Mill Lane and Granta Place is discussed in Section 6.6 of the draft SPD.

development is likely to come forward at the same time. The relationship between the parcels is vital in achieving good co-ordination of development and a high quality environment. One area, which could form a parcel is the entire street block enclosed by Mill Lane, the river, Silver Street and Trumpington Street. The SPD identifies this area as the location with the greatest potential for redevelopment, subject to robust and detailed justification.

The University is currently working on its Estate Implementation Plan, the outcomes of which will feed into the development of the Old Press/Mill Lane site. The phasing strategy within the Masterplan should be prepared in sufficient detail to meet the requirement of Policy 3/6 of the Local Plan and allow detailed planning applications to come forward on individual sites on a phased basis, forming part of a more comprehensive strategy for the whole site and making an appropriate contribution to the wider objectives of the SPD including improvements to public realm and accessibility.

All applications should be accompanied by a Design and Access Statement, which will state how the proposal relates and contributes to the vision and objectives set out in the SPD, the wider Masterplan and the opportunities and constraints that the site presents.

<i>Representations</i>	<i>Nature</i>	<i>Summary of Main Issue</i>	<i>Council's Assessment</i>	<i>Action</i>
4583 - Cambridge City Council Design and Conservation Panel (Professor Peter Carolin) [1073]	Object	The Panel is concerned that the document fails to relate the site to the surrounding city. Surely the greatest recent success in Cambridge city centre planning has been the final stitching together of the Grafton Centre/Lion Yard route. Likewise, the Mill Lane area's links to its surroundings should be treated as an issue of primary importance.	<p>The Panel's detailed comments on the site's context and connectivity pick up a number of concerns. It is suggested that these are addressed as follows:</p> <p>In order to better recognise the role of the site within the wider City, it is suggested that Paragraph 2.1.2 of the draft SPD is amended to insert a sentence at the end, which reads: "It also marks many visitors' first experience of the historic City Centre, given its proximity to coach parking on Queens' Road."</p> <p>Whilst the Council acknowledges the Panel's concerns about the integration of the site with the surrounding City Centre, particularly with reference to pedestrian flows, it is considered that this work is outside the remit of the SPD, which has a limited geographic area. Given that the Council is not the Highways Authority, the SPD can only encourage highway improvements, as referred to in Section 6.6 and Plan 12b of the draft SPD. We welcome the County Council's representation, which advocates a move towards further traffic restraint in this part of the historic core. The City Council will continue to work with the County Council to resolve this issue.</p> <p>With regard to coverage of the Silver Street bridge, it is suggested that additional sentences are inserted after the first sentence of Paragraph 3.2.5 to read "Silver Street bridge, designed by Lutyens in 1932 and built in 1958/9, is the latest of the series of bridges and has a significant impact on one's appreciation of the changing width of Silver Street. It survived the Holford-Wright Plan (1950) as a route, which advocated the creation of a bridge from a widened Mill Lane across the Mill Pit."</p> <p>Whilst it is acknowledged that Christ's Lane is a successful link between the City Centre and the Grafton Centre, the Old Press/Mill Lane site presents different and significantly more complex challenges in terms of linking Mill Lane with the City Centre, with a range of routes, users, ownerships and destinations. We have attempted to express the complexity of access and circulation into and through the site in Plan 7, whilst Plans 3 and 4 show historic buildings and features and Plan 10 considers the significance of individual buildings. The draft SPD advocates the adaptive reuse of many of the existing buildings in a modest manner and suggests that student housing, amongst other uses could be</p>	<p>Amend Paragraph 2.1.2 to insert a sentence at the end, which reads: "It also marks many visitors' first experience of the historic City Centre, given its proximity to coach parking on Queens' Road."</p> <p>Insert new sentences after the first sentence of Paragraph 3.2.5 to read "Silver Street bridge, designed by Lutyens in 1932 and built in 1958/9, is the latest of the series of bridges and has a significant impact on one's appreciation of the changing width of Silver Street. It survived the Holford-Wright Plan (1950) as a route, which advocated the creation of a bridge from a widened Mill Lane across the Mill Pit."</p>

<i>Representations</i>	<i>Nature</i>	<i>Summary of Main Issue</i>	<i>Council's Assessment</i>	<i>Action</i>
4819 - Bursars' Environment and Planning Sub-Committee [995]	Support	In view of the University's interest in relocation of some of its activities away from the Mill Lane area, the Bursars' Environment and Planning Sub-Committee (BEPSC) consider that there is a need and opportunity for co-ordinated re-use and enhancement of this important, complex and sensitive city centre site. The BEPSC therefore welcomes the broad approach of the Consultation Draft SPD for the Old Press/Mill Lane area and its timely publication.	accommodated within the site. The draft SPD, whilst recognising the value of the site and the surrounding area for existing and future visitors, does not preclude the use of the site by local people. The Council agrees that the amount of commercial space needs to be carefully considered and would highlight that any application for change of use to commercial would need to comply with the Council's policy on selective management of the economy.	Support noted.
4708 - Natural England (Janet Nuttall) [1009]	Support	In general we are satisfied with the scope and content of this document and support it's aspirations towards sustainable development. Natural England welcomes your authority's recognition of the importance of the semi-natural features in and around this site, including green corridors and open spaces and sites of biodiversity importance.		Support noted.
4838 - Cambridgeshire County Council (Mr Stewart Patience) [807]	Support	The County Council supports the production of the SPD to guide the redevelopment of this key area of the historic core of the City of Cambridge including the opportunities which it provides for higher sustainable design and construction standards that currently apply as set out in paragraph 6.4.1.		Support noted.
4589 - Pembroke College (Mr Chris Blencowe) [1075]	Support	The College welcomes this document as a unique opportunity to improve the contribution made by this part part of Cambridge to the operation of the City and University. However, whilst it accepts that a number of buildings should be retained, it is concerned that the document unduly limits the scope to meet modern accomodation needs by identifying for retention buildings which are difficult or costly to bring up to modern standards. The document needs to strike a better balance between building conservation objectives and the needs to develop modern standards of access, energy use and other factors.		Concerns noted. Given the Conservation Area status and the sensitivities of such a well-known city centre site, the Council has attempted to provide a balance between the needs of the historic environment and potential for redevelopment with enhancement of the public realm. The draft SPD is intended to guide development proposals and, as such, does not necessarily preclude the redevelopment of buildings where this can be justified against the contribution of the building(s) in question to the character and appearance of the Central Conservation Area.

1.0 Introduction

1.1.2, 2nd Bullet

<i>Representations</i>	<i>Nature</i>	<i>Summary of Main Issue</i>	<i>Council's Assessment</i>	<i>Action</i>
<i>2nd Bullet</i> 4578 - St Catharine's College (Mr Simon Summers) [1066] 4596 - Queens' College (Mr Jonathan Spence) [1077]	Support	The Council's policy is supported by the College, but it will not be made more achievable by encouraging 6,500 square metres of new commercial space. Such developments will not find favour with tenants versus superior edge of City locations with better access and parking. Student accommodation provision in the traditional City Centre should be increased which will reduce traffic and parking volumes.	Concerns were raised by respondents regarding the level of commercial space proposed for the site. There are a number of buildings, which are currently in University-related uses and are earmarked for future commercial use. Their floorspace is approximately 6,000m ² . As such, it is recommended that the proposed floorspace for commercial development (in addition to the existing 1,000m ² in Miller's Yard) should be limited to no more than 6,000m ² . If the developer requires a significant increase on this level of commercial floorspace, they will need to justify this in any planning application.	Delete 6,500 square metres from Table under paragraph 6.3.1 and replace with 6,000 square metres. Amend paragraph 6.3.7 to "There is scope to introduce a wider range of commercial uses (Use Class B1) within the site including office and research and development type uses. Given the location and nature of the site, creative industries, including craft workshops, are considered to have particular potential to support the enhancement of the area. Up to 6,000 square metres of commercial uses could be accommodated. This is likely to be principally through the adaptive reuse of existing buildings. If the developer requires a significant increase on this level of commercial floorspace, they will need to justify this in any planning application. New development and applications for change of use for existing buildings will need to meet the approach to the selective management of the economy indicated in the Cambridge Local Plan and its successor documents and the Regional Spatial Strategy."

1.0 Introduction

1.1.2, 4th Bullet

<i>Representations</i>	<i>Nature</i>	<i>Summary of Main Issue</i>	<i>Council's Assessment</i>	<i>Action</i>
<i>4th Bullet</i> 4548 - Ms Tamara Roukaerts [1041]	Object	Making better use of the land does not have to involve creating retail opportunities. The thousands of tourists, locals and students who use Mill Pond every year are making the best possible use of the area already - having a good time in the open air without emptying their pockets.	Concern noted. The draft Old Press/Mill Lane SPD issued for consultation suggested that the site could include up to 2,500m ² of retail floorspace. In the light of local concerns and the altered global financial situation, it was agreed at Development Plan Steering Group in May 2009 that the proposed retail floorspace at the University Centre be deleted. As a result, the overall figure for retail development was then reduced to 2,300m ² . Members asked for further consideration of this issue. Officers have considered the level of existing retail floorspace on the site (approximately 1000m ²) and have looked at the scope for further retail floorspace. It is recommended that the SPD states that there should be no significant increase on the existing level of retail floorspace on the site. If the developer requires a significant increase on this level of retail floorspace, they will need to justify this in any planning application in terms of the need for such floorspace and the contribution that this form of development will make to the area's sense of place.	Delete any references in the SPD to retail use on the ground floor of the University Centre. Delete paragraph 6.3.5 and delete reference to retail in the table under paragraph 6.3.1. Insert new paragraph 6.3.5 to read "There should be no significant increase on the existing level of retail floorspace on the site. If the developer requires a significant increase on this level of retail floorspace, they will need to justify this in any planning application in terms of the need for such floorspace and the contribution that this form of development will make to the area's sense of place. Where new retail units are introduced, they should be small scale to encourage a mix of different types of retail and other uses. In order to minimise adverse effects on the amenities of residents within and in the vicinity of the site, the focus of any such uses will be around any new public spaces created within the site, adjacent to the Mill Pit and on Mill Lane.

<i>Representations</i>	<i>Nature</i>	<i>Summary of Main Issue</i>	<i>Council's Assessment</i>	<i>Action</i>
4588 - Cambridge City Council Design and Conservation Panel (Professor Peter Carolin) [1073]	Object	Despite all its worthy aspirations, the SPD fails to convey any idea of the kind of place that the Mill Lane area might become. Nor is its relation to the surrounding city and the fen at all clear.	<p>Concerns noted. The vision and phasing sections of the SPD have been the subject of considerable discussion since consultation on the draft SPD. With ongoing uncertainty regarding the University's detailed aspirations for the site and the phasing of development, it is considered that the vision should remain at a relatively high level and that the detailed development of the site should be furthered through the development of a Masterplan for the site with a phasing strategy within the overall Masterplan. Detailed planning applications will then be brought forward in line with the Masterplan. As such, it is considered that paragraph 5.1 and chapter 7 should be deleted and replaced with the following:</p> <p>Paragraphs 5.1.1 and 5.1.2: As a result of the identified opportunities and constraints, a vision has been formulated to guide the future development of the site:</p> <p>The Old Press/Mill Lane site provides an opportunity to create an area with a distinctive character that combines high quality buildings, streets and spaces, and responds well to its context through sensitive enhancement. It will contain a mix of uses that complement the City's historic core and its riverside location. Development will support the creation of a more attractive, accessible, safe and sustainable environment.</p> <p>In progressing the vision for the site towards fruition, the site will need to be subject to detailed masterplanning work. The Masterplan for the whole site will be submitted with the first significant redevelopment proposal and will consider the whole area covered by the SPD. This Masterplan will be tied to the first significant application, but will also be applied to other applications within the site boundary of the SPD. In order to progress the different parts of the site and their different scales of redevelopment and refurbishment, it is considered that the Masterplan should sub-divide the site into discrete parcels. Those parcels will consist of areas where development is likely to come forward at the same time. The relationship between the parcels is vital in achieving good co-ordination of development and a high quality environment. One area, which could form a parcel is the entire street block enclosed by Mill Lane, the river, Silver Street and Trumpington Street. The SPD identifies this area as the location with the greatest potential for redevelopment,</p>	<p>Insert the vision in the introduction to the document.</p> <p>Delete Paragraph 5.1 and insert paragraphs 5.1.1 and 5.1.2: As a result of the identified opportunities and constraints, a vision has been formulated to guide the future development of the site:</p> <p>The Old Press/Mill Lane site provides an opportunity to create an area with a distinctive character that combines high quality buildings, streets and spaces, and responds well to its context through sensitive enhancement. It will contain a mix of uses that complement the City's historic core and its riverside location. Development will support the creation of a more attractive, accessible, safe and sustainable environment.</p> <p>In progressing the vision for the site towards fruition, the site will need to be subject to detailed masterplanning work. The Masterplan for the whole site will be submitted with the first significant redevelopment proposal and will consider the whole area covered by the SPD. This Masterplan will be tied to the first significant application, but will also be applied to other applications within the site boundary of the SPD. In order to progress the different parts of the site and their different scales of redevelopment and refurbishment, it is considered that the Masterplan should sub-divide the site into discrete parcels. Those parcels will consist</p>

<i>Representations</i>	<i>Nature Summary of Main Issue</i>	<i>Council's Assessment</i>	<i>Action</i>
		<p>subject to robust and detailed justification. Masterplanning and phasing is discussed at greater length in Chapter 7.</p> <p>Chapter 7 Masterplanning and Phasing Policy 3/6 of the Local Plan (Ensuring Coordinated Development) states that the development of a site or part of a site will only be permitted where it can be demonstrated that due consideration has been given to safeguarding appropriate future developments on the remainder of the site or adjacent sites. It is felt that a well-prepared, clear and informed Masterplan for proposed and future development of the Old Press/Mill Lane site is vital in ensuring coordinated development.</p> <p>The purpose of the Masterplan is to add detail and provide the basis for the determination of future planning applications for this site and the phasing of development. The Masterplan would be secured through a Section 106 agreement. This approach has been taken on a number of other sites in the city, such as the University of Cambridge's West Cambridge site and NIAB site, where Masterplans were submitted with planning applications.</p> <p>The Masterplan for the whole site will be submitted with the first significant redevelopment proposal and will consider the whole area covered by the SPD. This Masterplan will be tied to the first significant application, but will also be applied to other applications within the site boundary of the SPD. The first significant application is categorised as the first application, which will materially affect the character of the Conservation Area. This will require discussion with the City Council.</p> <p>Prior to its submission to the City Council, the Masterplan should be the subject of extensive consultation with stakeholders and residents.</p> <p>Development proposals are unlikely to be delivered simultaneously for the entire Old Press/Mill Lane site as a result of the timing of the relocation of University uses to other sites and the challenges of developing a constrained City Centre site. The availability of different parts of the site will be a principal factor that will dictate the phasing of development. In order to progress the different parts of the site and their different scales of redevelopment and</p>	<p>of areas where development is likely to come forward at the same time. The relationship between the parcels is vital in achieving good co-ordination of development and a high quality environment. One area, which could form a parcel is the entire street block enclosed by Mill Lane, the river, Silver Street and Trumpington Street. The SPD identifies this area as the location with the greatest potential for redevelopment, subject to robust and detailed justification. Masterplanning and phasing is discussed at greater length in Chapter 7.</p> <p>Delete Chapter 7 and insert new Chapter 7 as outlined below: Masterplanning and Phasing Policy 3/6 of the Local Plan (Ensuring Coordinated Development) states that the development of a site or part of a site will only be permitted where it can be demonstrated that due consideration has been given to safeguarding appropriate future developments on the remainder of the site or adjacent sites. It is felt that a well-prepared, clear and informed Masterplan for proposed and future development of the Old Press/Mill Lane site is vital in ensuring coordinated development.</p> <p>The purpose of the Masterplan is to add detail and provide the basis for the determination of future planning applications for this site and the phasing of development. The Masterplan would be secured through a Section 106 agreement. This approach has been taken on a number of other sites in the city,</p>

<i>Representations</i>	<i>Nature Summary of Main Issue</i>	<i>Council's Assessment</i>	<i>Action</i>
		<p>refurbishment, it is considered that the phasing strategy within the Masterplan should sub-divide the site into discrete parcels. Those parcels will consist of areas where development is likely to come forward at the same time. The relationship between the parcels is vital in achieving good co-ordination of development and a high quality environment. One area, which could form a parcel is the entire street block enclosed by Mill Lane, the river, Silver Street and Trumpington Street. The SPD identifies this area as the location with the greatest potential for redevelopment, subject to robust and detailed justification.</p> <p>The University is currently working on its Estate Implementation Plan, the outcomes of which will feed into the development of the Old Press/Mill Lane site. The phasing strategy within the Masterplan should be prepared in sufficient detail to meet the requirement of Policy 3/6 of the Local Plan and allow detailed planning applications to come forward on individual sites on a phased basis, forming part of a more comprehensive strategy for the whole site and making an appropriate contribution to the wider objectives of the SPD including improvements to public realm and accessibility.</p> <p>All applications should be accompanied by a Design and Access Statement, which will state how the proposal relates and contributes to the vision and objectives set out in the SPD, the wider Masterplan and the opportunities and constraints that the site presents.</p>	<p>such as the University of Cambridge's West Cambridge site and NIAB site, where Masterplans were submitted with planning applications.</p> <p>The Masterplan for the whole site will be submitted with the first significant redevelopment proposal and will consider the whole area covered by the SPD. This Masterplan will be tied to the first significant application, but will also be applied to other applications within the site boundary of the SPD. The first significant application is categorised as the first application, which will materially affect the character of the Conservation Area. This will require discussion with the City Council.</p> <p>Prior to its submission to the City Council, the Masterplan should be the subject of extensive consultation with stakeholders and residents.</p> <p>Development proposals are unlikely to be delivered simultaneously for the entire Old Press/Mill Lane site as a result of the timing of the relocation of University uses to other sites and the challenges of developing a constrained City Centre site. The availability of different parts of the site will be a principal factor that will dictate the phasing of development. In order to progress the different parts of the site and their different scales of redevelopment and refurbishment, it is considered that the phasing strategy within the Masterplan</p>

Representations***Nature Summary of Main Issue******Council's Assessment******Action***

should sub-divide the site into discrete parcels. Those parcels will consist of areas where development is likely to come forward at the same time. The relationship between the parcels is vital in achieving good co-ordination of development and a high quality environment. One area, which could form a parcel is the entire street block enclosed by Mill Lane, the river, Silver Street and Trumpington Street. The SPD identifies this area as the location with the greatest potential for redevelopment, subject to robust and detailed justification.

The University is currently working on its Estate Implementation Plan, the outcomes of which will feed into the development of the Old Press/Mill Lane site. The phasing strategy within the Masterplan should be prepared in sufficient detail to meet the requirement of Policy 3/6 of the Local Plan and allow detailed planning applications to come forward on individual sites on a phased basis, forming part of a more comprehensive strategy for the whole site and making an appropriate contribution to the wider objectives of the SPD including improvements to public realm and accessibility.

All applications should be accompanied by a Design and Access Statement, which will state how the proposal relates and contributes to the vision and objectives set out in the SPD, the wider Masterplan and the opportunities and constraints that the site presents.

<i>Representations</i>	<i>Nature</i>	<i>Summary of Main Issue</i>	<i>Council's Assessment</i>	<i>Action</i>
4618 - St Catharine's College (Mr Simon Summers) [1066] 4627 - Pembroke College (Mr Chris Blencowe) [1075] 4683 - Queens' College (Mr Jonathan Spence) [1077] 4640 - Darwin College (Gp Capt Peter J Brindle) [1080]	Object	Add to the list: "Minimising impact on neighbouring property owners"	Concerns noted. However, bullet point 2 has been amended to reflect the need to consider existing and proposed land uses within and in the vicinity of the site. As such, it is not considered relevant to add an additional bullet point.	
4820 - Bursars' Environment and Planning Sub-Committee [995]	Object	Given the central location of the site and in line with Government planning policy, the BEPSC considers that efficient mixed use redevelopment and re-use of the site should be brought forward. Indeed, the relative uniformity of uses has dictated that the opportunity presented by the area as a vibrant quarter of the city has never been completely fulfilled. However, whilst this opportunity is presented, the balance and distribution of uses throughout the site requires careful consideration, with regard to the amenity of residential uses that are proposed within the site and indeed, existing uses beyond. A number of colleges are located in the immediate vicinity of the site. The colleges are residential institutions in themselves and as such, this must be a consideration in terms of the way that uses are distributed within the site. The BEPSC also considers that the proximity of colleges to the site presents the opportunity for appropriate levels of student accommodation within the site itself. Furthermore, the existence of student accommodation within the site would also help to enhance the vitality and vibrancy of the area.	The Bursars' Environment and Planning Sub-Committee and the Colleges' concerns regarding the amenity of adjoining Colleges are noted. It is suggested that the final sentence of Paragraph 6.3.5 is amended to read "In order to minimise adverse effects on the amenities of residents within and in the vicinity of the site, the focus of any such uses will be around any new public spaces created within the site, adjacent to the Mill Pit and on Mill Lane." It is considered that the SPD makes a number of references to the opportunities afforded to the Colleges in terms of provision of student accommodation. It is not the role of the SPD to set rigid requirements in relation to land uses.	Amend Paragraph 6.3.5 to read "In order to minimise adverse effects on the amenities of residents within and in the vicinity of the site, the focus of any such uses will be around any new public spaces created within the site, adjacent to the Mill Pit and on Mill Lane."
4749 - Darwin College (Gp Capt Peter J Brindle) [1080]	Support	add to list: * Minimising impact on neighbouring property owners.	Support noted. See response to representation number 4640.	
<i>2nd Bullet</i>				
4821 - Bursars' Environment and Planning Sub-Committee [995]	Object	Paragraph 1.1.6 sets out a number of key issues to be considered. In our view, a further key issue must be to consider the impact of development upon neighbouring land uses to the site. We therefore suggest that the second bullet under paragraph 1.1.6 should read: "Existing and proposed land uses, both within and in the vicinity of the site".	Concerns noted. Reference will be made in bullet point 2 to the potential impact of development upon neighbouring land uses.	Amend bullet point 2 to "Existing and proposed land uses, both within and in the vicinity of the site."

1.0 Introduction

1.1.6, 4th Bullet

<i>Representations</i>	<i>Nature</i>	<i>Summary of Main Issue</i>	<i>Council's Assessment</i>	<i>Action</i>
4579 - St Catharine's College (Mr Simon Summers) [1066] 4595 - Queens' College (Mr Jonathan Spence) [1077]	Object	North/ South pedestrian transit between Mill Lane and Silver Street should be concentrated into a small number of well designed routes with particular attention to safety at the Silver Street end eg pedestrian barriers. Silver Street should be widened at its narrowest point and the whole of the south side colonnaded, to protect pedestrians.	<p>It is recognised that Nos. 16 - 21 Silver Street are currently being considered for listing by English Heritage. The buildings have significance within the streetscene, due in part to their completeness, lack of alteration to the Silver Street facade and views of the corner turret at the junction of Silver Street and Laundress Lane. In the light of the concerns raised during the consultation process, it is considered that any reference to colonnading or arcading should be removed from the draft SPD.</p> <p>A number of incremental changes to Silver Street are suggested, which could take place independently of each other at different times or together. These changes could involve demolition of the unsympathetic extensions to the Anchor public house in order to widen the pavement at that point on Silver Street and the creation of a boardwalk from Silver Street in front of the Anchor public house down to the Mill Pit. The loss of this part of the Anchor public house would need to be the subject of detailed justification for the works proposed in the context of current policy and guidance on such matters as referenced in Paragraph 6.2.1 of the draft SPD. As a result of development within the centre of the northern block, a further change could involve the enhancement of the archway and pedestrian route through Nos. 19 and 20 Silver Street and the existing car park serving the laboratories on Mill Lane. Whilst these changes on their own could bring about minor public realm improvements to parts of the site, the greatest potential for change relates to the gradual closure of Silver Street to vehicular traffic.</p> <p>It is recognised that a tidal flow system is already in operation, but the City Council welcomes Cambridgeshire County Council's recent representation which confirmed that: "The County Council welcomes the emphasis given to the needs of pedestrians and cyclists in this SPD. The design and management of highway space within and around the Old Press/Mill Lane area has the potential to significantly enhance the area. Silver Street and Trumpington Street are currently subject to traffic demand management measures and further restrictions on car-based access may need to be considered through the Local Transport Plan process to enhance access for sustainable forms of transport. Linked to further traffic restraint measures, there is an opportunity to consider significant changes to the streetscape in these streets to achieve</p>	<p>Delete all references in the draft SPD to colonnading or arcading.</p> <p>Delete from paragraph 6.6.1 "where the movement of traffic into and out of the City is key to the free flow of traffic, there is the potential to provide wider or arcaded footways as a result of the redevelopment of some buildings and alterations to others. This would be subject to further justification regarding the impact on the historic environment and the public benefits of such a scheme."</p> <p>Insert after "On Silver Street," in paragraph 6.6.1 "a number of incremental changes could take place independently of each other or together and could involve changes to the unsympathetic extensions to the Anchor public house in order to widen the pavement and the creation of a boardwalk from Silver Street in front of the Anchor public house down to the Mill Pit. Whilst these changes on their own could bring about minor public realm improvements to parts of the site, the greatest potential for change relates to the gradual closure of Silver Street to vehicular traffic. Silver Street and Trumpington Street are currently subject to traffic demand management measures and further restrictions on car-based access may need to be considered through the Local Transport Plan process to enhance access for sustainable forms of transport. Linked to further traffic restraint measures, there is an opportunity to consider significant changes to the streetscape in</p>

<i>Representations</i>	<i>Nature</i>	<i>Summary of Main Issue</i>	<i>Council's Assessment</i>	<i>Action</i>
<p><i>1.2.1</i></p> <p>4651 - University of Cambridge (Mr John Clark) [333]</p>	Support	<p>The University of Cambridge welcomes the preparation of the draft SPD and the broad planning framework it provides for the future development and/or redevelopment of the Old Press/Mill Lane site.</p>	Support noted.	<p>greater road space allocation for pedestrians and cyclists, in particular. Within the Old Press/Mill Lane area itself, the layout of the highway is still, in parts, dominated by vehicular access requirements and the opportunity exists to consider a new streetscape design based on a shared surface design approach. This is particularly true of Mill Lane and Granta Place. Opening up the various non-highway links through the area could also enhance the permeability of the site for pedestrian movement."</p> <p>Given the concerns expressed by a number of consultees regarding the potential for colonnading Silver Street, it is considered that the opportunity to develop further traffic restraint measures on Silver Street is a more viable option, which would not only enhance the experiences of pedestrians and cyclists, but would allow for greater appreciation and safeguarding of the historic environment in this area of Cambridge.</p> <p>these streets to achieve greater road space allocation for pedestrians and cyclists."</p>

<i>Representations</i>	<i>Nature</i>	<i>Summary of Main Issue</i>	<i>Council's Assessment</i>	<i>Action</i>
2.0 Context				
<i>Plan 1</i>				
4780 - Cambridge Past, Present and Future (Ms Carolin Gohler) [178]	Object	On all plans, the site boundary is incomplete particularly the exclusion of the River's edge (western Boundary) which should include the concrete landing stage along the Anchor Pub and floating punting station; the full foundation of the Listed Buildings of the former mills; the north side of Silver Street; and south side of Little St Mary's Lane. Overall it's considered that more of the Mill Pit and area west of the old mill foundations/Laundress Green should be included to enable a more visionary redevelopment of this Historic Area and to reconnect in a better way to the river landscape.	The site boundary on all plans reflects in part the allocation of Site 7.10 in the Cambridge Local Plan 2006. Whilst this allocation now covers only the northern block between Mill Lane and Silver Street, the original allocation encompassed the southern block until removed from the Plan by the Inspector following representations from the University of Cambridge. In developing the SPD, it was considered that the exclusion of the southern block and the mill foundations/causeway area would represent a wasted opportunity. The SPD does acknowledge the relationship of the site with the surrounding area. Any significant amendments to the site boundary at this stage would require further public consultation.	

<i>Representations</i>	<i>Nature</i>	<i>Summary of Main Issue</i>	<i>Council's Assessment</i>	<i>Action</i>
2.2.2 4676 - Emmanuel United Reformed Church (Mrs Margaret Thompson) [1087]	Support	Emmanuel United Reformed Church [please note Reformed, not Reform, as given at various points in the series of documents] supports mixed use development, but would prefer to see more affordable housing included, and fewer retail outlets.	Concerns noted. References throughout the document to Emmanuel United Reform Church will be amended to Emmanuel United Reformed Church. We note the Church's support of mixed use development and confirm that affordable housing will be sought on site alongside any market housing in line with the requirements of the Cambridge Local Plan 2006, the Council's Affordable Housing SPD and their successor documents. The draft Old Press/Mill Lane SPD issued for consultation suggested that the site could include up 2,500m ² of retail floorspace. In the light of local concerns and the altered global financial situation, it was agreed at Development Plan Steering Group in May 2009 that the proposed retail floorspace at the University Centre be deleted. As a result, the overall figure for retail development was then reduced to 2,300m ² . Members asked for further consideration of this issue. Officers have considered the level of existing retail floorspace on the site (approximately 1000m ²) and have looked at the scope for further retail floorspace. It is recommended that the SPD states that there should be no significant increase on the existing level of retail floorspace on the site. If the developer requires a significant increase on this level of retail floorspace, they will need to justify this in any planning application in terms of the need for such floorspace and the contribution that this form of development will make to the area's sense of place.	Amend references throughout the document from 'Emmanuel United Reform Church' to 'Emmanuel United Reformed Church' Delete any references in the SPD to retail use on the ground floor of the University Centre. Delete paragraph 6.3.5 and delete reference to retail in the table under paragraph 6.3.1. Insert new paragraph 6.3.5 to read "There should be no significant increase on the existing level of retail floorspace on the site. If the developer requires a significant increase on this level of retail floorspace, they will need to justify this in any planning application in terms of the need for such floorspace and the contribution that this form of development will make to the area's sense of place. Where new retail units are introduced, they should be small scale to encourage a mix of different types of retail and other uses. In order to minimise adverse effects on the amenities of residents within and in the vicinity of the site, the focus of any such uses will be around any new public spaces created within the site, adjacent to the Mill Pit and on Mill Lane.

<i>Representations</i>	<i>Nature</i>	<i>Summary of Main Issue</i>	<i>Council's Assessment</i>	<i>Action</i>
<i>2.2.3</i>				
4816 - Cambridge Past, Present and Future (Ms Carolin Gohler) [178]	Object	The Society welcomes the collation of historic information depicting changes of the area over a long time and particularly recent centuries. The Society have some comments and changes (apart from rating of significance of buildings) to suggest to improve this document to eradicate errors or supplement information, and would consider that a revision of this document would be useful to keep a more concise record of the area for prosperity.	Whilst we recognise that the Cambridge Preservation Society may hold differing views on the values attached to buildings and spaces within the document, due to the subjective nature of the subject matter, it would prove difficult to achieve full consensus. The Historic Environment Analysis is an independent piece of work that was commissioned to inform the drafting of the SPD. It was carried out by Beacon Planning, who specialise in the historic environment field, particularly in Cambridge. Notwithstanding the challenges of achieving consensus, it is considered that substantial changes to the significance levels of buildings assigned in the draft SPD would give rise to major differences between the SPD and its evidence base. Not only would this have implications for soundness, it would also create additional complexity in the planning application process as developers would be uncertain as to the values attributed to different buildings. Whilst we recognise that there may have been some value in attaching significance designations to the buildings adjoining the site, the analysis was limited to those buildings and spaces potentially subject to development. Any development within the site will need to work well within its context, both within and outside the site. This is recognised in Paragraph 6.2.1 of the draft SPD.	
<i>Plan 2</i>				
4741 - Environment Agency (Mr Adam Ireland) [645]	Support	The Delineated 'Flood Zone' on Plan 2 identifies the extent of Flood Zone 2 from the Agency's Flood Map. This Zone designates the area of Medium Probability of Flooding (between 1 in 100 and 1 in 1000 year annual probability) as defined within PPS25. As a result this is therefore identifying the largest possible flood extent on the site. Any redevelopment proposal will have to use this as the basis for identifications of land/building usage in any areas at flood risk.	Support noted.	

<i>Representations</i>	<i>Nature</i>	<i>Summary of Main Issue</i>	<i>Council's Assessment</i>	<i>Action</i>
4822 - Bursars' Environment and Planning Sub-Committee [995]	Support	We welcome the site area for the SPD detailed on Plan 2 - Local Planning Policy Context and as described within paragraphs 2.2.1 to 2.2.3. Whilst the initial purpose of the SPD is to provide a framework for site 7.10 as identified in the Adopted Cambridge Local Plan 2006, we welcome the delineation of the site boundary to include Mill Lane and land to the south of Mill Lane. We consider that the site boundary, as defined, represents a logical entity and that in order to properly plan for the future of the area, that land both to the north of Mill Lane and to the south of Mill Lane must be considered comprehensively.	Support noted.	

<i>Representations</i>	<i>Nature</i>	<i>Summary of Main Issue</i>	<i>Council's Assessment</i>	<i>Action</i>
3.0 Site Analysis				
3.1.1				
4692 - English Heritage (East of England Region) (Katharine Fletcher) [234]	Object	In addition to the listed buildings and buildings of local interest (BLI) the site also contains a number of non-listed buildings that make a positive contribution to the conservation area through their 'collective value'. In our view these would include all the buildings on the south side of Silver Street (with the exception of the late 20th infill section), several of the 19C buildings on the north side of Mill Lane (Nos. 16, 16a and 17) and the 19C Board of Graduate Studies along with the 20C Lecture Hall building on the south side of Mill Lane. Plan 3 could be updated to record these structures since there would be a presumption in favour of their retention. It is further noted that the University Centre and Nos 16 to 21 Silver Street are under consideration for listing, though these have yet to be determined.	Concerns noted. It is considered that the non-listed buildings concerned are given protection due to the site's Conservation Area status and that further information is provided on the significance of individual buildings in Plan 10 and in the background document, Mill Lane and Old Press Site - Historic Environment Analysis. Plan 3 merely aims to set out the existing statutory and local designations within and in the vicinity of the site.	
Plan 3				
4782 - Cambridge Past, Present and Future (Ms Carolin Gohler) [178]	Object	Hobson Conduit's Runnels should be shown as a recently Listed Building feature. Following lengthy discussion, the Society considered it important to request English Heritage to list No 16-21 Silver Street as this building most likely has been designed by Richard Reynolds Rowe, an engineer and skilled architect involved in fine building in the city, of which some buildings have been listed (e.g. Red Cow pub).	Concerns noted. Hobson Conduit's Runnels will be indicated as a listed building on Plan 3.	Amend Plan 3 to show Hobson Conduit's Runnels as a listed building.
4717 - Cambridge University Press (Mr Stephen Bourne) [1085]	Object	We note that the Printer's House (marked the number 17 on the plan) does not have any kind of conservation designation. It certainly would seem to merit designation as a Building of Local Interest, in view of its historic relationship to the Pitt Building, but also because it represents such a fine example of a large house in the centre of the city.	Concern noted. The Mill Lane and Old Press Site - Historic Environment Analysis, one of the background documents supporting the development of the draft SPD, recognises this building as 'Significant (should be Building of Local Interest).' Whilst the building is currently protected by the Central Conservation Area designation, it is agreed that the building should be considered against the criteria for designation as a Building of Local Interest.	Referred to the Historic Environment team for assessment.

<i>Representations</i>	<i>Nature</i>	<i>Summary of Main Issue</i>	<i>Council's Assessment</i>	<i>Action</i>
4693 - English Heritage (East of England Region) (Katharine Fletcher) [234]	Object	In addition to the listed buildings and buildings of local interest (BLI) the site also contains a number of non-listed buildings that make a positive contribution to the conservation area through their 'collective value'. In our view these would include all the buildings on the south side of Silver Street (with the exception of the late 20th infill section), several of the 19C buildings on the north side of Mill Lane (Nos. 16, 16a and 17) and the 19C Board of Graduate Studies along with the 20C Lecture Hall building on the south side of Mill Lane. Plan 3 could be updated to record these structures since there would be a presumption in favour of their retention. It is further noted that the University Centre and Nos 16 to 21 Silver Street are under consideration for listing, though these have yet to be determined.	Concerns noted. It is considered that the non-listed buildings concerned are given protection due to the site's Conservation Area status and that further information is provided on the significance of individual buildings in Plan 10 and in the background document, Mill Lane and Old Press Site - Historic Environment Analysis. Plan 3 merely aims to set out the existing statutory and local designations within and in the vicinity of the site.	
<i>3.2.9</i>				
4823 - Bursars' Environment and Planning Sub-Committee [995]	Object	Paragraph 3.2.9 considers Granta Place is 'now little more than an access road to the Cambridge Doubletree Hilton'. Granta Place provides access to the punt hire opposite the University Centre and also to Sheeps Green and Coe Fen to the south. These movements through Granta Place should therefore be recognised by the SPD.	Concerns noted. The 2nd sentence of the paragraph will be amended to make reference to the further sites accessed from Granta Place.	Amend 2nd sentence of paragraph 3.2.9 to read: 'The street now serves as an access road to the punt hire stations on the river, the nearby open spaces of Sheep's Green and Coe Fen, and the Cambridge Doubletree Hilton Hotel.'
<i>Plan 5</i>				
4783 - Cambridge Past, Present and Future (Ms Carolin Gohler) [178]	Object	University centre - this should also be labelled as existing commercial/retail usage as public can access the cafe and refectory and hire rooms in the building and indeed the wider public access support the viability of this building.	Concern noted. However, given the complexity of the use of the University owned buildings for a range of social, administrative and educational purposes, it is considered that the University Centre is appropriately labelled.	

<i>Representations</i>	<i>Nature</i>	<i>Summary of Main Issue</i>	<i>Council's Assessment</i>	<i>Action</i>
<i>Plan 6</i>				
4837 - Cambridgeshire County Council (Mr Stewart Patience) [807]	Object	<p>The Plan should be amended to identify those routes which form part of the existing Rights of Way Network, namely:</p> <p>1) The path over the weir to Laundress Green should be identified as Cambridge Footpath 60; 2) Cambridge Footpath 56 (which is known as Granta Place) also needs to be identified where it enters the development area.</p> <p>It also needs to be recognised that any changes to these paths caused by the development would need to be the subject of a formal diversion proposal under the Town and Country Planning Act as amended by the 2004 Act.</p>	Concern noted. Reference to these routes will be added to Plan 7.	Annotate Plan 7 to show Cambridge Footpaths 56 and 60.
4835 - Cambridgeshire County Council (Mr Stewart Patience) [807]	Support	The County Council welcomes the recognition given to the existing routes which provide access into the open spaces within this area as these are a valuable resource for users.	Support noted.	
<i>3.6.7</i>				
4677 - Emmanuel United Reformed Church (Mrs Margaret Thompson) [1087]	Object	The congregation already experiences difficulties in accessing its site.	Concerns noted. Section 6 of the SPD already makes reference to the need to provide parking spaces for disabled people on site in order to ensure safe and level access to buildings and spaces.	
<i>Plan 8</i>				
4786 - Cambridge Past, Present and Future (Ms Carolin Gohler) [178]	Object	A positive and very important river view arrow is missing, i.e. long and short views from the upper river sluice's towpath (opposite the Hotel) to north and towards King's College Chapel. From this position, the river character of the River Corridor can be appreciated with generally lower buildings and views of the upper levels of the Chapel and other roofscapes with pinnacles, chimneys and small towers. The view/vista arrow should be annotated and King's College Chapel denoted as a 'Positive Landmark'.	Concern noted. Long views of the historic city centre and King's College Chapel will be noted on Plan 9, whilst short views of the same area will be noted on Plan 8.	Amend Plan 8 to insert a positive view arrow from the upper river sluice's towpath to the historic city centre and towards King's College Chapel.
4788 - Cambridge Past, Present and Future (Ms Carolin Gohler) [178]	Object	Floorscape to all pavings (road and foot pavements) in Silver Street and Granta Place should also be labelled as 'negative floor space' irrespective of ownership.	Concerns noted. Reference will be made in Plan 8 to the negative floorscape qualities of Granta Place and Silver Street.	Amend Plan 8 to show Silver Street and Granta Place as negative floorscape.

<i>Representations</i>	<i>Nature</i>	<i>Summary of Main Issue</i>	<i>Council's Assessment</i>	<i>Action</i>
<i>Plan 9</i>				
4787 - Cambridge Past, Present and Future (Ms Carolin Gohler) [178]	Object	A positive and very important river view arrow is missing, i.e. long and short views from the upper river sluice's towpath (opposite the Hotel) to north and towards King's College Chapel. From this position, the river character of the River Corridor can be appreciated with generally lower buildings and views of the upper levels of the Chapel and other roofscapes with pinnacles, chimneys and small towers. The view/vista arrow should be annotated and King's College Chapel denoted as a 'Positive Landmark'.	Concern noted. Long views of the historic city centre and King's College Chapel will be noted on Plan 9, whilst short views of the same area will be noted on Plan 8.	Amend Plan 9 to show positive long view of historic city centre and King's College Chapel from the upper river sluice's towpath.
4695 - English Heritage (East of England Region) (Katharine Fletcher) [234]	Object	This map identifies 'Vistas and Views' and suggests that both the University Centre and the Doubletree Hilton Hotel are 'Negative Landmarks'. Given that the University Centre has been identified as a BLI and is being considered for listing, it appears incorrect to refer to it as a 'Negative Landmark', albeit that its architecture is of a brutal, modernist form.	Concerns noted. Whilst the City Council recognises that the University Centre has been submitted for listing and is currently a Building of Local Interest, it represents an uncompromising and somewhat brutal end-stop from some viewpoints. Given its status as a Building of Local Interest and potential designation as a listed building, the City Council will amend Plan 9 so that the University Centre reads as a neutral landmark.	Amend Plan 9 so that the University Centre reads as a neutral landmark.
<i>3.9.3</i>				
4654 - University of Cambridge (Mr John Clark) [333]	Object	17 Mill Lane - Courtyard range (Building Reference 'ff' Significance : High) The significance of this Courtyard Range relates to its associations with the early Press. While parts of the range are worthy of protecting in their current form e.g. the external facade on to the square behind the Pitt building, other parts of this range have been much altered since their construction and have little architectural or historic merit. This range of buildings should be considered to have only moderate significance.	17 Mill Lane is described as significant rather than as being of high significance. This description relates to the range of buildings, which though altered were considered in the Historic Environment Analysis to be of a considerable townscape quality.	Referred to Historic Environment team for assessment as a Building of Local Interest.
4653 - University of Cambridge (Mr John Clark) [333]	Object	16(a)Mill Lane (Building Reference : 'ee' Significance : High) The Old Granary building has been much altered since originally constructed and apart from the external facade, little remains of the original structure. It should be considered to be of only 'moderate' significance.	16(a)Mill Lane is described as significant rather than as being of high significance. This description relates to the granary, which though altered was considered in the Historic Environment Analysis to be of a considerable townscape quality.	

3.0 Site Analysis

3.9.3, 3rd Bullet

<i>Representations</i>	<i>Nature</i>	<i>Summary of Main Issue</i>	<i>Council's Assessment</i>	<i>Action</i>
<i>3rd Bullet</i>				
4678 - Emmanuel United Reformed Church (Mrs Margaret Thompson) [1087]	Support	As a Listed Building (Grade II), Emmanuel URC is aware of the responsibilities attached to such status, but is concerned for the projections in the development plan: Stuart House is to remain, but the Board of Graduate Studies may be (sensitively) reused. In such a situation the height of any building would have to take into account the need for natural light to the church rooms and office which overlook the area. In addition, a fire door from the church hall exits at ground level.	Support noted. The matters raised in the representation will be material considerations in the planning process.	

<i>Representations</i>	<i>Nature</i>	<i>Summary of Main Issue</i>	<i>Council's Assessment</i>	<i>Action</i>
4694 - English Heritage (East of England Region) (Katharine Fletcher) [234]	Object	We would take issue with some of the designation of building 'significance' identified on this map, and there are also a number of discrepancies between the map and the table of significance set out in paragraph 3.9.3. We would also recommend that the terminology in paragraph 3.9.3 be revised, with 'Significant' changed to 'Individually Significant' and Moderate, being changed to 'Group or Contextually Significant'.	<p>Whilst we recognise that there may be differing views on the values attached to buildings and spaces within the document, due to the subjective nature of the subject matter, it would prove difficult to achieve full consensus. The Historic Environment Analysis is an independent piece of work that was commissioned to inform the drafting of the SPD. It was carried out by Beacon Planning, who specialise in the historic environment field, particularly in Cambridge. Notwithstanding the challenges of achieving consensus, it is considered that substantial changes to the significance levels of buildings assigned in the draft SPD would give rise to major differences between the SPD and its evidence base. Not only would this have implications for soundness, it would also create additional complexity in the planning application process as developers would be uncertain as to the values attributed to different buildings.</p> <p>With regard to English Heritage's specific concerns about building significance:</p> <ol style="list-style-type: none"> 1) In terms of the two buildings designated as having Very High Significance, both buildings were given this designation in the Historic Environment Analysis as a result of their Grade II listed status and their considerable townscape quality both in the immediate context and in longer views of the site. Paragraph 3.9.3 allows for significance to be determined by more than the grade of a listed building. 2) The building to the south of No. 74 Trumpington Street comprises Nos. 75 and 76 Trumpington Street. Predating the listing of Kenmare House, the Royal Commission on Historical Monuments' Inventory of the Historical Monuments in the City of Cambridge (Part II)(1959) refers to 19th and 20th Century additions on the west of Kenmare House. The buildings have been in the University of Cambridge's ownership since the early 20th Century and are used by the University as one building to accommodate their Estates Management and Building Services. Whilst the buildings are not mentioned specifically in the listing description, they are considered functionally and historically to be extensions to the listed building and impact on the setting of the building described in the listing description. As such, it is considered that the buildings should remain of high significance. 3) It is recognised that the library on Laundress Lane is designated as a Building of Local Interest. However, due to significant alterations to this building, it was considered appropriate in the Historic Environment Analysis to 	

<i>Representations</i>	<i>Nature</i>	<i>Summary of Main Issue</i>	<i>Council's Assessment</i>	<i>Action</i>
4790 - Cambridge Past, Present and Future (Ms Carolin Gohler) [178]	Object	<p>Without having access to detailed methodology used for the assessment of significance, it is considered that the attribution for some buildings should be raised as follows:</p> <p>Old warehouse (S Asian Studies) - change from moderate to significant. Floating punting hut - show it as having low significance. Old warehouse (club) - Change from low to significant/moderate. Old warehouse end (cycle shop) and oasthouse/malt kiln - change from moderate to significant. Electric substation - show it as having low significance. 16 - 21 Silver Street - change from significant to high. 23 (east end) Silver Street - change from moderate to significant. 16 Mill Lane - change from low to moderate. Lecture Halls and nearby works/old warehouse Mill Lane - change from moderate to significant. University Centre - change from significant to high. Stuart House - change from significant to high.</p>	<p>downgrade this building to a moderate level of significance. 4) Given their level of alteration and status as neither listed nor locally listed buildings within the conservation area, it is felt that the representation of the Lecture Halls, 16 and 16A Mill Lane and 19th Century buildings on Silver Street is appropriate, notwithstanding the subjective nature of assigning levels of significance to buildings. 5) This is noted, although it is not considered that the removal of this small structure would provide significant benefits to pedestrian permeability.</p> <p>Whilst we recognise that there may be differing views on the values attached to buildings and spaces within the document, due to the subjective nature of the subject matter, it would prove difficult to achieve full consensus. The Historic Environment Analysis is an independent piece of work that was commissioned to inform the drafting of the SPD. It was carried out by Beacon Planning, who specialise in the historic environment field, particularly in Cambridge. Notwithstanding the challenges of achieving consensus, it is considered that substantial changes to the significance levels of buildings assigned in the draft SPD would give rise to major differences between the SPD and its evidence base. Not only would this have implications for soundness, it would also create additional complexity in the planning application process as developers would be uncertain as to the values attributed to different buildings.</p> <p>In the absence of supporting data indicating the reasoning behind the suggested amendments to significance levels attributed to specific buildings, it is felt that any changes to significance would be unjustified. The representation mentions the floating punt hut, which we agree is of low significance. However, this structure has not been included in any of the plans as it has a temporary floating nature and is not mapped by the City Council.</p>	

<i>Representations</i>	<i>Nature</i>	<i>Summary of Main Issue</i>	<i>Council's Assessment</i>	<i>Action</i>
4814 - Cambridge Past, Present and Future (Ms Carolin Gohler) [178]	Support	The Society agrees that the Scudamore;s ticket office complex near the Hotel (Doubletree) is of very low significance and indeed would recommend its removal and replacement with a better building which improves the river and road frontages and provides a focal point at the end of Little St Mary's Lane when viewed from the south/west. It is felt that due to the narrowness of the Lane that a gap to enable views to the River would not be that effective. In addition the suggested replacement building with a reduced overall footprint - but at the same time permitting a 2 storey building, would increase the linkage of Granta Place with the River. Ideally, the opportunity should be taken to investigate if some open space could be achieved (in line with the comments made to improve the bridge crossing at the Old Mill Foundation area) to thus create a better link with the riverside and rationalise the area of the upper punting station.	Support noted. The opportunity to improve the public realm in the area currently occupied by the Scudamore's ticket office and boat house is recognised by the Council. Plans 12a and 12b will be amended to make reference to this possibility for enhancement.	Amend plans 12a and 12b to indicate potential improvements to the river frontage.
<i>3.11.1</i>				
4554 - Mr Andrew Latham [1052]	Support	This distinction (as implied in your text) is unusual and should be preserved in the development, particularly avoiding any deliniation in the boundary created by the river by encroachment of 'human' design onto Laundress Green.	Support noted.	
<i>3.11.3</i>				
4732 - St Mary the Less, Parochial Church Council (Mr Ian Douglas) [1064]	Support	We agree that Little St Mary's churchyard makes a distinctive and significant contribution. We would welcome measures that increase public appreciation of this resource, while preserving its special character.	Support noted.	
<i>3.11.5</i>				
4742 - Environment Agency (Mr Adam Ireland) [645]	Support	This statement is accurate.	Support noted.	
<i>3.11.6</i>				
4743 - Environment Agency (Mr Adam Ireland) [645]	Support	This statement is accurate.	Support noted.	

<i>Representations</i>	<i>Nature</i>	<i>Summary of Main Issue</i>	<i>Council's Assessment</i>	<i>Action</i>
<i>Plan 11</i>				
4789 - Cambridge Past, Present and Future (Ms Carolin Gohler) [178]	Object	Laundress Green - is it not part of the City Wildlife site?	Laundress Green does not have City or County Wildlife Site status. It is designated common land and is part of the Cambridge Green Belt.	
<i>3.11.8</i>				
4711 - Natural England (Janet Nuttall) [1009]	Object	Paragraphs 3.11.8 and 6.11.1 state that contaminated land may be present on the site. We would expect this to be subject to full investigation and assessment, with appropriate mitigation implemented where necessary, to prevent negative impact on the natural environment.	Concerns noted. Paragraphs 3.11.8 and 6.11.1 of the SPD state that contaminated land may be present on the site, whilst paragraphs 6.11.1 and 8.2 explain that investigation and assessment of contaminated land would be required as a result of new development, with appropriate mitigation implemented where necessary, to prevent negative impact on the natural environment.	
4744 - Environment Agency (Mr Adam Ireland) [645]	Support	Full comments on Contaminated Land Issues are given under the "Development Principles", para 6.11.1.	Support noted.	
<i>3.11.9</i>				
4709 - Natural England (Janet Nuttall) [1009]	Object	We would expect that an extended phase 1 habitat survey will be carried out prior to any development, as recommended in the Key Issues Environment Report Part 1. An ecological impact assessment should be undertaken to determine the effect of the proposal on biodiversity, including protected sites and species. As noted in the report there is potential for existing buildings and trees on the site to support roosting bats. It is illegal to damage/disturb bats or their roosts and any activity likely to disturb bats may require a licence. Where initial ecological surveys indicate that bats (or other species of biodiversity interest) might be present, it will be necessary to undertake further surveys to establish the presence or absence of bats (or other species).	Concerns noted. Reference will be made to the need to undertake habitats surveys in paragraph 8.2.	Amend bullet point 3 of paragraph 8.2 to read: 'Biodiversity/Habitats Survey and Report.'

<i>Representations</i>	<i>Nature</i>	<i>Summary of Main Issue</i>	<i>Council's Assessment</i>	<i>Action</i>
4.0 Constraints and Opportunities				
<i>Table</i>				
4784 - Cambridgeshire County Council (Mr Stewart Patience) [807]	Object	<p>The County Council welcomes the emphasis given to the needs of pedestrians and cyclists in this SPD.</p> <p>The design and management of highway space within and around the Old Press/Mill Lane area has the potential to significantly enhance the area.</p> <p>The opportunity exists to consider a new streetscape design based on a shared surface design approach.</p> <p>The opportunity should be taken to reduce the demand for car parking in the area and to improve parking facilities for cyclists and disabled drivers.</p> <p>Consideration needs to be given to the management/parking of deliveries.</p> <p>The needs of disabled users should be considered as part of any proposed improvements to the existing streetscape.</p> <p>The potential issue of possible unrecorded Public Rights of Way within the development area needs to be considered.</p>	Concerns noted. However, the need to reduce car parking demand and facilities, whilst increasing the availability of cycle facilities is explained in paragraphs 6.6.3 and 6.6.4 of the draft SPD. In addition, the management and parking of servicing vehicles is covered in paragraph 6.6.6 of the draft SPD. Shared surfaces are also discussed in paragraph 6.6.1, and paragraph 6.6.4 states that development on the site should provide for disabled people.	
4781 - Cambridgeshire County Council (Mr Stewart Patience) [807]	Object	<p>As part of future changes to the highway environment within and around the area, the opportunity exists to reduce street clutter by careful auditing of requirements and ensuring that all street furniture has an identified purpose.</p> <p>Little St. Mary's Lane offers fewer opportunities for streetscape change but its environment could also be enhanced by investment in surfacing improvements but retaining the existing traditional footway and carriageway layout.</p>	Concerns noted. It is considered that a reduction in street clutter and enhancements to the streetscape of Little St. Mary's Lane are in keeping with the aims and objectives of the draft SPD.	
4785 - Cambridgeshire County Council (Mr Stewart Patience) [807]	Object	Laundress Green as registered common land should also be recognised as part of the consideration of any development proposals.	Concerns noted. Laundress Green is noted on Plan 11 of the draft SPD as registered common land.	

4.0 Constraints and Opportunities

Table

<i>Representations</i>	<i>Nature</i>	<i>Summary of Main Issue</i>	<i>Council's Assessment</i>	<i>Action</i>
4555 - Mr Andrew Latham [1052]	Object	Regarding points 'C' and 'D' in 'opportunities' at 4.1, it should be noted that instead of attempting to promote a single 'identity'/sense of place', recognising that the area has different representations for different groups: the informality of the waterside area might be enjoyed particularly by young people, however for businesses and tourism, its particular vantage points and tranquil location would make attractive a similar high-intensity development to Quayside.	Concerns noted. It is agreed that the area should cater to the needs of different groups of people, and that different people will have different representations for and varied experiences of the site. However, it is explained in paragraph 6.3.1 that a wide mix of uses is intended, which will help provide for a wide variety of groups. Furthermore part c) in 'Opportunities C: Land Use' (Table 4.1) notes that there is an intention to 'promote public safety and sustainability in its widest sense', again with the aim of making the area accessible and amenable to all.	
4777 - Cambridge Past, Present and Future (Ms Carolin Gohler) [178]	Support	Overall we consider the key characteristics of the site are: <ul style="list-style-type: none"> - lower third (river edge) containing fabric of old trading and brewery businesses; - middle area being predominantly University usage (lecture rooms and office space); - upper area (Trumpington Street end) as a zone rich in ecclesiastical and University uses, characterised by imposing buildings along Trumpington Street relating to the Old University Press site - the Pitt Building - and the Emmanuel Reform Church; - Silver Street with some shops and thus commercial character; and - Little St Mary's Lane being of residential character 	Support noted.	
4733 - St Mary the Less, Parochial Church Council (Mr Ian Douglas) [1064]	Support	We believe that Little St Mary's can make a significant contribution to the realisation of many of the opportunities listed under B, C and D. Our proposed new Parish Centre would support an enhanced cultural and social life in this area of the City and, as a distinguished example of modern architecture, it would help promote a distinctive 'sense of place'. Either the proposed new building, or the existing churchyard garden could provide a suitable setting for new public art.	Support noted.	

5.0 Vision and Development Objectives

Vision

<i>Representations</i>	<i>Nature</i>	<i>Summary of Main Issue</i>	<i>Council's Assessment</i>	<i>Action</i>
4585 - Cambridge City Council Design and Conservation Panel (Professor Peter Carolin) [1073]	Object	Underpinning the success of the Grafton Centre/Lion Yard link was a very clear idea (or vision) as to the nature of the former (admittedly much smaller) Bradwell's Court block. Such a clear idea is absent from the Mill Lane proposals.	<p>Whilst it is acknowledged that Christ's Lane is a successful link between the City Centre and the Grafton Centre, the Old Press/Mill Lane site presents different and significantly more complex challenges in terms of linking Mill Lane with the City Centre, with a range of routes, users, ownerships and destinations. We have attempted to express the complexity of access and circulation into and through the site in Plan 7, whilst Plans 3 and 4 show historic buildings and features and Plan 10 considers the significance of individual buildings. The SPD advocates the adaptive reuse of many of the existing buildings in a modest manner and suggests that student housing, amongst other uses could be accommodated within the site. The SPD, whilst recognising the value of the site and the surrounding area for existing and future visitors, does not preclude the use of the site by local people.</p> <p>The draft Old Press/Mill Lane SPD issued for consultation suggested that the site could include up to 2,500m² of retail floorspace. In the light of local concerns and the altered global financial situation, it was agreed at Development Plan Steering Group in May 2009 that the proposed retail floorspace at the University Centre be deleted. As a result, the overall figure for retail development was then reduced to 2,300m². Members asked for further consideration of this issue. Officers have considered the level of existing retail floorspace on the site (approximately 1000m²) and have looked at the scope for further retail floorspace. It is recommended that the SPD states that there should be no significant increase on the existing level of retail floorspace on the site. If the developer requires a significant increase on this level of retail floorspace, they will need to justify this in any planning application in terms of the need for such floorspace and the contribution that this form of development will make to the area's sense of place.</p> <p>Concerns were raised by respondents regarding the level of commercial space proposed for the site. There are a number of buildings, which are currently in University-related uses and are earmarked for future commercial use. Their floorspace is approximately 6,000m². As such, it is recommended that the proposed floorspace for commercial development (in addition to the existing 1,000m² in Miller's Yard) should be limited to no more than 6,000m². If the developer requires a significant increase on this level of commercial floorspace, they will need to justify this in any</p>	<p>Delete any references in the SPD to retail use on the ground floor of the University Centre.</p> <p>Delete paragraph 6.3.5 and delete reference to retail in the table under paragraph 6.3.1.</p> <p>Insert new paragraph 6.3.5 to read "There should be no significant increase on the existing level of retail floorspace on the site. If the developer requires a significant increase on this level of retail floorspace, they will need to justify this in any planning application in terms of the need for such floorspace and the contribution that this form of development will make to the area's sense of place. Where new retail units are introduced, they should be small scale to encourage a mix of different types of retail and other uses. In order to minimise adverse effects on the amenities of residents within and in the vicinity of the site, the focus of any such uses will be around any new public spaces created within the site, adjacent to the Mill Pit and on Mill Lane.</p> <p>Delete 6,500 square metres from Table under paragraph 6.3.1 and replace with 6,000 square metres.</p> <p>Amend paragraph 6.3.7 to "There is scope to introduce a wider range of commercial uses (Use Class B1) within the site including office and research and development type uses. Given the location and nature of the site, creative industries, including craft workshops, are considered to have</p>

5.0 Vision and Development Objectives

Vision

Representations

Nature Summary of Main Issue

Council's Assessment

Action

planning application.

The vision for the Old Press/Mill Lane site is addressed in Section 5 of the draft SPD. In the interest of ensuring that the vision is highlighted appropriately, the Council proposes to include the vision in the introduction to the document. In reaching this vision, the opportunities and constraints of the site were considered in a range of background studies, including analyses of access and circulation, the historic and wider environment. Paragraphs 3.11.1 and 3.11.2 address the relationship of the site and the surrounding historic core of the city with the adjacent fenland. In order to ensure that the essential character of the surrounding green space is maintained, an additional sentence can be inserted at the end of 6.5.1 to read "Furthermore, no development proposal should have a detrimental impact upon the wider setting of the site, including the green corridor formed by the River Cam and the surrounding Greens and Fens."

The vision and phasing sections of the SPD have been the subject of considerable discussion since consultation on the draft SPD. With ongoing uncertainty regarding the University's detailed aspirations for the site and the phasing of development, it is considered that the vision should remain at a relatively high level and that the detailed development of the site should be furthered through the development of a Masterplan for the site with a phasing strategy within the overall Masterplan. Detailed planning applications will then be brought forward in line with the Masterplan. As such, it is considered that paragraph 5.1 and chapter 7 should be deleted and replaced with the following:

Paragraphs 5.1.1 and 5.1.2:
As a result of the identified opportunities and constraints, a vision has been formulated to guide the future development of the site:

The Old Press/Mill Lane site provides an opportunity to create an area with a distinctive character that combines high quality buildings, streets and spaces, and responds well to its context through sensitive enhancement. It will contain a mix of uses that complement the City's historic core and its riverside location. Development will support the creation of a more attractive, accessible, safe and sustainable

particular potential to support the enhancement of the area. Up to 6,000 square metres of commercial uses could be accommodated. This is likely to be principally through the adaptive reuse of existing buildings. If the developer requires a significant increase on this level of commercial floorspace, they will need to justify this in any planning application. New development and applications for change of use for existing buildings will need to meet the approach to the selective management of the economy indicated in the Cambridge Local Plan and its successor documents and the Regional Spatial Strategy."

Delete Paragraph 5.1 and insert paragraphs 5.1.1 and 5.1.2:
As a result of the identified opportunities and constraints, a vision has been formulated to guide the future development of the site:

The Old Press/Mill Lane site provides an opportunity to create an area with a distinctive character that combines high quality buildings, streets and spaces, and responds well to its context through sensitive enhancement. It will contain a mix of uses that complement the City's historic core and its riverside location. Development will support the creation of a more attractive, accessible, safe and sustainable environment.

In progressing the vision for the site towards fruition, the site will need to be subject to detailed

*Representations**Nature Summary of Main Issue**Council's Assessment**Action*

environment.

In progressing the vision for the site towards fruition, the site will need to be subject to detailed masterplanning work. The Masterplan for the whole site will be submitted with the first significant redevelopment proposal and will consider the whole area covered by the SPD. This Masterplan will be tied to the first significant application, but will also be applied to other applications within the site boundary of the SPD. In order to progress the different parts of the site and their different scales of redevelopment and refurbishment, it is considered that the Masterplan should sub-divide the site into discrete parcels. Those parcels will consist of areas where development is likely to come forward at the same time. The relationship between the parcels is vital in achieving good co-ordination of development and a high quality environment. One area, which could form a parcel is the entire street block enclosed by Mill Lane, the river, Silver Street and Trumpington Street. The SPD identifies this area as the location with the greatest potential for redevelopment, subject to robust and detailed justification. Masterplanning and phasing is discussed at greater length in Chapter 7.

Chapter 7

Masterplanning and Phasing

Policy 3/6 of the Local Plan (Ensuring Coordinated Development) states that the development of a site or part of a site will only be permitted where it can be demonstrated that due consideration has been given to safeguarding appropriate future developments on the remainder of the site or adjacent sites. It is felt that a well-prepared, clear and informed Masterplan for proposed and future development of the Old Press/Mill Lane site is vital in ensuring coordinated development.

The purpose of the Masterplan is to add detail and provide the basis for the determination of future planning applications for this site and the phasing of development. The Masterplan would be secured through a Section 106 agreement. This approach has been taken on a number of other sites in the city, such as the University of Cambridge's West Cambridge site and NIAB site, where Masterplans were submitted with planning applications.

The Masterplan for the whole site will be submitted with the first significant redevelopment proposal and will consider the

masterplanning work. The Masterplan for the whole site will be submitted with the first significant redevelopment proposal and will consider the whole area covered by the SPD. This Masterplan will be tied to the first significant application, but will also be applied to other applications within the site boundary of the SPD. In order to progress the different parts of the site and their different scales of redevelopment and refurbishment, it is considered that the Masterplan should sub-divide the site into discrete parcels. Those parcels will consist of areas where development is likely to come forward at the same time. The relationship between the parcels is vital in achieving good co-ordination of development and a high quality environment. One area, which could form a parcel is the entire street block enclosed by Mill Lane, the river, Silver Street and Trumpington Street. The SPD identifies this area as the location with the greatest potential for redevelopment, subject to robust and detailed justification. Masterplanning and phasing is discussed at greater length in Chapter 7.

Delete chapter 7 and insert new chapter 7 as outlined below: Masterplanning and Phasing Policy 3/6 of the Local Plan (Ensuring Coordinated Development) states that the development of a site or part of a site will only be permitted where it can be demonstrated that due consideration has been given to safeguarding appropriate future

5.0 Vision and Development Objectives

Vision

Representations

Nature Summary of Main Issue

Council's Assessment

Action

whole area covered by the SPD. This Masterplan will be tied to the first significant application, but will also be applied to other applications within the site boundary of the SPD. The first significant application is categorised as the first application, which will materially affect the character of the Conservation Area. This will require discussion with the City Council.

Prior to its submission to the City Council, the Masterplan should be the subject of extensive consultation with stakeholders and residents.

Development proposals are unlikely to be delivered simultaneously for the entire Old Press/Mill Lane site as a result of the timing of the relocation of University uses to other sites and the challenges of developing a constrained City Centre site. The availability of different parts of the site will be a principal factor that will dictate the phasing of development. In order to progress the different parts of the site and their different scales of redevelopment and refurbishment, it is considered that the phasing strategy within the Masterplan should sub-divide the site into discrete parcels. Those parcels will consist of areas where development is likely to come forward at the same time. The relationship between the parcels is vital in achieving good co-ordination of development and a high quality environment. One area, which could form a parcel is the entire street block enclosed by Mill Lane, the river, Silver Street and Trumpington Street. The SPD identifies this area as the location with the greatest potential for redevelopment, subject to robust and detailed justification.

The University is currently working on its Estate Implementation Plan, the outcomes of which will feed into the development of the Old Press/Mill Lane site. The phasing strategy within the Masterplan should be prepared in sufficient detail to meet the requirement of Policy 3/6 of the Local Plan and allow detailed planning applications to come forward on individual sites on a phased basis, forming part of a more comprehensive strategy for the whole site and making an appropriate contribution to the wider objectives of the SPD including improvements to public realm and accessibility.

All applications should be accompanied by a Design and Access Statement, which will state how the proposal relates

developments on the remainder of the site or adjacent sites. It is felt that a well-prepared, clear and informed Masterplan for proposed and future development of the Old Press/Mill Lane site is vital in ensuring coordinated development.

The purpose of the Masterplan is to add detail and provide the basis for the determination of future planning applications for this site and the phasing of development. The Masterplan would be secured through a Section 106 agreement. This approach has been taken on a number of other sites in the city, such as the University of Cambridge's West Cambridge site and NIAB site, where Masterplans were submitted with planning applications.

The Masterplan for the whole site will be submitted with the first significant redevelopment proposal and will consider the whole area covered by the SPD. This Masterplan will be tied to the first significant application, but will also be applied to other applications within the site boundary of the SPD. The first significant application is categorised as the first application, which will materially affect the character of the Conservation Area. This will require discussion with the City Council.

Prior to its submission to the City Council, the Masterplan should be the subject of extensive consultation with stakeholders and residents.

5.0 Vision and Development Objectives

Vision

Representations

Nature Summary of Main Issue

Council's Assessment

Action

and contributes to the vision and objectives set out in the SPD, the wider Masterplan and the opportunities and constraints that the site presents.

Development proposals are unlikely to be delivered simultaneously for the entire Old Press/Mill Lane site as a result of the timing of the relocation of University uses to other sites and the challenges of developing a constrained City Centre site. The availability of different parts of the site will be a principal factor that will dictate the phasing of development. In order to progress the different parts of the site and their different scales of redevelopment and refurbishment, it is considered that the phasing strategy within the Masterplan should sub-divide the site into discrete parcels. Those parcels will consist of areas where development is likely to come forward at the same time. The relationship between the parcels is vital in achieving good co-ordination of development and a high quality environment. One area, which could form a parcel is the entire street block enclosed by Mill Lane, the river, Silver Street and Trumpington Street. The SPD identifies this area as the location with the greatest potential for redevelopment, subject to robust and detailed justification.

The University is currently working on its Estate Implementation Plan, the outcomes of which will feed into the development of the Old Press/Mill Lane site. The phasing strategy within the Masterplan should be prepared in sufficient detail to meet the requirement of Policy 3/6 of the Local Plan and allow detailed planning applications to come forward on individual sites

5.0 Vision and Development Objectives

Vision

<i>Representations</i>	<i>Nature</i>	<i>Summary of Main Issue</i>	<i>Council's Assessment</i>	<i>Action</i>
				<p>on a phased basis, forming part of a more comprehensive strategy for the whole site and making an appropriate contribution to the wider objectives of the SPD including improvements to public realm and accessibility.</p> <p>All applications should be accompanied by a Design and Access Statement, which will state how the proposal relates and contributes to the vision and objectives set out in the SPD, the wider Masterplan and the opportunities and constraints that the site presents.</p> <p>Insert a new sentence at the end of Paragraph 6.5.1 to read "Furthermore, no development proposal should have a detrimental impact upon the wider setting of the site, including the green corridor formed by the River Cam and the surrounding Greens and Fens."</p>
<p>4625 - St Catharine's College (Mr Simon Summers) [1066] 4626 - Pembroke College (Mr Chris Blencowe) [1075] 4675 - Queens' College (Mr Jonathan Spence) [1077] 4638 - Darwin College (Gp Capt Peter J Brindle) [1080]</p>	Object	<p>The College views the Old Press/Mill Lane site as a unique opportunity to improve significantly the contribution which this part of Cambridge makes to the core functions of the City and the University. We welcome the SPD, but believe that it needs to recognise fully the potential of the area to accommodate additional facilities for Pembroke College and other nearby Colleges in a manner which is very unlikely to occur again. In short, the site provides a unique opportunity to enhance College functions, together with those of other neighbouring Colleges, as well as meeting other aspirations of the SPD.</p>	<p>It is considered that the SPD makes a number of references to the opportunities afforded to the Colleges. It is not the role of the SPD to set rigid requirements in relation to land uses.</p>	

5.0 Vision and Development Objectives

Vision

<i>Representations</i>	<i>Nature</i>	<i>Summary of Main Issue</i>	<i>Council's Assessment</i>	<i>Action</i>
4738 - Mr Harry D. Johnson [1092]	Object	<p>The council's environment scrutiny committee should reject the proposals for the commercialisation of the Mill Lane area. The character and international reputation of the city centre as a whole must be one of the factors considered.</p> <p>It is understandable that the University is anxious to enlarge its rental income, even at the cost of the insidious encroachment of more anonymous commercial development. Cllr. Reid has special responsibilities for our environment and for climate change; is she not concerned to limit traffic-generating schemes such as this? Or for the views of this commercial enclave from the approaches to it from Sheep's Green or Queens' Green or Newnham Road? Cllr Rosenstiel is at least reassuringly watchful on matters of scale. These proposals as they stand must be refused by those who represent the city's electors and are responsible for the conservation of this crucially important site.</p>	<p>The vision and development objectives for the site attempt to strike a balance between the historic environment and the redevelopment potential of buildings and spaces within the site. It is felt that there is a considerable opportunity to enhance the quality of the built environment in this area, by adaptive reuse of buildings and the provision of new public spaces. Policy 7/5 within the Cambridge Local Plan 2006, from which this document stems, requires a reduction in car parking on the site, thereby reducing the level of traffic on site. Additionally, the draft SPD recognises the need to improve servicing. In order to achieve the aims of the draft SPD in enhancing the environment for users of the site, commercial development is necessary albeit on a scale appropriate to the site. The figures given in the draft SPD are indicative only and will need to be fully justified by the applicant.</p> <p>Concerns were raised by respondents regarding the level of commercial space proposed for the site. There are a number of buildings, which are currently in University-related uses and are earmarked for future commercial use. Their floorspace is approximately 6,000m². As such, it is recommended that the proposed floorspace for commercial development (in addition to the existing 1,000m² in Miller's Yard) should be limited to no more than 6,000m². If the developer requires a significant increase on this level of commercial floorspace, they will need to justify this in any planning application.</p>	<p>Delete 6,500 square metres from Table under paragraph 6.3.1 and replace with 6,000 square metres.</p> <p>Amend paragraph 6.3.7 to "There is scope to introduce a wider range of commercial uses (Use Class B1) within the site including office and research and development type uses. Given the location and nature of the site, creative industries, including craft workshops, are considered to have particular potential to support the enhancement of the area. Up to 6,000 square metres of commercial uses could be accommodated. This is likely to be principally through the adaptive reuse of existing buildings. If the developer requires a significant increase on this level of commercial floorspace, they will need to justify this in any planning application. New development and applications for change of use for existing buildings will need to meet the approach to the selective management of the economy indicated in the Cambridge Local Plan and its successor documents and the Regional Spatial Strategy."</p>
4775 - Cambridge Past, Present and Future (Ms Carolin Gohler) [178]	Object	<p>The Society welcomes the desire to regenerate this special quarter within the Historic Core of the City and generally supports the major improvements as proposed. In preference and from a sustainability point of view, we would wish to see buildings adapted to a new use rather than demolition and rebuilding in a different form. However, the Society is aware that the delivery of the regeneration requires some densification of this site and is prepared to accept some major change in the central area north of Mill Lane. Overall the Society considers that the area should be catering not only for tourists but also much more for town use/local people.</p>	<p>The Council welcomes the support of Cambridge Preservation Society in regenerating the site. However, it should be noted that the draft SPD, whilst recognising the existing and potential use of the site by visitors to the city, does not preclude the use of the site by local people.</p>	

5.0 Vision and Development Objectives

Vision

<i>Representations</i>	<i>Nature</i>	<i>Summary of Main Issue</i>	<i>Council's Assessment</i>	<i>Action</i>
4778 - Cambridgeshire County Council (Mr Stewart Patience) [807]	Object	<p>Given the importance of this section it would be helpful to give it more prominence within this SPD.</p> <p>Given the importance of the views identified in Plan 9 (Vistas and Views) it is suggested that an additional objective should be added relating to the protection and enhancement of existing views as part of any proposed development within the Old Press/Mill Lane area.</p> <p>Similarly given the current absence of green spaces and trees/shrubs within this area it is suggested that the objectives be revised to include reference to the need for additional soft landscaping as well as improvements to the built form.</p>	<p>Concerns noted. The draft SPD has been formulated in a sequential approach, with analysis of the existing site opportunities and constraints occurring prior to the formulation of a vision for the development. In order to ensure clarity, we will include the vision in the introduction to the document.</p> <p>With reference to Plan 9, it is considered that Paragraph 5.2 Objective A provides sufficient protection of views and vistas through the need to preserve and/or enhance the special historic character of the Central Conservation Area.</p> <p>In terms of soft landscaping, it is considered that this issue is covered appropriately by Paragraph 6.5.6.</p>	Include the vision in the introduction to the document.
4736 - Mrs Sabra Sayre [1091]	Object	I feel the plan to develop the Mill Lane area would be a detriment to the character of Cambridge. Bulldozing historic buildings is a shame. What Cambridge needs is an open public library, not more shops. If the Cambridge University Press building needs a new use, I suggest that it could become the library. Once lost, the older parts of charming Cambridge, are gone forever. Please try to find a compromise that the University can accept that will retain the lovely old structures.	Concern noted, however the City Council requires clear justification for the loss of any building within the site as evidenced in Section 6.2 of the SPD. It is also noted that the Cambridge Central Library, though considerably delayed, has now been reopened by Cambridgeshire County Council.	
4824 - Bursars' Environment and Planning Sub-Committee [995]	Object	The BEPSC welcomes the Vision and Development Objectives. However, these must be carefully translated into an appropriate disposition of land use and development within the site. Whilst we welcome the objective of adding to the vitality and vibrancy of the area, the location of evening and night time uses will need to be carefully considered with regard to land uses both within and beyond the site.	The Bursars' Environment and Planning Sub-Committee's concerns regarding the amenity of adjoining Colleges are noted. It is suggested that the final sentence of Paragraph 6.3.5 is amended to read "In order to minimise adverse effects on the amenities of residents within and in the vicinity of the site, the focus of any such uses will be around any new public spaces created within the site, adjacent to the Mill Pit and on Mill Lane."	Amend Paragraph 6.3.5 to read "In order to minimise adverse effects on the amenities of residents within and in the vicinity of the site, the focus of any such uses will be around any new public spaces created within the site, adjacent to the Mill Pit and on Mill Lane."
4728 - St Mary the Less, Parochial Church Council (Mr Ian Douglas) [1064]	Support	Little St Mary's PCC is fully supportive of these aims. They are commensurate with our own goals for the medium and long term use of our resources - including our ambition to develop a new Parish Centre. The church and churchyard have the potential to make a unique and valuable contribution to the aims set out in the SPD. We consider that their potential is not yet fully realised, and we wish to work closely with the planning authorities and developers to explore all the ways in which we can serve the interests of the wider community.	Support noted.	

5.0 Vision and Development Objectives

Vision

<i>Representations</i>	<i>Nature</i>	<i>Summary of Main Issue</i>	<i>Council's Assessment</i>	<i>Action</i>
4581 - East of England Regional Assembly (Mr Paul Bryant) [1010]	Support	<p>This draft SPD recognises that the site presents a number of development challenges, not least because of its historical context and layout. The Assesmbly notes that, while the document places a strong emphasis on preserving the historic character of the area, it also provides encouragement for the adaptive reuse of existing buildings and the creation of opportunities for new development that are of high quality. Due regard is given to sustainable development, including the expectation that all development will meet higher standards of energy and resource efficiency.</p> <p>The SPD also seeks improvements in the wider public realm, particularly through improvements to accessibility, a reduction in normal car parking provision and improvments in pedestrian and cycle access.</p> <p>The draft Old Press/Mill Lane SPD is in general conformity with the adopted East of England Plan.</p>	Support noted.	
4726 - Anglian Water Services Ltd (Mrs Amie Lill) [1088]	Support	No comments to make, fully support the document.	Support noted.	
4656 - University of Cambridge (Mr John Clark) [333]	Support	The University of Cambridge supports the SPD's vision for this site	Support noted.	
4737 - East of England Development Agency (EEDA) (Miss Natalie Blaken) [223]	Support	<p>EEDA welcomes this SPD and in particular supports the proposed public realm improvements. The RES recognises that quality of place is an increasingly important factor in the regions economic success. Places need to be attractive to secure investment and attract and retain talented and highly skilled people and their families. This includes the improvement of public realm and the creation of new spaces for community space and interaction.</p> <p>By addressing these key elements of the RES, the SPD will provide the context needed to maintain the prosperity of the East of England, enhancing its regional competitiveness and giving support to business growth.</p>	Support noted.	
<i>a.</i>				
4696 - English Heritage (East of England Region) (Katharine Fletcher) [234]	Object	We would suggest that the wording of sub-section a) is modified to read: 'preserve and/or enhance the special historic character and appearance of the Conservation Area, including its Listed Buildings and their settings, including those listed building adjacent to the site.'	Concerns noted. In order to ensure the protection of the buildings and spaces adjacent to the site, the objective will be amended to read 'preserve and/or enhance the special historic character and appearance of the Conservation Area both within and outwith the site, including its Listed Buildings and their settings.'	Amend objective a to read 'preserve and/or enhance the special historic character and appearance of the Conservation Area both within and outwith the site, including its Listed Buildings and their settings.'

5.0 Vision and Development Objectives

b.

<i>Representations</i>	<i>Nature</i>	<i>Summary of Main Issue</i>	<i>Council's Assessment</i>	<i>Action</i>
<i>b.</i>				
4657 - University of Cambridge (Mr John Clark) [333]	Support	The University of Cambridge supports the development objectives for this site and particularly Objective (b) relating to adaptive re-use of existing buildings	Support noted.	
<i>c.</i>				
4619 - St Catharine's College (Mr Simon Summers) [1066] 4628 - Pembroke College (Mr Chris Blencowe) [1075] 4684 - Queens' College (Mr Jonathan Spence) [1077] 4641 - Darwin College (Gp Capt Peter J Brindle) [1080]	Object	Add an additional objective after c) as follows: "d) Encourage better use of land through more intensive development of the site, particularly for appropriate uses including student and teaching accommodation and other facilities for which the site and its environs are particularly suited".	It is considered unwarranted to introduce such a specific objective, which risks prejudicing the mixture of uses on the site and could be read to be setting new policy for the site. Given the nature of the site, the intensity of development will need to be subject to detailed assessment of its impact on individual buildings, features and townscape within the Central Conservation Area.	
4553 - Commission for Architecture and the Built Environment (Sarah Burgess) [1050]	Support	Robust design policies should be included within all LDF documents and the Community Strategy, embedding design as a priority from strategic frameworks to site-specific scales.	Support noted.	
4658 - University of Cambridge (Mr John Clark) [333]	Support	The University of Cambridge supports the development objectives for this site and particularly Objective (c) relating to redevelopment of the site to provide high quality buildings of innovative design	Support noted.	
<i>d.</i>				
4825 - Bursars' Environment and Planning Sub-Committee [995]	Object	The BEPSC welcomes the Vision and Development Objectives. However, these must be carefully translated into an appropriate disposition of land use and development within the site. Whilst we welcome the objective of adding to the vitality and vibrancy of the area, the location of evening and night time uses will need to be carefully considered with regard to land uses, both within and beyond the site.	The Bursars' Environment and Planning Sub-Committee's concerns regarding the amenity of adjoining Colleges are noted. It is suggested that the final sentence of Paragraph 6.3.5 is amended to read "In order to minimise adverse effects on the amenities of residents within and in the vicinity of the site, the focus of any such uses will be around any new public spaces created within the site, adjacent to the Mill Pit and on Mill Lane."	Amend Paragraph 6.3.5 to read "In order to minimise adverse effects on the amenities of residents within and in the vicinity of the site, the focus of any such uses will be around any new public spaces created within the site, adjacent to the Mill Pit and on Mill Lane."

5.0 Vision and Development Objectives

d.

<i>Representations</i>	<i>Nature</i>	<i>Summary of Main Issue</i>	<i>Council's Assessment</i>	<i>Action</i>
4559 - Mr Vince Woodley [1057]	Object	Whilst the area in question may be physically close to the city centre its importance, beauty & benefit to city residence comes from the fact that it feels like the countryside comes into the town in this area. Creating yet another shopping area will ruin this very special area - it is an easily accessible escape from that. With so many retail units already empty in the city it is very hard to grasp why creating more could possibly be seen as offering any benefit at all!	The draft Old Press/Mill Lane SPD issued for consultation suggested that the site could include up to 2,500m ² of retail floorspace. In the light of local concerns and the altered global financial situation, it was agreed at Development Plan Steering Group in May 2009 that the proposed retail floorspace at the University Centre be deleted. As a result, the overall figure for retail development was then reduced to 2,300m ² . Members asked for further consideration of this issue. Officers have considered the level of existing retail floorspace on the site (approximately 1000m ²) and have looked at the scope for further retail floorspace. It is recommended that the SPD states that there should be no significant increase on the existing level of retail floorspace on the site. If the developer requires a significant increase on this level of retail floorspace, they will need to justify this in any planning application in terms of the need for such floorspace and the contribution that this form of development will make to the area's sense of place.	<p>Delete any references in the SPD to retail use on the ground floor of the University Centre.</p> <p>Delete paragraph 6.3.5 and delete reference to retail in the table under paragraph 6.3.1.</p> <p>Insert new paragraph 6.3.5 to read "There should be no significant increase on the existing level of retail floorspace on the site. If the developer requires a significant increase on this level of retail floorspace, they will need to justify this in any planning application in terms of the need for such floorspace and the contribution that this form of development will make to the area's sense of place. Where new retail units are introduced, they should be small scale to encourage a mix of different types of retail and other uses. In order to minimise adverse effects on the amenities of residents within and in the vicinity of the site, the focus of any such uses will be around any new public spaces created within the site, adjacent to the Mill Pit and on Mill Lane.</p>
4660 - University of Cambridge (Mr John Clark) [333]	Support	The University of Cambridge supports the development objectives for this site and particularly Objective (d) relating to the introduction of a new range of complimentary and compatible land uses that add vitality and vibrancy to the area.	Support noted.	
<i>e.</i>				
4661 - University of Cambridge (Mr John Clark) [333]	Support	The University of Cambridge supports the development objectives for the site and particularly Objective (e) the creation and enhancing of areas of open space and public realm including a new public space by the riverside	Support noted.	

5.0 Vision and Development Objectives

e.

<i>Representations</i>	<i>Nature</i>	<i>Summary of Main Issue</i>	<i>Council's Assessment</i>	<i>Action</i>
4729 - St Mary the Less, Parochial Church Council (Mr Ian Douglas) [1064]	Support	Little St Mary's church and churchyard garden have the potential to serve these objectives. Their special character needs to be preserved, while means should be explored of promoting the appreciation and use of them by the general public.	Support noted.	
<i>f.</i> 4662 - University of Cambridge (Mr John Clark) [333]	Support	The University of Cambridge supports the development objectives for this site particularly Objective (f) giving greater priority to pedestrians and cyclists.	Support noted.	
<i>g.</i> 4557 - Ms Jane Bower [1048]	Object	<p>My initial reaction to the plans, which is shared by all I have spoken to, is 'What does Cambridge least need? - answer: more shops and more eateries.'</p> <p>Emmanuel URC is a vibrant, thriving community with a congregation of around 150 people and a huge outreach programme. These developments may be our one chance to have the car park we so badly need</p>	<p>Concerns noted. This objective is directly related to Policy 7/5 of the Cambridge Local Plan 2006, which supports the redevelopment of the Old Press/Mill Lane site subject to a number of criteria including a reduction in parking spaces. Paragraph 6.6.4 of the SPD supports the provision of disabled parking on-site. Paragraph 6.6.6 recognises the difficulties currently experienced in servicing the site and the need for new development to enhance this situation, which may allow for better drop-off areas for those with limited mobility.</p> <p>The draft Old Press/Mill Lane SPD issued for consultation suggested that the site could include up 2,500m² of retail floorspace. In the light of local concerns and the altered global financial situation, it was agreed at Development Plan Steering Group in May 2009 that the proposed retail floorspace at the University Centre be deleted. As a result, the overall figure for retail development was then reduced to 2,300m². Members asked for further consideration of this issue. Officers have considered the level of existing retail floorspace on the site (approximately 1000m²) and have looked at the scope for further retail floorspace. It is recommended that the SPD states that there should be no significant increase on the existing level of retail floorspace on the site. If the developer requires a significant increase on this level of retail floorspace, they will need to justify this in any planning application in terms of the need for such floorspace and the contribution that this form of development will make to the area's sense of place.</p>	<p>Delete any references in the SPD to retail use on the ground floor of the University Centre.</p> <p>Delete paragraph 6.3.5 and delete reference to retail in the table under paragraph 6.3.1.</p> <p>Insert new paragraph 6.3.5 to read "There should be no significant increase on the existing level of retail floorspace on the site. If the developer requires a significant increase on this level of retail floorspace, they will need to justify this in any planning application in terms of the need for such floorspace and the contribution that this form of development will make to the area's sense of place. Where new retail units are introduced, they should be small scale to encourage a mix of different types of retail and other uses. In order to minimise adverse effects on the amenities of residents within and in the vicinity of the site, the focus of any such uses will be around any new public spaces created within the site, adjacent to the Mill Pit and on Mill Lane.</p>

5.0 Vision and Development Objectives

g.

<i>Representations</i>	<i>Nature</i>	<i>Summary of Main Issue</i>	<i>Council's Assessment</i>	<i>Action</i>
4730 - St Mary the Less, Parochial Church Council (Mr Ian Douglas) [1064]	Support	<p>We fully support this objective. Within our own community we seek to promote sustainable transport, e.g. by educating the young members of the community in these issues.</p> <p>However, some dedicated provision for parking is needed both for users with special needs coming to the area for general purposes and to attend churches in the area on Sunday mornings. viz LSM, Emmanuel URC and St Botolphs. There is a need for specific disabled parking, and provision for those with limited mobility to be set down and picked up by taxis or others.</p>	Support noted. This objective is directly related to Policy 7/5 of the Cambridge Local Plan 2006, which supports the redevelopment of the Old Press/Mill Lane site subject to a number of criteria including a reduction in parking spaces. Paragraph 6.6.4 of the SPD supports the provision of disabled parking on-site. Paragraph 6.6.6 recognises the difficulties currently experienced in servicing the site and the need for new development to enhance this situation, which may allow for better drop-off areas for those with limited mobility.	
<hr/>				
<i>h.</i> 4731 - St Mary the Less, Parochial Church Council (Mr Ian Douglas) [1064]	Support	We fully support this objective.	Support noted.	

<i>Representations</i>	<i>Nature</i>	<i>Summary of Main Issue</i>	<i>Council's Assessment</i>	<i>Action</i>
6.0 Development Principles				
6.1.1				
4672 - University of Cambridge (Mr John Clark) [333]	Support	<p>The University of Cambridge supports the inclusion of the designation on Plan 12(a) showing the area considered to have the greatest redevelopment potential.</p> <p>The University acknowledges that any development proposals will need to be supported by a detailed and robust justification.</p>	Support noted.	
6.1.4				
4718 - Cambridge University Press (Mr Stephen Bourne) [1085]	Object	<p>While we enthusiastically support the notion of the creation of courtyards, we are concerned about the objective of enhancing permeability through those same courtyards. There is a risk that, if through-routes are treated as a primary objective, the quality of the design will suffer and the use to which some of those courtyards could be put will similarly be compromised. To give a specific example, there is a thought that the courtyard behind the Pitt Building could be part of an integrated functional development involving both the Pitt Building and the structures that will be created beyond the courtyard. In other words, there could be a footpath and a vista running east-west through the courtyard, which could be compromised by a pedestrian route going north-south. We would therefore like to feel that the use of the buildings would be the primary consideration rather than the desirability of providing additional pedestrian routes through available courtyards - particularly where there is an adequate alternative route in close proximity.</p>	Concerns noted. It is considered that appropriate balance should be sought between the design and use of buildings and permeability. This issue will require resolution during the masterplanning process.	
4826 - Bursars' Environment and Planning Sub-Committee [995]	Support	<p>We welcome the creation of courtyards and pedestrian linkages within the site. As the document explains, this will help to enhance permeability through the site and the advantages this presents in terms of vitality and security of the area.</p>	Support noted.	

<i>Representations</i>	<i>Nature</i>	<i>Summary of Main Issue</i>	<i>Council's Assessment</i>	<i>Action</i>
<i>6.1.5</i>				
4620 - St Catharine's College (Mr Simon Summers) [1066] 4590 - Pembroke College (Mr Chris Blencowe) [1075] 4685 - Queens' College (Mr Jonathan Spence) [1077] 4642 - Darwin College (Gp Capt Peter J Brindle) [1080]	Object	There is no supporting argument in the document to substantiate why these two buildings should be the only ones to reach higher than four storeys. The site is sufficiently large to support another, sympathetically designed building of similar height. Change to Plan Amend 3rd sentence to read: 'Any proposals for a taller building should complement the Pitt Building and the Emanuel United Reform Church so as to ensure that existing views and vistas are preserved. All new building proposals should be of imaginative and contemporary design to reflect and continue the rich architectural tradition of Cambridge.'	The 4 storey limit expressed in Paragraph 6.1.5 relates to the existing building heights within and adjacent to the site and the need to maintain views, both long and short, of the Pitt Building, the Emmanuel United Reformed Church and other significant buildings beyond the site, including King's College Chapel. It is considered that the third sentence of the paragraph does not preclude the possibility of creating buildings that have significant townscape qualities specific to this locality. It is recognised that there may be circumstances where 4 storeys may be excessive. Given the Conservation Area designation of the site, it is considered that reasoned justification of the height, scale and massing of any new buildings in relation to adjacent buildings and the wider townscape of the Conservation Area will need to be provided as a part of any planning application.	
4664 - University of Cambridge (Mr John Clark) [333]	Object	The University of Cambridge is supportive of the general guidance in relation to the height of new buildings but the possibility of introducing a new landmark building of more than 4 storeys should not be ruled out.	The 4 storey limit expressed in Paragraph 6.1.5 relates to the existing building heights within and adjacent to the site and the need to maintain views, both long and short, of the Pitt Building, the Emmanuel United Reformed Church and other significant buildings beyond the site, including King's College Chapel. It is considered that the third sentence of the paragraph does not preclude the possibility of creating buildings that have significant townscape qualities specific to this locality. It is recognised that there may be circumstances where 4 storeys may be excessive. Given the Conservation Area designation of the site, it is considered that reasoned justification of the height, scale and massing of any new buildings in relation to adjacent buildings and the wider townscape of the Conservation Area will need to be provided as a part of any planning application.	

<i>Representations</i>	<i>Nature</i>	<i>Summary of Main Issue</i>	<i>Council's Assessment</i>	<i>Action</i>
4805 - Cambridge Past, Present and Future (Ms Carolin Gohler) [178]	Object	The Society would like to see a graduation of building height being lower at the lower part of the site and higher towards its upper end. The lower third of the site should not have buildings higher than 3 storeys (note levels must refer to Silver Street levels as Mill Lane is almost a storey lower than river edge of Silver Street), whereby the middle and upper areas maximum 4 storeys retaining the setting of the Pitt Building's Tower but potentially enabling a pinnacle or smaller tower reaching a maximum 5 storey height.	The 4 storey limit expressed in Paragraph 6.1.5 relates to the existing building heights within and adjacent to the site and the need to maintain views, both long and short, of the Pitt Building, the Emmanuel United Reformed Church and other significant buildings beyond the site, including King's College Chapel. It is considered that the third sentence of the paragraph does not preclude the possibility of creating buildings that have significant townscape qualities specific to this locality. It is recognised that there may be circumstances where 4 storeys may be excessive. Given the Conservation Area designation of the site, it is considered that reasoned justification of the height, scale and massing of any new buildings in relation to adjacent buildings and the wider townscape of the Conservation Area will need to be provided as a part of any planning application.	
4827 - Bursars' Environment and Planning Sub-Committee [995]	Object	We note the Council's proposals that building heights should be no more than four stories in height. Whilst this should generally be the approach taken across the site, there may be opportunities to increase building heights where appropriate, taking account of important views and listed buildings. There may also be the opportunity for an appropriately located new landmark building.	The 4 storey limit expressed in Paragraph 6.1.5 relates to the existing building heights within and adjacent to the site and the need to maintain views, both long and short, of the Pitt Building, the Emmanuel United Reformed Church and other significant buildings beyond the site, including King's College Chapel. It is considered that the third sentence of the paragraph does not preclude the possibility of creating buildings that have significant townscape qualities specific to this locality. It is recognised that there may be circumstances where 4 storeys may be excessive. Given the Conservation Area designation of the site, it is considered that reasoned justification of the height, scale and massing of any new buildings in relation to adjacent buildings and the wider townscape of the Conservation Area will need to be provided as a part of any planning application.	

<i>Representations</i>	<i>Nature</i>	<i>Summary of Main Issue</i>	<i>Council's Assessment</i>	<i>Action</i>
4586 - Cambridge City Council Design and Conservation Panel (Professor Peter Carolin) [1073]	Object	Totally lacking in the SPD is any feeling for townscape qualities. The Panel recognise that such a document is a formal written statement but believes that a feeling for the experiential qualities of the urban form is a fundamental part of successful city design - especially in a city like Cambridge. The Panel is concerned that a failure to emphasise such townscape issues at this stage will mean that they will forever be overlooked in the piecemeal redevelopment of the area.	<p>Concerns noted. The vital importance of the townscape of the area is acknowledged. The draft SPD attempts to address a wide variety of issues, including the complex townscape of the area and the riverside setting in Section 3 of the document. However, the SPD should not be considered in isolation as there are a variety of other documents referenced within the draft SPD that will need to be considered in preparing planning applications for this site. These documents include the Historic Core Conservation Area Appraisal, Beacon Planning's Historic Environment Analysis, City and County Wildlife Site Surveys and Conservation Plans for Sheep's Green and Coe Fen.</p> <p>It is recognised that Nos. 16 - 21 Silver Street are currently being considered for listing by English Heritage. The buildings have significance within the streetscene, due in part to their completeness, lack of alteration to the Silver Street facade and views of the corner turret at the junction of Silver Street and Laundress Lane. In the light of the concerns raised during the consultation process, it is considered that any reference to colonnading or arcading should be removed from the draft SPD.</p> <p>A number of incremental changes to Silver Street are suggested, which could take place independently of each other at different times or together. These changes could involve demolition of the unsympathetic extensions to the Anchor public house in order to widen the pavement at that point on Silver Street and the creation of a boardwalk from Silver Street in front of the Anchor public house down to the Mill Pit. The loss of this part of the Anchor public house would need to be the subject of detailed justification for the works proposed in the context of current policy and guidance on such matters as referenced in Paragraph 6.2.1 of the draft SPD.</p> <p>As a result of development within the centre of the northern block, a further change could involve the enhancement of the archway and pedestrian route through Nos. 19 and 20 Silver Street and the existing car park serving the laboratories on Mill Lane. Whilst these changes on their own could bring about minor public realm improvements to parts of the site, the greatest potential for change relates to the gradual closure of Silver Street to vehicular traffic. It is recognised that a tidal flow system is already in operation, but the City Council welcomes Cambridgeshire County</p>	<p>Delete any references in the SPD to retail use on the ground floor of the University Centre.</p> <p>Delete paragraph 6.3.5 and delete reference to retail in the table under paragraph 6.3.1.</p> <p>Insert new paragraph 6.3.5 to read "There should be no significant increase on the existing level of retail floorspace on the site. If the developer requires a significant increase on this level of retail floorspace, they will need to justify this in any planning application in terms of the need for such floorspace and the contribution that this form of development will make to the area's sense of place. Where new retail units are introduced, they should be small scale to encourage a mix of different types of retail and other uses. In order to minimise adverse effects on the amenities of residents within and in the vicinity of the site, the focus of any such uses will be around any new public spaces created within the site, adjacent to the Mill Pit and on Mill Lane.</p>

<i>Representations</i>	<i>Nature Summary of Main Issue</i>	<i>Council's Assessment</i>	<i>Action</i>
4697 - English Heritage (East of England Region) (Katharine Fletcher) [234]	Object In line with our comments on paragraph 3.1 and Map 10 above, we would suggest that the opening sentence of paragraph 6.2.1 is revised as follows: 'In line with the objectives of the SPD, development should seek to retain buildings, features and townscape that contribute positively, both individually and/or collectively, to the character of the area.'	<p>Council's recent representation which confirmed that:</p> <p>"The County Council welcomes the emphasis given to the needs of pedestrians and cyclists in this SPD. The design and management of highway space within and around the Old Press/Mill Lane area has the potential to significantly enhance the area. Silver Street and Trumpington Street are currently subject to traffic demand management measures and further restrictions on car-based access may need to be considered through the Local Transport Plan process to enhance access for sustainable forms of transport. Linked to further traffic restraint measures, there is an opportunity to consider significant changes to the streetscape in these streets to achieve greater road space allocation for pedestrians and cyclists, in particular. Within the Old Press/Mill Lane area itself, the layout of the highway is still, in parts, dominated by vehicular access requirements and the opportunity exists to consider a new streetscape design based on a shared surface design approach. This is particularly true of Mill Lane and Granta Place. Opening up the various non-highway links through the area could also enhance the permeability of the site for pedestrian movement."</p> <p>Given the concerns expressed by a number of consultees regarding the potential for colonnading Silver Street, it is considered that the opportunity to develop further traffic restraint measures on Silver Street is a more viable option, which would not only enhance the experiences of pedestrians and cyclists, but would allow for greater appreciation and safeguarding of the historic environment in this area of Cambridge.</p>	Amend the 1st sentence of Paragraph 6.2.1 to read 'In line with the objectives of the SPD, development should seek to retain buildings, features and townscape that contribute positively, both individually and/or collectively, to the character of the area.'

<i>Representations</i>	<i>Nature</i>	<i>Summary of Main Issue</i>	<i>Council's Assessment</i>	<i>Action</i>
6.2.2				
4679 - Emmanuel United Reformed Church (Mrs Margaret Thompson) [1087]	Support	Support but with hesitations: the scale of the proposed development suggests that there will be disruption over a long period of time, and we have concerns for the church's ongoing work in the community, such as the cafe and concert programmes.	Support noted. It is the City Council's standard procedure to impose conditions on planning permissions to reduce the detrimental impact of the demolition and construction process upon the users of surrounding buildings.	
6.2.3				
4698 - English Heritage (East of England Region) (Katharine Fletcher) [234]	Object	We suggest the wording to this paragraph is revised as follows: 'The reuse of some Listed Buildings may require their sensitive alteration in order to adapt them to an appropriate new use, and to thereby secure their long-term future. Such works will need to be undertaken in accordance with national and local guidance and in such a manner that their historic/architectural significance is retained.'	Concerns noted. Paragraph 6.2.3 will be amended to read "The reuse of some Listed Buildings may require their sensitive alteration in order to adapt them to an appropriate new use, and to thereby secure their long-term future. Such works will need to be undertaken in accordance with national and local guidance and in such a manner that their historic/architectural significance is retained."	Amend Paragraph 6.2.3 to read "The reuse of some Listed Buildings may require their sensitive alteration in order to adapt them to an appropriate new use, and to thereby secure their long-term future. Such works will need to be undertaken in accordance with national and local guidance and in such a manner that their historic/architectural significance is retained."
6.2.4				
4621 - St Catharine's College (Mr Simon Summers) [1066] 4591 - Pembroke College (Mr Chris Blencowe) [1075] 4686 - Queens' College (Mr Jonathan Spence) [1077] 4643 - Darwin College (Gp Capt Peter J Brindle) [1080]	Object	This paragraph requires further clarification. There are no buildings of local interest within the main part of the northern block between Silver Street and Mill Lane, the only building of local interest being west of Laundress Lane in this area. Notwithstanding, plan 12a suggests a significant part of this area comprises buildings with potential for re-use subject to sympathetic conversion.	This paragraph applies to the site as a whole. Paragraph 6.2.1 makes sufficient reference to the need to justify the loss of any building and it is not considered that further clarification is needed in this instance. The draft SPD should not be read in isolation. Relevant Local Plan policies or their successors will be applicable to the site when planning applications are submitted.	
4719 - Cambridge University Press (Mr Stephen Bourne) [1085]	Object	As previously mentioned, we would hope that the Printer's House would be protected in this development.	Concern noted. The Mill Lane and Old Press Site - Historic Environment Analysis, one of the background documents supporting the development of the draft SPD, recognises this building as 'Significant (should be Building of Local Interest).' Whilst the building is currently protected by the Central Conservation Area designation, it is agreed that the building should be considered against the criteria for designation as a Building of Local Interest.	Referred to Historic Environment team for consideration.

<i>Representations</i>	<i>Nature</i>	<i>Summary of Main Issue</i>	<i>Council's Assessment</i>	<i>Action</i>
4699 - English Heritage (East of England Region) (Katharine Fletcher) [234]	Object	We suggest the wording to this paragraph is revised as follows: 'Buildings of Local Interest (BLI) together with other buildings identified as making a positive contribution to the Conservation Area, while not statutorily listed, will normally be retained unless there are clear public benefits arising from their redevelopment.'	Concerns noted. Given that this suggested amendment reflects the aims of Policy 4/11 of the Cambridge Local Plan 2006, Paragraph 6.2.4 will be amended to read: "Buildings of Local Interest (BLI) together with other buildings identified as making a positive contribution to the Conservation Area, while not statutorily listed, will normally be retained unless there are clear public benefits arising from their redevelopment."	Amend Paragraph 6.2.4 to read: "Buildings of Local Interest (BLI) together with other buildings identified as making a positive contribution to the Conservation Area, while not statutorily listed, will normally be retained unless there are clear public benefits arising from their redevelopment."
<i>6.3.1</i>				
4629 - Pembroke College (Mr Chris Blencowe) [1075] 4592 - Pembroke College (Mr Chris Blencowe) [1075]	Object	This comment relates both to this paragraph and to 6.3.3 below. Whilst we welcome the inclusion of residential development, and particularly the positive attitude expressed towards student accommodation, we feel that there should be a reduction in the allocation made for commercial use and an increase in residential use. Moreover, it should be noted that student accommodation is built to higher density than that for private residential use and this should be reflected in the SPD. Moreover the exclusion of A2 uses from retail is not understood (see comments at 6.3.5 below)	In order to clarify the variation in the potential provision of residential units and student residential units, the indicative allocation for residential use will be amended to include reference to the potential for provision of up to 200 student residential units, or the equivalent square metreage in student accommodation. It is also suggested that a further sentence is added to Paragraph 6.3.4 to read "Where residential development is provided as student residential, the number of units could increase to 200 units to reflect their smaller unit sizes."	Amend the table following Paragraph 6.3.1 to include reference to the potential for provision of up to 200 student residential units, or the equivalent square metreage in student accommodation as an alternative to residential accommodation. Amend Paragraph 6.3.4 to read "Where residential development is provided as student residential, the number of units could increase to 200 units to reflect their smaller unit sizes."
4667 - University of Cambridge (Mr John Clark) [333]	Support	The University of Cambridge supports the indicative quantum and mix of land uses which will help to create an attractive and lively environment that is well used throughout the day and evening. Such a quantum and mix of uses will bring added vitality and vibrancy to this area.	Support noted.	

6.0 Development Principles

Table

<i>Representations</i>	<i>Nature</i>	<i>Summary of Main Issue</i>	<i>Council's Assessment</i>	<i>Action</i>
<i>Table</i>				
4567 - St Catharine's College (Mr Simon Summers) [1066]	Object	This comment is related to 6.3.1 and particularly 6.3.3 where there is no facility to comment. The College welcomes the recognition that residential development, including student housing, will be high density and provided principally through new build development. However the proportion of space allocated to residential use is too low. Student residential accommodation and associated educational space will be particularly beneficial to traffic volumes and parking pressures compared to any other use.	In order to clarify the variation in the potential provision of residential units and student residential units, the indicative allocation for residential use will be amended to include reference to the potential for provision of up to 200 student residential units, or the equivalent square metreage in student accommodation. It is also suggested that a further sentence is added to Paragraph 6.3.4 to read "Where residential development is provided as student residential, the number of units could increase to 200 units to reflect their smaller unit sizes."	Amend the table following Paragraph 6.3.1 to include reference to the potential for provision of up to 200 student residential units, or the equivalent square metreage in student accommodation as an alternative to residential accommodation. Amend Paragraph 6.3.4 to read "Where residential development is provided as student residential, the number of units could increase to 200 units to reflect their smaller unit sizes."
4609 - Queens' College (Mr Jonathan Spence) [1077]	Object	Old Press / Mill Lane SPD - Table Representation: This comment is relates to 6.3.1 and particularly 6.3.3 where there is no facility to comment. The College welcomes the recognition that residential development, including student housing, will be high density and provided principally through new build development. However the proportion of space allocated to residential use is too low. Student residential accommodation and associated educational space will be particularly beneficial to traffic volumes and parking pressures compared to any other use.	In order to clarify the variation in the potential provision of residential units and student residential units, the indicative allocation for residential use will be amended to include reference to the potential for provision of up to 200 student residential units, or the equivalent square metreage in student accommodation. It is also suggested that a further sentence is added to Paragraph 6.3.4 to read "Where residential development is provided as student residential, the number of units could increase to 200 units to reflect their smaller unit sizes."	Amend the table following Paragraph 6.3.1 to include reference to the potential for provision of up to 200 student residential units, or the equivalent square metreage in student accommodation as an alternative to residential accommodation. Amend Paragraph 6.3.4 to read "Where residential development is provided as student residential, the number of units could increase to 200 units to reflect their smaller unit sizes."

6.0 Development Principles

Table

<i>Representations</i>	<i>Nature</i>	<i>Summary of Main Issue</i>	<i>Council's Assessment</i>	<i>Action</i>
4828 - Bursars' Environment and Planning Sub-Committee [995]	Object	We welcome the creation and mix of complimentary land uses on the site and the types of land uses that are envisaged in the table contained at paragraph 6.3.1. However, we consider that the SPD should provide for greater flexibility in terms of the balance of uses within the site. We appreciate that the indicative amounts of development for each land use that are envisaged by the SPD have been based upon an assessment balancing a variety of considerations. However, we consider that the indicative status of the floorspace amounts must be emphasised. Indeed, the requirements of stakeholders, planning policy and market conditions can all change over time and to this end, the appropriate stage at which to consider the amounts of any given land use, will be at the planning application stage.	The Bursars' Environment and Planning Sub-Committee's concerns about the mix of uses are noted. However, it is considered that the balance of land uses will be subject to a number of constraints, including land ownership, market conditions and the need to preserve historic buildings and features. It is felt that the indicative nature of land uses is emphasised appropriately in the table below Paragraph 6.3.1 and in Paragraphs 6.3.2 and 6.3.3.	
4644 - Darwin College (Gp Capt Peter J Brindle) [1080]	Object	This paragraph requires further clarification. The indicative floor space/units for residential should be increased to 200, and the indicative floor space/units for commercial should be reduced to 3,000 sqm. In addition the exclusion of A2 uses from retail should be deleted, and no reference should be made to it under commercial. Further reasons are set out in our response to paragraphs 6.3.3, 6.3.5 and 6.3.7.	In order to clarify the variation in the potential provision of residential units and student residential units, the indicative allocation for residential use will be amended to include reference to the potential for provision of up to 200 student residential units, or the equivalent square metreage in student accommodation. It is also suggested that a further sentence is added to Paragraph 6.3.4 to read "Where residential development is provided as student residential, the number of units could increase to 200 units to reflect their smaller unit sizes."	Amend the table following Paragraph 6.3.1 to include reference to the potential for provision of up to 200 student residential units, or the equivalent square metreage in student accommodation as an alternative to residential accommodation. Amend Paragraph 6.3.4 to read "Where residential development is provided as student residential, the number of units could increase to 200 units to reflect their smaller unit sizes."
4630 - Pembroke College (Mr Chris Blencowe) [1075]	Object	Residential development. The indicative allocation for residential should be increased to indicate up to 200 units, or the equivalent square footage in student accommodation, to replace the reduction in commercial space (see reps 4597 & 4598).	In order to clarify the variation in the potential provision of residential units and student residential units, the indicative allocation for residential use will be amended to include reference to the potential for provision of up to 200 student residential units, or the equivalent square metreage in student accommodation. It is also suggested that a further sentence is added to Paragraph 6.3.4 to read "Where residential development is provided as student residential, the number of units could increase to 200 units to reflect their smaller unit sizes."	Amend the table following Paragraph 6.3.1 to include reference to the potential for provision of up to 200 student residential units, or the equivalent square metreage in student accommodation as an alternative to residential accommodation. Amend Paragraph 6.3.4 to read "Where residential development is provided as student residential, the number of units could increase to 200 units to reflect their smaller unit sizes."

<i>Representations</i>	<i>Nature</i>	<i>Summary of Main Issue</i>	<i>Council's Assessment</i>	<i>Action</i>
6.3.2				
4720 - Cambridge University Press (Mr Stephen Bourne) [1085]	Object	We note that paragraph 6.3.2 notes that the Pitt Building is "expected to remain in its current use for the foreseeable future". That is indeed our view, but it would seem at odds with Plan 12a, which suggests that the Pitt Building should be regarded as a building "with potential for reuse". We see no reason for that particular designation.	Whilst recognising that the Pitt Building potentially has the capacity to be reused for a different purpose, it is agreed that there is some conflict between Plan 12a and Paragraph 6.3.2. As such, the Pitt Building will be amended to yellow on Plan 12a.	Amend the Pitt Building to yellow on Plan 12a.
f.				
4576 - St Catharine's College (Mr Simon Summers) [1066] 4599 - Queens' College (Mr Jonathan Spence) [1077]	Object	The adjacent Colleges represent a sufficiently important neighbour of the Site, willing to participate in an appropriate development in the near future, to be included, together or individually, as named entities alongside the University and City Council.	Concerns noted. However, given that there are a number of key stakeholders other than the Colleges referred to in 2.1.3, it is not considered appropriate to list all stakeholders in the SPD.	
6.3.3				
4645 - Darwin College (Gp Capt Peter J Brindle) [1080]	Object	This paragraph requires further clarification. The indicative allocation for residential should be increased to indicate up to 200 units, or the equivalent square footage in student accommodation, to replace the reduction in commercial space sought through our representation to paragraph 6.3.7. The College welcomes the recognition that residential development, including student housing, will be high density and provided principally through new-build development.	In order to clarify the variation in the potential provision of residential units and student residential units, the indicative allocation for residential use will be amended to include reference to the potential for provision of up to 200 student residential units, or the equivalent square metreage in student accommodation. It is also suggested that a further sentence is added to Paragraph 6.3.4 to read "Where residential development is provided as student residential, the number of units could increase to 200 units to reflect their smaller unit sizes."	Amend the table following Paragraph 6.3.1 to include reference to the potential for provision of up to 200 student residential units, or the equivalent square metreage in student accommodation as an alternative to residential accommodation. Amend Paragraph 6.3.4 to read "Where residential development is provided as student residential, the number of units could increase to 200 units to reflect their smaller unit sizes."
4631 - Pembroke College (Mr Chris Blencowe) [1075]	Support	The College welcomes the recognition that residential development, including student housing, will be high density and provided principally through new build development.	Support noted.	
4830 - Bursars' Environment and Planning Sub-Committee [995]	Support	We particularly welcome reference within paragraph 6.3.3 to student housing under the definition of residential development. The existence of a number of Colleges in the immediate locality of the site dictates that it is a particularly appropriate location for student housing side-by-side and in close proximity to a number of Colleges.	Support noted.	

<i>Representations</i>	<i>Nature</i>	<i>Summary of Main Issue</i>	<i>Council's Assessment</i>	<i>Action</i>
4681 - Emmanuel United Reformed Church (Mrs Margaret Thompson) [1087]	Support	This accords with views expressed above.	Support noted.	
4734 - St Mary the Less, Parochial Church Council (Mr Ian Douglas) [1064]	Support	We welcome the aim of increasing the number of residences in the area. We note that city-centre dwellings are often more environmentally sustainable than a model based on daily commuting. As part of the established church, the parish has a statutory and historical commitment to serving all resident parishioners, of all faiths and none. For historical reasons, Little St Mary's has comparatively few dwellings within the parish boundaries. In consequence, there is unused social capital waiting to be exploited more fully.	Support noted.	
4668 - University of Cambridge (Mr John Clark) [333]	Support	The University of Cambridge supports the proposals for residential development in that they provide for a mix of market, affordable and /or student housing.	Support noted.	
<i>6.3.4</i>				
4593 - Pembroke College (Mr Chris Blencowe) [1075]	Support	Pembroke College strongly supports the positive attitude expressed in this paragraph towards student accommodation.	Support noted.	
4608 - Queens' College (Mr Jonathan Spence) [1077]	Support	Queens' College particularly welcomes the positive attitude expressed towards student accommodation	Support noted.	
4568 - St Catharine's College (Mr Simon Summers) [1066]	Support	St Catharine's College particularly welcomes the positive attitude expressed towards student accommodation	Support noted.	
4646 - Darwin College (Gp Capt Peter J Brindle) [1080]	Support	The College particularly welcomes the positive attitude expressed towards student accommodation.	Support noted.	
4831 - Bursars' Environment and Planning Sub-Committee [995]	Support	We also particularly welcome paragraph 6.3.4 in emphasising the positive attitude that will be taken to proposals for student accommodation within the site. Furthermore, paragraph 6.3.4 recognises the site's close proximity to a number of Colleges and this is specifically welcomed.	Support noted.	

<i>Representations</i>	<i>Nature</i>	<i>Summary of Main Issue</i>	<i>Council's Assessment</i>	<i>Action</i>
6.3.5				
4569 - St Catharine's College (Mr Simon Summers) [1066] 4594 - Pembroke College (Mr Chris Blencowe) [1075] 4607 - Queens' College (Mr Jonathan Spence) [1077] 4647 - Darwin College (Gp Capt Peter J Brindle) [1080]	Object	The exclusion of A2 uses from this category is unnecessary and unjustified. A2 Use Class includes banks, building societies, estate and employment agencies, professional and financial services. The vast majority of these require ready access at ground floor level for visiting members of the public and are traditionally found in such locations where they can contribute to the activity and range of services available to local communities and visitors to the area. Given the relatively small scale nature of the accommodation likely to be available in the area, and the fact that such uses have minimal servicing requirements.	The specific references to A2 uses will be removed from Paragraph 6.3.5 and 6.3.7. It is noted, however, that some A2 uses do not contribute significantly to the streetscene in terms of vitality, interest and greater surveillance.	Remove specific references to A2 uses from Paragraphs 6.3.5 and 6.3.7.
4735 - St Mary the Less, Parochial Church Council (Mr Ian Douglas) [1064]	Object	Some members of the PCC have questioned the necessity or desirability of new retail premises. The number of empty shops in Cambridge at present strongly suggests that there is excess capacity already.	The draft Old Press/Mill Lane SPD issued for consultation suggested that the site could include up to 2,500m ² of retail floorspace. In the light of local concerns and the altered global financial situation, it was agreed at Development Plan Steering Group in May 2009 that the proposed retail floorspace at the University Centre be deleted. As a result, the overall figure for retail development was then reduced to 2,300m ² . Members asked for further consideration of this issue. Officers have considered the level of existing retail floorspace on the site (approximately 1000m ²) and have looked at the scope for further retail floorspace. It is recommended that the SPD states that there should be no significant increase on the existing level of retail floorspace on the site. If the developer requires a significant increase on this level of retail floorspace, they will need to justify this in any planning application in terms of the need for such floorspace and the contribution that this form of development will make to the area's sense of place.	Delete any references in the SPD to retail use on the ground floor of the University Centre. Delete paragraph 6.3.5 and delete reference to retail in the table under paragraph 6.3.1. Insert new paragraph 6.3.5 to read "There should be no significant increase on the existing level of retail floorspace on the site. If the developer requires a significant increase on this level of retail floorspace, they will need to justify this in any planning application in terms of the need for such floorspace and the contribution that this form of development will make to the area's sense of place. Where new retail units are introduced, they should be small scale to encourage a mix of different types of retail and other uses. In order to minimise adverse effects on the amenities of residents within and in the vicinity of the site, the focus of any such uses will be around any new public spaces created within the site, adjacent to the Mill Pit and on Mill Lane.

<i>Representations</i>	<i>Nature</i>	<i>Summary of Main Issue</i>	<i>Council's Assessment</i>	<i>Action</i>
4552 - Mr Paul Edwards [1047]	Object	Increased retail space will adversely change the nature of the site which should remain as a central meeting place for the surrounding student population and the necessary eating facilities for visitors. New retail facilities are unlikely to prosper and will be a blight on the area. The plan should recognise that a major consequence of the current economic recession is that for decades ahead consumer expenditure will be significantly reduced by either higher income tax or a substantial increase in VAT as the nation works its way out of the enormous public debts now being incurred.	The draft Old Press/Mill Lane SPD issued for consultation suggested that the site could include up to 2,500m ² of retail floorspace. In the light of local concerns and the altered global financial situation, it was agreed at Development Plan Steering Group in May 2009 that the proposed retail floorspace at the University Centre be deleted. As a result, the overall figure for retail development was then reduced to 2,300m ² . Members asked for further consideration of this issue. Officers have considered the level of existing retail floorspace on the site (approximately 1000m ²) and have looked at the scope for further retail floorspace. It is recommended that the SPD states that there should be no significant increase on the existing level of retail floorspace on the site. If the developer requires a significant increase on this level of retail floorspace, they will need to justify this in any planning application in terms of the need for such floorspace and the contribution that this form of development will make to the area's sense of place.	<p>Delete any references in the SPD to retail use on the ground floor of the University Centre.</p> <p>Delete paragraph 6.3.5 and delete reference to retail in the table under paragraph 6.3.1.</p> <p>Insert new paragraph 6.3.5 to read "There should be no significant increase on the existing level of retail floorspace on the site. If the developer requires a significant increase on this level of retail floorspace, they will need to justify this in any planning application in terms of the need for such floorspace and the contribution that this form of development will make to the area's sense of place. Where new retail units are introduced, they should be small scale to encourage a mix of different types of retail and other uses. In order to minimise adverse effects on the amenities of residents within and in the vicinity of the site, the focus of any such uses will be around any new public spaces created within the site, adjacent to the Mill Pit and on Mill Lane.</p>
4832 - Bursars' Environment and Planning Sub-Committee [995] 4570 - St Catharine's College (Mr Simon Summers) [1066] 4606 - Queens' College (Mr Jonathan Spence) [1077]	Object	We support the general focus of retail uses in the western part of the site, towards the Mill Pool and around Mill Lane, the main route of movement through the site. However, there will be a need to carefully plan the position and location of retail uses, particularly cafes and restaurants and drinking establishments, to ensure that the amenities of residential uses within the site and beyond the site are protected.	The concerns regarding the amenity of adjoining Colleges are noted. It is suggested that the final sentence of Paragraph 6.3.5 is amended to read "In order to minimise adverse effects on the amenities of residents within and in the vicinity of the site, the focus of any such uses will be around any new public spaces created within the site, adjacent to the Mill Pit and on Mill Lane."	Amend the final sentence of Paragraph 6.3.5 to read "In order to minimise adverse effects on the amenities of residents within and in the vicinity of the site, the focus of any such uses will be around any new public spaces created within the site, adjacent to the Mill Pit and on Mill Lane."

<i>Representations</i>	<i>Nature</i>	<i>Summary of Main Issue</i>	<i>Council's Assessment</i>	<i>Action</i>
4721 - Cambridge University Press (Mr Stephen Bourne) [1085]	Object	We question the assumption that it would be viable to reinstate retail units along Silver Street. Our concern is that it is a very narrow street with narrow pavements on both sides, yet there is an expectation that it will continue to be used for vehicular traffic. Notwithstanding the comments in para 6.6.1 on the potential for creating "wider or arcaded footways", we fear that retail units could generate so much additional pedestrian footfall and static traffic that it would generate significant safety risks in that area.	It is recognised that Nos. 16 - 21 Silver Street are currently being considered for listing by English Heritage. The buildings have significance within the streetscene, due in part to their completeness, lack of alteration to the Silver Street facade and views of the corner turret at the junction of Silver Street and Laundress Lane. In the light of the concerns raised during the consultation process, it is considered that any reference to colonnading or arcading should be removed from the draft SPD. A number of incremental changes to Silver Street are suggested, which could take place independently of each other at different times or together. These changes could involve demolition of the unsympathetic extensions to the Anchor public house in order to widen the pavement at that point on Silver Street and the creation of a boardwalk from Silver Street in front of the Anchor public house down to the Mill Pit. The loss of this part of the Anchor public house would need to be the subject of detailed justification for the works proposed in the context of current policy and guidance on such matters as referenced in Paragraph 6.2.1 of the draft SPD. As a result of development within the centre of the northern block, a further change could involve the enhancement of the archway and pedestrian route through Nos. 19 and 20 Silver Street and the existing car park serving the laboratories on Mill Lane. Whilst these changes on their own could bring about minor public realm improvements to parts of the site, the greatest potential for change relates to the gradual closure of Silver Street to vehicular traffic. It is recognised that a tidal flow system is already in operation, but the City Council welcomes Cambridgeshire County Council's recent representation which confirmed that: "The County Council welcomes the emphasis given to the needs of pedestrians and cyclists in this SPD. The design and management of highway space within and around the Old Press/Mill Lane area has the potential to significantly enhance the area. Silver Street and Trumpington Street are currently subject to traffic demand management measures and further restrictions on car-based access may need to be considered through the Local Transport Plan process to enhance access for sustainable forms of transport. Linked to further traffic restraint measures, there is an opportunity to consider significant changes to the streetscape in these streets to achieve greater road space allocation for pedestrians and cyclists, in particular. Within the Old Press/Mill Lane area itself, the layout of the highway is still, in parts, dominated by vehicular access requirements and the opportunity exists	<p>Delete all references in the draft SPD to colonnading or arcading.</p> <p>Delete any references in the SPD to retail use on the ground floor of the University Centre.</p> <p>Delete paragraph 6.3.5 and delete reference to retail in the table under paragraph 6.3.1.</p> <p>Insert new paragraph 6.3.5 to read "There should be no significant increase on the existing level of retail floorspace on the site. If the developer requires a significant increase on this level of retail floorspace, they will need to justify this in any planning application in terms of the need for such floorspace and the contribution that this form of development will make to the area's sense of place. Where new retail units are introduced, they should be small scale to encourage a mix of different types of retail and other uses. In order to minimise adverse effects on the amenities of residents within and in the vicinity of the site, the focus of any such uses will be around any new public spaces created within the site, adjacent to the Mill Pit and on Mill Lane.</p>

<i>Representations</i>	<i>Nature</i>	<i>Summary of Main Issue</i>	<i>Council's Assessment</i>	<i>Action</i>
4669 - University of Cambridge (Mr John Clark) [333]	Support	<p>The University of Cambridge supports the proposals for retail development.</p> <p>The retail element of the scheme is intended to serve the future resident and business community as well as visitors to the area. It will provide small scale convenience and other shopping, more akin to the shopping experience provided by Kings Parade than elsewhere in the City, with cafes, bars and eating places to meet both local needs and the needs of visitors who will be attracted to this area in future.</p>	<p>to consider a new streetscape design based on a shared surface design approach. This is particularly true of Mill Lane and Granta Place. Opening up the various non-highway links through the area could also enhance the permeability of the site for pedestrian movement."Given the concerns expressed by a number of consultees regarding the potential for colonnading Silver Street, it is considered that the opportunity to develop further traffic restraint measures on Silver Street is a more viable option, which would not only enhance the experiences of pedestrians and cyclists, but would allow for greater appreciation and safeguarding of the historic environment in this area of Cambridge.</p> <p>The draft Old Press/Mill Lane SPD issued for consultation suggested that the site could include up to 2,500m² of retail floorspace. In the light of local concerns and the altered global financial situation, it was agreed at Development Plan Steering Group in May 2009 that the proposed retail floorspace at the University Centre be deleted. As a result, the overall figure for retail development was then reduced to 2,300m². Members asked for further consideration of this issue. Officers have considered the level of existing retail floorspace on the site (approximately 1000m²) and have looked at the scope for further retail floorspace. It is recommended that the SPD states that there should be no significant increase on the existing level of retail floorspace on the site. If the developer requires a significant increase on this level of retail floorspace, they will need to justify this in any planning application in terms of the need for such floorspace and the contribution that this form of development will make to the area's sense of place.</p>	Support noted.

<i>Representations</i>	<i>Nature</i>	<i>Summary of Main Issue</i>	<i>Council's Assessment</i>	<i>Action</i>
<i>6.3.6</i>				
4670 - University of Cambridge (Mr John Clark) [333]	Support	<p>The University of Cambridge supports the proposals for commercial development which will principally be provided through the adaptive re-use of existing buildings.</p> <p>Such development will have to accord with Local Plan Policy 7/5 by reducing parking provision and improving facilities (including servicing facilities).</p>	Support noted.	
<i>6.3.7</i>				
4572 - St Catharine's College (Mr Simon Summers) [1066] 4598 - Pembroke College (Mr Chris Blencowe) [1075] 4604 - Queens' College (Mr Jonathan Spence) [1077]	Object	<p>The reference to financial and professional services being on upper floors should be deleted for all the reasons set out in our previous remarks on this paragraph. By definition, these are uses which are usually found in shopping locations at ground floor level and should be recognised as such. Upper floors are appropriately allocated to residential use only.</p>	<p>The specific references to A2 uses will be removed from Paragraph 6.3.5 and 6.3.7. It is noted, however, that some A2 uses do not contribute significantly to the streetscene in terms of vitality, interest and greater surveillance.</p>	<p>Remove specific references to A2 uses from Paragraphs 6.3.5 and 6.3.7.</p>

<i>Representations</i>	<i>Nature</i>	<i>Summary of Main Issue</i>	<i>Council's Assessment</i>	<i>Action</i>
4829 - Bursars' Environment and Planning Sub-Committee [995]	Object	Whilst we are broadly supportive of the amount of development to be provided for each of the identified land uses, we consider that reduced emphasis should be placed upon commercial land uses, in an area in which residential and retail uses should, in our view, represent the greatest proportion of floorspace within the site. The site is constrained in terms of access and despite its good level of accessibility by public transport, the proposed levels of commercial development could give rise to significant amounts of traffic movement.	The Bursars' Environment and Planning Sub-Committee's concerns about the mix of uses are noted. Concerns were raised by a number of respondents regarding the level of commercial space proposed for the site. There are a number of buildings, which are currently in University-related uses and are earmarked for future commercial use. Their floorspace is approximately 6,000m ² . As such, it is recommended that the proposed floorspace for commercial development (in addition to the existing 1,000m ² in Miller's Yard) should be limited to no more than 6,000m ² . If the developer requires a significant increase on this level of commercial floorspace, they will need to justify this in any planning application.	Delete 6,500 square metres from Table under paragraph 6.3.1 and replace with 6,000 square metres. Amend paragraph 6.3.7 to "There is scope to introduce a wider range of commercial uses (Use Class B1) within the site including office and research and development type uses. Given the location and nature of the site, creative industries, including craft workshops, are considered to have particular potential to support the enhancement of the area. Up to 6,000 square metres of commercial uses could be accommodated. This is likely to be principally through the adaptive reuse of existing buildings. If the developer requires a significant increase on this level of commercial floorspace, they will need to justify this in any planning application. New development and applications for change of use for existing buildings will need to meet the approach to the selective management of the economy indicated in the Cambridge Local Plan and its successor documents and the Regional Spatial Strategy."

<i>Representations</i>	<i>Nature</i>	<i>Summary of Main Issue</i>	<i>Council's Assessment</i>	<i>Action</i>
4571 - St Catharine's College (Mr Simon Summers) [1066] 4597 - Pembroke College (Mr Chris Blencowe) [1075] 4605 - Queens' College (Mr Jonathan Spence) [1077] 4648 - Darwin College (Gp Capt Peter J Brindle) [1080]	Object	The Colleges do not consider that this is an appropriate location for up to 6,500 sqm of commercial office uses. Such a large amount of floor space would be likely to attract significant additional traffic movements in the area at peak times, generate servicing and access requirements which are not compatible with the small scale of the area, and, generally, could lead to parts of the area becoming dominated by such uses. The Colleges agrees that smaller scale commercial employment uses of an office or workshop nature would be appropriate, in some cases in retained buildings.	Concerns were raised by respondents regarding the level of commercial space proposed for the site. There are a number of buildings, which are currently in University-related uses and are earmarked for future commercial use. Their floorspace is approximately 6,000m ² . As such, it is recommended that the proposed floorspace for commercial development (in addition to the existing 1,000m ² in Miller's Yard) should be limited to no more than 6,000m ² . If the developer requires a significant increase on this level of commercial floorspace, they will need to justify this in any planning application.	Delete 6,500 square metres from Table under paragraph 6.3.1 and replace with 6,000 square metres. Amend paragraph 6.3.7 to "There is scope to introduce a wider range of commercial uses (Use Class B1) within the site including office and research and development type uses. Given the location and nature of the site, creative industries, including craft workshops, are considered to have particular potential to support the enhancement of the area. Up to 6,000 square metres of commercial uses could be accommodated. This is likely to be principally through the adaptive reuse of existing buildings. If the developer requires a significant increase on this level of commercial floorspace, they will need to justify this in any planning application. New development and applications for change of use for existing buildings will need to meet the approach to the selective management of the economy indicated in the Cambridge Local Plan and its successor documents and the Regional Spatial Strategy."

<i>Representations</i>	<i>Nature</i>	<i>Summary of Main Issue</i>	<i>Council's Assessment</i>	<i>Action</i>
<p>6.3.8</p> <p>4573 - St Catharine's College (Mr Simon Summers) [1066] 4602 - Pembroke College (Mr Chris Blencowe) [1075] 4603 - Queens' College (Mr Jonathan Spence) [1077] 4649 - Darwin College (Gp Capt Peter J Brindle) [1080]</p>	Object	Whilst we welcome the inclusion of a possible hotel development on the site, we are concerned that the resultant access and servicing requirements should not increase the burden of the limited road network in the area.	Concerns noted. It is suggested that a further two sentences are added to the end of Paragraph 6.3.8 to read: "Such a use will only be acceptable where on-site parking is restricted to a very limited number of spaces for use by guests with disabilities, and it can be demonstrated that access and servicing for the hotel can be accommodated satisfactorily within the existing road network of the area. Given the City Centre location, guests should be encouraged to use sustainable modes of transport, where possible." Additionally, reference should be made in paragraph 6.6.3 to the potential for use of car clubs within the development as a whole.	<p>A further two sentences are added to the end of Paragraph 6.3.8 to read: "Such a use will only be acceptable where on-site parking is restricted to a very limited number of spaces for use by guests with disabilities, and it can be demonstrated that access and servicing for the hotel can be accommodated satisfactorily within the existing road network of the area. Given the City Centre location, guests should be encouraged to use sustainable modes of transport, where possible."</p> <p>Insert new sentence at the end of paragraph 6.6.3 to read "The potential for the use of car clubs within the development as a whole should also be investigated early in the development process."</p>

<i>Representations</i>	<i>Nature</i>	<i>Summary of Main Issue</i>	<i>Council's Assessment</i>	<i>Action</i>
4680 - Emmanuel United Reformed Church (Mrs Margaret Thompson) [1087]	Object	The hotel provision appears to negate the proposals to promote more sustainable modes of transport.	<p>Concerns noted. It is suggested that a further two sentences are added to the end of Paragraph 6.3.8 to read: "Such a use will only be acceptable where on-site parking is restricted to a very limited number of spaces for use by guests with disabilities, and it can be demonstrated that access and servicing for the hotel can be accommodated satisfactorily within the existing road network of the area. Given the City Centre location, guests should be encouraged to use sustainable modes of transport, where possible."</p> <p>Additionally, reference should be made in paragraph 6.6.3 to the potential for use of car clubs within the development as a whole.</p>	<p>A further two sentences are added to the end of Paragraph 6.3.8 to read: "Such a use will only be acceptable where on-site parking is restricted to a very limited number of spaces for use by guests with disabilities, and it can be demonstrated that access and servicing for the hotel can be accommodated satisfactorily within the existing road network of the area. Given the City Centre location, guests should be encouraged to use sustainable modes of transport, where possible."</p> <p>Insert new sentence at the end of paragraph 6.6.3 to read "The potential for the use of car clubs within the development as a whole should also be investigated early in the development process."</p>
6.4.1 4776 - Cambridgeshire County Council (Mr Stewart Patience) [807]	Object	<p>The County Council supports the statement that the redevelopment of this site provides for a number of opportunities including the introduction of higher sustainable design and construction standards than currently apply.</p> <p>It is also suggested that all new and refurbished buildings should incorporate high water efficiency standards as well as energy efficiency as this would be consistent with the City Council's adopted Sustainable Design SPD (Section 3.2).</p> <p>Similarly consideration should be given to the need for the adaptation of buildings to climate change.</p>	<p>Support noted. While the SPD cannot set policy requirements relating to the water efficiency standards expected to be applied at the Old Press/Mill Lane site, it does encourage the application of assessment methods such as the Code for Sustainable Homes and BREEAM standards, which include water efficiency requirements (with the Code these standards are a mandatory element). However, it is felt that additional wording could be added at the end of paragraph 6.4.2 to clarify this point. In addition, it is worth noting that the City Council's Sustainable Design and Construction SPD will be an important document that will need to be taken into consideration at the planning application stage.</p>	<p>Add the following wording to the end of paragraph 6.4.2:</p> <p>"through the application of assessment methods such as the Code for Sustainable Homes and BREEAM standards, and their successors, which also include standards for water efficiency".</p>

<i>Representations</i>	<i>Nature</i>	<i>Summary of Main Issue</i>	<i>Council's Assessment</i>	<i>Action</i>
<i>6.4.3</i>				
4700 - English Heritage (East of England Region) (Katharine Fletcher) [234]	Object	We suggest the wording to the first sentence of the paragraph is revised to read: 'A significant proportion of the site contains historic buildings, many of these have Listed Building or BLI status, while others make a positive contribution to the Conservation Area.'	Concerns noted. The wording of the first sentence of the paragraph will be revised to read: 'A significant proportion of the site contains historic buildings, many of these have Listed Building or BLI status, while others make a positive contribution to the Conservation Area.'	Amend the wording of the first sentence of the paragraph to read: 'A significant proportion of the site contains historic buildings, many of these have Listed Building or BLI status, while others make a positive contribution to the Conservation Area.'
<i>6.4.5</i>				
4745 - Environment Agency (Mr Adam Ireland) [645]	Support	It is important to include the requirement for a Flood Risk Assessment within this SPD. We would suggest within this Consultation Stage the inclusion of an additional sentence to read, "The Environment Agency would welcome early developer consultation on the development and flood risk principles for the site."	Support noted. Paragraph 6.4.5 will be amended to include an additional sentence highlighting the need for developers to consult with the Environment Agency regarding flood risk.	Amend paragraph to complete it with 'The Environment Agency would welcome early developer consultation on the development and flood risk principles for the site.'
<i>6.4.6</i>				
4746 - Environment Agency (Mr Adam Ireland) [645]	Support	Whilst this refers to legislation other than planning, we feel that it is important that the document inform potential developers of any other statutory requirements that they are obliged to undertake.	Support noted.	
<i>6.4.7</i>				
4713 - Natural England (Janet Nuttall) [1009]	Support	Natural England fully supports the proposals identified in 6.4.7 to implement SuDS where feasible and we would recommend that these are multi-functional where possible to provide biodiversity enhancement in addition to sustainable drainage. Where SuDS is not an option we welcome the suggested alternative options, particularly green roofs.	Support noted.	
4747 - Environment Agency (Mr Adam Ireland) [645]	Support	We also support the promotion of the use of SuDS within the site. We reiterate the comments from Natural England as to the potential multi-functional benefits than can be achieved through such drainage systems.	Support noted.	

<i>Representations</i>	<i>Nature</i>	<i>Summary of Main Issue</i>	<i>Council's Assessment</i>	<i>Action</i>
<p><i>6.5.1</i></p> <p>4806 - Cambridge Past, Present and Future (Ms Carolin Gohler) [178]</p>	Object	<p>The Society envisages that more public space should be made available considering the increased densification of this area as part of the redevelopment proposals. It welcomes the setting of any new spaces in an inviting and desirable context.</p> <p>However, the proposed open space/square by the river would create a very small space with a terraced effect due to the level changes in this area. This may not sufficiently improve pedestrian flows along Laundress Lane and at the nodal point just south. Only if the whole Anchor pub was removed would such improved flows be achieved and an appropriately siezed open space (we do not support this solution). There is already ample access to the River in this area of the Mill Pond with the broad verge of Silver Street Bridge and Laundress Green. However, the restrained access point over the Old Mill foundations is insufficient to cater for pedestrian and cycle movements and the current high use of the area.</p> <p>Therefore we would like to see substantial improvements to reduce wear and tear on this green space, to reduce conflict points and so create a safer environment for all.</p>	<p>With regard to the Cambridge Preservation Society's concerns, the restrained access point over the Old Mill foundations is highlighted on Plan 12b as requiring enhancement. However, with reference to the creation of an additional bridge, it is considered likely to introduce further pedestrian/cyclist/vehicular conflicts at a series of points either side of the river at Granta Place and Laundress Green. Whilst the Mill foundations are a recognised pinch point, they act as a speed reduction measure, particularly for cyclists.</p>	

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4813 - Cambridge Past, Present and Future (Ms Carolin Gohler) [178]	Object	The Society envisages the full retention of the Anchor Pub and adjacent warehouse (South Asian Studies). However, the Society is not adverse to the idea to improve full public access to the River's edge. It may be possible to establish a high level boardwalk linking both buildings with Silver Street and this retaining the lower concrete ledge for occasional access, safer route to and from the punting station and to retain the pub's outdoor space. The upper boardwalk could make use of the warehouse theme and utilising examples of successful warehouse conversions elsewhere in the UK. The space could for example include some further outdoor seating for pub customers and the public utilising the vantage point over the Mill Pit.	<p>It is recognised that Nos. 16 - 21 Silver Street are currently being considered for listing by English Heritage. The buildings have significance within the streetscene, due in part to their completeness, lack of alteration to the Silver Street façade and views of the corner turret at the junction of Silver Street and Laundress Lane. In the light of the concerns raised during the consultation process, it is considered that any reference to colonnading or arcading should be removed from the draft SPD.</p> <p>A number of incremental changes to Silver Street are suggested, which could take place independently of each other at different times or together. These changes could involve demolition of the unsympathetic extensions to the Anchor public house in order to widen the pavement at that point on Silver Street and the creation of a boardwalk from Silver Street in front of the Anchor public house down to the Mill Pit. The loss of this part of the Anchor public house would need to be the subject of detailed justification for the works proposed in the context of current policy and guidance on such matters as referenced in Paragraph 6.2.1 of the draft SPD. As a result of development within the centre of the northern block, a further change could involve the enhancement of the archway and pedestrian route through Nos. 19 and 20 Silver Street and the existing car park serving the laboratories on Mill Lane. Whilst these changes on their own could bring about minor public realm improvements to parts of the site, the greatest potential for change relates to the gradual closure of Silver Street to vehicular traffic.</p> <p>Given the concerns expressed by a number of consultees regarding the potential for colonnading Silver Street, it is considered that the opportunity to develop further traffic restraint measures on Silver Street is a more viable option, which would not only enhance the experiences of pedestrians and cyclists, but would allow for greater appreciation and safeguarding of the historic environment in this area of Cambridge.</p>	<p>Delete all references in the draft SPD to colonnading or arcading.</p> <p>Delete from paragraph 6.6.1 "where the movement of traffic into and out of the City is key to the free flow of traffic, there is the potential to provide wider or arcaded footways as a result of the redevelopment of some buildings and alterations to others. This would be subject to further justification regarding the impact on the historic environment and the public benefits of such a scheme."</p> <p>Insert after "On Silver Street," in paragraph 6.6.1 "a number of incremental changes could take place independently of each other or together and could involve changes to the unsympathetic extensions to the Anchor public house in order to widen the pavement and the creation of a boardwalk from Silver Street in front of the Anchor public house down to the Mill Pit. Whilst these changes on their own could bring about minor public realm improvements to parts of the site, the greatest potential for change relates to the gradual closure of Silver Street to vehicular traffic. Silver Street and Trumpington Street are currently subject to traffic demand management measures and further restrictions on car-based access may need to be considered through the Local Transport Plan process to enhance access for sustainable forms of transport. Linked to further traffic restraint measures, there is an opportunity to consider significant changes to the streetscape in</p>

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4714 - Natural England (Janet Nuttall) [1009]	Support	Paragraph 6.5.3 recommends improving the site's relationship with the River Cam and the Mill Pool by opening up the river frontage through creation of new public space. We welcome this proposal which would improve public access to and enjoyment of the semi-natural open space and it's associated wildlife. This section could make direct reference to the Cambridgeshire Green Infrastructure Strategy.	Support noted.	these streets to achieve greater road space allocation for pedestrians and cyclists."
<i>6.5.4</i>				
4715 - Natural England (Janet Nuttall) [1009]	Object	Paragraph 6.5.4 considers the potential impact of lighting on amenity, given the site's sensitive location on the urban edge. Given the development site's proximity to the river corridor this issue should also be considered, as part of the ecological assessment, in terms of it's impacts on wildlife, particularly bats.	Concern noted.	
4810 - Cambridge Past, Present and Future (Ms Carolin Gohler) [178]	Support	An integrated plan should be developed to reduce signage to the bare minimum and to integrate lighting to house facades rather than too many free standing lamp-columns along narrow routes. Inspiration should be taken from the wall-mounted Richardson's Candles and a suitable addition and replacements established denoting the character of this city quarter.	Support noted.	
<i>6.5.5</i>				
4809 - Cambridge Past, Present and Future (Ms Carolin Gohler) [178]	Support	The Society welcomes the integration of public art into the scheme particularly ideas which highlight the connection of the site to the historic King's Ditch and the underground outfall/overflow of the Hobson's Conduit Runnels. There is an opportunity in the redevelopment of this area to integrate a modest fountain or water sculpture as such is extremely rare within public areas of the City. Further art installation using the waterscape could be integrated at the Old Mill foundations as described earlier or even an onsite recycling point.	Support noted.	

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6.5.6 4716 - Natural England (Janet Nuttall) [1009]	Support	Natural England welcomes the proposal to introduce tree planting to improve amenity and legibility and enhance biodiversity and air quality. In order to maximise biodiversity value native trees of local provenance should be used wherever possible.	Support noted. An additional sentence will be incorporated in this paragraph regarding the use of native trees.	Add final sentence to paragraph: 'In order to maximise biodiversity value, native trees of local provenance should be used wherever possible.'

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4671 - University of Cambridge (Mr John Clark) [333] 4622 - St Catharine's College (Mr Simon Summers) [1066] 4632 - Pembroke College (Mr Chris Blencowe) [1075] 4687 - Queens' College (Mr Jonathan Spence) [1077] 4650 - Darwin College (Gp Capt Peter J Brindle) [1080]	Object	Permeability between Silver Street and Mill Lane at the western end of the site would be improved by the provision of a pedestrian walkway in front of the Anchor Public house. There is no need to establish a further crossing point behind the Pitt Building as this would be ten metres away from the pavement on Trumpington Street which serves the same purpose. The brief should provide clearer guidance as to whether or not the provision of wider or arcaded footways on the south side of Silver Street is considered practical.	<p>It is recognised that Nos. 16 - 21 Silver Street are currently being considered for listing by English Heritage. The buildings have significance within the streetscene, due in part to their completeness, lack of alteration to the Silver Street facade and views of the corner turret at the junction of Silver Street and Laundress Lane. In the light of the concerns raised during the consultation process, it is considered that any reference to colonnading or arcading should be removed from the draft SPD.</p> <p>A number of incremental changes to Silver Street are suggested, which could take place independently of each other at different times or together. These changes could involve demolition of the unsympathetic extensions to the Anchor public house in order to widen the pavement at that point on Silver Street and the creation of a boardwalk from Silver Street in front of the Anchor public house down to the Mill Pit. The loss of this part of the Anchor public house would need to be the subject of detailed justification for the works proposed in the context of current policy and guidance on such matters as referenced in Paragraph 6.2.1 of the draft SPD. As a result of development within the centre of the northern block, a further change could involve the enhancement of the archway and pedestrian route through Nos. 19 and 20 Silver Street and the existing car park serving the laboratories on Mill Lane. Whilst these changes on their own could bring about minor public realm improvements to parts of the site, the greatest potential for change relates to the gradual closure of Silver Street to vehicular traffic.</p> <p>It is recognised that a tidal flow system is already in operation, but the City Council welcomes Cambridgeshire County Council's recent representation which confirmed that: "The County Council welcomes the emphasis given to the needs of pedestrians and cyclists in this SPD. The design and management of highway space within and around the Old Press/Mill Lane area has the potential to significantly enhance the area. Silver Street and Trumpington Street are currently subject to traffic demand management measures and further restrictions on car-based access may need to be considered through the Local Transport Plan process to enhance access for sustainable forms of transport. Linked to further traffic restraint measures, there is an opportunity to consider significant changes to the streetscape in these streets to achieve</p>	<p>Delete all references in the draft SPD to colonnading or arcading.</p> <p>Delete from paragraph 6.6.1 "where the movement of traffic into and out of the City is key to the free flow of traffic, there is the potential to provide wider or arcaded footways as a result of the redevelopment of some buildings and alterations to others. This would be subject to further justification regarding the impact on the historic environment and the public benefits of such a scheme."</p> <p>Insert after "On Silver Street," in paragraph 6.6.1 "a number of incremental changes could take place independently of each other or together and could involve changes to the unsympathetic extensions to the Anchor public house in order to widen the pavement and the creation of a boardwalk from Silver Street in front of the Anchor public house down to the Mill Pit. Whilst these changes on their own could bring about minor public realm improvements to parts of the site, the greatest potential for change relates to the gradual closure of Silver Street to vehicular traffic. Silver Street and Trumpington Street are currently subject to traffic demand management measures and further restrictions on car-based access may need to be considered through the Local Transport Plan process to enhance access for sustainable forms of transport. Linked to further traffic restraint measures, there is an opportunity to consider significant changes to the streetscape in</p>

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		<p>greater road space allocation for pedestrians and cyclists, in particular. Within the Old Press/Mill Lane area itself, the layout of the highway is still, in parts, dominated by vehicular access requirements and the opportunity exists to consider a new streetscape design based on a shared surface design approach. This is particularly true of Mill Lane and Granta Place. Opening up the various non-highway links through the area could also enhance the permeability of the site for pedestrian movement."</p> <p>Given the concerns expressed by a number of consultees regarding the potential for colonnading Silver Street, it is considered that the opportunity to develop further traffic restraint measures on Silver Street is a more viable option, which would not only enhance the experiences of pedestrians and cyclists, but would allow for greater appreciation and safeguarding of the historic environment in this area of Cambridge.</p>	<p>these streets to achieve greater road space allocation for pedestrians and cyclists."</p>

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4833 - Bursars' Environment and Planning Sub-Committee [995]	Support	We recognise the problems associated with access and circulation within the site described at Section 6.6. This is particularly the case on Silver Street, which is a busy through route for pedestrians, cyclists and motorists. We welcome the encouragement that is given for an approach which would allow the widening of Silver Street through the provision of colonnaded footways on the southern side of Silver Street.	<p>It is recognised that Nos. 16 - 21 Silver Street are currently being considered for listing by English Heritage. The buildings have significance within the streetscene, due in part to their completeness, lack of alteration to the Silver Street façade and views of the corner turret at the junction of Silver Street and Laundress Lane. In the light of the concerns raised during the consultation process, it is considered that any reference to colonnading or arcading should be removed from the draft SPD.</p> <p>A number of incremental changes to Silver Street are suggested, which could take place independently of each other at different times or together. These changes could involve demolition of the unsympathetic extensions to the Anchor public house in order to widen the pavement at that point on Silver Street and the creation of a boardwalk from Silver Street in front of the Anchor public house down to the Mill Pit. The loss of this part of the Anchor public house would need to be the subject of detailed justification for the works proposed in the context of current policy and guidance on such matters as referenced in Paragraph 6.2.1 of the draft SPD. As a result of development within the centre of the northern block, a further change could involve the enhancement of the archway and pedestrian route through Nos. 19 and 20 Silver Street and the existing car park serving the laboratories on Mill Lane. Whilst these changes on their own could bring about minor public realm improvements to parts of the site, the greatest potential for change relates to the gradual closure of Silver Street to vehicular traffic.</p> <p>It is recognised that a tidal flow system is already in operation, but the City Council welcomes Cambridgeshire County Council's recent representation which confirmed that: "The County Council welcomes the emphasis given to the needs of pedestrians and cyclists in this SPD. The design and management of highway space within and around the Old Press/Mill Lane area has the potential to significantly enhance the area. Silver Street and Trumpington Street are currently subject to traffic demand management measures and further restrictions on car-based access may need to be considered through the Local Transport Plan process to enhance access for sustainable forms of transport. Linked to further traffic restraint</p>	<p>Delete all references in the draft SPD to colonnading or arcading.</p> <p>Delete from paragraph 6.6.1 "where the movement of traffic into and out of the City is key to the free flow of traffic, there is the potential to provide wider or arcaded footways as a result of the redevelopment of some buildings and alterations to others. This would be subject to further justification regarding the impact on the historic environment and the public benefits of such a scheme."</p> <p>Insert after "On Silver Street," in paragraph 6.6.1 "a number of incremental changes could take place independently of each other or together and could involve changes to the unsympathetic extensions to the Anchor public house in order to widen the pavement and the creation of a boardwalk from Silver Street in front of the Anchor public house down to the Mill Pit. Whilst these changes on their own could bring about minor public realm improvements to parts of the site, the greatest potential for change relates to the gradual closure of Silver Street to vehicular traffic. Silver Street and Trumpington Street are currently subject to traffic demand management measures and further restrictions on car-based access may need to be considered through the Local Transport Plan process to enhance access for sustainable forms of transport. Linked to further traffic restraint measures, there is an opportunity to consider significant changes to the streetscape in</p>

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measures, there is an opportunity to consider significant changes to the streetscape in these streets to achieve greater road space allocation for pedestrians and cyclists, in particular. Within the Old Press/Mill Lane area itself, the layout of the highway is still, in parts, dominated by vehicular access requirements and the opportunity exists to consider a new streetscape design based on a shared surface design approach. This is particularly true of Mill Lane and Granta Place. Opening up the various non-highway links through the area could also enhance the permeability of the site for pedestrian movement."

Given the concerns expressed by a number of consultees regarding the potential for colonnading Silver Street, it is considered that the opportunity to develop further traffic restraint measures on Silver Street is a more viable option, which would not only enhance the experiences of pedestrians and cyclists, but would allow for greater appreciation and safeguarding of the historic environment in this area of Cambridge.

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4611 - Pembroke College (Mr Chris Blencowe) [1075]	Support	Permeability between Silver Street and Mill Lane at the western end of the site would be improved by the provision of a pedestrian walkway, in the style of that going along Quayside to Jesus Green, in the front of the Anchor public house.	<p>It is recognised that Nos. 16 - 21 Silver Street are currently being considered for listing by English Heritage. The buildings have significance within the streetscene, due in part to their completeness, lack of alteration to the Silver Street façade and views of the corner turret at the junction of Silver Street and Laundress Lane. In the light of the concerns raised during the consultation process, it is considered that any reference to colonnading or arcading should be removed from the draft SPD.</p> <p>A number of incremental changes to Silver Street are suggested, which could take place independently of each other at different times or together. These changes could involve demolition of the unsympathetic extensions to the Anchor public house in order to widen the pavement at that point on Silver Street and the creation of a boardwalk from Silver Street in front of the Anchor public house down to the Mill Pit. The loss of this part of the Anchor public house would need to be the subject of detailed justification for the works proposed in the context of current policy and guidance on such matters as referenced in Paragraph 6.2.1 of the draft SPD. As a result of development within the centre of the northern block, a further change could involve the enhancement of the archway and pedestrian route through Nos. 19 and 20 Silver Street and the existing car park serving the laboratories on Mill Lane. Whilst these changes on their own could bring about minor public realm improvements to parts of the site, the greatest potential for change relates to the gradual closure of Silver Street to vehicular traffic.</p> <p>It is recognised that a tidal flow system is already in operation, but the City Council welcomes Cambridgeshire County Council's recent representation which confirmed that: "The County Council welcomes the emphasis given to the needs of pedestrians and cyclists in this SPD. The design and management of highway space within and around the Old Press/Mill Lane area has the potential to significantly enhance the area. Silver Street and Trumpington Street are currently subject to traffic demand management measures and further restrictions on car-based access may need to be considered through the Local Transport Plan process to enhance access for sustainable forms of transport. Linked to further traffic restraint</p>	<p>Delete all references in the draft SPD to colonnading or arcading.</p> <p>Delete from paragraph 6.6.1 "where the movement of traffic into and out of the City is key to the free flow of traffic, there is the potential to provide wider or arcaded footways as a result of the redevelopment of some buildings and alterations to others. This would be subject to further justification regarding the impact on the historic environment and the public benefits of such a scheme."</p> <p>Insert after "On Silver Street," in paragraph 6.6.1 "a number of incremental changes could take place independently of each other or together and could involve changes to the unsympathetic extensions to the Anchor public house in order to widen the pavement and the creation of a boardwalk from Silver Street in front of the Anchor public house down to the Mill Pit. Whilst these changes on their own could bring about minor public realm improvements to parts of the site, the greatest potential for change relates to the gradual closure of Silver Street to vehicular traffic. Silver Street and Trumpington Street are currently subject to traffic demand management measures and further restrictions on car-based access may need to be considered through the Local Transport Plan process to enhance access for sustainable forms of transport. Linked to further traffic restraint measures, there is an opportunity to consider significant changes to the streetscape in</p>

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Given the concerns expressed by a number of consultees regarding the potential for colonnading Silver Street, it is considered that the opportunity to develop further traffic restraint measures on Silver Street is a more viable option, which would not only enhance the experiences of pedestrians and cyclists, but would allow for greater appreciation and safeguarding of the historic environment in this area of Cambridge.

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4575 - St Catharine's College (Mr Simon Summers) [1066] 4612 - Pembroke College (Mr Chris Blencowe) [1075] 4600 - Queens' College (Mr Jonathan Spence) [1077]	Object	We support the view that consideration needs to be given to improving pedestrian and cyclist safety along Silver Street. However, whilst we welcome the reference to a colonnade in plan 12A, we believe the document should be more explicit, at this point, on how this might be achieved.	<p>It is recognised that Nos. 16 - 21 Silver Street are currently being considered for listing by English Heritage. The buildings have significance within the streetscene, due in part to their completeness, lack of alteration to the Silver Street façade and views of the corner turret at the junction of Silver Street and Laundress Lane. In the light of the concerns raised during the consultation process, it is considered that any reference to colonnading or arcading should be removed from the draft SPD.</p> <p>A number of incremental changes to Silver Street are suggested, which could take place independently of each other at different times or together. These changes could involve demolition of the unsympathetic extensions to the Anchor public house in order to widen the pavement at that point on Silver Street and the creation of a boardwalk from Silver Street in front of the Anchor public house down to the Mill Pit. The loss of this part of the Anchor public house would need to be the subject of detailed justification for the works proposed in the context of current policy and guidance on such matters as referenced in Paragraph 6.2.1 of the draft SPD. As a result of development within the centre of the northern block, a further change could involve the enhancement of the archway and pedestrian route through Nos. 19 and 20 Silver Street and the existing car park serving the laboratories on Mill Lane. Whilst these changes on their own could bring about minor public realm improvements to parts of the site, the greatest potential for change relates to the gradual closure of Silver Street to vehicular traffic.</p> <p>It is recognised that a tidal flow system is already in operation, but the City Council welcomes Cambridgeshire County Council's recent representation which confirmed that: "The County Council welcomes the emphasis given to the needs of pedestrians and cyclists in this SPD. The design and management of highway space within and around the Old Press/Mill Lane area has the potential to significantly enhance the area. Silver Street and Trumpington Street are currently subject to traffic demand management measures and further restrictions on car-based access may need to be considered through the Local Transport Plan process to enhance access for sustainable forms of transport. Linked to further traffic restraint</p>	<p>Delete all references in the draft SPD to colonnading or arcading.</p> <p>Delete from paragraph 6.6.1 "where the movement of traffic into and out of the City is key to the free flow of traffic, there is the potential to provide wider or arcaded footways as a result of the redevelopment of some buildings and alterations to others. This would be subject to further justification regarding the impact on the historic environment and the public benefits of such a scheme."</p> <p>Insert after "On Silver Street," in paragraph 6.6.1 "a number of incremental changes could take place independently of each other or together and could involve changes to the unsympathetic extensions to the Anchor public house in order to widen the pavement and the creation of a boardwalk from Silver Street in front of the Anchor public house down to the Mill Pit. Whilst these changes on their own could bring about minor public realm improvements to parts of the site, the greatest potential for change relates to the gradual closure of Silver Street to vehicular traffic. Silver Street and Trumpington Street are currently subject to traffic demand management measures and further restrictions on car-based access may need to be considered through the Local Transport Plan process to enhance access for sustainable forms of transport. Linked to further traffic restraint measures, there is an opportunity to consider significant changes to the streetscape in</p>

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			<p>measures, there is an opportunity to consider significant changes to the streetscape in these streets to achieve greater road space allocation for pedestrians and cyclists, in particular. Within the Old Press/Mill Lane area itself, the layout of the highway is still, in parts, dominated by vehicular access requirements and the opportunity exists to consider a new streetscape design based on a shared surface design approach. This is particularly true of Mill Lane and Granta Place. Opening up the various non-highway links through the area could also enhance the permeability of the site for pedestrian movement."</p> <p>Given the concerns expressed by a number of consultees regarding the potential for colonnading Silver Street, it is considered that the opportunity to develop further traffic restraint measures on Silver Street is a more viable option, which would not only enhance the experiences of pedestrians and cyclists, but would allow for greater appreciation and safeguarding of the historic environment in this area of Cambridge.</p>	<p>these streets to achieve greater road space allocation for pedestrians and cyclists."</p>
4666 - University of Cambridge (Mr John Clark) [333]	Object	Reference should be made in this paragraph to the need to undertake offsite highway improvements to meet current problems of congestion and highway safety in the vicinity of this site. These works should be undertaken as part of the Cambridge Core Traffic scheme.	Concern noted. Agree that reference should be made to offsite highway improvements in this paragraph.	<p>Add the following sentence to the end of paragraph 6.6.2:</p> <p>"Any offsite highway improvements needed to address current problems of congestion and highway safety will be carried out as part of the Cambridge Core Traffic Scheme."</p>
4722 - Cambridge University Press (Mr Stephen Bourne) [1085]	Object	There is currently very little car parking available on the Old Press Site so it is hard to understand how "tighter car parking standards" could apply. No mention is made elsewhere in the document as to whether, as a matter of policy, new developments should involve digging down one or two levels below the current street level. If this were the case, the current parking allocations could be replicated on the site, and could be hidden from public view, thereby enhancing the site. In view of the fact that the present parking facilities generate so little traffic in the area, it should not be a planning objective to reduce those facilities for so little planning gain.	Concern noted. However, the position of the draft SPD to reduce car parking on site is in line with planning policy as set out in the Cambridge Local Plan. This site is particularly sensitive in terms of basement parking due to the high archaeological significance of the area and as such, basement parking should not be advocated without thorough investigation.	

<i>Representations</i>	<i>Nature</i>	<i>Summary of Main Issue</i>	<i>Council's Assessment</i>	<i>Action</i>
4574 - St Catharine's College (Mr Simon Summers) [1066] 4601 - Queens' College (Mr Jonathan Spence) [1077]	Support	Permeability between Silver Street and Mill Lane should be improved by the provision of a walkway in front of the Anchor Public House, enabling pedestrians to walk between the Silver Street Bridge and Scudamores punts on a new suspended river frontage. Otherwise, fewer improved routes through the site should focus northbound foot/bicycle traffic to points where it is safe to cross Silver Street.	<p>Support noted. It is recognised that Nos. 16 - 21 Silver Street are currently being considered for listing by English Heritage. The buildings have significance within the streetscene, due in part to their completeness, lack of alteration to the Silver Street facade and views of the corner turret at the junction of Silver Street and Laundress Lane. In the light of the concerns raised during the consultation process, it is considered that any reference to colonnading or arcading should be removed from the draft SPD.</p> <p>A number of incremental changes to Silver Street are suggested, which could take place independently of each other at different times or together. These changes could involve demolition of the unsympathetic extensions to the Anchor public house in order to widen the pavement at that point on Silver Street and the creation of a boardwalk from Silver Street in front of the Anchor public house down to the Mill Pit. The loss of this part of the Anchor public house would need to be the subject of detailed justification for the works proposed in the context of current policy and guidance on such matters as referenced in Paragraph 6.2.1 of the draft SPD. As a result of development within the centre of the northern block, a further change could involve the enhancement of the archway and pedestrian route through Nos. 19 and 20 Silver Street and the existing car park serving the laboratories on Mill Lane. Whilst these changes on their own could bring about minor public realm improvements to parts of the site, the greatest potential for change relates to the gradual closure of Silver Street to vehicular traffic.</p> <p>It is recognised that a tidal flow system is already in operation, but the City Council welcomes Cambridgeshire County Council's recent representation which confirmed that: "The County Council welcomes the emphasis given to the needs of pedestrians and cyclists in this SPD. The design and management of highway space within and around the Old Press/Mill Lane area has the potential to significantly enhance the area. Silver Street and Trumpington Street are currently subject to traffic demand management measures and further restrictions on car-based access may need to be considered through the Local Transport Plan process to enhance access for sustainable forms of transport. Linked to further traffic restraint</p>	<p>Delete all references in the draft SPD to colonnading or arcading.</p> <p>Delete from paragraph 6.6.1 "where the movement of traffic into and out of the City is key to the free flow of traffic, there is the potential to provide wider or arcaded footways as a result of the redevelopment of some buildings and alterations to others. This would be subject to further justification regarding the impact on the historic environment and the public benefits of such a scheme."</p> <p>Insert after "On Silver Street," in paragraph 6.6.1 "a number of incremental changes could take place independently of each other or together and could involve changes to the unsympathetic extensions to the Anchor public house in order to widen the pavement and the creation of a boardwalk from Silver Street in front of the Anchor public house down to the Mill Pit. Whilst these changes on their own could bring about minor public realm improvements to parts of the site, the greatest potential for change relates to the gradual closure of Silver Street to vehicular traffic. Silver Street and Trumpington Street are currently subject to traffic demand management measures and further restrictions on car-based access may need to be considered through the Local Transport Plan process to enhance access for sustainable forms of transport. Linked to further traffic restraint measures, there is an opportunity to consider significant changes to the streetscape in</p>

<i>Representations</i>	<i>Nature</i>	<i>Summary of Main Issue</i>	<i>Council's Assessment</i>	<i>Action</i>
			<p>measures, there is an opportunity to consider significant changes to the streetscape in these streets to achieve greater road space allocation for pedestrians and cyclists, in particular. Within the Old Press/Mill Lane area itself, the layout of the highway is still, in parts, dominated by vehicular access requirements and the opportunity exists to consider a new streetscape design based on a shared surface design approach. This is particularly true of Mill Lane and Granta Place. Opening up the various non-highway links through the area could also enhance the permeability of the site for pedestrian movement."</p> <p>Given the concerns expressed by a number of consultees regarding the potential for colonnading Silver Street, it is considered that the opportunity to develop further traffic restraint measures on Silver Street is a more viable option, which would not only enhance the experiences of pedestrians and cyclists, but would allow for greater appreciation and safeguarding of the historic environment in this area of Cambridge.</p>	these streets to achieve greater road space allocation for pedestrians and cyclists."
6.6.3				
4723 - Cambridge University Press (Mr Stephen Bourne) [1085]	Object	There is currently very little car parking available on the Old Press Site so it is hard to understand how "tighter car parking standards" could apply. No mention is made elsewhere in the document as to whether, as a matter of policy, new developments should involve digging down one or two levels below the current street level. If this were the case, the current parking allocations could be replicated on the site, and could be hidden from public view, thereby enhancing the site. In view of the fact that the present parking facilities generate so little traffic in the area, it should not be a planning objective to reduce those facilities for so little planning gain.	Concern noted. However, the position of the draft SPD to reduce car parking on site is in line with planning policy as set out in the Cambridge Local Plan. This site is particularly sensitive in terms of basement parking due to the high archaeological significance of the area and as such, basement parking should not be advocated without thorough investigation.	
6.6.4				
4682 - Emmanuel United Reformed Church (Mrs Margaret Thompson) [1087]	Support	A point made earlier in the submission.	Support noted.	

<i>Representations</i>	<i>Nature</i>	<i>Summary of Main Issue</i>	<i>Council's Assessment</i>	<i>Action</i>
<i>6.6.5</i>				
4834 - Bursars' Environment and Planning Sub-Committee [995]	Support	At paragraph 6.6.5 we welcome encouragement for high quality cycle parking. Whilst informal parking of cycles is integral to the character of Cambridge, the opportunity must be taken to enhance cycle parking in the Mill Lane area.	Support noted.	
<i>6.6.6</i>				
4815 - Cambridge Past, Present and Future (Ms Carolin Gohler) [178]	Object	Due to the site constraints such as limited space and high level of visitor usage of the lower part of the site, the integration of a significant underground recycling station should be investigated catering for the vast tourism waste (litter on Laundress Green) and other site waste by reducing the overall visual impact of such facilities.	Concern noted. Reference to the possibility of using an Envac underground recycling system is made at paragraph 6.6.6 of the draft SPD. In investigating the viability of using such a system at the Old Press/Mill Lane site, consideration would need to be given to potential impact on archaeological remains.	
<i>6.7.1</i>				
4556 - National Grid (Mr David Jenner) [1054]	Support	Thank you for your enquiry, which we have assessed with respect to our operational electricity transmission network and our operational gas transmission network. Based on the information you have provided and the proximity and sensitivity of these networks to your proposals we have concluded, using the enclosed tables, that the risk is negligible.	Support noted.	
<i>6.9.1</i>				
4841 - Cambridgeshire County Council (Mr Stewart Patience) [807]	Object	We would also suggest that there is potential on this site for provision of interpretative material in relation to the historic environment in public realm areas. This could contribute to a sense of the historic character of the area and would contribute to the objectives described for public realm. The County Council Archaeological Service would be pleased to advise further in respect of this.	Concern noted. The draft SPD, at paragraph 6.9.1 makes reference to schemes being put in place to allow for greater interpretation of archaeological remains.	
4773 - Cambridgeshire County Council (Mr Stewart Patience) [807]	Object	To avoid ambiguity we would recommend that the reference to archiving and/or display is changed to archiving and display in paragraph 6.9.1.	Concerns noted. The reference to archiving and/or display will be amended to archiving and display in order to avoid ambiguity.	Amend 'archiving and/or display' to 'archiving and display.'

<i>Representations</i>	<i>Nature</i>	<i>Summary of Main Issue</i>	<i>Council's Assessment</i>	<i>Action</i>
4701 - English Heritage (East of England Region) (Katharine Fletcher) [234]	Object	We suggest the second sentence should be revised to read; 'where remains or their settings are deemed to be of national importance, whether Scheduled Ancient Monuments or not, they will need to be preserved in situ and development damaging them will not be permitted'. In the third sentence, it would be better if the word 'will' were changed to 'may'.	Concerns noted. Agree the inclusion of the reference to Scheduled Ancient Monuments and agree the change in modality caused by the use of 'may' rather than 'will' in order to support the better safeguarding of archaeological remains.	Revise second sentence of paragraph 6.9.1 to read 'Where remains or their settings are deemed to be of national importance, whether Scheduled Ancient Monuments or not, they will need to be preserved in situ and development damaging them will not be permitted.' In the third sentence, the word 'will' will be changed to 'may'.
4836 - Cambridgeshire County Council (Mr Stewart Patience) [807]	Support	We acknowledge the references to the archaeological character of the area and the potential contribution that further archaeological research can make to our understanding of the origins and development of the City, which are in accordance with our previous advice to the City Council.	Support noted.	
6.9.2				
4774 - Cambridgeshire County Council (Mr Stewart Patience) [807]	Object	The references to the County Archaeology Unit in paragraph 6.9.2 should also be changed to the County Council Archaeology Service.	Concern noted. Any references to the County Archaeology Unit will be changed to the County Council Archaeology Service.	Amend any references to 'the County Archaeology Unit' to read 'the County Council Archaeology Service.'
4702 - English Heritage (East of England Region) (Katharine Fletcher) [234]	Object	References to the County Archaeology Unit should be changed to the County Archaeology Office (so as to differentiate between the central office and the contractual, site based, unit).	Concern noted. Any references to the County Archaeology Unit will be changed to the County Council Archaeology Service.	Amend any references to 'the County Archaeology Unit' to 'the County Council Archaeology Service.'

<i>Representations</i>	<i>Nature</i>	<i>Summary of Main Issue</i>	<i>Council's Assessment</i>	<i>Action</i>
4840 - Cambridgeshire County Council (Mr Stewart Patience) [807]	Object	The County Council's Archaeology Service would emphasise that production of a high quality and detailed desktop based assessment should be considered as the first stage of assessment. This should include an assessment of known and anticipated archaeological deposits in the area and should attempt to model zones of disturbance and survival based on the pattern of recent and historic land use. This should include consultation of the County Historic Environment Record and any other appropriate sources, including available, relevant historic mapping. Information from bore holes where this is available would also be of benefit. The results of this initial desk based survey should then be used to guide a programme of intrusive, site based evaluation, although it is acknowledged that this will be limited by the densely developed nature of the site. These programmes of work should be guided by design briefs prepared by the County Council Archaeology Service.	Concern noted. This matter is referenced in paragraph 6.9.2 of the draft SPD.	
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<i>6.11.1</i>				
4712 - Natural England (Janet Nuttall) [1009]	Object	Paragraphs 3.11.8 and 6.11.1 state that contaminated land may be present on the site. We would expect this to be subject to full investigation and assessment, with appropriate mitigation implemented where necessary, to prevent negative impact on the natural environment.	Concerns noted. Paragraphs 3.11.8 and 6.11.1 of the SPD state that contaminated land may be present on the site, whilst paragraphs 6.11.1 and 8.2 explain that investigation and assessment of contaminated land would be required as a result of new development, with appropriate mitigation implemented where necessary, to prevent negative impact on the natural environment.	
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4748 - Environment Agency (Mr Adam Ireland) [645]	Support	The site does have the potential to be contaminated as a result of previous uses (as stated in 3.11.8). Therefore an appropriate investigation and remediation scheme, such as within the City Councils Developer guide, will be required.	Support noted.	

<i>Representations</i>	<i>Nature</i>	<i>Summary of Main Issue</i>	<i>Council's Assessment</i>	<i>Action</i>
<i>6.12.1</i>				
4584 - The Wildlife Trust BCNP (Miss Sian Williams) [1071]	Object	<p>The Wildlife Trust welcomes the inclusion of policy statements regarding bats and trees on site.</p> <p>However, we suggest that due to the proximity of the site to two County Wildlife Sites (CWSs) - Sheeps Green/Coe Fen and the River Cam (as identified in section 3.0) - another statement should be added to the ecology section. This statement should express the idea that the nature conservation value of the CWSs will be protected from any direct or indirect damage resulting from work on the Old Press/Mill Lane site. There is also an opportunity for development to contribute to enhancements of the CWSs.</p>	Concern noted. Reference to this will be included in the final SPD	<p>Add new paragraph to 6.12</p> <p>The nature conservation value of the County Wildlife Sites surrounding the site will be protected from any direct or indirect damage resulting from development of the Old Press/Mill Lane site. Redevelopment may present an opportunity for enhancement of the County Wildlife sites.</p>
4710 - Natural England (Janet Nuttall) [1009]	Object	<p>As specified in the Key Issues Environment Report the site will need to be subject to wider ecological impact and assessment in order to identify the requirement for further specialist surveys. Where it is identified that the proposal is likely to have negative ecological impacts then a suitable mitigation strategy will need to be prepared for approval by your authority.</p> <p>In addition to mitigation, biodiversity enhancements, which contribute to the targets of the UK and Cambridgeshire and Peterborough Biodiversity Action Plans, should be built into the proposal - these could include on and/or off site enhancements. Features which might be incorporated into the development to enhance biodiversity include green/brown roofs, green walls, bird and bat boxes and the use of native trees and plants, particularly those providing a high nectar source, in landscaping schemes.</p>	<p>Concern noted. In accordance with the requirements of Planning Policy Statement 9, where development may cause negative ecological impacts, the local planning authority has a duty to ensure that adequate mitigation measures are put in place prior to planning permission being given. The SPD, in paragraph 8.2 makes reference to additional requirements which may arise as a result of specific site conditions, and this may include additional ecological surveys and assessments than those currently identified.</p> <p>With regards to biodiversity enhancement, Objective e of the draft SPD, which seeks creation and enhancement of the public realm, could facilitate enhancement of biodiversity through tree planting and landscaping measures. In addition, the SPD encourages the use of green roofs, which would also have benefits for biodiversity.</p>	

<i>Representations</i>	<i>Nature</i>	<i>Summary of Main Issue</i>	<i>Council's Assessment</i>	<i>Action</i>
4558 - Mrs Dilly Bradford [1056]	Object	I disagree strongly with the proposal to widen Silver Street - grasp the nettle and pedestrianise the whole street with cycle access only. I disagree with the demolition proposed, although the GradPad could/should be replaced. This historic city should remain protected - there are quite enough shops already in the Grafton/Grand Arcade and the character of this area will be spoiled by such demolition - just like Petty Cury was.	<p>It is recognised that Nos. 16 - 21 Silver Street are currently being considered for listing by English Heritage. The buildings have significance within the streetscene, due in part to their completeness, lack of alteration to the Silver Street facade and views of the corner turret at the junction of Silver Street and Laundress Lane. In the light of the concerns raised during the consultation process, it is considered that any reference to colonnading or arcading should be removed from the draft SPD.</p> <p>It is recognised that a tidal flow system is already in operation on Silver Street. The City Council notes Cambridgeshire County Council's representation to the draft SPD which confirmed that: "The County Council welcomes the emphasis given to the needs of pedestrians and cyclists in this SPD. The design and management of highway space within and around the Old Press/Mill Lane area has the potential to significantly enhance the area. Silver Street and Trumpington Street are currently subject to traffic demand management measures and further restrictions on car-based access may need to be considered through the Local Transport Plan process to enhance access for sustainable forms of transport. Linked to further traffic restraint measures, there is an opportunity to consider significant changes to the streetscape in these streets to achieve greater road space allocation for pedestrians and cyclists, in particular. Within the Old Press/Mill Lane area itself, the layout of the highway is still, in parts, dominated by vehicular access requirements and the opportunity exists to consider a new streetscape design based on a shared surface design approach. This is particularly true of Mill Lane and Granta Place. Opening up the various non-highway links through the area could also enhance the permeability of the site for pedestrian movement."</p> <p>Given the concerns expressed by a number of consultees regarding the potential for colonnading Silver Street, it is considered that the opportunity to develop further traffic restraint measures on Silver Street is a more viable option, which would not only enhance the experiences of pedestrians and cyclists, but would allow for greater appreciation and safeguarding of the historic environment in this area of Cambridge.</p> <p>The draft Old Press/Mill Lane SPD issued for consultation suggested that the site could include up to 2,500m² of retail</p>	<p>Delete all references in the draft SPD to colonnading or arcading.</p> <p>Delete from paragraph 6.6.1 "where the movement of traffic into and out of the City is key to the free flow of traffic, there is the potential to provide wider or arcaded footways as a result of the redevelopment of some buildings and alterations to others. This would be subject to further justification regarding the impact on the historic environment and the public benefits of such a scheme."</p> <p>Insert after "On Silver Street," in paragraph 6.6.1 "a number of incremental changes could take place independently of each other or together and could involve changes to the unsympathetic extensions to the Anchor public house in order to widen the pavement and the creation of a boardwalk from Silver Street in front of the Anchor public house down to the Mill Pit. Whilst these changes on their own could bring about minor public realm improvements to parts of the site, the greatest potential for change relates to the gradual closure of Silver Street to vehicular traffic. Silver Street and Trumpington Street are currently subject to traffic demand management measures and further restrictions on car-based access may need to be considered through the Local Transport Plan process to enhance access for sustainable forms of transport. Linked to further traffic restraint measures, there is an opportunity to consider significant changes to the streetscape in</p>

*Representations**Nature Summary of Main Issue**Council's Assessment**Action*

floorspace. In the light of local concerns and the altered global financial situation, it was agreed at Development Plan Steering Group in May 2009 that the proposed retail floorspace at the University Centre be deleted. As a result, the overall figure for retail development was then reduced to 2,300m². Members asked for further consideration of this issue. Officers have considered the level of existing retail floorspace on the site (approximately 1000m²) and have looked at the scope for further retail floorspace. It is recommended that the SPD states that there should be no significant increase on the existing level of retail floorspace on the site. If the developer requires a significant increase on this level of retail floorspace, they will need to justify this in any planning application in terms of the need for such floorspace and the contribution that this form of development will make to the area's sense of place.

these streets to achieve greater road space allocation for pedestrians and cyclists."

Delete any references in the SPD to retail use on the ground floor of the University Centre.

Delete paragraph 6.3.5 and delete reference to retail in the table under paragraph 6.3.1.

Insert new paragraph 6.3.5 to read "There should be no significant increase on the existing level of retail floorspace on the site. If the developer requires a significant increase on this level of retail floorspace, they will need to justify this in any planning application in terms of the need for such floorspace and the contribution that this form of development will make to the area's sense of place. Where new retail units are introduced, they should be small scale to encourage a mix of different types of retail and other uses. In order to minimise adverse effects on the amenities of residents within and in the vicinity of the site, the focus of any such uses will be around any new public spaces created within the site, adjacent to the Mill Pit and on Mill Lane.

<i>Representations</i>	<i>Nature</i>	<i>Summary of Main Issue</i>	<i>Council's Assessment</i>	<i>Action</i>
4614 - Pembroke College (Mr Chris Blencowe) [1075]	Object	Given the identification of the lecture theatres on the south of Mill Lane as a building with potential for demolition or substantial alteration, a second 'area with greatest potential for redevelopment' should be identified to the south of Mill Lane. This area would include these theatres, Millers Yard and 4 Mill Lane, as well as the adaptive reuse of 12 Mill Lane, Stuart House and the EMBS offices on Trumpington Street. These last three buildings should be shaded orange, not yellow. Collectively, this area would provide enhanced scope for an integrated programme of redevelopment/refurbishment over coming years.	It is considered that Plan 12a appropriately represents the scope for change to the southern side of Mill Lane. The identification of a second area for major reworking would require further public consultation. However, in response to representation 4674, the Council has amended 74 Trumpington Street, 12 Mill Lane and Stuart House on Plan 12a from yellow to orange.	Amend 74 Trumpington Street, 12 Mill Lane and Stuart House to orange on Plan 12a.

<i>Representations</i>	<i>Nature</i>	<i>Summary of Main Issue</i>	<i>Council's Assessment</i>	<i>Action</i>
4703 - English Heritage (East of England Region) (Katharine Fletcher) [234]	Object	<p>1) The suggested pavement widening on the south side of Silver Street will be very disruptive to the character and appearance of the streetscape and more subtle ways of improving pedestrian circulation should be investigated.</p> <p>2) We do not agree with the suggestion that all buildings marked in red might be considered for demolition and redevelopment.</p> <p>3) The potential public space north of the former mill site will require the removal of a BLI and this will need to be fully justified.</p> <p>4) The plans suggest introducing retail uses at street level into the front of the University Centre. This will have a significant impact on the character and appearance of this building. Plan 2 identifies this area of the University Centre as being in the 'Flood Zone', which must further question the desirability of opening up this frontage.</p> <p>5) We would regard Stuart House as a Landmark Building</p> <p>6) The site for 'potential residential infill' also includes two 'significant trees'. It would appear impossible to construct any new development on this site without impacting on these two trees.</p>	<p>In response to your Issue 1, it is recognised that Nos. 16 - 21 Silver Street are currently being considered for listing by English Heritage. The buildings have significance within the streetscene, due in part to their completeness, lack of alteration to the Silver Street facade and views of the corner turret at the junction of Silver Street and Laundress Lane. In the light of the concerns raised during the consultation process, it is considered that any reference to colonnading or arcading should be removed from the draft SPD.</p> <p>A number of incremental changes to Silver Street are suggested, which could take place independently of each other at different times or together. These changes could involve demolition of the unsympathetic extensions to the Anchor public house in order to widen the pavement at that point on Silver Street and the creation of a boardwalk from Silver Street in front of the Anchor public house down to the Mill Pit. The loss of this part of the Anchor public house would need to be the subject of detailed justification for the works proposed in the context of current policy and guidance on such matters as referenced in Paragraph 6.2.1 of the draft SPD.</p> <p>As a result of development within the centre of the northern block, a further change could involve the enhancement of the archway and pedestrian route through Nos. 19 and 20 Silver Street and the existing car park serving the laboratories on Mill Lane. Whilst these changes on their own could bring about minor public realm improvements to parts of the site, the greatest potential for change relates to the gradual closure of Silver Street to vehicular traffic. It is recognised that a tidal flow system is already in operation, but the City Council welcomes Cambridgeshire County Council's recent representation which confirmed that:</p> <p>"The County Council welcomes the emphasis given to the needs of pedestrians and cyclists in this SPD.</p> <p>The design and management of highway space within and around the Old Press/Mill Lane area has the potential to significantly enhance the area. Silver Street and Trumpington Street are currently subject to traffic demand management measures and further restrictions on car-based access may need to be considered through the Local Transport Plan process to enhance access for sustainable forms of transport.</p>	<p>Delete any references in the SPD to retail use on the ground floor of the University Centre.</p> <p>Delete all references in the draft SPD to colonnading or arcading.</p> <p>Delete from paragraph 6.6.1 "where the movement of traffic into and out of the City is key to the free flow of traffic, there is the potential to provide wider or arcaded footways as a result of the redevelopment of some buildings and alterations to others. This would be subject to further justification regarding the impact on the historic environment and the public benefits of such a scheme."</p> <p>Insert after "On Silver Street," in paragraph 6.6.1 "a number of incremental changes could take place independently of each other or together and could involve changes to the unsympathetic extensions to the Anchor public house in order to widen the pavement and the creation of a boardwalk from Silver Street in front of the Anchor public house down to the Mill Pit. Whilst these changes on their own could bring about minor public realm improvements to parts of the site, the greatest potential for change relates to the gradual closure of Silver Street to vehicular traffic. Silver Street and Trumpington Street are currently subject to traffic demand management measures and further restrictions on car-based access may need to be considered through the Local Transport Plan process to enhance access for sustainable forms of</p>

*Representations**Nature Summary of Main Issue**Council's Assessment**Action*

Linked to further traffic restraint measures, there is an opportunity to consider significant changes to the streetscape in these streets to achieve greater road space allocation for pedestrians and cyclists, in particular.

Within the Old Press/Mill Lane area itself, the layout of the highway is still, in parts, dominated by vehicular access requirements and the opportunity exists to consider a new streetscape design based on a shared surface design approach. This is particularly true of Mill Lane and Granta Place. Opening up the various non-highway links through the area could also enhance the permeability of the site for pedestrian movement."

Given the concerns expressed by a number of consultees regarding the potential for colonnading Silver Street, it is considered that the opportunity to develop further traffic restraint measures on Silver Street is a more viable option, which would not only enhance the experiences of pedestrians and cyclists, but would allow for greater appreciation and safeguarding of the historic environment in this area of Cambridge.

In response to your issue 2, your concerns are noted. Any demolition and redevelopment would need to be the subject of detailed justification.

In response to your issue 3, with reference to the creation of an open space next to the river, it is recognised that the space at the edge of the Mill Pit would represent a significant change to the waterfront. As confirmed in Paragraph 6.2.1 of the draft SPD, any applications proposing the demolition and redevelopment and/or alteration of buildings within the site must be accompanied by a detailed justification for the works proposed in the context of current policy and guidance on such matters. However, the proposal also embodies a rare opportunity to create a new public space in an area with high pedestrian and cycle flows. The public square could give rise to more active and appealing uses, which do not turn their back on the streets and are accessible to the wider population.

In response to your issue 4, a number of respondents have questioned the benefits to be obtained by providing retail frontage on the ground floor of the University Centre. It

transport. Linked to further traffic restraint measures, there is an opportunity to consider significant changes to the streetscape in these streets to achieve greater road space allocation for pedestrians and cyclists."

Representations***Nature Summary of Main Issue******Council's Assessment******Action***

would not involve building forward of the current building line and should not have implications for the views over the river and open space. Furthermore, retail use of this ground floor location within the flood risk zone 2 is compatible with national planning policy guidance (PPS25). Whilst the building is the subject of very varied opinions locally, it is acknowledged that it is a building of some considerable quality and is of its time. On balance, it is felt that the insertion of retail units at ground floor level would not be sympathetic to the building's form and could potentially give rise to servicing problems and pedestrian/cyclist/vehicular conflicts. As such, it is considered that reference to retail on the ground floor of the University Centre should be removed.

In response to your issue 5, the City Council considers Stuart House to be of significant value within the site and has designated the building as a Building of Local Interest. Whilst it has an established setting, which the draft SPD acknowledges could be improved, it is not highly visible from a range of vantage points and is not considered to serve the purpose of a traditional landmark. As such, the City Council does not consider it appropriate to amend Plan 12a in this respect.

In response to your issue 6, any works to trees or their removal would be subject to the Council's approval given the Conservation Area status of the site in question.

<i>Representations</i>	<i>Nature</i>	<i>Summary of Main Issue</i>	<i>Council's Assessment</i>	<i>Action</i>
4652 - Darwin College (Gp Capt Peter J Brindle) [1080]	Object	<p>The College requests 3 specific alterations to this plan as follows:</p> <p>a. The extent of retention of buildings at the eastern end of the northern part of the site i.e. the Old Press Building, and adjoining uses could severely prejudice achievement of other objectives for this part of the site. The College would wish to see a more flexible approach taken over this complex of buildings, including acknowledgement that retention of the facade of the building may sufficiently preserve the character and appearance for the Conservation Area, so allowing modern accommodation to be provided behind retained facades.</p> <p>b. Given the identification of the Lecture Rooms on the south side of Mill Lane as a building with potential for demolition or substantial alteration, a wider area with the greatest potential for redevelopment should be identified, including 12 Mill Lane, Stuart House, the Board of Graduate Studies Building and the adaptive reuse of the EMBS offices between Trumpington Street and Stuart House. This area would provide opportunities for comprehensive co-ordination of treatment with the land north of Mill Lane, increasing opportunities for an integrated programme of relocation of existing uses and the redevelopment/refurbishment of buildings over a number of years.</p> <p>c. In particular in relation to Stuart House and the EMBS building, although it is accepted that these buildings should be retained, it is considered highly likely that an acceptable alternative use might arise for these buildings and they should therefore be coloured orange and not yellow.</p>	<p>The City Council does not support this approach to facadism. It is hoped that buildings will be reused appropriately and that significant proportions of existing buildings should be retained wherever possible. Whilst we recognise the Colleges' aspirations for growth, this site requires a careful balance of conservation and sensitive change.</p> <p>With regard to the suggestion to identify a second area with potential for significant redevelopment, the parts of the site suggested include buildings of some sensitivity, given their architectural quality and recognised significance. Furthermore, given the ownership of some parts of the site, aspirations for the proposed second area with potential for significant redevelopment may not be able to be realised. No change to the plan is therefore suggested.</p> <p>Whilst we recognise that consultees may hold differing views on the values attached to buildings and spaces within the document, due to the subjective nature of the subject matter, it would prove difficult to achieve full consensus. The Historic Environment Analysis is an independent piece of work that was commissioned to inform the drafting of the SPD. It was carried out by Beacon Planning, who specialise in the historic environment field, particularly in Cambridge. Notwithstanding the challenges of achieving consensus, it is considered that substantial changes to the significance levels of buildings assigned in the draft SPD would give rise to major differences between the SPD and its evidence base. Not only would this have implications for soundness, it would also create additional complexity in the planning application process as developers would be uncertain as to the values attributed to different buildings.</p>	

<i>Representations</i>	<i>Nature</i>	<i>Summary of Main Issue</i>	<i>Council's Assessment</i>	<i>Action</i>
4610 - Queens' College (Mr Jonathan Spence) [1077]	Object	The extent of retention of buildings at the north-eastern end of the site i.e. the Old Press Building and adjoining uses could severely prejudice achievement of other objectives for this part of the site. A second area with greatest potential for redevelopment after the Lecture Theatres should be identified which includes Millers Yard and adjoining buildings to the west and Stuart House, and 74 Trumpington Street, to the east. This area would provide an opportunity for comprehensive treatment in coordination with land north of Mill Lane, in an integrated programme of redevelopment over a number of years.	<p>The City Council does not support this approach to facadism. It is hoped that buildings will be reused appropriately and that significant proportions of existing buildings should be retained wherever possible. Whilst we recognise the Colleges' aspirations for growth, this site requires a careful balance of conservation and sensitive change.</p> <p>With regard to the suggestion to identify a second area with potential for significant redevelopment, the parts of the site suggested include buildings of some sensitivity, given their architectural quality and recognised significance. Furthermore, given the ownership of some parts of the site, aspirations for the proposed second area with potential for significant redevelopment may not be able to be realised. No change to the plan is therefore suggested.</p>	
4637 - Mr John Metcalf [1081]	Object	I read in Cambridge Weekly News of plans for a "massive redevelopment" at Mill Lane/Silver Street/Granta Place, being instigated by The University. I have been able to find no mention of this on your website. The development mooted sounds quite appalling, and another example of the horrible destruction of the historic city heart, a la Lion Yard/Grand Arcade/Bradwells Court replacement, with the hideously ugly Travelodge at Cherry Hinton Road being the icing on a gruesome cake. There is still beauty in this city, but it is under permanent threat, so please don't rip out any more of its character.	Concerns noted. However, paragraph 6.2.1 of the draft SPD makes reference to the need to retain buildings and features that contribute positively to the character of the area. Where demolition to facilitate new development or alteration of an existing building is proposed, consideration must be given to how this development will preserve and/or enhance the character and appearance of the Conservation Area. Any applications proposing the demolition and redevelopment and/or alteration of buildings within the site must be accompanied by a detailed justification for the works proposed in the context of current policy and guidance on such matters.	

<i>Representations</i>	<i>Nature</i>	<i>Summary of Main Issue</i>	<i>Council's Assessment</i>	<i>Action</i>
4615 - Mr R Adams [1078]	Object	Regarding the proposals for the Mill Lane area I do not look forward to seeing them implemented, especially where they affect the University Centre. At the moment I can look out over the river and watch the scene as I have a drink and a meal. No longer will this be the case if the plans go ahead as I read that a row of shops are planned for the front of it. I do not think that the academics, the students and anybody else who uses the centre will like this.	Concern noted. The draft Old Press/Mill Lane SPD issued for consultation suggested that the site could include up to 2,500m ² of retail floorspace. In the light of local concerns and the altered global financial situation, it was agreed at Development Plan Steering Group in May 2009 that the proposed retail floorspace at the University Centre be deleted. As a result, the overall figure for retail development was then reduced to 2,300m ² . Members asked for further consideration of this issue. Officers have considered the level of existing retail floorspace on the site (approximately 1000m ²) and have looked at the scope for further retail floorspace. It is recommended that the SPD states that there should be no significant increase on the existing level of retail floorspace on the site. If the developer requires a significant increase on this level of retail floorspace, they will need to justify this in any planning application in terms of the need for such floorspace and the contribution that this form of development will make to the area's sense of place.	<p>Delete any references in the SPD to retail use on the ground floor of the University Centre.</p> <p>Delete paragraph 6.3.5 and delete reference to retail in the table under paragraph 6.3.1.</p> <p>Insert new paragraph 6.3.5 to read "There should be no significant increase on the existing level of retail floorspace on the site. If the developer requires a significant increase on this level of retail floorspace, they will need to justify this in any planning application in terms of the need for such floorspace and the contribution that this form of development will make to the area's sense of place. Where new retail units are introduced, they should be small scale to encourage a mix of different types of retail and other uses. In order to minimise adverse effects on the amenities of residents within and in the vicinity of the site, the focus of any such uses will be around any new public spaces created within the site, adjacent to the Mill Pit and on Mill Lane.</p>

<i>Representations</i>	<i>Nature</i>	<i>Summary of Main Issue</i>	<i>Council's Assessment</i>	<i>Action</i>
4795 - Cambridge Past, Present and Future (Ms Carolin Gohler) [178]	Object	<p>The Society would like to see the retention and of facades and a special key symbol should be introduced. The following facades we would wish retained are (see also Sketch 1c/Appendix 1c):</p> <ul style="list-style-type: none"> - 16 - 21 and 23 to eastern end of Silver Street (ex laboratories); - All facades facing the Pitt Building and its western yard boundary; - 16a Mill Lane (Granary) and No 16 - all its facades facing the road. <p>We are not against some minor alterations or creation of gateways in a sympathetic way to increase permeability of the overall site as a means of preserving the character and fabric of those buildings.</p> <p>Thus the boundary of the "Area with greatest potential for redevelopment (subject to robust and detailed justification)" should be altered to exclude all the buildings and facades as mentioned above.</p>	<p>The Council does not support this approach to facadism. It is recognised that the site requires a careful balance of conservation and sensitive change. It is hoped that buildings will be reused appropriately and that significant proportions of existing buildings should be retained wherever possible.</p>	
4798 - Cambridge Past, Present and Future (Ms Carolin Gohler) [178]	Object	<p>Plan 12 a does not include retail/commerce opportunities along Laundress Lane, the integration of a courtyard with low key commercial/retail catering available. It is paramount to ensure space is provided not only for tourism but also local people/town use (and the evening economy) and the Society considers that such is opportune only in the lower third of the site so to retain more tranquil areas in the middle and upper areas of the site. We regard these upper areas as akin to creating conducive collegial and ecclesisastical environments as well as hotel space with no or very limited vehicular access for deliveries, taxis and disabled persons (as successfully integrated already with the nearby Hotel du Vin redevelopment site).</p>	<p>The Council notes the concerns regarding the demolition of buildings on either side of Laundress Lane, given the former trading character of this area. Whether accommodated around a public space or on one of the existing street frontages, it is considered that a number of the uses mentioned in the Society's representation could be appropriate for the site, but that their delivery will be highly dependent on market conditions and the specific aspirations of developers.</p>	

<i>Representations</i>	<i>Nature</i>	<i>Summary of Main Issue</i>	<i>Council's Assessment</i>	<i>Action</i>
4674 - University of Cambridge (Mr John Clark) [333]	Object	<p>The University of Cambridge supports the proposed designations on Plan 12 (a) with the exception of:-</p> <p>i) 74 Trumpington Street, Stuart House and 12 Mill Lane which should be re-designated as 'buildings with potential for re-use subject to sympathetic conversion' and coloured orange.</p> <p>ii) 16(a) and 17 Mill Lane</p> <p>There is potential here to allow a mix of 'sympathetic conversion' and 'demolition or substantial alteration' - subject to the robust and detailed justification of any proposals.</p> <p>An additional designation should be introduced to Plan 12 (a) to show this potential by way of red/orange hatching.</p>	<p>The University of Cambridge seeks the re-designation on Plan 12a of 74 Trumpington Street, Stuart House and 12 Mill Lane as 'buildings with potential for re-use subject to sympathetic conversion' and coloured orange. Given that the University envisages that these buildings will no longer be used by the University, some sympathetic alterations may be needed to allow the buildings' ongoing use. As such, the change from yellow to orange for 74 Trumpington Street, Stuart House and 12 Mill Lane on Plan 12a is accepted. However, it is considered that the suggested red /orange hatching for 16(a) and 17 Mill Lane would give rise to confusion and as such no change is agreed.</p>	<p>Amend 74 Trumpington Street, Stuart House and 12 Mill Lane from yellow to orange on Plan 12a.</p>
4796 - Cambridge Past, Present and Future (Ms Carolin Gohler) [178]	Object	<p>Lecture Halls (Mill Lane) - these are considered as an important feature and are well used throughout the year as an inner city lecture facility, mostly accessible for disabled persons. The building is of strong construction and thus the Society considers that the building's annotation should be changed to orange infill (i.e. "Buildings with potential reuse subject to sympathetic conversion").</p>	<p>Whilst the Lecture Halls are recognised to have a useful function within the city centre, the building is felt to be of only moderate significance and as such offers more potential for redevelopment than other buildings within the site. Whilst the building is denoted in red on Plan 12a, indicating potential for redevelopment, the University of Cambridge has confirmed that the Lecture Halls are expected to remain in their current use for the foreseeable future. This is acknowledged in Paragraph 6.3.2 of the draft SPD. As with all other buildings on the site, detailed justification for demolition will have to be submitted to accompany any planning application.</p>	
4799 - Cambridge Past, Present and Future (Ms Carolin Gohler) [178]	Object	<p>In view of retaining Laundress Lane and its buildings in their entirety it was felt that an opportunity should be taken to create a square to the south/east of the Oasthouse/Malt Kiln, which could include a small cafe, science museum, small retail start up units at lower and upper levels, a desperately needed centre for visual arts (perhaps combined with the Lecture Rooms) and/or art gallery/centre combined community facility (e.g. re-using the old warehouse/University Club and no. 16 Mill Lane). With similar developments such as Miller's Yard this would better integrate these elements and would help create a well-adjusted vibrant environment and modest/low key places where people can meet and are welcome to do "gossip trading and generate ideas" etc.</p>	<p>The Council notes the concerns regarding the demolition of buildings on either side of Laundress Lane, given the former trading character of this area. Whether accommodated around a public space or on one of the existing street frontages, it is considered that a number of the uses mentioned could be appropriate for the site, but that their delivery will be highly dependent on market conditions and the specific aspirations of developers. The draft SPD specifically supports the development of creative industries on the site in Paragraph 6.3.7.</p>	

<i>Representations</i>	<i>Nature</i>	<i>Summary of Main Issue</i>	<i>Council's Assessment</i>	<i>Action</i>
4577 - St Catharine's College (Mr Simon Summers) [1066]	Object	The extent of retention of buildings at the north-eastern end of the site i.e. the Old Press Building and adjoining uses could severely prejudice achievement of other objectives for this part of the site. A second area with greatest potential for redevelopment after the Lecture Theatres should be identified which includes Millers Yard and adjoining buildings to the west and Stuart House, and 74 Trumpington Street, to the east. This area would provide an opportunity for comprehensive treatment in coordination with land north of Mill Lane, in an integrated programme of redevelopment over a number of years.	<p>The City Council does not support this approach to facadism. It is hoped that buildings will be reused appropriately and that significant proportions of existing buildings should be retained wherever possible. Whilst we recognise the Colleges' aspirations for growth, this site requires a careful balance of conservation and sensitive change.</p> <p>With regard to the suggestion to identify a second area with potential for significant redevelopment, the parts of the site suggested include buildings of some sensitivity, given their architectural quality and recognised significance. Furthermore, given the ownership of some parts of the site, aspirations for the proposed second area with potential for significant redevelopment may not be able to be realised. No change to the plan is therefore suggested.</p>	
4613 - Pembroke College (Mr Chris Blencowe) [1075]	Object	The degree of retention of buildings at the north-eastern end of the site could severely prejudice the achievement of other objectives for this part of the site. We would wish to see a more flexible approach to this set of buildings, including acknowledgement that the retention of facades may be sufficient to preserve the character and appearance of the Conservation Area, whilst allowing for modern accomodation to be provided behind retained facades.	The Council does not support this approach to facadism. It is hoped that buildings will be reused appropriately and that significant proportions of existing buildings should be retained wherever possible. Whilst we recognise the Colleges' aspirations for growth, this site requires a careful balance of conservation and sensitive change. No change to the plan is therefore suggested.	
4724 - Cambridge University Press (Mr Stephen Bourne) [1085]	Object	We note that para 6.3.2 notes that the Pitt Building is "expected to remain in its current use for the foreseeable future". That is indeed our view, but it would seem to be at odds with Plan 12a, which suggests that the Pitt Building should be regarded as a building "with potential for reuse". We see no reason for that particular designation. We also note that a green dotted line has been put around the Printer's House, suggesting that it has "greatest potential for redevelopment". We once again urge that this building be regarded as a Building of Local Interest and accordingly protected.	Whilst recognising that the Pitt Building potentially has the capacity to be reused for a different purpose, it is agreed that there is some conflict between Plan 12a and Paragraph 6.3.2. As such, the Pitt Building will be amended to yellow on Plan 12a. With regard to 17 Mill Lane, the Mill Lane and Old Press Site - Historic Environment Analysis, one of the background documents supporting the development of the draft SPD, recognises this building as 'Significant (should be Building of Local Interest).' Whilst the building is currently protected by the Central Conservation Area designation, it is agreed that the building should be considered against the criteria for designation as a Building of Local Interest.	<p>Amend the Pitt Building from orange to yellow on Plan 12a.</p> <p>Referred 17 Mill Lane to the Historic Environment Team for assessment.</p>

<i>Representations</i>	<i>Nature</i>	<i>Summary of Main Issue</i>	<i>Council's Assessment</i>	<i>Action</i>
4639 - Darwin College (Gp Capt Peter J Brindle) [1080]	Object	The College suggests that the area contained within the broken green line, described as the area with greatest potential for redevelopment, could beneficially include land to the south of Mill Lane. We consider that there is a much wider opportunity to integrate these sites with the developments proposed to take place north of Mill Lane, thereby providing greater flexibility for relocating building usage, introducing new pedestrian links, and , generally, adopting a better co-ordinated approach from which both the existing and future occupants of the area could benefit significantly.	Given that a considerable number of buildings within the southern block are either Grade II Listed or are Buildings of Local Interest and that only the Lecture Halls are annotated as having potential for either demolition or substantial alteration, it is considered inappropriate to extend the broken green line describing the area with greatest potential for redevelopment (subject to robust and detailed justification).	

<i>Representations</i>	<i>Nature</i>	<i>Summary of Main Issue</i>	<i>Council's Assessment</i>	<i>Action</i>
4793 - Cambridge Past, Present and Future (Ms Carolin Gohler) [178] 4791 - Cambridge Past, Present and Future (Ms Carolin Gohler) [178]	Object	"Potential for pavement widening and set back with retail type usage at street level" - this is a very deceptive description not clearly stating that colonnading is envisaged and thus major building alteration at groundfloor level resulting in a major character change to Silver Street. We strongly object to this proposal as there are no alternative options investigated (making Silver Street accessible for fewer vehicles, making it one way/shared surface finish). In particular, if retail is proposed to be re-introduced below 16-21 Silver Street, it raises the issue of window shoppers along the tourist trail blocking the colonnade area, pushing people back onto the road.	<p>It is recognised that Nos. 16 - 21 Silver Street are currently being considered for listing by English Heritage. The buildings have significance within the streetscene, due in part to their completeness, lack of alteration to the Silver Street facade and views of the corner turret at the junction of Silver Street and Laundress Lane. In the light of the concerns raised during the consultation process, it is considered that any reference to colonnading or arcading should be removed from the draft SPD.</p> <p>A number of incremental changes to Silver Street are suggested, which could take place independently of each other at different times or together. These changes could involve demolition of the unsympathetic extensions to the Anchor public house in order to widen the pavement at that point on Silver Street and the creation of a boardwalk from Silver Street in front of the Anchor public house down to the Mill Pit. The loss of this part of the Anchor public house would need to be the subject of detailed justification for the works proposed in the context of current policy and guidance on such matters as referenced in Paragraph 6.2.1 of the draft SPD. As a result of development within the centre of the northern block, a further change could involve the enhancement of the archway and pedestrian route through Nos. 19 and 20 Silver Street and the existing car park serving the laboratories on Mill Lane. Whilst these changes on their own could bring about minor public realm improvements to parts of the site, the greatest potential for change relates to the gradual closure of Silver Street to vehicular traffic.</p> <p>It is recognised that a tidal flow system is already in operation, but the City Council welcomes Cambridgeshire County Council's recent representation which confirmed that: "The County Council welcomes the emphasis given to the needs of pedestrians and cyclists in this SPD. The design and management of highway space within and around the Old Press/Mill Lane area has the potential to significantly enhance the area. Silver Street and Trumpington Street are currently subject to traffic demand management measures and further restrictions on car-based access may need to be considered through the Local Transport Plan process to enhance access for sustainable forms of transport. Linked to further traffic restraint measures, there is an opportunity to consider significant changes to the streetscape in these streets to achieve</p>	<p>Delete all references in the draft SPD to colonnading or arcading.</p> <p>Delete from paragraph 6.6.1 "where the movement of traffic into and out of the City is key to the free flow of traffic, there is the potential to provide wider or arcaded footways as a result of the redevelopment of some buildings and alterations to others. This would be subject to further justification regarding the impact on the historic environment and the public benefits of such a scheme."</p> <p>Insert after "On Silver Street," in paragraph 6.6.1 "a number of incremental changes could take place independently of each other or together and could involve changes to the unsympathetic extensions to the Anchor public house in order to widen the pavement and the creation of a boardwalk from Silver Street in front of the Anchor public house down to the Mill Pit. Whilst these changes on their own could bring about minor public realm improvements to parts of the site, the greatest potential for change relates to the gradual closure of Silver Street to vehicular traffic. Silver Street and Trumpington Street are currently subject to traffic demand management measures and further restrictions on car-based access may need to be considered through the Local Transport Plan process to enhance access for sustainable forms of transport. Linked to further traffic restraint measures, there is an opportunity to consider significant changes to the streetscape in</p>

*Representations**Nature Summary of Main Issue**Council's Assessment**Action*

greater road space allocation for pedestrians and cyclists, in particular. Within the Old Press/Mill Lane area itself, the layout of the highway is still, in parts, dominated by vehicular access requirements and the opportunity exists to consider a new streetscape design based on a shared surface design approach. This is particularly true of Mill Lane and Granta Place. Opening up the various non-highway links through the area could also enhance the permeability of the site for pedestrian movement."

Given the concerns expressed by a number of consultees regarding the potential for colonnading Silver Street, it is considered that the opportunity to develop further traffic restraint measures on Silver Street is a more viable option, which would not only enhance the experiences of pedestrians and cyclists, but would allow for greater appreciation and safeguarding of the historic environment in this area of Cambridge.

these streets to achieve greater road space allocation for pedestrians and cyclists."

<i>Representations</i>	<i>Nature</i>	<i>Summary of Main Issue</i>	<i>Council's Assessment</i>	<i>Action</i>
4797 - Cambridge Past, Present and Future (Ms Carolin Gohler) [178]	Object	University Centre - potential for retail and associated uses at street level. The Society considers the fragmentation of existing and proposed retail and other commercial uses (see also Plan 5) are incoherent and not sufficiently visionary to make this area a "vibrant quarter". Much better integration and a clearer vision is needed to ensure that Miller's Yard, Laundress Lane and the river frontage along the University Centre is revitalised in a balanced way.	<p>The draft Old Press/Mill Lane SPD issued for consultation suggested that the site could include up to 2,500m² of retail floorspace. In the light of local concerns and the altered global financial situation, it was agreed at Development Plan Steering Group in May 2009 that the proposed retail floorspace at the University Centre be deleted. As a result, the overall figure for retail development was then reduced to 2,300m². Members asked for further consideration of this issue. Officers have considered the level of existing retail floorspace on the site (approximately 1000m²) and have looked at the scope for further retail floorspace. It is recommended that the SPD states that there should be no significant increase on the existing level of retail floorspace on the site. If the developer requires a significant increase on this level of retail floorspace, they will need to justify this in any planning application in terms of the need for such floorspace and the contribution that this form of development will make to the area's sense of place.</p> <p>Concerns were raised by respondents regarding the level of commercial space proposed for the site. There are a number of buildings, which are currently in University-related uses and are earmarked for future commercial use. Their floorspace is approximately 6,000m². As such, it is recommended that the proposed floorspace for commercial development (in addition to the existing 1,000m² in Miller's Yard) should be limited to no more than 6,000m². If the developer requires a significant increase on this level of commercial floorspace, they will need to justify this in any planning application.</p> <p>The vision and phasing sections of the SPD have been the subject of considerable discussion since consultation on the draft SPD. With ongoing uncertainty regarding the University's detailed aspirations for the site and the phasing of development, it is considered that the vision should remain at a relatively high level and that the detailed development of the site should be furthered through the development of a Masterplan for the site with a phasing strategy within the overall Masterplan. Detailed planning applications will then be brought forward in line with the Masterplan. As such, it is considered that paragraph 5.1 and chapter 7 should be deleted and replaced with the following:</p> <p>Paragraphs 5.1.1 and 5.1.2:</p>	<p>Delete any references in the SPD to retail use on the ground floor of the University Centre.</p> <p>Delete paragraph 6.3.5 and delete reference to retail in the table under paragraph 6.3.1.</p> <p>Insert new paragraph 6.3.5 to read "There should be no significant increase on the existing level of retail floorspace on the site. If the developer requires a significant increase on this level of retail floorspace, they will need to justify this in any planning application in terms of the need for such floorspace and the contribution that this form of development will make to the area's sense of place. Where new retail units are introduced, they should be small scale to encourage a mix of different types of retail and other uses. In order to minimise adverse effects on the amenities of residents within and in the vicinity of the site, the focus of any such uses will be around any new public spaces created within the site, adjacent to the Mill Pit and on Mill Lane.</p> <p>Delete 6,500 square metres from Table under paragraph 6.3.1 and replace with 6,000 square metres.</p> <p>Amend paragraph 6.3.7 to "There is scope to introduce a wider range of commercial uses (Use Class B1) within the site including office and research and development type uses. Given the location and nature of the site, creative industries, including craft workshops, are considered to have</p>

*Representations**Nature Summary of Main Issue**Council's Assessment**Action*

As a result of the identified opportunities and constraints, a vision has been formulated to guide the future development of the site:

The Old Press/Mill Lane site provides an opportunity to create an area with a distinctive character that combines high quality buildings, streets and spaces, and responds well to its context through sensitive enhancement. It will contain a mix of uses that complement the City's historic core and its riverside location. Development will support the creation of a more attractive, accessible, safe and sustainable environment.

In progressing the vision for the site towards fruition, the site will need to be subject to detailed masterplanning work. The Masterplan for the whole site will be submitted with the first significant redevelopment proposal and will consider the whole area covered by the SPD. This Masterplan will be tied to the first significant application, but will also be applied to other applications within the site boundary of the SPD. In order to progress the different parts of the site and their different scales of redevelopment and refurbishment, it is considered that the Masterplan should sub-divide the site into discrete parcels. Those parcels will consist of areas where development is likely to come forward at the same time. The relationship between the parcels is vital in achieving good co-ordination of development and a high quality environment. One area, which could form a parcel is the entire street block enclosed by Mill Lane, the river, Silver Street and Trumpington Street. The SPD identifies this area as the location with the greatest potential for redevelopment, subject to robust and detailed justification. Masterplanning and phasing is discussed at greater length in Chapter 7.

Chapter 7
Masterplanning and Phasing
Policy 3/6 of the Local Plan (Ensuring Coordinated Development) states that the development of a site or part of a site will only be permitted where it can be demonstrated that due consideration has been given to safeguarding appropriate future developments on the remainder of the site or adjacent sites. It is felt that a well-prepared, clear and informed Masterplan for proposed and future development of the Old Press/Mill Lane site is vital in ensuring coordinated development.

particular potential to support the enhancement of the area. Up to 6,000 square metres of commercial uses could be accommodated.

This is likely to be principally through the adaptive reuse of existing buildings. If the developer requires a significant increase on this level of commercial floorspace, they will need to justify this in any planning application. New development and applications for change of use for existing buildings will need to meet the approach to the selective management of the economy indicated in the Cambridge Local Plan and its successor documents and the Regional Spatial Strategy."

Delete existing paragraph 5.1 and insert paragraphs 5.1.1 and 5.1.2:
As a result of the identified opportunities and constraints, a vision has been formulated to guide the future development of the site:

The Old Press/Mill Lane site provides an opportunity to create an area with a distinctive character that combines high quality buildings, streets and spaces, and responds well to its context through sensitive enhancement. It will contain a mix of uses that complement the City's historic core and its riverside location. Development will support the creation of a more attractive, accessible, safe and sustainable environment.

In progressing the vision for the site towards fruition, the site will need to be subject to detailed

*Representations**Nature Summary of Main Issue**Council's Assessment**Action*

The purpose of the Masterplan is to add detail and provide the basis for the determination of future planning applications for this site and the phasing of development. The Masterplan would be secured through a Section 106 agreement. This approach has been taken on a number of other sites in the city, such as the University of Cambridge's West Cambridge site and NIAB site, where Masterplans were submitted with planning applications.

The Masterplan for the whole site will be submitted with the first significant redevelopment proposal and will consider the whole area covered by the SPD. This Masterplan will be tied to the first significant application, but will also be applied to other applications within the site boundary of the SPD. The first significant application is categorised as the first application, which will materially affect the character of the Conservation Area. This will require discussion with the City Council.

Prior to its submission to the City Council, the Masterplan should be the subject of extensive consultation with stakeholders and residents.

Development proposals are unlikely to be delivered simultaneously for the entire Old Press/Mill Lane site as a result of the timing of the relocation of University uses to other sites and the challenges of developing a constrained City Centre site. The availability of different parts of the site will be a principal factor that will dictate the phasing of development. In order to progress the different parts of the site and their different scales of redevelopment and refurbishment, it is considered that the phasing strategy within the Masterplan should sub-divide the site into discrete parcels. Those parcels will consist of areas where development is likely to come forward at the same time. The relationship between the parcels is vital in achieving good co-ordination of development and a high quality environment. One area, which could form a parcel is the entire street block enclosed by Mill Lane, the river, Silver Street and Trumpington Street. The SPD identifies this area as the location with the greatest potential for redevelopment, subject to robust and detailed justification.

The University is currently working on its Estate Implementation Plan, the outcomes of which will feed into the development of the Old Press/Mill Lane site. The

masterplanning work. The Masterplan for the whole site will be submitted with the first significant redevelopment proposal and will consider the whole area covered by the SPD. This Masterplan will be tied to the first significant application, but will also be applied to other applications within the site boundary of the SPD. In order to progress the different parts of the site and their different scales of redevelopment and refurbishment, it is considered that the Masterplan should sub-divide the site into discrete parcels. Those parcels will consist of areas where development is likely to come forward at the same time. The relationship between the parcels is vital in achieving good co-ordination of development and a high quality environment. One area, which could form a parcel is the entire street block enclosed by Mill Lane, the river, Silver Street and Trumpington Street. The SPD identifies this area as the location with the greatest potential for redevelopment, subject to robust and detailed justification. Masterplanning and phasing is discussed at greater length in Chapter 7.

Delete Chapter 7 and insert new chapter 7 as outlined below: Masterplanning and Phasing Policy 3/6 of the Local Plan (Ensuring Coordinated Development) states that the development of a site or part of a site will only be permitted where it can be demonstrated that due consideration has been given to safeguarding appropriate future

*Representations**Nature Summary of Main Issue**Council's Assessment**Action*

phasing strategy within the Masterplan should be prepared in sufficient detail to meet the requirement of Policy 3/6 of the Local Plan and allow detailed planning applications to come forward on individual sites on a phased basis, forming part of a more comprehensive strategy for the whole site and making an appropriate contribution to the wider objectives of the SPD including improvements to public realm and accessibility.

All applications should be accompanied by a Design and Access Statement, which will state how the proposal relates and contributes to the vision and objectives set out in the SPD, the wider Masterplan and the opportunities and constraints that the site presents.

developments on the remainder of the site or adjacent sites. It is felt that a well-prepared, clear and informed Masterplan for proposed and future development of the Old Press/Mill Lane site is vital in ensuring coordinated development.

The purpose of the Masterplan is to add detail and provide the basis for the determination of future planning applications for this site and the phasing of development. The Masterplan would be secured through a Section 106 agreement. This approach has been taken on a number of other sites in the city, such as the University of Cambridge's West Cambridge site and NIAB site, where Masterplans were submitted with planning applications.

The Masterplan for the whole site will be submitted with the first significant redevelopment proposal and will consider the whole area covered by the SPD. This Masterplan will be tied to the first significant application, but will also be applied to other applications within the site boundary of the SPD. The first significant application is categorised as the first application, which will materially affect the character of the Conservation Area. This will require discussion with the City Council.

Prior to its submission to the City Council, the Masterplan should be the subject of extensive consultation with stakeholders and residents.

6.0 Development Principles

Plan 12a

Representations

Nature Summary of Main Issue

Council's Assessment

Action

Development proposals are unlikely to be delivered simultaneously for the entire Old Press/Mill Lane site as a result of the timing of the relocation of University uses to other sites and the challenges of developing a constrained City Centre site. The availability of different parts of the site will be a principal factor that will dictate the phasing of development. In order to progress the different parts of the site and their different scales of redevelopment and refurbishment, it is considered that the phasing strategy within the Masterplan should sub-divide the site into discrete parcels. Those parcels will consist of areas where development is likely to come forward at the same time. The relationship between the parcels is vital in achieving good co-ordination of development and a high quality environment. One area, which could form a parcel is the entire street block enclosed by Mill Lane, the river, Silver Street and Trumpington Street. The SPD identifies this area as the location with the greatest potential for redevelopment, subject to robust and detailed justification.

The University is currently working on its Estate Implementation Plan, the outcomes of which will feed into the development of the Old Press/Mill Lane site. The phasing strategy within the Masterplan should be prepared in sufficient detail to meet the requirement of Policy 3/6 of the Local Plan and allow detailed planning applications to come forward on individual sites

<i>Representations</i>	<i>Nature Summary of Main Issue</i>	<i>Council's Assessment</i>	<i>Action</i>
4794 - Cambridge Past, Present and Future (Ms Carolin Gohler) [178]	<p>Object</p> <p>The Society objects to any demolition of buildings on either side of Laundress Lane, i.e. South Asian Studies warehouse University Club warehouse, Oasthouse/Malt Kiln, Anchor Pub, Granary (16a Mill Lane), as these buildings strongly reflect the traditional and utilitarian use of the River embankment for storage, trading and brewery purposes. They are thus significant in this context and that very few such buildings remain along the urban stretches of the River Cam in Cambridge and illustrate the former trading character of this area. In particular, the Mill Pit area of the River denotes the furthest point where trading boats could reach and thus a vital past (and perhaps future) link of the City with the North Sea, its ports and beyond. In conversation with a variety of local people, it is apparent that the Laundress Lane area is locally much liked by many people and most feel that minor improvements to the paving, the removal of refuse containers will help create an improved setting and retains its flair.</p>	<p>With reference to the demolition of buildings along Laundress Lane and the creation of an open space next to the river, it is recognised that the space at the edge of the Mill Pit would represent a significant change to the waterfront. As confirmed in Paragraph 6.2.1 of the draft SPD, any applications proposing the demolition and redevelopment and/or alteration of buildings within the site must be accompanied by a detailed justification for the works proposed in the context of current policy and guidance on such matters. However, the proposal also embodies a rare opportunity to create a new public space in an area with high pedestrian and cycle flows. The public space could give rise to more active and appealing uses, which do not turn their back on the streets and are accessible to the wider population.</p>	<p>on a phased basis, forming part of a more comprehensive strategy for the whole site and making an appropriate contribution to the wider objectives of the SPD including improvements to public realm and accessibility.</p> <p>All applications should be accompanied by a Design and Access Statement, which will state how the proposal relates and contributes to the vision and objectives set out in the SPD, the wider Masterplan and the opportunities and constraints that the site presents.</p>

<i>Representations</i>	<i>Nature</i>	<i>Summary of Main Issue</i>	<i>Council's Assessment</i>	<i>Action</i>
4549 - Mr Jamie Waters [1043]	Object	<p>It seems strange to me and probably the whole of Cambridge that this particularly area needs wholesale demolition and redevelopment when it is one of Cambridge's most beautiful areas. It would surely be wiser to demolish parts of Mitchams Corner or East Road for redevelopment, as these are areas of lesser architectural merit. St. Andrews Street itself needs serious redevelopment but Mill Lane and Silver Street are part of the core University area. I, along with many residents in Cambridge, are concerned that we are losing our architectural heritage for no real commercial value.</p>	<p>Concerns noted. However, the draft SPD does not propose wholesale demolition of the site. Paragraph 6.2.1 of the draft SPD makes reference to the need to retain buildings and features that contribute positively to the character of the area. Where demolition to facilitate new development or alteration of an existing building is proposed, consideration must be given to how this development will preserve and/or enhance the character and appearance of the Conservation Area. Any applications proposing the demolition and redevelopment and/or alteration of buildings within the site must be accompanied by a detailed justification for the works proposed in the context of current policy and guidance on such matters.</p>	

<i>Representations</i>	<i>Nature</i>	<i>Summary of Main Issue</i>	<i>Council's Assessment</i>	<i>Action</i>
4587 - Cambridge City Council Design and Conservation Panel (Professor Peter Carolin) [1073]	Object	There is a divergence of views on the retention of the Anchor public house. Its relation to Silver Street Bridge is clearly unsatisfactory and the impact of its bin storage on Laundress Lane is unacceptable. There is also a divergence of views regarding the fate of the Laundress Lane warehouses. It is felt that the proposals for retail on the ground floor of the University centre are unrealistic.	<p>The Council notes the concerns regarding the demolition of buildings on either side of Laundress Lane, given the former trading character of this area. Whether accommodated around a public space or on one of the existing street frontages, it is considered that a number of creative uses could be appropriate for the site, but that their delivery will be highly dependent on market conditions and the specific aspirations of developers. The draft SPD specifically supports the development of creative industries on the site in Paragraph 6.3.7.</p> <p>With reference to the creation of an open space next to the river, it is recognised that the space at the edge of the Mill Pit would represent a significant change to the waterfront. As confirmed in Paragraph 6.2.1 of the draft SPD, any applications proposing the demolition and redevelopment and/or alteration of buildings within the site must be accompanied by a detailed justification for the works proposed in the context of current policy and guidance on such matters. However, the proposal also embodies a rare opportunity to create a new public space in an area with high pedestrian and cycle flows. The public space could give rise to more active and appealing uses, which do not turn their back on the streets and are accessible to the wider population. Given the divisive nature of this proposal, Members of Development Plan Steering Group considered two options, which involved:</p> <ol style="list-style-type: none"> i. Removal of all references to the potential to create a new public square on the river frontage. ii. Retention of all references to the potential to create a new public square on the river frontage. <p>Members of Development Plan Steering Group decided that the proposal to open up the river frontage represented an opportunity and that the potential for this should continue to be expressed through the SPD.</p> <p>The Design and Conservation Panel's concerns are noted with reference to The Anchor. In relation to bin storage on Laundress Lane, whilst it is noted as a problem in the area in Paragraph 3.7.5, an additional paragraph will be added to Section 6.5 to read "Given the constrained nature of the site and difficulties in servicing, any development will need to consider refuse storage facilities at an early stage in the planning process and will need to submit details at the planning application stage."</p>	Add paragraph to Section 6.5 to read "Given the constrained nature of the site and difficulties in servicing, any development will need to consider refuse storage facilities at an early stage in the planning process and will need to submit details at the planning application stage."

<i>Representations</i>	<i>Nature</i>	<i>Summary of Main Issue</i>	<i>Council's Assessment</i>	<i>Action</i>
4551 - Mr Albert Gazeley [1037]	Object	I am all in favor of a high density scheme but not in the proposed area - congestion in the medieval Cambridge Center already is unable to cope with the current crowding especially as a modern traffic system is not planned.	Concerns noted. However, the draft SPD aims to reduce the existing levels of car parking on site in line with the requirements of the Cambridge Local Plan 2006, whilst providing mixed use development accessible by sustainable transport modes such walking, cycling and bus use. Section 6.6 of the draft SPD addresses potential improvements to access and circulation in the area.	
4550 - Mr David Kerr [1044]	Object	Stop messing around with Cambridge and leave our older buildings alone	Concerns noted. However, paragraph 6.2.1 of the draft SPD makes reference to the need to retain buildings and features that contribute positively to the character of the area. Where demolition to facilitate new development or alteration of an existing building is proposed, consideration must be given to how this development will preserve and/or enhance the character and appearance of the Conservation Area. Any applications proposing the demolition and redevelopment and/or alteration of buildings within the site must be accompanied by a detailed justification for the works proposed in the context of current policy and guidance on such matters.	
4673 - University of Cambridge (Mr John Clark) [333]	Support	<p>The University of Cambridge supports the proposal shown on Plan 12(a) for the creation of a new public space by the riverside.</p> <p>This proposal, which, while it would result in the loss of a Building of Local Interest (assessed in the Historic Environment Analysis as being of 'moderate' significance) can be justified in terms of the significant public benefit that would arise from the creation of a new public space by the river.</p>	Support noted.	
<i>Plan 12b</i>				
4817 - Cambridge Past, Present and Future (Ms Carolin Gohler) [178]	Object	The Society welcomes 'off-site proposals' to improve the nearby streetscape, however considers as paramount that the green space of Laundress Green and its infrastructure be given major improvements together with the whole Mill Pit area and the River's embankment areas. This is remove the effect of increased wear and tear and enable more effective greenspace management benefiting visitors, wildlife and grazing animals alike. In addition, the Queens Green and similar high wear and tear issues and infrastructure improvements could be addressed ensuring a balanced design approach for the varies users.	It is agreed that Laundress Green, the Mill Pit area and the river embankment could benefit from some environmental improvements. However, given the ecological and cultural sensitivities of the site, it is considered that any interventions need to be carefully judged. Laundress Green, for example, is used by many local people and visitors, particularly young people. Whilst the river's edge at Laundress Green may benefit from some limited ecological enhancements, it is considered that the main open space should remain unaltered.	

<i>Representations</i>	<i>Nature</i>	<i>Summary of Main Issue</i>	<i>Council's Assessment</i>	<i>Action</i>
4808 - Cambridge Past, Present and Future (Ms Carolin Gohler) [178]	Object	Yard to the west of the Pitt Building - this can be a private or semi-public square with a high paved content and some vehicular access. The pedestrian short cut is not well used as the nearby Trumpington Street seems to be the preferred choice for pedestrians and cyclists. Indeed a new short cut (with the existing archway at Nos 19/20 retained) is better located in the middle of Silver Street, possibly through the removal of the recent infill building (no. 22) or a sympathetic break through between no 23 and the eastern end of Silver Street. This would link up better with the cut through along Stuart House to Little St Mary's Lane.	Concern noted. The cut-through to the rear of the Pitt Building is currently used informally by people cutting the corner. Whilst it is not envisaged to be a major route in the future and its existence is dependent upon the future use of the Pitt Building, the courtyard and surrounding buildings, the route remains worthy of recognition for enhancement. Other routes are broadly identified, including a route through the existing archway on Silver Street, but it is recognised that other routes may come forward as a result of the detailed form of development.	

<i>Representations</i>	<i>Nature</i>	<i>Summary of Main Issue</i>	<i>Council's Assessment</i>	<i>Action</i>
4704 - English Heritage (East of England Region) (Katharine Fletcher) [234]	Object	<p>1). The suggested pavement widening on the south side of Silver Street will be very disruptive to the character and appearance of the streetscape and more subtle ways of improving pedestrian circulation should be investigated.</p> <p>2) The potential public space north of the former mill site will require the removal of a BLI and this will need to be fully justified.</p>	<p>It is recognised that Nos. 16 - 21 Silver Street are currently being considered for listing. The buildings have significance within the streetscene, due in part to their completeness, lack of alteration to the Silver Street facade and views of the corner turret at the junction of Silver Street and Laundress Lane. In the light of the concerns raised during the consultation process, it is considered that any reference to colonnading or arcading should be removed from the draft SPD.</p> <p>Given the concerns expressed by a number of consultees regarding the potential for colonnading Silver Street, it is considered that the opportunity to develop further traffic restraint measures on Silver Street is a more viable option, which would not only enhance the experiences of pedestrians and cyclists, but would allow for greater appreciation and safeguarding of the historic environment in this area of Cambridge.</p> <p>With reference to the creation of an open space next to the river, it is recognised that the space at the edge of the Mill Pit would represent a significant change to the waterfront. As confirmed in Paragraph 6.2.1 of the draft SPD, any applications proposing the demolition and redevelopment and/or alteration of buildings within the site must be accompanied by a detailed justification for the works proposed in the context of current policy and guidance on such matters. However, the proposal also embodies a rare opportunity to create a new public space in an area with high pedestrian and cycle flows. The public space could give rise to more active and appealing uses, which do not turn their back on the streets and are accessible to the wider population.</p>	<p>Delete all references in the draft SPD to colonnading or arcading.</p> <p>Delete from paragraph 6.6.1 "where the movement of traffic into and out of the City is key to the free flow of traffic, there is the potential to provide wider or arcaded footways as a result of the redevelopment of some buildings and alterations to others. This would be subject to further justification regarding the impact on the historic environment and the public benefits of such a scheme."</p> <p>Insert after "On Silver Street," in paragraph 6.6.1 "a number of incremental changes could take place independently of each other or together and could involve changes to the unsympathetic extensions to the Anchor public house in order to widen the pavement and the creation of a boardwalk from Silver Street in front of the Anchor public house down to the Mill Pit. Whilst these changes on their own could bring about minor public realm improvements to parts of the site, the greatest potential for change relates to the gradual closure of Silver Street to vehicular traffic. Silver Street and Trumpington Street are currently subject to traffic demand management measures and further restrictions on car-based access may need to be considered through the Local Transport Plan process to enhance access for sustainable forms of transport. Linked to further traffic restraint measures, there is an opportunity to consider significant changes to the streetscape in</p>

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4807 - Cambridge Past, Present and Future (Ms Carolin Gohler) [178]	Object	The green area in front of Stuart House should not just be 'landscaped' (plan 12b) to create an improved setting to the building but designated as public green space/small park of high amenity and thus be fully accessible to the public. This would create a warm tranquil environment taking advantage of this area being a sun trap.	The setting of Stuart House is discussed in Paragraph 3.7.7 and the need to enhance the setting is referred to in Plan 12b. In order to highlight the importance of improving this space, Section 6.5 of the draft SPD will make specific reference to the need to remove cars from the frontage, improve the layout and appearance of the cycle parking and enhance the soft and hard landscaping. Given the private ownership of the space to the frontage of Stuart House, it is not considered appropriate to designate this area as public green space or as a small park of high amenity fully accessible to the public.	these streets to achieve greater road space allocation for pedestrians and cyclists." Amend Section 6.5 of the draft SPD to make specific reference to the need to remove cars from the frontage, improve the layout and appearance of the cycle parking and enhance the soft and hard landscaping.
4802 - Cambridge Past, Present and Future (Ms Carolin Gohler) [178]	Object	"Indicative alignment for improved cycle/pedestrian environment" - this should also include Granta Place and link with Coe Fen and its cycle route, Mill Lane and Little St Mary's Lane in conjunction with annotation numbers 1-4.	Noted. Plan 12b will be amended to include Granta Place and link with Coe Fen and its cycle route, Mill Lane and Little St. Mary's Lane in conjunction with annotation numbers 1 - 4.	Amend Plan 12b to include Granta Place and link with Coe Fen and its cycle route, Mill Lane and Little St. Mary's Lane in conjunction with annotation numbers 1 - 4.
4803 - Cambridge Past, Present and Future (Ms Carolin Gohler) [178]	Object	Annotation No 5 should read "Enhanced setting of Stuart House and public green space". Annotation No 7 should read "new public space/square" rather than just new public/private space; the Society prefers such being located to the south-east of the oasthouse/malt kiln.	The setting of Stuart House is discussed in Paragraph 3.7.7 and the need to enhance the setting is referred to in Plan 12b. In order to highlight the importance of improving this space, Section 6.5 of the draft SPD will make specific reference to the need to remove cars from the frontage, improve the layout and appearance of the cycle parking and enhance the soft and hard landscaping. Given the private ownership of the space to the frontage of Stuart House, it is not considered appropriate to designate this area as public green space or as a small park of high amenity fully accessible to the public. Annotation 7 covers the whole car park area adjacent to the University Sports and Social Club. With regard to the nature and accessibility of this space, it is not yet known what the surrounding uses will comprise. As a result, it is considered appropriate to refer to the possibility of the space being either public or private.	Amend Section 6.5 of the draft SPD to make specific reference to the need to remove cars from the frontage of Stuart House, improve the layout and appearance of the cycle parking and enhance the soft and hard landscaping.

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4792 - Cambridge Past, Present and Future (Ms Carolin Gohler) [178]	Object	"Potential for pavement widening and set back with retail type usage at street level" - this is a very deceptive description not clearly stating that colonnading is envisaged and thus major building alteration at groundfloor level resulting in a major character change to Silver Street. We strongly object to this proposal as there are no alternative options investigated (making Silver Street accessible for fewer vehicles, making it one way/shared surface finish). In particular, if retail is proposed to be re-introduced below 16-21 Silver Street, it raises the issue of window shoppers along the tourist trail blocking the colonnade area, pushing people back onto the road.	<p>It is recognised that Nos. 16 - 21 Silver Street are currently being considered for listing by English Heritage. The buildings have significance within the streetscene, due in part to their completeness, lack of alteration to the Silver Street facade and views of the corner turret at the junction of Silver Street and Laundress Lane. In the light of the concerns raised during the consultation process, it is considered that any reference to colonnading or arcading should be removed from the draft SPD.</p> <p>A number of incremental changes to Silver Street are suggested, which could take place independently of each other at different times or together. These changes could involve demolition of the unsympathetic extensions to the Anchor public house in order to widen the pavement at that point on Silver Street and the creation of a boardwalk from Silver Street in front of the Anchor public house down to the Mill Pit. The loss of this part of the Anchor public house would need to be the subject of detailed justification for the works proposed in the context of current policy and guidance on such matters as referenced in Paragraph 6.2.1 of the draft SPD. As a result of development within the centre of the northern block, a further change could involve the enhancement of the archway and pedestrian route through Nos. 19 and 20 Silver Street and the existing car park serving the laboratories on Mill Lane. Whilst these changes on their own could bring about minor public realm improvements to parts of the site, the greatest potential for change relates to the gradual closure of Silver Street to vehicular traffic.</p> <p>It is recognised that a tidal flow system is already in operation, but the City Council welcomes Cambridgeshire County Council's recent representation which confirmed that: "The County Council welcomes the emphasis given to the needs of pedestrians and cyclists in this SPD. The design and management of highway space within and around the Old Press/Mill Lane area has the potential to significantly enhance the area. Silver Street and Trumpington Street are currently subject to traffic demand management measures and further restrictions on car-based access may need to be considered through the Local Transport Plan process to enhance access for sustainable forms of transport. Linked to further traffic restraint measures, there is an opportunity to consider significant changes to the streetscape in these streets to achieve</p>	<p>Delete all references in the draft SPD to colonnading or arcading.</p> <p>Delete from paragraph 6.6.1 "where the movement of traffic into and out of the City is key to the free flow of traffic, there is the potential to provide wider or arcaded footways as a result of the redevelopment of some buildings and alterations to others. This would be subject to further justification regarding the impact on the historic environment and the public benefits of such a scheme."</p> <p>Insert after "On Silver Street," in paragraph 6.6.1 "a number of incremental changes could take place independently of each other or together and could involve changes to the unsympathetic extensions to the Anchor public house in order to widen the pavement and the creation of a boardwalk from Silver Street in front of the Anchor public house down to the Mill Pit. Whilst these changes on their own could bring about minor public realm improvements to parts of the site, the greatest potential for change relates to the gradual closure of Silver Street to vehicular traffic. Silver Street and Trumpington Street are currently subject to traffic demand management measures and further restrictions on car-based access may need to be considered through the Local Transport Plan process to enhance access for sustainable forms of transport. Linked to further traffic restraint measures, there is an opportunity to consider significant changes to the streetscape in</p>

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			<p>greater road space allocation for pedestrians and cyclists, in particular. Within the Old Press/Mill Lane area itself, the layout of the highway is still, in parts, dominated by vehicular access requirements and the opportunity exists to consider a new streetscape design based on a shared surface design approach. This is particularly true of Mill Lane and Granta Place. Opening up the various non-highway links through the area could also enhance the permeability of the site for pedestrian movement."</p> <p>Given the concerns expressed by a number of consultees regarding the potential for colonnading Silver Street, it is considered that the opportunity to develop further traffic restraint measures on Silver Street is a more viable option, which would not only enhance the experiences of pedestrians and cyclists, but would allow for greater appreciation and safeguarding of the historic environment in this area of Cambridge.</p>	<p>these streets to achieve greater road space allocation for pedestrians and cyclists."</p>
4725 - Cambridge University Press (Mr Stephen Bourne) [1085]	Object	As we have noted above, there does not seem to be a specific urgency in putting another through-route behind the Pitt Building, especially if it compromises the sympathetic development of the courtyard behind that building.	Concern noted. The cut-through to the rear of the Pitt Building is currently used informally by people cutting the corner. Whilst it is not envisaged to be a major route in the future and its existence is dependent upon the future use of the Pitt Building, the courtyard and surrounding buildings, the route remains worthy of recognition for enhancement.	
4801 - Cambridge Past, Present and Future (Ms Carolin Gohler) [178]	Object	"Potential for offsite highway improvements" - such should also include the public Right of Ways leading along Laundress Green and the Upper River, i.e. major improvements to the Old Mill foundations and surrounds to reduce wear and tear to the green space and improve traffic flow in relation to pedestrians and cycle routes.	With regard to the Cambridge Preservation Society's concerns, the restrained access point over the Old Mill foundations is highlighted on Plan 12b as requiring enhancement. However, with reference to the creation of an additional bridge, it is considered likely to introduce further pedestrian/cyclist/vehicular conflicts at a series of points either side of the river at Granta Place and Laundress Green. Whilst the Mill foundations are a recognised pinch point, they act as a speed reduction measure, particularly for cyclists. Named public Rights of Way have been noted on Plan 7.	Annotate Plan 7 to show Cambridge footpaths 56 and 60.
4800 - Cambridge Past, Present and Future (Ms Carolin Gohler) [178]	Support	As part of the Cambridge Core Traffic Scheme, the Society would highly welcome that in time the whole of Silver Street (Silver Street/Trumpington Street - bridge to junction with Downing Street) should be shared surface and with minimal vehicular traffic.	Support noted.	

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4779 - Cambridgeshire County Council (Mr Stewart Patience) [807]	Support	The Trumpington Street/Pembroke Street junction is an identified accident cluster site. Any streetscape enhancements in Trumpington Street in support of development proposals in the Old Press/Mill Lane area will need to address the safety issues at the junction. However, any junction improvements may need to be linked with further traffic restraint in the area.	Support noted.	
4804 - Cambridge Past, Present and Future (Ms Carolin Gohler) [178]	Support	The Society supports major highway improvements including traffic calming to Mill Lane, which presumably will also need to be undertaken in conjunction with the County Council as the Highway Authority unless it is a non-adopted road.	Support noted.	

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4616 - St Catharine's College (Mr Simon Summers) [1066] 4633 - Pembroke College (Mr Chris Blencowe) [1075] 4688 - Queens' College (Mr Jonathan Spence) [1077] 4655 - Darwin College (Gp Capt Peter J Brindle) [1080]	Object	The College are concerned at the absence of phasing from this consultation draft SPD, particularly as para 7.2 explains that the phasing strategy will need to meet the requirements of policy 3/6 of the Local Plan. The College would wish to have an opportunity to comment on the phasing strategy before it is included in an adopted SPD.	<p>Concerns noted. The vision and phasing sections of the SPD have been the subject of considerable discussion since consultation on the draft SPD. With ongoing uncertainty regarding the University's detailed aspirations for the site and the phasing of development, it is considered that the vision should remain at a relatively high level and that the detailed development of the site should be furthered through the development of a Masterplan for the site with a phasing strategy within the overall Masterplan. Detailed planning applications will then be brought forward in line with the Masterplan. As such, it is considered that paragraph 5.1 and chapter 7 should be deleted and replaced with the following:</p> <p>Paragraphs 5.1.1 and 5.1.2: As a result of the identified opportunities and constraints, a vision has been formulated to guide the future development of the site:</p> <p>The Old Press/Mill Lane site provides an opportunity to create an area with a distinctive character that combines high quality buildings, streets and spaces, and responds well to its context through sensitive enhancement. It will contain a mix of uses that complement the City's historic core and its riverside location. Development will support the creation of a more attractive, accessible, safe and sustainable environment.</p> <p>In progressing the vision for the site towards fruition, the site will need to be subject to detailed masterplanning work. The Masterplan for the whole site will be submitted with the first significant redevelopment proposal and will consider the whole area covered by the SPD. This Masterplan will be tied to the first significant application, but will also be applied to other applications within the site boundary of the SPD. In order to progress the different parts of the site and their different scales of redevelopment and refurbishment, it is considered that the Masterplan should sub-divide the site into discrete parcels. Those parcels will consist of areas where development is likely to come forward at the same time. The relationship between the parcels is vital in achieving good co-ordination of development and a high quality environment. One area, which could form a parcel is the entire street block enclosed by Mill Lane, the river, Silver Street and Trumpington Street. The SPD identifies this area</p>	<p>Delete Paragraph 5.1 and insert paragraphs 5.1.1 and 5.1.2: As a result of the identified opportunities and constraints, a vision has been formulated to guide the future development of the site:</p> <p>The Old Press/Mill Lane site provides an opportunity to create an area with a distinctive character that combines high quality buildings, streets and spaces, and responds well to its context through sensitive enhancement. It will contain a mix of uses that complement the City's historic core and its riverside location. Development will support the creation of a more attractive, accessible, safe and sustainable environment.</p> <p>In progressing the vision for the site towards fruition, the site will need to be subject to detailed masterplanning work. The Masterplan for the whole site will be submitted with the first significant redevelopment proposal and will consider the whole area covered by the SPD. This Masterplan will be tied to the first significant application, but will also be applied to other applications within the site boundary of the SPD. In order to progress the different parts of the site and their different scales of redevelopment and refurbishment, it is considered that the Masterplan should sub-divide the site into discrete parcels. Those parcels will consist of areas where development is likely to come forward at the same time. The relationship between the</p>

Representations**Nature Summary of Main Issue****Council's Assessment****Action**

as the location with the greatest potential for redevelopment, subject to robust and detailed justification. Masterplanning and phasing is discussed at greater length in Chapter 7.

Chapter 7
Masterplanning and Phasing
Policy 3/6 of the Local Plan (Ensuring Coordinated Development) states that the development of a site or part of a site will only be permitted where it can be demonstrated that due consideration has been given to safeguarding appropriate future developments on the remainder of the site or adjacent sites. It is felt that a well-prepared, clear and informed Masterplan for proposed and future development of the Old Press/Mill Lane site is vital in ensuring coordinated development.

The purpose of the Masterplan is to add detail and provide the basis for the determination of future planning applications for this site and the phasing of development. The Masterplan would be secured through a Section 106 agreement. This approach has been taken on a number of other sites in the city, such as the University of Cambridge's West Cambridge site and NIAB site, where Masterplans were submitted with planning applications.

The Masterplan for the whole site will be submitted with the first significant redevelopment proposal and will consider the whole area covered by the SPD. This Masterplan will be tied to the first significant application, but will also be applied to other applications within the site boundary of the SPD. The first significant application is categorised as the first application, which will materially affect the character of the Conservation Area. This will require discussion with the City Council.

Prior to its submission to the City Council, the Masterplan should be the subject of extensive consultation with stakeholders and residents.

Development proposals are unlikely to be delivered simultaneously for the entire Old Press/Mill Lane site as a result of the timing of the relocation of University uses to other sites and the challenges of developing a constrained City Centre site. The availability of different parts of the site will be a principal factor that will dictate the phasing of development. In order to progress the different parts of the

parcels is vital in achieving good co-ordination of development and a high quality environment. One area, which could form a parcel is the entire street block enclosed by Mill Lane, the river, Silver Street and Trumpington Street. The SPD identifies this area as the location with the greatest potential for redevelopment, subject to robust and detailed justification. Masterplanning and phasing is discussed at greater length in Chapter 7.

Delete chapter 7 and insert new chapter 7 as outlined below:
Masterplanning and Phasing
Policy 3/6 of the Local Plan (Ensuring Coordinated Development) states that the development of a site or part of a site will only be permitted where it can be demonstrated that due consideration has been given to safeguarding appropriate future developments on the remainder of the site or adjacent sites. It is felt that a well-prepared, clear and informed Masterplan for proposed and future development of the Old Press/Mill Lane site is vital in ensuring coordinated development.

The purpose of the Masterplan is to add detail and provide the basis for the determination of future planning applications for this site and the phasing of development. The Masterplan would be secured through a Section 106 agreement. This approach has been taken on a number of other sites in the city, such as the University of Cambridge's West Cambridge site and NIAB site, where Masterplans

Representations**Nature Summary of Main Issue****Council's Assessment****Action**

site and their different scales of redevelopment and refurbishment, it is considered that the phasing strategy within the Masterplan should sub-divide the site into discrete parcels. Those parcels will consist of areas where development is likely to come forward at the same time. The relationship between the parcels is vital in achieving good co-ordination of development and a high quality environment. One area, which could form a parcel is the entire street block enclosed by Mill Lane, the river, Silver Street and Trumpington Street. The SPD identifies this area as the location with the greatest potential for redevelopment, subject to robust and detailed justification.

The University is currently working on its Estate Implementation Plan, the outcomes of which will feed into the development of the Old Press/Mill Lane site. The phasing strategy within the Masterplan should be prepared in sufficient detail to meet the requirement of Policy 3/6 of the Local Plan and allow detailed planning applications to come forward on individual sites on a phased basis, forming part of a more comprehensive strategy for the whole site and making an appropriate contribution to the wider objectives of the SPD including improvements to public realm and accessibility.

All applications should be accompanied by a Design and Access Statement, which will state how the proposal relates and contributes to the vision and objectives set out in the SPD, the wider Masterplan and the opportunities and constraints that the site presents.

were submitted with planning applications.

The Masterplan for the whole site will be submitted with the first significant redevelopment proposal and will consider the whole area covered by the SPD. This Masterplan will be tied to the first significant application, but will also be applied to other applications within the site boundary of the SPD. The first significant application is categorised as the first application, which will materially affect the character of the Conservation Area. This will require discussion with the City Council.

Prior to its submission to the City Council, the Masterplan should be the subject of extensive consultation with stakeholders and residents.

Development proposals are unlikely to be delivered simultaneously for the entire Old Press/Mill Lane site as a result of the timing of the relocation of University uses to other sites and the challenges of developing a constrained City Centre site. The availability of different parts of the site will be a principal factor that will dictate the phasing of development. In order to progress the different parts of the site and their different scales of redevelopment and refurbishment, it is considered that the phasing strategy within the Masterplan should sub-divide the site into discrete parcels. Those parcels will consist of areas where

*Representations**Nature Summary of Main Issue**Council's Assessment**Action*

development is likely to come forward at the same time. The relationship between the parcels is vital in achieving good co-ordination of development and a high quality environment. One area, which could form a parcel is the entire street block enclosed by Mill Lane, the river, Silver Street and Trumpington Street. The SPD identifies this area as the location with the greatest potential for redevelopment, subject to robust and detailed justification.

The University is currently working on its Estate Implementation Plan, the outcomes of which will feed into the development of the Old Press/Mill Lane site. The phasing strategy within the Masterplan should be prepared in sufficient detail to meet the requirement of Policy 3/6 of the Local Plan and allow detailed planning applications to come forward on individual sites on a phased basis, forming part of a more comprehensive strategy for the whole site and making an appropriate contribution to the wider objectives of the SPD including improvements to public realm and accessibility.

All applications should be accompanied by a Design and Access Statement, which will state how the proposal relates and contributes to the vision and objectives set out in the SPD, the wider Masterplan and the opportunities and constraints that the site presents.

<i>Representations</i>	<i>Nature</i>	<i>Summary of Main Issue</i>	<i>Council's Assessment</i>	<i>Action</i>
8.0 Planning Requirements				
8.2				
4617 - St Catharine's College (Mr Simon Summers) [1066] 4634 - Pembroke College (Mr Chris Blencowe) [1075] 4689 - Queens' College (Mr Jonathan Spence) [1077] 4659 - Darwin College (Gp Capt Peter J Brindle) [1080]	Object	The very extensive requirements for supporting evidence set out in this paragraph have the potential to be both excessive and unnecessary. The paragraph also needs to distinguish clearly between any applications of sufficient scale and impact that they require to be subject to Environmental Impact Assessment under the appropriate Regulations, and other developments which are not on a scale but which, nevertheless, need to be supported with extensive information.	Concerns noted. However, Paragraph 8.2 of the draft SPD makes reference to the need for supporting evidence, where relevant, rather than requiring all supporting information for every application. The statements and assessments listed are directly related to the City Council's existing Local List and Local Supplementary List and will need to be drawn up where necessary for individual planning applications.	
4623 - St Catharine's College (Mr Simon Summers) [1066] 4635 - Pembroke College (Mr Chris Blencowe) [1075] 4690 - Queens' College (Mr Jonathan Spence) [1077] 4663 - Darwin College (Gp Capt Peter J Brindle) [1080]	Object	List of documents to be amended as follows: 1). Affordable housing statement - incorporate into residential development statement. 2). Environmental statement - delete. 3). Lighting assessment - delete; this can be covered by condition once a development has been approved. 4). Tree survey/Arboricultural survey - include with landscape strategy.	Concerns noted. However, Paragraph 8.2 of the draft SPD makes reference to the need for supporting evidence, where relevant, rather than requiring all supporting information for every application. The statements and assessments listed are directly related to the City Council's existing Local List and Local Supplementary List and will need to be drawn up where necessary for individual planning applications. Whilst a number of the statements may well form part of the same document in reality, it is considered important to set out the statements individually in order to be open and transparent. In relation to the lighting statement, the site is considered to be sensitive in terms of both its historic context and its proximity to semi-natural green spaces and the river. As such, it is considered that a lighting statement should form an integral part of relevant planning applications in order to ensure coherent development of the public realm and the avoidance of detrimental impacts on ecology, sensitive buildings, townscape and landscape.	
4839 - Cambridgeshire County Council (Mr Stewart Patience) [807]	Object	As a service provider, the County Council would wish to be fully involved in the process for agreeing any Section 106 agreement with the City Council as Planning Authority. No details are given of the type of housing which are proposed and whether this would include any family housing e.g. bedroom sizes. There is also no spare capacity in relation to Early Years, Primary or secondary provision to serve the proposed residential development in the Old Press/Mill Lane site. The County Council would therefore seek developer contributions for this purpose.	Concerns noted. However, the draft SPD makes reference to the development potential of the site, rather than setting out the specific unit sizes of any residential development. It is expected that this level of detail would be provided in subsequent planning applications on the site and that the County Council would be involved in the process for agreeing the contents of any Section 106 agreement.	

<i>Representations</i>	<i>Nature</i>	<i>Summary of Main Issue</i>	<i>Council's Assessment</i>	<i>Action</i>
4624 - St Catharine's College (Mr Simon Summers) [1066] 4636 - Pembroke College (Mr Chris Blencowe) [1075] 4691 - Queens' College (Mr Jonathan Spence) [1077] 4665 - Darwin College (Gp Capt Peter J Brindle) [1080]	Object	It is assumed that the Council has a Validation Checklist which explains in greater detail the likely requirements for the list of supporting evidence. There should be a cross reference to this, so that prospective applicants/developers can gain a clearer understanding of the level of information which they are likely to be required to support a planning application.	Concern noted. The City Council currently has both a Local List and a Local Supplementary List of documents that may be required to support planning applications. As both lists and links on websites may be subject to change, it is considered appropriate to refer to the current documentation to the level of detail given in Paragraph 8.2.	

Appendix A: Planning Policy Framework

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4772 - Cambridgeshire County Council (Mr Stewart Patience) [807]	Object	<p>National Planning Policy</p> <p>PPS 12 Local Spatial Planning has recently replaced PPS 12 Local Development Frameworks published in 2004.</p> <p>Given the importance of trees within Conservation Areas it is suggested that the following documents are included in the list of relevant documents:</p> <p>TPOs A Guide to Law and Good Practice April 2000 Town and Country Planning (Trees) Regulations 1999</p> <p>Local Policy</p> <p>The Rights of Way Improvement Plan, a statutory Policy of the Highway Authority which forms part of the Local Transport Plan, should be included in this section.</p>	<p>Concerns noted. The draft SPD will be amended to reflect the the change in national planning policy vis-a-vis PPS12 and to include reference to The Rights of Way Improvement Plan. However, it is considered that the few trees within the site are already covered in sufficient detail in paragraphs 3.11.4, 6.12.2, 8.2 of the draft SPD.</p>	<p>Change 'PPS 12 Local Development Frameworks (2004)' to 'PPS 12 Local Spatial Planning (2008).'</p> <p>Add a sentence to the end of paragraph within Appendix A on the Local Transport Plan to read: 'The Rights of Way Improvement Plan, a statutory Policy of the Highway Authority, forms part of the Local Transport Plan.'</p>
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<i>Representations</i>	<i>Nature</i>	<i>Summary of Main Issue</i>	<i>Council's Assessment</i>	<i>Action</i>
<i>Glossary</i> <i>Glossary</i> 4771 - Cambridgeshire County Council (Mr Stewart Patience) [807]	Object	it would be helpful to provide a definition of permeability.	Concern noted. Reference will be made in the glossary to 'permeability' and its meaning.	Add glossary definition: Permeability describes the degree to which urban forms, buildings, places and spaces permit or restrict the movement of people or vehicles in different directions. Permeability is generally considered a positive attribute of urban design, as it permits ease of movement by different transport methods and avoids severing neighbourhoods. Areas which lack permeability, e.g. those severed by arterial roads or the layout of streets in cul-de-sac form, are considered to discourage effective movement on foot and encourage longer journeys by car.

Sustainability Appraisal of the Old Press/Mill Lane SPD

Summary of Representations & Council's Initial Response

5. Developing and Refining Options and Assessing Effects

Paragraph 5.5.1

<i>Representation(s)</i>	<i>Nature</i>	<i>Appearance</i>	<i>Soundness Tests</i>
4705 English Heritage (East of England Region) (Katharine Fletcher) [234]	Object	Not Specified	None

Summary:

The Sustainability Appraisal identifies the potential for negative impacts on the historic environment, in paragraph 5.5.1. We are concerned that the SA does not identify that there could be alternative proposals to those outlined in the draft brief which might potentially achieve the benefits sought, without significant demolition and damage to this historic part of Cambridge. The presumption in favour of retention of buildings in conservation areas should be given considerable weight. Paragraph 5.5.2 fails to recognise alternative approaches and appears inadequate in its assessment of the potential for overall benefit.

Council's Initial Response

Concern noted. A range of site options were appraised during the background and information stage of preparing the draft SPD. These options, which ranged from adaptive re-use to more extensive redevelopment, were appraised against a range of social, environmental and economic criteria, comparable to the SA Objectives. This appraisal was made available as a background document during consultation on the draft SPD.

Following on from this appraisal work, which helped to inform the indicative proposals contained within the draft SPD, the Sustainability Appraisal focussed on the appraisal of the SPD Objectives. While it is acknowledged that there may be further proposals for the site in addition to those already appraised, as these are not defined, it would be difficult to appraise them at this stage. While the Sustainability Appraisal does acknowledge the potential for negative impacts on the historic environment, in the absence of detailed development proposals, it is difficult to predict the precise nature of these impacts. Any applications proposing removal of any buildings from this site will need to be accompanied by a detailed justification for their removal. In addition, further detail as to the exact nature of these impacts may also be provided through Environmental Impact Assessment, should such an assessment be required.

Action

Paragraph 5.5.2

Representation(s)

		<i>Nature</i>	<i>Appearance</i>	<i>Soundness Tests</i>
4706	English Heritage (East of England Region) (Katharine Fletcher) [234]	Object	Not Specified	None

Summary:

The Sustainability Appraisal identifies the potential for negative impacts on the historic environment, in paragraph 5.5.1. We are concerned that the SA does not identify that there could be alternative proposals to those outlined in the draft brief which might potentially achieve the benefits sought, without significant demolition and damage to this historic part of Cambridge. The presumption in favour of retention of buildings in conservation areas should be given considerable weight. Paragraph 5.5.2 fails to recognise alternative approaches and appears inadequate in its assessment of the potential for overall benefit.

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Action