

Examination into the Soundness of the
Cambridge Local Plan and
South Cambridgeshire Local Plan

Matter 6 – Green Belt

Joint Matter Statement by
Cambridge City Council and
South Cambridgeshire District Council

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List of Abbreviations

ARM	Advanced Reduced instruction set computing (RISC) Machines
CLCA	Cambridge Landscape Character Assessment 2003
GLVIA	The Landscape Institute's and Institute of Environmental Management and Assessment's Guidance on Landscape and Visual Impact Assessment
NPPF	National Planning Policy Framework
NPPG	National Planning Practice Guidance
RPG	Regional Planning Guidance
SHLAA	Strategic Housing Land Availability Assessment
TSCSC	Transport Strategy for Cambridge and South Cambridgeshire

Introduction

1. This statement sets out both Councils' response in relation to the Inspector's Matter 6 regarding Green Belt.
2. The documents referred to in this statement are listed in Appendix 1; and examination document reference numbers are used throughout for convenience.

Matter 6: Green Belt – Overview of the Councils' Position

3. The sustainable development strategy of the Local Plans, as well as the Plans as a whole, were fully informed by Green Belt considerations. The Councils undertook the 2012 Inner Green Belt Study (the Study)¹ that provides a robust and proportionate evidence base for assessing the contribution of land on the edge of Cambridge to the Cambridge Green Belt purposes. The Study forms part of a wider evidence base that, when taken together, responds to the requirement to take account of sustainable patterns of development². This formed part of the wider consideration of social, economic and environmental issues, appropriate to each stage of plan-making.
4. In this context, the Councils have concluded in their Local Plans that in principle the need for new jobs and homes does constitute exceptional circumstances sufficient to justify the removal of sites from the Green Belt in both districts, but only so far as such removal will not cause significant harm to the Cambridge Green Belt purposes.
5. The NPPF and the NPPG do not require the release of Green Belt sites to meet needs but do require that account is taken of promoting sustainable patterns of development and of the consequences for sustainable development if development is channelled to locations outside the Green Belt.³ Neither do the NPPF or NPPG rule out the release of Green Belt sites during Local Plan preparation if the "exceptional circumstances" threshold is considered to be met.
6. It is widely accepted that development on the edge of Cambridge is the second most sustainable location for development in the Greater Cambridge area after development within the existing urban area. This has been reflected in plans and strategies over the last 15 years. Other than the sites taken out of the Green Belt since 2006, all this land is currently Green Belt.
7. The Councils have identified six small sites which could be developed without significant harm to the purposes of the Cambridge Green Belt. These sites are allocated for either housing or employment development in the Local Plans. The

¹ RD/Strat/210

² Paragraphs 84 and 85, NPPF (RD/NP/010)

³ Paragraphs 84 and 85, NPPF (RD/NP/010)

release of larger sites would cause significant harm and have not been included in the Local Plans.

8. South Cambridgeshire's Strategic Housing Land Availability Assessment (SHLAA)⁴ considered the impact of development on Green Belt purposes in the more sustainable villages. Following two rounds of Issues and Options consultation, four sites in more sustainable villages are proposed to be released from the Green Belt and allocated for housing.
9. If the current Green Belt boundary were to be maintained, Cambridge could not meet its objectively assessed needs and would either have to set a lower housing requirement that would not fully meet its identified needs (and thereby not comply with policy), or would have to seek to have the shortfall met within South Cambridgeshire or elsewhere under the duty to cooperate⁵ on land beyond the Green Belt's outer boundary. The current agreement between the two Councils is that each will meet its own needs in full within its respective area⁶. The effect of providing further development beyond the Green Belt would most likely mean development in less sustainable locations at the bottom of the development sequence. This reflects the challenges of providing additional development at new settlements within the plan period and that most of the more sustainable villages lie in or on the edge of the Green Belt.
10. The development of sites GB1 and GB2: Land north and south of Worts' Causeway⁷ for housing would have limited impacts on Green Belt purposes which are capable of mitigation. No other overriding reasons and constraints to their development have been identified.
11. The development of sites GB3 and GB4: Lane south of Fulbourn Road⁸ for employment would have limited impacts on Green Belt purposes which are capable of mitigation. Particular exceptional circumstances also exist relating to the expansion needs of ARM, a major local business. No other overriding reasons and constraints to their development have been identified.
12. The release of land at Fulbourn Road East⁹ would have limited impacts on Green Belt purposes which are capable of mitigation and provides the opportunity for additional employment development on the edge of Cambridge adjacent to the successful Peterhouse Technology Park. No other overriding reasons and constraints to the site's development have been identified.

⁴ RD/Strat/120

⁵ Paragraphs 178 and 179, National Planning Policy Framework (RD/NP/010).

⁶ Cambridgeshire and Peterborough Memorandum of Co-operation: Supporting the Spatial approach 2011 – 2031 (RD/Strat/100)

⁷ See Policies 3 and 26 and Appendix B in the Cambridge Local Plan (RD/Sub/C/010)

⁸ See Policies 2 and 26 and Appendix B in the Cambridge Local Plan (RD/Sub/C/010)

⁹ See Policy E/2 in the South Cambridgeshire Local Plan (RD/Sub/SC/010)

Matter 6A: General Issues

6A i: Does the level of need for new jobs and homes (paragraph 2.54 of CCC LP and paragraph 2.32 SCDC LP) constitute the exceptional circumstances necessary to justify the removal of sites from the Green Belt (paragraph 83 of the Framework and paragraphs 044 and 045 of the Planning Practice Guidance). Bearing in mind the Framework's indication that development in the Green Belt should be resisted, what would be the consequences if the boundary of the Green Belt were to be retained in its current location?

Exceptional Circumstances

13. The Councils fully recognise the importance attached to Green Belts in the NPPF and in the NPPG. Once established Green Belt boundaries should only be altered in exceptional circumstances through the preparation of a Local Plan. Exceptional circumstances are not defined in either document, but it is clear that Government accepts that the designation of land as Green Belt may restrain the ability of an authority to meet its need for new homes and jobs¹⁰. The exceptional circumstances threshold does not mean however, that Local Plans are not entitled to propose alteration of Green Belt boundaries not least since paragraph 84 of the NPPF requires local planning authorities to take account of the need to promote sustainable patterns of development when reviewing Green Belt boundaries.
14. The Councils have concluded in their Local Plans that in principle the need for new jobs and homes do constitute exceptional circumstances sufficient to justify the removal of sites from the Green Belt in both districts, but only so far as such removal will not cause significant harm to the purposes of the Cambridge Green Belt¹¹. The reason for this conclusion is addressed below.
15. As set out in the Councils' Matter 2 statement, the development sequence is clear that land on the edge of Cambridge is the second most sustainable location for development in the Greater Cambridge area after development in the existing urban area¹². However, further development beyond the major sites on the edge of Cambridge included in and carried forward from the adopted plans would involve land that is designated Green Belt. The next most sustainable location is development at new settlements and then development in the rural area at Rural Centre villages and Minor Rural Centre villages. The Councils therefore had to reach a view in preparing the Local Plans, where the appropriate balance lay between the competing planning policies of protecting the Green Belt and the

¹⁰ NPPG ref ID:03-044-20141006 (RD/NP/020)

¹¹ Cambridge Local Plan paragraph 2.54, SCDC Local Plan paragraph 2.32. Issues and Options 2 Part 1 paragraphs 8.1, 8.3 and 8.4 (RD/LP/150), SCDC Draft Final Sustainability Appraisal Annex A Chapter 2 page A21, A105 and in particular page A110 (RD/Sub/SC/060), Cambridge Statement of Consultation (RD/Sub/C/080) pages 68 -77 and pages 87 – 88.

¹² Joint Working and Development Strategy Topic Paper (RD/Top/010) at paragraphs 4.11 and 4.15, Review of the sustainable development strategy - Cambridgeshire Joint Strategic Unit (RD/Strat/040), Reviewing the Development Strategy for the Cambridge Area: Joint Sustainability Appraisal (May 2013) (RD/LP/180), Reviewing the Sustainable Development Strategy for the Cambridge Area – See South Cambridgeshire Draft Final Sustainability Report (RD/Sub/SC/060) Part 3 Appendix 1: and Sustainability Appraisal of the Cambridge Local Plan (RD/Sub/C/030) Volume 1: Final Appraisal for Submission to the Secretary of State Section 4.2, pages 151 - 189

development sequence, including whether exceptional circumstances exist for a review of the Green Belt and if so, on what basis.

16. Having undertaken an exhaustive SHLAA¹³ it is clear that the City Council could not meet its objectively assessed need for housing within its district without the release of some Green Belt sites. For South Cambridgeshire, the edge of Cambridge is at the top of the search sequence¹⁴ and a number of the most sustainable villages are in or on the edge of the Green Belt¹⁵.
17. In view of the NPPF's approach to reviewing Green Belt boundaries when reviewing local plans and the need to take account of implications for sustainable development, the Councils considered it was at least possible that the need for jobs and homes could, in principle, comprise exceptional circumstances justifying a review of the Green Belt. Therefore, despite the relatively recent comprehensive review of the Green Belt in 2002 that informed the last round of plan making¹⁶, the Councils considered it was appropriate to test whether there were any further areas of land that could be considered for removal from the Green Belt. To ensure a robust evidence base to inform this consideration, the Councils jointly reviewed the inner Green Belt boundary¹⁷, taking account of the impact of the large scale releases in the adopted plans. The Study concluded that six small sites could be removed from the Green Belt to provide land for homes and jobs without significant harm to Green Belt purposes. The Study also concluded that release of larger sites would cause significant harm to Green Belt purposes, a conclusion which is not surprising in the context of the relatively recent 2002 review supporting the adopted plans.
18. The 2012 Study did not take account of the implications for sustainable development. It forms part of a wider evidence base that when taken together responds to the requirements of paragraphs 84 and 85 of the Framework to take account of sustainable patterns of development and informed decision making. This includes a Sustainable Development Strategy Review¹⁸, transport modelling¹⁹ and SHLAAs²⁰, which themselves informed comprehensive Sustainability Appraisals²¹ as an iterative process throughout plan-making.
19. The South Cambridgeshire SHLAA site assessments considered the impact of development on Green Belt purposes in the more sustainable villages. Following two rounds of Issues and Options consultation, four sites in more sustainable

¹³ RD/Strat/130, 140 and 150

¹⁴ As shown in South Cambridgeshire Local Plan Policy S/6 1a (RD/Sub/SC/010)

¹⁵ Rural Centres– 3 of the 5 Rural Centres lie in the Green Belt (Histon & Impington, Sawston and Great Shelford & Stapleford) and 1 lies on the edge of the Green Belt (Cottenham). Minor Rural Centres – 4 of the 13 Minor Rural Centres lie in the Green Belt (Girton, Milton, Fulbourn and Comberton). And 1 lies on the edge of the Green Belt (Waterbeach).

¹⁶ Cambridge City Inner Green Belt Boundary Study 2002 (RD/Strat/170)

¹⁷ In the 2012 Inner Green Belt Study (IGBS) RD/Strat/210 and in their respective SHLAAs - RD/Strat/120 appendix 7iii, and also in RD/Strat/130 and RD/Strat/140

¹⁸ RD/Strat/040

¹⁹ RD/Strat/160

²⁰ RD/Strat/120, RD/Strat/130 and 140

²¹ RD/Sub/SC/060, RD/Sub/C/030 and 040

villages are proposed to be released from the Green Belt and allocated for housing in Policy H/1.

20. In addition, the majority of 10,000 to 12,000 home development at Cambridge East, anticipated to take place in the main from 2016, will not now take place by 2031. This involved land in both districts on the edge of Cambridge on land taken out of the Green Belt through the 2003 Structure Plan²² and subsequent adopted plans. The exceptions are the 1,300 homes planned for the Wing development north of Newmarket Road (Policy SS/3) and the 461 homes land north of Cherry Hinton Policy SS/3 and Policy 12 leaving around 8,000 to 10,000 homes to be provided on the safeguarded land). This is a major change in circumstances since the last round of Local Plans were adopted. Notwithstanding, the Councils do not consider that there are exceptional circumstances justifying further large scale Green Belt releases on top of those made through the last round of plan-making. This is consistent with the findings of the Structure Plan Panel Report in 2002 who were clear that under a scenario where Cambridge East did not come forward “*we are in no doubt that a second new settlement would be the next most sustainable solution for a major development once capacity in other locations identified in the Structure Plan is exhausted*”²³. The remainder of the Cambridge East site is a sustainable site for development and has potential to help to meet longer-term development needs if it comes available in the future and there are no exceptional circumstances to justify it being put back into the Green Belt. It is anticipated that Cambridge East will be addressed at a future site-specific hearing.
21. In preparing their Local Plans, the Councils have taken proper account of the constraint imposed by the purposes of the Cambridge Green Belt and the level of harm that large developments would have, and balanced this against the need to promote sustainable patterns of development and the consequences of channelling development to locations outside the Green Belt. The Councils took full account of the implications for sustainable travel in reaching its conclusions (see Matter 7 statement). The sustainability merits of different strategies taking account of all factors was tested through the Sustainability Appraisal²⁴. This matter was covered in the Councils’ joint hearing statement to Matter 2a paragraphs 3-24. The Councils’ conclusions taking account of all relevant evidence were that there are exceptional circumstances justifying the release of the six small sites identified as capable of development without fundamental harm to Green Belt purposes and they are allocated for development (see sections 6B and 6C), and four small village sites in sustainable villages in the South Cambridgeshire Local Plan for the same reasons.
22. The approach taken in the Local Plans is consistent with previous local and higher order plans. Many of the factors which convinced the RPG Panel that exceptional circumstances existed to remove land from the Green Belt are still factors in the Greater Cambridge area today, but this approach has always been subject to the

²² RD/AD/010

²³ RD/AD/011 paragraph 9.12

²⁴ South Cambridgeshire Draft Final Sustainability Report (RD/Sub/SC/060), and Sustainability Appraisal of the Cambridge Local Plan (RD/Sub/C/030)

test that Green Belt releases must not cause significant harm to the purposes of the Cambridge Green Belt²⁵.

23. The thrust of our approach is also consistent with the letter²⁶ sent from the Secretary of State Nick Boles to PINS regarding the Reigate Local Plan dated 3 March 2014 which states: *'It has always been the case that a local authority could adjust a Green Belt boundary through a review of the Local Plan. It must be transparently clear that it is the local authority itself which has chosen this path'*. The letter goes on to state that the Secretary of State will consider intervening 'where a planning inspector has recommended a Green Belt review that is not supported by the local planning authority'. It is further consistent with the recommendations of the Inspector's Report into the Rushcliffe Core Strategy dated 8 December 2014, which concludes in various paragraphs that reflecting the Councils' own decision in this regard, that the need for new housing provision and economic growth provide exceptional circumstances for a change to Green Belt boundaries. Relevant extracts from this report are included in Appendix 3.

Consequences of maintaining the current Green Belt boundary

24. There are significant consequences for both Local Plans if the current Green Belt boundary were to be maintained:
- Cambridge would lose sites GB1 and GB2 with up to 430 homes, and also lose employment sites GB3 and GB4.
 - South Cambridgeshire would lose 555 homes at the following sites: at Darwin Green 3 (off Histon Road) 100 homes, Sawston 340 homes, Histon and Impington 25 homes, and Comberton 90 homes²⁷. It would also lose the employment site E/2 'Land at Fulbourn Road East'.
25. The loss of employment sites at Fulbourn Road in Cambridge could impact upon the success of a major local employer (see Matter 6B). The other employment site in South Cambridgeshire could contribute to meeting demand for employment land on the edge of Cambridge identified in the Councils' Employment Land Review²⁸. Whilst adequate employment land exists or could come forward in South Cambridgeshire to make up the loss of this employment site, it would not be able to contribute to meeting demand on the edge of Cambridge (see Matter 6C).
26. Cambridge City Council's SHLAA assessed the capacity of the urban area of Cambridge to meet identified needs²⁹. There is no known significant additional site capacity within Cambridge that can contribute to meeting the identified objectively assessed needs. It follows that if the current Green Belt boundary is maintained, Cambridge could not meet its needs and would either have to set a lower housing requirement that would not fully meet its identified needs (in conflict with the NPPF),

²⁵ For example in RPG 6 - RD/NP/131 at paragraphs 5.1 and 5.14, policies 22 and 24

²⁶ RD/NP/030

²⁷ South Cambridgeshire Local Plan Policies H1:b, H/1:c, H/1:d and H/1:h

²⁸ RD/E/020

²⁹ Cambridge SHLAA (RD/Strat/130 and 140)

or would have to seek to have the shortfall met within South Cambridgeshire or elsewhere under the duty to cooperate³⁰ on land beyond the outer boundary of the Green Belt. The current agreement between the two Councils under the duty to cooperate is that each will meet its own needs in full within their respective areas³¹.

27. The total 985 home shortfall across both plans that would arise from maintaining the current Green Belt boundary could only be accommodated in South Cambridgeshire in new settlements, or in villages beyond the Green Belt's outer edge. The ability of the proposed new settlements to accelerate housing delivery are matters for consideration under Matter 8. The size and appropriateness of new settlements allocated at Waterbeach and Bourn Airfield, and the merits of omission sites proposing alternative/additional new settlements, are matters for further hearing sessions. However, the Councils' experience indicates that there is a relatively long lead-in time before housing completions can be expected at new settlements, due to their infrastructure requirements and the complexity of the planning application process, such that it may not be reasonable to rely on additional completions at new settlements within the plan period. Delivery at new settlements will be considered at future hearings.
28. Most of the more sustainable villages lie within or on the edge of the Green Belt³². Regarding village sites beyond the Green Belt, these are less sustainable than locations higher up the development sequence as considered in the Councils' Matter 2 statement³³. Of the two Rural Centres outside the Green Belt, the Plan already includes a major extension to Cambourne, the appropriateness of which will be considered later in the examination process, and Cottenham has a constrained capacity to accommodate village scale growth due to significant capacity constraints at the primary school³⁴. Of the Minor Rural Centres a number also have particular constraints, Linton has road safety issues³⁵, land to the north of Waterbeach is allocated for a new town in the Local Plan, and Bar Hill is a previously planned new settlement that is tightly encircled and defined by an access road.
29. A large number of village sites have been proposed in duly made objections that were not allocated in the South Cambridgeshire Local Plan. The capacity of these sites is potentially higher than the 985 homes shortfall which would arise were the existing Green Belt boundaries to be maintained. The merits of the sites as sustainable locations for housing development will be considered later in the examination process. However, in summary, these are less sustainable locations for development in regard to access to jobs, services and facilities, schools, doctors and public transport and were not preferred sites to allocate in the Plan. Many of the sites would also impact upon townscape and landscape, heritage assets, open space designations and some are at risk of flooding.

³⁰ Paragraphs 178 and 179, NPPF (RD/NP/010)

³¹ Cambridgeshire and Peterborough Memorandum of Co-operation: Supporting the Spatial Approach 2011-2031 (RD/Strat/100)

³² See footnote 14.

³³ The services and facilities in each village are summarised in the SCDC Village Services and Facilities Study RD/Strat/250)

³⁴ South Cambridgeshire SHLAA – RD/Strat/120 appendix 7i, site 003, education comments page 265

³⁵ South Cambridgeshire SHLAA – RD/Strat/120 appendix 7i, site 101, access comments page 968

Question 6A ii: Does the 2012 Inner Green Belt Boundary Study provide a robust justification for the proposed boundary changes? If not, why not?

30. The Councils have undertaken an objective review of the inner Green Belt boundary surrounding Cambridge in which a rigorous, efficient and systematic process was followed throughout. The work is presented in the Inner Green Belt Boundary Study³⁶ (the Study). A detailed description of the methodology used in the Study is given in Appendix 4 as well as in the Study itself. It will be shown here and in Appendix 4 that the work provides a robust justification for the boundary changes that have been proposed.
31. There is no standard methodology for assessing land against Green Belt purposes. The methodology used in the Study generally follows that used in the earlier 2002 Inner Green Boundary Study³⁷ which informed the land releases in the Cambridge Local Plan 2006³⁸. The approach taken in both the 2002 and 2012 Studies was to gather and assess the base data related to the land, i.e. the topography, location in relation to existing development and urban edge, distance and relation with the historic core, etc. and then to measure the land against the purposes of Green Belt. The Study goes on to consider whether parcels of land, judged to have a lesser value to Green Belt purposes, can accommodate change in terms of development and whether that change would have a detrimental effect on the Green Belt purposes and if so the scale of the effect. The results are given in the Study³⁹ and can be seen as appropriate when verified on the ground.
32. The Councils decided that the process of the Study and its general methodology would follow that of the 2002 Study⁴⁰, as it represented a focused and efficient assessment and measurement against the Green Belt purposes. The 2002 Study was also mentioned in the Cambridge Local Plan Inspector's Report⁴¹ as "a principled review of the Green Belt." As a useful forerunner to the 2012 Study, Cambridge City Council also carried out a broad-brush Appraisal⁴² in May 2012 which evaluated the current inner Green Belt Boundary in the light of the recent land releases in the adopted plans and their development. The information gathered for the Appraisal was very useful for providing much of the base data for the Study⁴³.
33. There have been a number of tracts of Green Belt land around the city put forward by landowners and developers for release and development throughout the Local Plan process and ultimately in objections to the Local Plans. The promoters of proposals to release these areas of land have put forward a variety of alternative assessment methodologies giving different results from those shown in the Study.

³⁶ Cambridge City Council and South Cambridgeshire District Council Inner Green Belt Study December 2012 (RD/Strat/210). Hereafter referred to as the Joint Study.

³⁷ Cambridge City Council. Cambridge Inner Green Belt Boundary Study (2002) (RD/Strat/170)

³⁸ Cambridge Local Plan 2006 (RD/AD/300)

³⁹ Sector Tables (pages 10 -19) and on the Plans (pages 6, 7, 20 and 21), RD/Strat/210

⁴⁰ RD/Strat/170

⁴¹ Paragraph 9.17.k12, RD/AD/310

⁴² Cambridge City Council: Inner Green Belt Appraisal, May 2012 (RD/Strat/200).

⁴³ RD/Strat/210

The Councils' rebuttal to issues raised in these alternative studies can be found in Appendix 5.

34. The Councils consider that the Study provides an objective assessment that measures the merits of areas of land against the Green Belt purposes first and foremost and does not start with the basis of the promotion of a particular tract of land. It is considered that this approach is more reliable and provides a robust justification for the removal of modest parcels of land from the Cambridge Green Belt.

6A iii: Does the Inner Green Belt Review (IGBR) take account of the requirements of paragraphs 84 and 85 of the Framework, notably the need to take account of sustainable patterns of development; to ensure consistency with the Local Plan strategy for meeting identified requirements for sustainable development; and that the boundary will not need to be altered at the end of the development plan period?

Sustainable Patterns of Development

35. The Study does not take account of this matter itself as is referenced in paragraph 4.6 of the study. This was intentional and appropriate. The purpose of the Study was to help the Councils reach a view on whether there are specific areas of land that could be considered for release from the Green Belt and allocated for development to meet identified needs, without significant harm to Green Belt purposes, and to understand the level of harm that development on the edge of Cambridge generally would have on Green Belt purposes.
36. The Study forms part of a wider evidence base that when taken together responds to the requirements of paragraphs 84 and 85 of the NPPF to take account of sustainable patterns of development and informed decision making. This includes a Sustainable Development Strategy Review⁴⁴, transport modelling⁴⁵ and SHLAAs⁴⁶, which themselves informed comprehensive Sustainability Appraisals⁴⁷ as an iterative process throughout plan-making.
37. The NPPF requires that account is taken of sustainable patterns of development and of channelling development to locations outside the Green Belt when reviewing the Green Belt as part of the plan making process, but it does not require the release of land from the Green Belt for development under any circumstances.
38. The requirement for plans reviewing Green Belt boundaries to take account of the need to promote sustainable patterns of development and of the consequences for sustainable development of channelling development to locations outside the Green Belt is long established dating back to the 1990s, for example in Planning Policy

⁴⁴ RD/Strat/040

⁴⁵ RD/Strat/160

⁴⁶ RD/Strat/120, RD/Strat/130 & 140

⁴⁷ RD/Sub/SC/060, RD/Sub/C/030 & 040

Guidance Note 2 'Green Belts' (1995 and 2001)⁴⁸. More generally, enabling the provision of homes and jobs in a way consistent with the principles of sustainable development has been at the heart of the planning system since at least 1997⁴⁹. This guidance influenced the preparation and examination of Regional Planning Guidance 6 (RPG6) in 2000⁵⁰ which required the review of the Cambridge Green Belt⁵¹. The Panel Report into RPG6⁵² states "*If it is found that sites could be released without significant detriment to the Green Belt, their possible development should be assessed against such criteria as proximity to public transport, the City Centre, employment and services*".

39. It has been widely accepted over the last 15 years that land on the edge of Cambridge is the second most sustainable location for development in the Greater Cambridge area after development in the existing urban area (for example in RPG 6⁵³ and as summarised in the Joint Working and Development Strategy Topic Paper⁵⁴). The Cambridge and South Cambridgeshire Sustainable Development Strategy Review 2012⁵⁵ acknowledges at paragraph 4.6 that locating development on the edge of Cambridge has significant advantages in sustainability terms for development but subject to potential conflict with Green Belt purposes (paragraph 4.10).
40. The NPPF at paragraph 84 requires that promoting sustainable patterns of development and considering the consequences for sustainable development of channelling development to locations outside the Green Belt should be "taken into account" when reviewing Green Belt boundaries. It is not an overriding consideration. Neither should sustainability be understood only to refer to movement and access matters. The NPPF is clear that there are three dimensions to sustainable development: economic, social and environmental (paragraph 7), and in paragraph 6 states that the NPPF policies in paragraphs 18 to 219, taken as a whole, constitute the Government's view on what sustainable development means in practice for the planning system. These policies include: paragraph 30 which gives encouragement to sustainable transport solutions to reduce greenhouse gas emissions and in the preparation of Local Plans, local planning authorities are told to support "a pattern of development which, where reasonable to do so, facilitates the use of sustainable modes of transport", and include the policies dealing directly with the Green Belt in paragraphs 79 to 92. Green Belt protection is clearly part of the Government's policy to deliver sustainable development, as is the release of Green Belt land for development through Local Plan preparation where appropriate to do so.
41. The Councils have followed a transparent approach which is consistent with the NPPF and NPPG, with previous plans for the Greater Cambridge area dating back to

⁴⁸ RD/Gov/120 paragraph 2.10.

⁴⁹ See Appendix 2, paragraph A2.29.

⁵⁰ RD/NP/131

⁵¹ See Appendix 2, paragraphs A2.32 to A2.37.

⁵² Quoted in RD/Strat/180, page 12.

⁵³ RD/NP/131 at paragraphs 5.1 and 5.14

⁵⁴ RD/Top/010 at paragraphs 4.11 and 4.15

⁵⁵ RD/Strat/040

RPG 6 in 2000⁵⁶, and is also consistent with national policy towards sustainable development dating back to 1995. The Local Plans are taking forward the sustainable spatial strategy first set out in RPG6 and the 2003 Structure Plan⁵⁷. The long-term nature of this strategy and its intention to address key sustainability concerns can be understood by reference to RPG6 where paragraph 5.11 sets out the matters that it is intended to address and which remain relevant (Appendix 2 paragraph A2.32). The scale of the Green Belt releases which have taken place since 2003 are very significant and are summarised in Appendix 2 at paragraph A2.61.

42. The development strategy policies of the Local Plans⁵⁸ provide for a sustainable pattern of development with the majority of development focused in and on the edge of Cambridge as the first and second preferences. The spatial strategy and the appropriate balance between Green Belt and other sustainability factors were considered in the Councils' Matter 2 statement. The sustainability merits of all proposed development sites including those adjoining the inner Green Belt boundary have been assessed and have been properly taken into account in reaching a view on the appropriate balance between protecting Green Belt and delivering new homes and jobs at the top of the development sequence.⁵⁹

Consistency with Local Plan Strategy for Meeting Identified Requirements for Sustainable Development

43. The objectively assessed need for homes and jobs were considered at hearings concerning Matters 3 and 4. The spatial strategy for the Greater Cambridge area was considered at the Matter 2 hearing. The Councils have concluded that the need for new jobs and homes do constitute exceptional circumstances sufficient in principle to justify the removal of sites from the Green Belt in both districts, but only so far as those sites will not cause significant harm to the purposes of the Cambridge Green Belt (see Matter 6A i).
44. This is reflected in the development strategy to 2031⁶⁰. The agreed spatial strategy 'Joint Statement On The Development Strategy for Cambridgeshire by the Cambridgeshire Authorities 2010'⁶¹ states that the Cambridgeshire authorities remain committed to the strategy for planning in Cambridgeshire with a priority for development within Cambridge or as sustainable extensions to the urban area, subject to environmental capacity and compatibility with Green Belt objectives.
45. The NPPG at reference ID: 3-044-20141006 addresses the question whether housing and economic needs override constraints on the use of land, such as Green

⁵⁶ RD/NP/131

⁵⁷ Structure Plan Panel Report 2002 - RD/AD/011 paragraph 9.12

⁵⁸ Policy 3 in the Cambridge Local Plan (RD/Sub/C/010) and S/6 in the South Cambridgeshire Local Plan (Rd/Sub/SC/010).

⁵⁹ South Cambridgeshire Draft Final Sustainability Report (RD/Sub/SC/060 Annex B); and the Sustainability Appraisal of the Cambridge Local Plan (RD/Sub/C/030)

⁶⁰ Policy S/6 in South Cambridgeshire Local Plan (RD/Sub/SC/010) and at paragraph 2.26 supporting Policy 3 in the Cambridge Local Plan (RD/Sub/C/010).

⁶¹ RD/Strat/030 - paragraph 2.2, 2.3 and 3.1

Belt, and concludes that need alone is not the only factor to be considered when drawing up a Local Plan. The NPPF must be read as a whole (Appendix 2 paragraph A2.63). This point is reinforced by the NPPG in paragraph 045. Notwithstanding, as addressed in matter 6A (i), it would not be possible for Cambridge to meet its objectively assessed needs without the release of land from the Green Belt that can be developed without significant harm to the purposes of the Cambridge Green Belt.

Permanence of the Green Belt Boundary

46. The inner Green Belt boundary has been heavily scrutinised since 2000, and very significant Green Belt releases made between 2006 and 2010. These are sufficient in total to accommodate 22,000 new homes, the long term growth of Cambridge University and the creation of what will be a world class Biomedical Research Park at Addenbrooke's (Cambridge University Hospitals). Apart from some small scale non-strategic sites proposed for release in the current Local Plans, all of the major sites which could be developed without significant harm to Green Belt purposes in the foreseeable future have already been released for development. On this basis there is no scope for any future strategic Green Belt releases unless significant harm to the Green Belt purposes was to be accepted which would not be consistent with policy.
47. Extensive land at Cambridge East is safeguarded for longer-term development after 2031. This site was removed from the Green Belt between 2006 (Cambridge Local Plan⁶²) and 2008 (Cambridge East AAP⁶³) when it was envisaged that Cambridge Airport would relocate and a major new urban quarter would be created. It is a developable site with the benefit of an adopted AAP. It is flat, and is not at risk of flooding. Neither the NPPF nor the NPPG require safeguarded land to be deliverable. This area would provide a good location for sustainable development if it came available at some point in the future. As noted in our Matter 6A i statement, the remaining safeguarded land has a capacity of between 8,000 and 10,000 homes based upon the assumptions in the adopted Cambridge East AAP.
48. The new settlements planned in South Cambridgeshire at Northstowe, Bourn Airfield and Waterbeach are expected to be still delivering homes after 2031. Depending on the pace of delivery this could amount to up to 12,800 homes⁶⁴. The Council recognises that the Government intends to take forward the development of Northstowe via the HCA and will report by the March 2015 Budget on delivery vehicle, governance and investment matters (Autumn Statement December 2014⁶⁵). The extent to which these will speed delivery is currently unknown although that is clearly the intention of Government. The strategy therefore allows considerable scope for continued delivery beyond the end of the Plan Period in 2031 (potentially up to 22,800 homes with associated employment and other land uses). In addition, the Councils have committed through the City Deal to the preparation of a single

⁶² RD/AD/300

⁶³ RD/AD/280

⁶⁴ Figure 4.8 Annual Monitoring Report Nov 2014 - RD/AD/370

⁶⁵ See <https://www.gov.uk/government/topical-events/autumn-statement-2014>

Local Plan for the Greater Cambridge area in the next plan-making round starting by 2019.

49. The boundaries of the Green Belt as proposed in the Local Plans are defensible both in terms of impact on the purposes of the Cambridge Green Belt and in terms of the new physical landscaped boundaries which will be created⁶⁶.
50. In light of these considerations, the inner Green Belt boundary should be capable of enduring beyond the end of the plan period on the basis of current knowledge and known needs.

6A iv: Are the purposes of the Cambridge Green Belt, set out at paragraph 2.50 (Table 2.4) of CCC LP and paragraph 2.29 of SCDC LP, consistent with paragraph 80 of the Framework?

51. The Councils consider the purposes of the Cambridge Green Belt to be consistent with the national Green Belt purposes set out at paragraph 80 of the NPPF. Both national and local Green Belt purposes are set out in paragraph 2.50 (Table 2.4) of Cambridge Local Plan 2014: Proposed Submission⁶⁷ and local Green Belt purposes are set out in paragraph 2.29 of the South Cambridgeshire Submission Local Plan⁶⁸.
52. The Green Belt purposes for Cambridge as set out in the Local Plans are entirely appropriate in recognising the importance of Cambridge's setting, its character as a compact city, and the need to prevent coalescence. These primary purposes are consistent with the adopted Local Plan for Cambridge⁶⁹, the adopted core strategy for South Cambridgeshire⁷⁰, and the adopted core strategy⁷¹ and emerging Local Plan for East Cambridgeshire⁷², into which district the Green Belt also extends. These Cambridge-specific purposes were developed to address the particular needs of Cambridge and were first set out in the 2003 Cambridgeshire and Peterborough Structure Plan⁷³, which drew together purposes that had developed over a number of decades since the advent of Circular 42/55⁷⁴. The historic development of the Cambridge Green Belt purposes is set out in Appendix 6.
53. The Green Belt purposes set out in the NPPF all represent relevant principles, which are important elements of all Green Belts and are identical to the principles set out in

⁶⁶ See policy 26 in the Cambridge Local Plan (RD/Sub/C/010 and policies H/1, SS/2 and E/2 of the South Cambridgeshire Local Plan (RD/Sub/SC/010).

⁶⁷ RD/Sub/C/010, page 28.

⁶⁸ RD/Sub/SC/010, page 24.

⁶⁹ Paragraph 4.5, page 33, Cambridge Local Plan 2006 (RD/AD/300)

⁷⁰ Paragraph 2.2, page 9, South Cambridgeshire Core Strategy (RD/AD/100)

⁷¹ Paragraph 3.5.9.1, page 107, East Cambridgeshire Core Strategy (RD/AD/380)

⁷² RD/Strat/390 currently subject to examination.

⁷³ Policy P9/2a – Green Belt, page 106 of RD/AD/010.

⁷⁴ RD/Gov/130

the Government's Planning Practice Guidance Note 2: Green Belts⁷⁵. When undertaking spatial assessment of areas of Green Belt for their value, bullet points 2 and 4 of paragraph 80 of the NPPF are particularly relevant to Cambridge and provide the basis for the detailed Cambridge Green Belt purposes set out in the Plans. Furthermore, the national Green Belt purposes on checking unrestricted sprawl and safeguarding the countryside from encroachment are fundamentally necessary in preserving the setting and character of Cambridge as a historic, compact city. The assessment of sites address the Green Belt purposes⁷⁶

54. Furthermore, the NPPF does not appear to prevent longstanding local Green Belt purposes from being directly relevant to the plan-making and decision-taking process or for these to be identified in a Local Plan. Consideration has been given to the Green Belt purposes for other historic towns and cities such as York, Durham, Oxford, Chester, Bath and Bristol. Whilst some historic town and cities only refer to the national Green Belt purposes, both York and Bath and North East Somerset have different purposes to suit their specific circumstances. In the case of York, these purposes stem from the Regional Spatial Strategy for Yorkshire and Humber⁷⁷ and its related panel report, whilst Bath and North East Somerset have set out Green Belt purposes in their Core Strategy (adopted July 2014). Excerpts of these documents as well as the revocation notice of the Yorkshire and Humber Regional Spatial Strategy are included in Appendix 7 for information. The loss of the Cambridge-specific Green Belt purposes would be detrimental to protecting the special character of Cambridge.

6A v: Do the Plans adequately reflect paragraph 81 of the Framework which requires local planning authorities to plan positively to enhance the beneficial use of the Green Belt?

55. The Councils consider that the Plans adequately and properly reflect paragraph 81 of the NPPF, which requires local authorities to plan positively to enhance the beneficial use of the Green Belt.
56. Policies throughout both Plans emphasise the enhancement of the Green Belt. Appendix 8 sets out further information on the policies which address provision for access; outdoor sports and recreation; retention and enhancement of landscapes, visual amenity and biodiversity; or improvements to damaged and derelict land for development on or adjacent to Green Belt land.

⁷⁵ Paragraph 2.6 of Planning Practice Guidance Note 2: Green Belts (1995 and amended 2001) (RD/Gov/120)

⁷⁶ See pages 6 and 7 of Cambridge Local Plan Towards 2031, South Cambridgeshire Local Plan – Issues and Options 2: Part 1 – Joint Consultation on Development Strategy & Site Options on the Edge of Cambridge – Technical Background Document Part 1 (RD/LP/170)

⁷⁷ The Regional Spatial Strategy for Yorkshire and Humber was only partially revoked, due to the need to maintain the York Green Belt. As such, policies YH9 and Y1 remain extant. It was recognised that if the Regional Spatial Strategy were to be revoked ahead of the adoption of a sound Local Plan that provides for development needs in York in a sustainable way and in conjunction with fully defined outer and inner Green Belt boundaries, then there would be a risk during the period between revocation and Local Plan adoption of development being approved on land which would otherwise have been incorporated into the York Green Belt.

57. Part of Cambridge's character and its ecological and recreational network is formed by the significant green infrastructure corridors which run through the heart of the city and out into the countryside. Many of the strategic corridors of green infrastructure are also Green Belt land, which is publicly accessible and serves a number of purposes including managing flood risk and supporting biodiversity. These corridors of open space also include significant swathes of common land and are heavily used for recreation and leisure.
58. Cambridge's Open Space and Recreation Strategy 2011⁷⁸ makes reference to the provision of significant levels of open space as part of the urban extensions to Cambridge, much of which is retained as Green Belt. The provision of high quality, biodiverse, accessible and well-connected open spaces within the Cambridge Green Belt at North West Cambridge, Cambridge East and on the southern fringe, is required through the joint North West Cambridge Area Action Plan⁷⁹; the joint Cambridge East Area Action Plan⁸⁰; and the South Cambridgeshire Cambridge Southern Fringe Area Action Plan⁸¹ respectively.
59. Additionally, green infrastructure projects have been identified and mapped across the county as part of the Cambridgeshire Green Infrastructure Strategy 2011⁸². These projects encompass land both within and outside the Cambridge Green Belt. This strategy has four main objectives⁸³:
1. To reverse the decline in biodiversity
 2. To mitigate and adapt to climate change
 3. To promote sustainable growth and economic development
 4. To support healthy living and well-being.

Below the four objectives, the strategy was based on data analysis within the following themes: biodiversity; climate change; green infrastructure gateways; heritage; landscape; publicly accessible open space; rights of way; economic development; health and well-being; and land and water management.

60. Cambridgeshire's Green Infrastructure Strategy makes reference to the enhancement of the green infrastructure networks within and surrounding Cambridge, with particular reference to the considerable commitment to the provision and enhancement of ecological networks integral to the urban extensions,

⁷⁸ Cambridge Open Space and Recreation Strategy 2011(RD/NE/050) was endorsed as a material consideration in plan-making and decision-taking at Environment Scrutiny Committee on 4 October 2011. See paragraphs 4.4 – 4.12 for information about the provision of open space in the urban extensions (pages 21 – 24 of RD/NE/050).

⁷⁹ RD/AD/290: Paragraph 8.4, page 35.

⁸⁰ RD/AD/280: Section D7; page 84 and Section D8, pages 85 – 90.

⁸¹ RD/AD/140: Policy CSF/1: The Vision for the Cambridge Southern Fringe, page 9.

⁸² The 2011 Cambridgeshire Green Infrastructure Strategy (RD/NE/020) was endorsed as a material consideration in decision-making and as part of the Local Plan evidence base at Cambridge's Development Plan Scrutiny Sub-Committee on 18 October 2011 and endorsed by South Cambridgeshire's Northstowe and New Communities Portfolio Holder meeting on 20 September 2011.

⁸³ Page 11 of RD/NE/020.

where development is well underway on the majority of the sites⁸⁴. Appendix 9 provides an excerpt of the Cambridgeshire Green Infrastructure Strategy 2011, which sets out progress on the delivery of green infrastructure across the urban extensions.

61. In addition to paragraph 81 of the NPPF, it should be noted that paragraph 154 of NPPF confirms that a clear indication of how decision-makers should react to a development proposal should be included in Plans. The Plans support the progress of green infrastructure projects in respect of a number of specific sites⁸⁵ and support schemes to enhance the beneficial use of the Green Belt. For development management purposes, Cambridge's Policy 8: Setting of the City⁸⁶ makes specific reference to support for projects that promote access to the countryside, including landscape improvement proposals that strengthen or re-create the well-defined and vegetated urban edge, improve visual amenity and enhance biodiversity. It also provides support for landscape scale enhancement across local authority boundaries. South Cambridgeshire's Policy NH/6: Green Infrastructure⁸⁷ requires all new developments to contribute towards the enhancement of green infrastructure networks within the district and encourages proposals which reinforce, link, buffer and create new green infrastructure and promote, manage and interpret green infrastructure and enhance public enjoyment of it. In addition, Policy NH/10 states that *proposals in the Green Belt for increased or enhanced opportunities for access to the open countryside and which provide opportunities for outdoor sport and recreation, appropriate to the Green Belt, will be encouraged where it will not harm the objectives of the Green Belt*. However, in the case of sites outside the allocations in the Plans, it should be noted that green infrastructure projects may come forward at the discretion of the landowner. The councils remain committed to encouraging the provision of high quality green infrastructure.

⁸⁴ See Cambridge Green Infrastructure Strategy (RD/NE/020): Paragraph 4.7.6 Target Area 6.3: Cambridge (pages 122 – 130) and Appendix 15 (pages 4 – 5 and 38 – 44).

⁸⁵ See Appendix 8.

⁸⁶ Page 36 of RD/Sub/C/010

⁸⁷ Page 115 of RD/Sub/SC/010

Matter 6B: Green Belt Boundary changes in the Cambridge Local Plan

1) Sites GB1 and GB2 – Overview

62. The sites are currently in the Green Belt, with GB1 located north of Worts' Causeway and GB2 to the south. Both sites form part of arable fields that extend to the east and southeast. The development potential of this area of Cambridge was first considered in the Issues and Options Report, as part of consultation on broad locations for development. Option 16: Broad location 7⁸⁸, considered land between Babraham and Fulbourn Roads, setting the context of the area and identifying designations and constraints, planning history and key issues such as Green Belt/landscape/townscape considerations and supporting infrastructure requirements. At this stage, specific sites were not put forward.
63. At the Issues and Options 2 stage⁸⁹, both sites were identified as options for potential allocations. Sites GB1 (land north of Worts' Causeway) and GB2 (land south of Worts' Causeway) were put forward as options for Green Belt release in order to help meet the Council's objectively assessed housing need. They have a combined capacity of 430 dwellings (200 dwellings on GB1 and 230 dwellings on GB2). Policy 26 of the Cambridge Local Plan sets out an overarching policy to guide the development of sites allocated in the plan⁹⁰. For GB1 and GB2, it sets out specific policy requirements in direct response to site-specific issues that have been identified as part of the process of assessing sites for allocation. The process of proposing the sites for allocation has included:
- Joint review of the Inner Green Belt boundary in 2012⁹¹
 - The identification of sites through the Strategic Housing Land Availability Assessment⁹²;
 - Sites and issues raised through the Issues and Options 1 stage of the Plan preparation, July 2012;
 - The detailed assessment of sites in the Issues and Options 2 Technical Background Document – Part 1⁹³;
 - The Issues and Options 2 Part 1 consultation on specific sites on the edge of Cambridge⁹⁴; and
 - The responses to the proposed submission consultation⁹⁵.

⁸⁸ RD/LP/240. Cambridge Local Plan Towards 2031 – Issues and Options Report (pages 66 – 68).

⁸⁹ RD/LP/150. Cambridge Local Plan Towards 2031 and South Cambridgeshire Local Plan. Issues and Options 2, Part 1 – Joint Consultation on Development Strategy and Site Options on the Edge of Cambridge (pages 57 – 58).

⁹⁰ RD/Sub/C/010. Cambridge Local Plan 2014 – Draft Submission Plan – pages 93 - 95

⁹¹ RD/Strat/210

⁹² RD/Strat/130 and RD/Strat/140

⁹³ RD/LP/170

⁹⁴ RD/LP/150

⁹⁵ RD/Sub/C/150

6B 1i: What would the impact of the proposed boundary changes be on the purposes of including land in the Green Belt?

64. A joint review of the inner Green Belt boundary⁹⁶ has established that while there is no scope for major Green Belt releases without there being very significant detriment to the purposes of the Cambridge Green Belt, there are several small sites which could be released from the Green Belt on the edge of Cambridge where the detriment would not be significant to Green Belt purposes. As set out in our hearing statements for Matter 3 and Matter 6A, the Councils, in having undertaken an exhaustive process to establish levels of housing need, have concluded that the City Council could not meet its objectively assessed needs within its district without the release of some Green Belt sites. Due consideration has been given to the constraints imposed by the purposes of the Cambridge Green Belt, balancing this against the need to promote sustainable patterns of development through the Councils' respective Local Plans.
65. At Worts' Causeway, planting and landscaping of its eastern boundary will form a stronger, distinctive and defensible new green edge to the city and will serve to enhance the setting, maintain the openness of the surrounding landscape and protect historic features. Further detail is provided in Appendix 10.

6B 1ii: Are there any (other) reasons why development of these sites should be resisted or any overriding constraints to development?

66. Cambridge City Council does not consider that there are any other reasons why development of these sites should be resisted that have not already been identified as needing to be addressed within Policy 26 of the Cambridge Local Plan⁹⁷. Issues raised by objectors such as drainage, presence of existing utilities infrastructure, impacts on biodiversity and transport infrastructure are all capable of mitigation as part of the detailed development management process. Further detail on the Council's response to the main issues raised is contained within Appendix 11.

2) Sites GB3 and GB4 - Overview

67. Sites GB3 and GB4 (Fulbourn Road West 1 and 2) are currently in the Green Belt and located on land adjoining Peterhouse Technology Park to the north and east, residential properties to the north, a wood to the west and farmland to the south. The sites form part of arable fields that extend southwards. GB3 and GB4's allocation would extend the urban area of Cambridge so that the new southern boundary would align with Peterhouse Technology Park's southern boundary. The Technology Park is cut into rising ground and cannot be seen from higher ground to the south. A similar treatment would be expected for GB3 and GB4. The fields are bounded by hedgerows, which could be retained and a new landscaped boundary created to the south.

⁹⁶ RD/Strat/210 – Cambridge City Council and South Cambridgeshire District Council Inner Green Belt Study Review (December 2012).

⁹⁷ RD/Sub/C/010. Cambridge Local Plan 2014 – Draft Submission Plan – pages 93 - 95

68. Sites GB3 and GB4 have been put forward for Green Belt release in order to help meet the Council's objectively assessed need for employment in sustainable locations on the edge of Cambridge, and can specifically meet the needs of ARM. The impact on the Green Belt from the release of this land would cause no significant harm to the purposes of the Cambridge Green Belt and would be proposed for allocation even without the particular circumstances of ARM. The sites have a combined capacity of approximately 25,000sqm⁹⁸ research and development floorspace. Policy 26 of the Cambridge Local Plan⁹⁹ guides the development of GB3 and GB4, setting out specific policy requirements in direct response to site specific issues identified as part of the process of assessing sites for allocation. This was an extensive technical process comprising:
- Joint review of the Inner Green Belt boundary¹⁰⁰;
 - Sites and issues raised through Issues and Options 1, July 2012¹⁰¹;
 - Cambridge Local Plan Towards 2031, South Cambridgeshire Local Plan – Issues and Options 2: Part 1 – Joint Consultation on Development Strategy and Site Options on the Edge of Cambridge – Technical Background Document Part 1¹⁰²; and
 - The responses to the proposed submission consultation¹⁰³.
69. The majority of Peterhouse Technology Park's buildings are currently occupied by ARM, that currently employs around 1,000 people on the Cambridge campus¹⁰⁴. ARM has growth plans that require supporting up to 2,500 employees at Peterhouse Technology Park. ARM's plans are well-advanced, and they plan to submit a planning application prior to the adoption of the Plan. They have held a number of public consultation events to inform their planning application. Their current plans involve beginning construction as soon as possible¹⁰⁵. Paragraphs 13.1 to 13.9 in Appendix 13 set out the particular exceptional circumstances justifying the release of sites GB3 and GB4 from the Cambridge Green Belt.

6B 2i: What would the impact of the proposed boundary changes be on the purposes of including land in the Green Belt?

70. The 2012 Study¹⁰⁶ of the inner Green Belt boundary has established that there is no scope for major Green Belt releases without there being very significant detriment to the purposes of the Cambridge Green Belt. The Study did identify several small sites which could be released from the Green Belt on the edge of Cambridge where the detriment would not be significant to Green Belt purposes. On balance, removing sites GB3 and GB4 from the Green Belt has no significant harm to Green Belt purposes and they could be released from the Green Belt to provide land for

⁹⁸ RD/Sub/C/010, Table 5.2, page 136

⁹⁹ RD/Sub/C/010, page 93

¹⁰⁰ RD/Strat/200 and RD/Strat/210

¹⁰¹ RD/LP/150 pages 59-60 and RD/Sub/C/080 pages 253-259

¹⁰² RD/LP/170 pages 46-69

¹⁰³ See Statement of Consultation RD/Sub/C/080 pages 89-91; 264-267 and 715-716

¹⁰⁴ This includes staff based at other locations in Cambridge.

¹⁰⁵ At their last consultation event, this was planned to be in Spring 2015. See

<http://www.ptpcambridge.co.uk/>

¹⁰⁶ RD/Strat/210

jobs. This finding together with the guidance in the NPPF concerning sustainability and the need to establish a durable Green Belt boundary provides justification for the release of land from the Green Belt for development¹⁰⁷.

71. Along a new southern boundary, a new defensible urban boundary would be created that would be appropriate to its rural and agricultural setting, ie. a treed, native hedgeline. Further detail on the assessment of the impact of removing these sites from the Green Belt can be found in Appendix 12.

6B 2ii: Are there any (other) reasons why development of these sites should be resisted or any overriding constraints to development?

72. Cambridge City Council considers that the allocation of these sites is sound. The Council does not consider that there are any other reasons why development of these sites should be resisted that have not already been identified as needing to be addressed within Policy 26 of the Cambridge Local Plan. Issues raised by objectors such as impact on residential properties, biodiversity and transport infrastructure are all capable of mitigation as part of the detailed development management process. The City Council's response to the main issues raised in representations is contained within Appendix 13.

¹⁰⁷ Paragraphs 84 and 85 of National Planning Policy Framework (RD/NP/010)

Matter 6C: Green Belt Boundary changes in South Cambridgeshire Local Plan

1. Land at Fulbourn Road

6C 1i: What would the impact of the proposed boundary changes be on the purposes of including land in the Green Belt?

73. The site is currently in the Green Belt and located on land adjoining Peterhouse Technology Park to the west, residential properties to the north, and farmland to the south and east. It forms part of a large arable field that extend southwards. Its development would extend the city's urban area so that the new southern boundary would align with Peterhouse Technology Park's southern boundary. The Technology Park is cut into rising ground and cannot be seen from higher ground to the south. A similar treatment would be expected for this site. Existing hedgerows could be retained and a new defensible landscaped boundary created to the south and east to mitigate passing views from Shelford Road to the south east.
74. There was a systematic and rigorous study of the inner boundary of the Green Belt carried out through the Councils' 2012 Inner Green Belt Boundary Study¹⁰⁸ which identifies that there would be no significant harm to the purposes of the Cambridge Green Belt from the development of this site¹⁰⁹. The Councils have reviewed the Green Belt in a thorough manner. The site has been identified as having medium importance to the purposes of the Green Belt overall with a low importance to setting, special character, and rural character.
75. Development of the site would have no material impact upon the physical separation, setting, scale and character of Fulbourn being separated from the village by 1.75 kilometres and by a noticeable change in elevation. Land at the Fulbourn and Ida-Darwin Hospitals will continue to be protected as Green Belt and will retain an open character on the Cambridge Road frontage. Policy E/2 requires the creation of landscaped buffers on the southern and eastern boundaries of the allocation which will also help contain the site in the landscape¹¹⁰.
76. Through the Study, it was seen that the land south of Fulbourn Road, to the east of Peterhouse Technology Park and abutting the existing urban edge had less value to the purposes of Green Belt than the rising land to the south because of the relatively enclosed and discrete quality the site is afforded by the local topography. The qualities of the site were measured against the purposes of Green Belt in turn and it was judged that the special character of the setting, which simply described is the abrupt and direct relationship between the urban and rural areas around the city, could be largely maintained. The site is at the bottom of a gentle slope rising to the south and abuts open countryside. The purposes of Green Belt could be maintained for the following reasons:
- The area of release is modest,

¹⁰⁸ RD/Strat/210

¹⁰⁹ RD/Strat/210 Sector 12 table and review plan 4

¹¹⁰ South Cambridgeshire Local Plan, Policy E/2 (RD/Sub/SC/010)

- When public viewpoints of the site were verified during the ground surveys it was seen to be well screened by the surrounding topography.
 - It would be seen as an extension to the existing developed area, through careful design, and cutting any development into the hillside,
 - The inclusion of landscape buffers around any development would maintain the boundary between urban and rural.
77. The setting of the historic city is less important in this location because it does not have a direct relationship with the historic core. The specific boundaries of the sites were arrived at mainly because of the local topography, i.e. avoidance of the steeper and higher parts of the slope and the boundary of the existing technology park. The southern boundary is located on relatively level ground immediate before the ground starts to rise. It was thought inappropriate to extend the site further up the slope, as it would make any development of the site much more prominent both physically and visually. The rising ground to the south of the site was highly significant in the assessment of the area as releasing elevated areas of land for development would result in significant visual impact and harm to both the national Green Belt purposes to preserve the setting and special character of historic towns and safeguard the countryside from encroachment and the specific Cambridge Green Belt purposes set out at paragraph 2.50 (Table 2.4) of the Cambridge Local Plan and paragraph 2.29 of South Cambridgeshire Local Plan¹¹¹
78. Development could be cut into the gentle part of the slope and appropriately landscaped, thereby protecting significant views from the Cambridge Green Belt.
79. Regarding exceptional circumstances for land at Fulbourn Road East, the site has been identified as one which could be released without significant harm to Green Belt purposes¹¹² and provides an opportunity for additional employment development on the edge of Cambridge consistent with the Councils' Employment Land Review¹¹³ that notes the importance of sites on the edge of Cambridge.

6C 1ii: Are there any (other) reasons why development should be resisted or any overriding constraints to development?

80. In a representation to the South Cambridgeshire Local Plan, the District Council was informed that the landowner does not wish to sell the land or see it developed¹¹⁴. However, the Councils' 2012 Inner Green Belt Study has not identified any significant harm to Green Belt purposes which would arise from the development of this site. It is likely to be developable over the plan period and adjoins the successful Peterhouse Technology Park. Its allocation could help to meet longer-term needs even if it is not brought forward until late in the plan period and it provides an opportunity for employment development on the edge of Cambridge. This site could come forward for employment development without causing

¹¹¹ See page 28 of RD/Sub/C/010 and page 24 of RD/Sub/SC/010.

¹¹² Inner Green Belt Study 2012 – RD/Strat/210 Plan 4, and South Cambridgeshire SHLAA Appendix 7iii, broad location 7 site 300 page 2395 of RD/Strat/120

¹¹³ RD/E/010 at paragraphs 3.37 and 4.20 bullet point 5, RD/E/020 paragraph 8 last bullet.

¹¹⁴ Representation 57525 to the South Cambridgeshire Local Plan

significant harm to the purposes of the Cambridge Green Belt and it is appropriate that it be allocated. The District Council has a surplus in employment land supply as set out in its Matter 4 statement and this site is not crucial to meeting its employment needs, but provides additional flexibility in a sustainable location. Appendix 14 provides the District Council's response to the main issue raised in representations.

Appendices

Appendix 1: List of Reference Documents

The Councils' evidence in relation to Green Belt is set out in the following documents:

National Policy

- National Planning Policy Framework (RD/NP/010);
- National Planning Practice Guidance (RD/NP/020);
- Letter from Nick Boles to the Planning Inspectorate about inspectors' reports on local plans 03 March 2014 (RD/NP/030);
- Regional Spatial Strategy: East of England Plan (2008) (RD/NP/130);
- Regional Planning Guidance for East Anglia (RPG6) (RD/NP/131).

Government regulations and acts

- Planning Policy Guidance 2: Green Belts (RD/Gov/120);
- Circular 42/55 Green Belts (RD/Gov/130).

South Cambridgeshire District Council submission documents:

- Proposed Submission South Cambridgeshire Local Plan (RD/Sub/SC/010);
- South Cambridgeshire Schedule of Proposed Major Modifications (RD/Sub/SC/030);
- South Cambridgeshire Draft Final Sustainability Appraisal Report and HRA Screening Report (RD/Sub/C/060).

Cambridge City Council submission documents:

- Cambridge Local Plan 2014 - Proposed Submission (RD/Sub/C/010);
- Cambridge City Council Sustainability Appraisal of the Cambridge Local Plan 2014. Volume 1: Final Appraisal for the Submission to the Secretary of State (RD/Sub/C/030);
- Cambridge City Council Sustainability Appraisal of the Cambridge Local Plan 2014, Volume 2: History of Site Allocations (RD/Sub/C/040);
- Cambridge City Council Statement of Consultation and Audit Trails (RD/Sub/C/080);
- Cambridge City Council Representations to the Proposed Submission Local Plan (RD/Sub/C/150).

Topic papers:

- Joint Working and Development Strategy Topic Paper (RD/Top/010);
- Housing Land Supply Topic Paper (RD/Top/070).

Earlier Stages of Plan Making:

- Cambridge City Council and South Cambridgeshire District Council - Issues and Options 2, Part 1 – Joint Consultation on Development Strategy and Site Options on the Edge of Cambridge (RD/LP/150);
- Cambridge Local Plan Towards 2031, South Cambridgeshire Local Plan – Issues and Options 2: Part 1 – Joint Consultation on Development Strategy & Site Options on the Edge of Cambridge – Technical Background Document Part 1 (RD/LP/170);
- Cambridge Local Plan 2014: Reviewing the Development Strategy for the Cambridge Area: Joint Sustainability Appraisal (RD/LP/180);
- Cambridge Local Plan – Towards 2031: Issues and Options Report (RD/LP/240);

- Cambridge Local Plan – Towards 2031 Technical Background Document – Part 2 (RD/LP/260);
- Cambridge Local Plan Towards 2031 - Issues and Options 2 , Part 2 – Site Options within Cambridge, Appendix 1 – Other Sites Considered (RD/LP/270);
- Technical Background Document – Part 2 Supplement 2013, Cambridge City Council (RD/LP/310).

Adopted development plan documents:

- Cambridgeshire and Peterborough Structure Plan 2003 (RD/AD/010);
- Cambridgeshire and Peterborough Structure Plan – EiP Report of the Panel 2002 (RD/AD/011);
- South Cambridgeshire Development Control Policies DPD (RD/AD/110);
- Cambridge Southern Fringe Area Action Plan (RD/AD/140);
- Cambridge East Area Action Plan (RD/AD/280);
- North West Cambridge Area Action Plan (RD/AD/290);
- Cambridge Local Plan 2006 (RD/AD/300);
- Cambridge Local Plan Inspector's Report (2006) (RD/AD/310);
- East Cambridgeshire Core Strategy (RD/AD/380);
- Cambridgeshire Structure Plan 1980 Excerpt (RD/AD/390);
- Cambridgeshire Structure Plan 1989 Excerpt (RD/AD/400);
- Cambridgeshire Structure Plan 1995 Excerpt (RD/AD/410);
- Cambridge Green Belt Local Plan (1992) (RD/AD/420).

Development strategy:

- Review of the Sustainable Development Strategy (RD/Strat/040);
- South Cambridgeshire's Strategic Housing Land Availability Assessment 2013 (RD/Strat/120);
- Cambridge Strategic Housing Land Availability Assessment 2012 (RD/Strat/130);
- Cambridge Strategic Housing Land Availability Assessment Update 2013 (RD/Strat/140);
- Cambridge Strategic Housing Land Availability Assessment (SHLAA) and Potential Site Allocations High Level Viability Assessment 2013 (RD/Strat/150);
- Cambridge City Council. Cambridge Inner Green Belt Boundary Study (2002) – RD/Strat/170);
- Cambridge Green Belt Study (RD/Strat/180);
- Cambridge Landscape Character Assessment 2003 (RD/Strat/190);
- Cambridge City Council. Inner Green Belt Appraisal, May 2012 (RD/Strat/200);
- Cambridge City Council and South Cambridgeshire District Council Inner Green Belt Study December 2012 (RD/Strat/210);
- South Cambridgeshire Village Services and Facilities Study (RD/Strat/250);
- East Cambridgeshire Pre-Submission Draft Local Plan Part 1 (RD/Strat/390);
- The Origins of the Cambridge Green Belt, Anthony J Cooper, MA, LL.B, PhD (RD/Strat/400);
- 'Historical background to the Green Belt', East Cambridgeshire District Council http://www.eastcambs.gov.uk/sites/default/files/ldf/green_belt_review_report_2005_historical_backgrou_28298.pdf (RD/Strat/410);

- Extract from 'Towards a New Cambridge Green Belt', Cambridge City Council 1998 paragraph 2.13 (RD/Strat/420);
- Cambridge Planning Proposals by Holford and Wright (RD/Strat/430).

Strategic sites:

- Applied Ecology (October 2014). Cambridge Farmland Birds. Breeding and Wintering Bird Survey Report (RD/SS/190).

Climate change and managing resources:

- Cambridge and South Cambridgeshire Level 1 Strategic Flood Risk Assessment September 2010 (RD/CC/150).

Protecting and enhancing the natural and historic environment:

- Cambridgeshire Green Infrastructure Strategy 2011 (RD/NE/020);
- Cambridge City Council Open Space and Recreation Strategy (RD/NE/050).

Economy and tourism:

- South Cambridgeshire and Cambridge City Employment Land Review 2012 (RD/E/020);
- Cambridge Cluster at 50: The Cambridge Economy Retrospect and Prospect (RD/E/060).

Transport and infrastructure:

- Transport Strategy for Cambridge and South Cambridgeshire, March 2014 (RD/T/120).

Hearing Statements:

- M2 – CCC & SCDC – Cambridge City Council and South Cambridgeshire District Council Matter Statement for Matter 2;
- M3 – CCC & SCDC – Cambridge City Council and South Cambridgeshire District Council Matter Statement for Matter 3;
- M4 – CCC & SCDC – Cambridge City Council and South Cambridgeshire District Council Matter Statement for Matter 4;
- M7 – CCC & SCDC – Cambridge City Council and South Cambridgeshire District Council Matter Statement for Matter 7.

Green Belt Review documents submitted as part of representations:

- Green Belt Review Technical Report by Tyler Grange on behalf of Commercial Estates Group (Rep: 28084);
- Green Belt Review and Critique of Cambridge South, Lands Improvement Holdings Ltd, Pigeon Land, Jesus College and the Pemberton Trust (Rep: 27625);
- Cambridge Green Belt Review by Terence O'Rourke for Grosvenor Estates/Wrenbridge (Rep: 27137);
- Land North and South of Barton Road, Cambridge: Response to review of Inner Green Belt Boundary Study by CSa Environmental Planning for North and South of Barton Road Landowners Group (Rep 27535);
- Land North and South of Barton Road, Cambridge: Initial Landscape and Visual Appraisal by CSa Environmental Planning for North and South of Barton Road Landowners Group (Rep 27535);

- Land at Fen Ditton, Cambridge: Green Belt Assessment and Landscape and Visual Impact Appraisal by Liz Lake Associates for the Quy Estate (Rep: 27996).

Committee Reports and Minutes

- Joint Strategic Transport and Spatial Planning Group 9 September 2014 9.30am – Memorandum of Understanding Between Cambridge City Council and South Cambridgeshire Council – Greater Cambridge Housing Trajectory (RD/CR/460).

Appendix 2: Cambridge Green Belt – Planning timeline

- A2.1 1928 - Cambridge Preservation Society founded to “*foster public opinion towards the preservation of the beauties of Cambridge and its neighbourhood, and to co-operate with the County and Local Authorities, and others, for this purpose*”¹.
- A2.2 1930s – The Society acquired land and sterilised development rights on land around Cambridge and particularly between Coton and Madingley and at Grantchester Meadows².
- A2.3 1934 – Davidge Report published for the Cambridgeshire authorities. It proposed an ‘open belt around Cambridge’ and the phrase ‘Green Belt Reservations’ is used as a page heading. One recommendation was:
‘In order to preserve the natural beauty of the background of the town a chain of reservations is proposed which would, in effect, keep a generally open belt of country encircling Cambridge’.
- A2.4 Mid 1930s – ‘Save the Gogs!’ Campaign launched to save the high ground to the south east of Cambridge from development through sterilisation of development rights which eventually resulted in the purchase of the Wandlebury Estate in 1954.
- A2.5 1936 to 1939 - The Cambridge and District Town Planning Scheme – This town planning scheme was never formally approved due to the intervention of the war although a public inquiry was held. In the absence of powers to declare a Green Belt, the emerging scheme sought to restrict the spread of Cambridge by zoning the open countryside around Cambridge within the then proposed ring road as residential but at artificially low densities, typically four houses to the acre. The Cambridge Preservation Society however proposed that land be zoned for rural uses only and the Minister’s draft report shows that he was minded to propose such Rural Zones around Cambridge³.
- A2.6 1943 – Ministry of Town and Country Planning ‘Review’ of Cambridge – An internal review paper. Influenced the subsequent Holford Report.
- A2.7 1950 – The Holford and Wright Report – A report to the County Council and influential for the next 50 years. It recognised the unique character of Cambridge and identified uncontrolled growth as the main threat to this character. It identified a boundary for built development around the urban area. They set out their vision of the city and described Cambridge as “*one of the most pleasant places on earth in which to live... The Cambridge tradition is cherished by the present inhabitants, not merely as something to be preserved but to be continued. Planners who suggest improvements must therefore be certain either that change is inevitable or that clear advantage is to be gained from it.*”⁴

¹ The Origins of the Cambridge Green Belt, Anthony J Cooper, MA, LL.B, PhD (RD/Strat/400)

² The Origins of the Cambridge Green Belt, Anthony J Cooper, MA, LL.B, PhD (RD/Strat/400)

³ The Origins of the Cambridge Green Belt, Anthony J Cooper, MA, LL.B, PhD (RD/Strat/400)

⁴ From Cambridge Green Belt Study 2002 paragraph 2.2 (RD/Strat/180)

- A2.8 Holford and Wright recommended that the city:
*"should be kept at a level that will retain the general advantages of a medium sized town and the special advantages of Cambridge, and future development should be compact rather than sprawling."*⁵
- A2.9 Holford and Wright suggested a "green line" beyond which building should not be permitted in order to prevent coalescence with Girton, Cherry Hinton and Grantchester which should be "permanently safeguarded". They added that the boundary would also maintain "green wedges along the river, keep the open countryside near the centre of the town on its west side, and exclude development from the foothills of the Gogs."⁶ Similarly it was recognised that villages near the city boundary would require "Green Belts" between them and the town⁷. This concept is shown in Figure 2.1 overleaf, reproduced from Holford and Wright's report.
- A2.10 1955 - Circular 42/55⁸ – Set out Government Green Belt policy across England. It proposed three main purposes for the establishment of Green Belts:
1. to check the unrestricted sprawl of urban areas
 2. to prevent neighbouring towns from merging into one another
 3. to preserve the special character of towns
- A2.11 These national main purposes have been largely maintained in successive policy documents and are still included in the NPPF.
- A2.12 Further advice was given in Ministry Circular No. 50/57⁹. It advised that it might be necessary to define pockets of land between the town and the Green Belt, which although not allocated for development in the plan, could be developed later without prejudicing the Green Belt.
- A2.13 1957 – Town Map No. 2 of the County Development Plan¹⁰ – The first County Development Plan was approved in 1954. In the Cambridge area Town Map No 2 protected land around Cambridge from development by designating "areas of great landscape value" and required that the necklace villages around Cambridge should remain physically separate communities and therefore that "development outside the areas proposed should be strictly limited".
- A2.14 1965 - Town Map No.1 (for Cambridge City)(Amendment No. 2)¹¹ – This defined the inner boundary of a Green Belt around Cambridge with a parallel review of Town Map No 2 to define boundaries around the necklace villages (the review to Town

⁵ Paragraph 426, Holford and Miles Wright Report 1950. (RD/Strat/430)

⁶ Paragraph 299, Holford and Miles Wright Report 1950. (RD/Strat/430)

⁷ Paragraph 304, Holford and Miles Wright Report 1950. (RD/Strat/430)

⁸ From Cambridge Green Belt Study 2002 - paragraph 2.3 (RD/Strat/180)

⁹ From 'Historical background to the Green Belt', ECDC -

http://www.eastcambs.gov.uk/sites/default/files/ldf/green_belt_review_report_2005_historical_backgrou_28298.pdf (RD/Strat/410)

¹⁰ The Origins of the Cambridge Green Belt, Anthony J Cooper, MA, LL.B, PhD (RD/Strat/400)

¹¹ From Cambridge Green Belt Study 2002 paragraph 2.4 (RD/Strat/180)

map No. 2 was never formally approved but the Minister advised that it be treated as a material consideration).

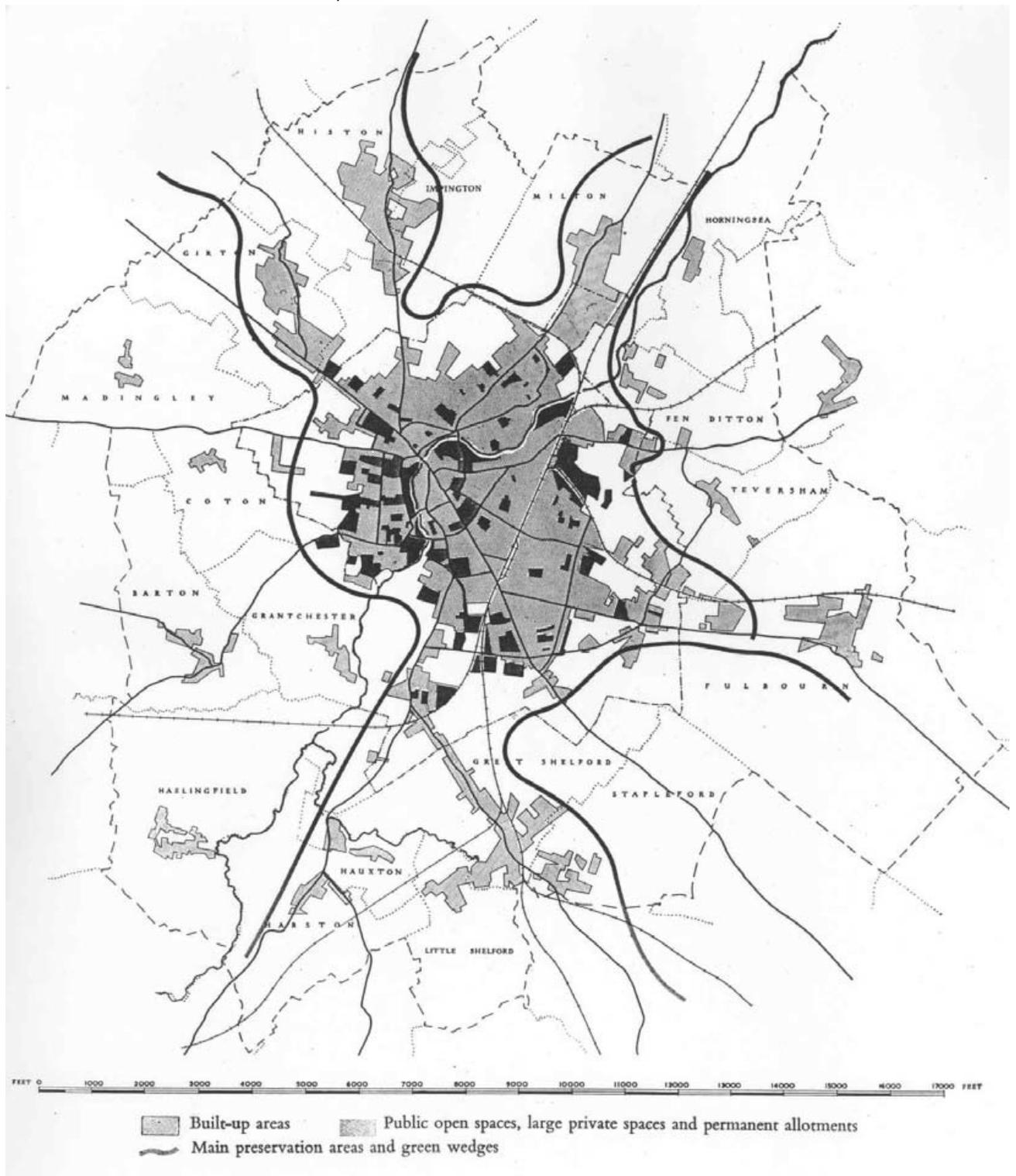


Figure 2.1: Holford and Miles Wright's Plan of Urban Cambridge: Built-up area, open spaces and green wedges

- A2.15 The Written Statement for the Town Map of Cambridge added by Amendment No. 2 (1965)¹² states that the special character of Cambridge would be prejudiced by further development outside the areas permitted by the Town Map and hence the Green Belt had been defined to protect the rural character of the surrounding area. As advised by Circular 50/57 a reserve of land was left to meet the immediate development needs of the city.
- A2.16 1974 - Parry-Lewis Review¹³ - A review of planning policy and proposals for the Cambridge Sub-Region was carried out by Professor Parry-Lewis from 1971. This was concerned with the impact of development pressures on the historic centre. This study looked at a number of ways of accommodating growth including village dispersal and expanded city options which included either major growth to the east, to the north and east of Fulbourn, or to the south towards Sawston and Melbourn. His preferred solution (Expanded City South) was rejected as being unfeasible and undesirable by the County Council and District Councils.
- A2.17 1980 – Cambridgeshire Structure Plan¹⁴ – A Green Belt was to be maintained around Cambridge with a depth of 3-5 miles from the edge of the built-up area with detailed boundaries to be defined in Local Plans. In approving the Structure Plan the Secretary of State indicated that the main purpose of the Green Belt was to preserve the unique character of the city and to maintain its present setting.
- A2.18 1983 – Cambridge Green Belt Local Plan¹⁵ – Preparation of the Green Belt Local Plan was begun and consulted on. This included an outer Green Belt boundary for the first time. Marshall's Airport (Cambridge East) was excluded from the Green Belt along with other land to accommodate future growth pressures. This plan was put on deposit in 1984 and a public inquiry held in 1985. In June 1987 the Secretary of State directed the County Council not to adopt the Green Belt Local Plan until further notice.
- A2.19 1988 – Publication of PPG2 'Green Belts'¹⁶ – This reaffirmed the importance of Green Belts and added two additional purposes for including land within a Green Belt: to safeguard surrounding countryside from encroachment and to assist in urban regeneration. It also amended the aim of preserving the special character of towns to make it clear that it should only apply to historic towns and their setting.
- A2.20 1988 - House of Commons Written Answer - HC Deb 08 November 1988 vol 140 c148W 148W §Mr. Frank Field

“To ask the Secretary of State for the Environment if he will include York, Chester, Bath, Oxford and Cambridge on a list of towns and cities whose Green Belts fulfil

¹² From Cambridge Green Belt Study 2002 paragraph 2.4 (RD/Strat/180)

¹³ From Cambridge Green Belt Study 2002 paragraph 2.4 (RD/Strat/180)

¹⁴ RD/AD/390

¹⁵ From 'Historical background to the Green Belt', ECDC -

http://www.eastcamb.gov.uk/sites/default/files/ldf/green_belt_review_report_2005_historical_backgrou_28298.pdf paragraph 3.8 (RD/Strat/410)

¹⁶ Extract from 'Towards a New Cambridge Green Belt' Cambridge City Council 1998 paragraph 2.13 (RD/Strat/420)

the purpose of preserving the special character of historic towns as laid down in planning policy guidance note 2”.

§Mr. Chope (Secretary of State)

“Of all the Green Belt purposes listed in planning policy guidance note 2, that of “preserving the special character of historic towns” is especially relevant to the Green Belts referred to by the hon. Member”.

A2.21 1989 – Publication of the replacement Cambridgeshire Structure Plan¹⁷ – In his approval letter the Secretary of State modified Green Belt policy on the inner boundary requiring it be drawn close to the urban area to the south of the city and elsewhere drawn to provide only for development which has a need to be located in Cambridge, and excluded land south of the A14 (since developed as Orchard Park). Marshall’s Airport (Cambridge East) was included within the Green Belt.

A2.22 1992 – Green Belt Local Plan adopted¹⁸ – Following adoption of the Structure Plan in 1989 and final modification of the Green Belt Local Plan, it was adopted in August 1992. Marshall’s Airport (Cambridge East) was included within the Green Belt. The main aim of the Plan (paragraph 1.17) was *“To preserve the special character of Cambridge and its setting”*. The Plan also had other more specific aims as set out in paragraph 1.18:

1. *“To control the urban expansion of Cambridge;*
2. *To allow for the development of communities in accordance with Structure Plan policies;*
3. *To prevent the further coalescence of settlements;*
4. *To enhance the visual quality of the area;*
5. *To balance the provision of suitable recreational and leisure facilities against the needs of agriculture”.*

A2.23 At paragraph 2.1 it explains the basis of the outer Green Belt boundary as being determined primarily by the Cambridge “basin”. At paragraphs 2.6 and 2.7 it states that the inner Green Belt boundary will contain development, will ensure that long term development is directed into the most environmentally acceptable locations, and is therefore most important in preserving the special character of Cambridge.

A2.24 1995 – Planning Policy Guidance Note 2 ‘Green Belts’¹⁹ – This requires local planning authorities when drawing Green Belt boundaries to *‘take account of the need to promote sustainable development’* and *‘to consider the consequences for sustainable development of channelling development towards urban areas inside the inner Green Belt, towards towns and villages inset within the Green Belt, or to locations beyond the outer Green Belt boundary’.*

¹⁷ Extract from ‘Towards a New Cambridge Green Belt’ Cambridge City Council 1998 paragraph 2.14 (RD/Strat/420)

¹⁸ RD/AD/420

¹⁹ Paragraph 2.10, RD/Gov/120

- A2.25 At paragraph 1.7, Planning Policy Guidance Note 2 stressed that the purposes of including land in the Green Belt should take precedence over land use objectives which include the retention of attractive landscapes. Thus, while Green Belts often contain areas of attractive landscape, the quality of the landscape is not relevant to the inclusion of land in the Green Belt or to its continued protection.
- A2.26 1995 – Cambridgeshire Structure Plan²⁰ – The Panel Report which approved the Structure Plan recommended that *“A strategic review of the dispersal policy so far as it applies to Cambridgeshire and a strategic review of boundaries and extent of Green Belt in the light of PPG13 is initiated as a matter of some urgency. The later, in our view, should leave some of the inner boundaries of the Green Belt unchanged to ensure that the setting of the historic part of the city is maintained”*.
- A2.27 Planning Policy Guidance Note 13 (1994) was concerned with reducing the need to travel, especially by car.
- A2.28 1996 – Cambridge Local Plan adopted²¹ – This released some land to the west of the city to meet University needs, but the release of land to the south was not supported by the Inspector who said that boundaries should not be altered piecemeal but should be subject to a proper review.
- A2.29 1997 – Planning Policy Guidance Note 1: General Policy and Principles (DETR 1997)²² – Since publication of PPG1 in 1997, planning policy has been dominated by the promotion of sustainable development. The first sentence of the first paragraph of PPG1 stated:
- “A key role of the planning system is to enable the provision of homes and buildings, investment and jobs in a way which is consistent with the principles of sustainable development.”*
- A2.30 2000 – Planning Policy Guidance Note 3: Housing²³ – This Planning Policy Guidance Note qualified existing policy towards Green Belts as follows at paragraph 68:
- “The Government is strongly in favour of maintaining the Green Belt. There may be occasions however, where Green Belt boundaries have been tightly drawn and there may be a case for reviewing these boundaries and planning for development where this would be the most sustainable of the available options. An extension of an urban area into the Green Belt may, for example, be preferable to new development taking place on a greenfield in a less sustainable location. Nonetheless, the government regards this as an exceptional policy that should not compromise the objectives for which Green Belts were designated.”*

²⁰ From ‘Towards a New Cambridge Green Belt’ Cambridge City Council 1998 paragraph 2.17 (RD/Strat/420)

²¹ From ‘Towards a New Cambridge Green Belt’ Cambridge City Council 1998 paragraph 2.19 (RD/Strat/420)

²² From Cambridge Green Belt Study 2002 paragraph 2.5 (RD/Strat/180)

²³ From Cambridge Green Belt Study 2002 paragraph 2.6 (RD/Strat/180)

- A2.31 For Cambridge the objectives for which the Green Belt was designated are set out above at paragraph A2.22.
- A2.32 2000 – Regional Planning Guidance 6²⁴ – At paragraph 5.11, Regional Planning Guidance 6 (RPG6) states in relation to the Cambridge Sub-Region: *“Planning policies in the past have sought to restrain development with the objective of protecting Cambridge’s historic character and to disperse both housing and employment development. While research and technology based firms have been resistant to locating far from Cambridge, housing development close to Cambridge has been constrained. Among the effects have been:*
- *housing development in locations further from Cambridge, unsupported by local employment;*
 - *concerns that the characters of some villages and towns have been compromised or that development has reached limits which threatens that character;*
 - *the extension of Cambridge’s commuting hinterland with commuters overwhelmingly travelling by car;*
 - *high land and house prices and difficulties for many people in affording housing that meets their needs; and*
 - *skill shortages and recruitment difficulties for employers”.*
- A2.33 At paragraph 5.12, it states: *“The importance of the Cambridge sub-region to the national and regional economy and the urgency of addressing the misfit between existing planning policies and sustainable development principles require a sub-regional strategy to be developed and to inform the review of development plans in the sub-region in advance of RPG for the East of England. The challenge is to develop a planning framework which will allow the sub-region’s development needs to be met in a sustainable way, while protecting and enhancing the important environmental qualities of the city and surrounding area and achieving new development of the highest quality. The approach adopted should take account of the strong likelihood of continued employment and population growth after 2016”.* These considerations guided policy 21 of RPG6, which sets out a vision and planning framework for the Cambridge sub-region.
- A2.34 Policy 21 of RPG6 reads as follows:
The local authorities, supported by EEDA and other local partners, should develop a vision and planning framework for the Cambridge sub-region which will:
- allow the sub-region to develop further as a world leader in research and technology based industries and the fields of higher education and research;
 - foster the dynamism, prosperity and further expansion of the research and technology based economy;
 - protect and enhance the historic character and setting of Cambridge and the important environmental qualities of the surrounding area;
 - provide a more sustainable balance between rates of growth in jobs and housing,

²⁴ RD/NP/131

- allowing the sub-region to accommodate a higher proportion of the region's housing development;
- promote a more sustainable and spatially concentrated pattern of locations for development and more sustainable travel patterns;
- facilitate the provision of an attractive, accessible, ecologically rich countryside;
- secure development of the highest quality;
- provide a high quality of life and seek to avoid social exclusion, including by addressing the issue of housing affordability in the area;
- be based on a co-ordinated approach to development, which maximises and integrates the different sources of investment; and
- allow scope for, rather than constrain, continuing development beyond 2016.

A2.35 RPG6 noted that the requirements for a significant amount of new development in the Cambridge sub-region should be accommodated in a number of locations, but that the priority order for consideration of options was firstly within the city's built-up area, secondly urban extension subject to a Green Belt review, followed by a new settlement and development in market towns, larger villages and existing new settlements. RPG6 recommended that a review of the Cambridge Green Belt should be carried out and proposals for any changes should be included in development plans.

A2.36 The Panel's report into the examination of the Draft RPG for East Anglia²⁵ stated that the Green Belt review *"should not simply be a "site finding" exercise, but should examine the fundamental purposes of the Green Belt and the extent to which they are being achieved by its present form. In our view the purpose of this Green Belt extends beyond simply safeguarding the city's historic core to preserving the setting and special character of Cambridge as a whole. The review should start from a vision of the city and of the qualities to be safeguarded before looking at, among other things, the extent to which the Green Belt is currently fulfilling its intended purposes and its influence on urban form. If it is found that sites could be released without significant detriment to the Green Belt, their possible development should be assessed against such criteria as proximity to public transport, the City Centre, employment and services."*

A2.37 The Panel's recommendations were embodied in Policy 24 of RPG6, which states:

"Policy 24: Green Belt review

A review of the Cambridge Green Belt should be carried out and any proposals for changes to its boundaries included in development plans. The review should start from a vision of the city and of the qualities to be safeguarded. It should consider how far the Green Belt is fulfilling relevant Green Belt purposes and its influence on settlement form. Where land is fulfilling such purposes, development plans should include proposals for its use on the basis of the objectives set out in paragraph 1.6 of PPG2. If sites could be released without significant detriment to Green Belt purposes, their suitability for development should be assessed against criteria

²⁵ From Cambridge Green Belt Study 2002, page 12 (RD/Strat/180)

including proximity to public transport, employment and services and environmental quality”.

- A2.38 2001- The Cambridge Sub-Region Study²⁶ - Policy 21 of RPG6 required the local authorities to develop a vision and planning framework for the Cambridge Sub-Region. In the light of this, SCEALA (Standing Conference of East Anglia Local Authorities) commissioned Colin Buchanan & Partners (Colin Buchanan and Partners 2001) to carry out a review of the Sub-Region, appraising key options for development to inform the development strategy as an input to the Cambridgeshire and Peterborough Structure Plan Review and the plans of adjoining counties. It is often referred to as the Buchanan Study.
- A2.39 The Green Belt Review carried out as part of this study established that the primary purpose of the Green Belt is to preserve the special character of Cambridge and to maintain the quality of its setting. The secondary purpose is to prevent further coalescence of settlements. The study produced a definition of setting and special character in the context of the Cambridge Green Belt. This defined special character to mean the city’s historic core and associated university colleges, the green corridors and wedges connecting the city with the countryside and the separation between settlements to ensure their clear identity. The setting was defined to include views of the city and the placement and character of villages surrounding the city and the interface between the city and the countryside.
- A2.40 A review of Green Belt land was undertaken to establish the extent to which they contributed to the two main purposes of the Green Belt. This identified sites for further assessment. This further assessment included consideration of the capacity to accommodate change, including landscape character, topography, vegetation structure and cones of view. The review concluded that 12,250 dwellings could be accommodated without harming the two main purposes of the Green Belt, at densities considered appropriate for peripheral urban expansion, subject to more detailed planning to accommodate all appropriate uses. Most of the identified sites were recommended for release in the 2003 Structure Plan (see A2.48 below).
- A2.41 The Final Report and Volume 2 of the supporting Technical Papers²⁷ commented as follows on the large scale Cambridge edge sites which have subsequently been proposed to the local planning authorities for release from the Green Belt for development in the Cambridge and South Cambridgeshire Proposed Submission Local Plans 2013, including whether the purposes of the Green Belt as identified in paragraph A2.39 would be compromised by development:
- Land to the west of Cambridge (Final report paragraph 7.3.1, Technical Papers Volume 2 pages 9-12 and 9-13 site database numbers (SDN) 137 and 140). Primary and secondary Green Belt purposes compromised. The study found no opportunities to develop close to the city boundary without affecting

²⁶ RD/Strat/010

²⁷ RD/Strat/011

the existing interface between the city and the countryside one of the important aspects of setting.

- Land to the south of Cambridge (Technical Papers Volume 2 page 9-12, SDN 135). Primary and secondary Green Belt purposes compromised. The study found that development in this area would adversely effect the setting of the south western boundary of Cambridge and lead to coalescence between Great Shelford and Trumpington.
- Land to the south-east of Cambridge (Final report paragraph 7.3.1, Technical Papers Volume 2 page 9-12, SDN 129, 130, and 131). Primary Green Belt purposes compromised. The study found that these sites are widely visible from the Gog Magog hills to the south. Development in these areas would have a significant effect on the existing interface between the urban edge and the countryside which contributes to the setting of Cambridge.
- Land around Fen Ditton (Final report paragraph 7.3.1, Technical Papers Volume 2 page 9-11, SDN 126). Primary and secondary Green Belt purposes compromised. The study found that development within the site would severely restrict the Cam Valley green corridor, adversely affect Fen Ditton's village edge and lead to coalescence between the village and the city.

A2.42 2002 – Cambridge Green Belt Study²⁸ – This study was commissioned by South Cambridgeshire District Council to inform its contribution to the preparation of the Cambridgeshire and Peterborough Structure Plan 2003. It was prepared by Landscape Design Associates (LDA) and provides especially detailed coverage of the eastern sector where there was at that time a major difference of opinion with the City Council.

A2.43 It considers the setting and special character of Cambridge, sets out qualities to be safeguarded, provides a vision of Cambridge and its setting and recommends guidelines for different areas of the Green Belt. It comments at paragraph 6.3.3 as follows on three areas proposed to the local planning authorities for release from the Green Belt for development in the Cambridge and South Cambridgeshire Proposed Submission Local Plans 2013²⁹

- Area 2 (South-East). *“It is important that the...open, elevated setting to the city is retained, and that the green finger and open rail approach into Cambridge is safeguarded. Development on the open hills should, in particular be resisted”.*
- Areas 4 and 5 (West and South-West). *“These areas possess the greatest concentration of qualities essential to the fourth purpose of Green Belts as defined by Planning Policy Guidance Note 2, i.e. to preserve the setting and special character of historic towns. Drawing number 1641LP/09 illustrates how there is almost no separation between areas of the city and the rural hinterland with characteristics contributing to the setting and special character of Cambridge. There is little scope for change in this area if these qualities are to be safeguarded. The strategy should be to preserve the countryside, the*

²⁸ RD/Strat/180

²⁹ By CEG, NBRLOG, SBRLOG, and Quy Estates.

edge to Cambridge, and the visual and physical relationship between the city and its setting”.

- Area 7 (North East Cam Corridor). *“This is an area of open, high quality landscape important to the setting and special character of Cambridge. It is the northern part of a green finger passing through the heart of the city, linking the countryside between the north and south of Cambridge. It contains distinctive footpath approaches, linking the countryside with the city. The area provides viewpoints to the historic core from long distance footpaths and other vantage points, and much of the interface between the landscape and the city is soft and green. It also contains the separate village of Fen Ditton, one of the closest villages to the city. The vision for this area is to preserve all of these qualities by maintaining the extent and quality of the landscape and village, and enhancing the edges of housing to the south through tree planting.”*

A2.44 2002 – Cambridge Inner Green Belt Boundary Study³⁰ – This study was undertaken by Cambridge City Council in 2002 in the context set by the policies of RPG6, the findings of the 2001 Cambridge Sub-Region Study and the imminent examination of the draft Cambridgeshire and Peterborough Structure Plan. It was carried out to assess the importance of sites to the purpose of the Green Belt, and then of the potential impact of their development.

A2.45 Its conclusions regarding some of the key sectors at issue at this examination are as follows:

- Sector 3 (North of Barton Road) – Retain as Green Belt. Majority found to be of very high importance to setting and the Green Belt, important views identified to historic core and out to rural hinterland.
- Sector 4 (South of Barton Road) – Retain as Green Belt. Majority found to be of very high importance to setting and the Green Belt, important views identified to historic core, across the Cam and to the west.
- Sector 7 (Land south of Trumpington). The conclusion regarding areas 1 and 2 was that land could be released from the Green Belt subject to a substantial open area being retained for open setting purposes. Land in these locations north of the Addenbrooke’s Access Road was released from the Green Belt in 2006 and has since been developed. For the central part of the sector areas 3 and 4 the conclusion was that the land should be retained as Green Belt being of medium importance to setting and the Green Belt. Land to the east of the location at area 5 was found to be of negligible importance to setting or the Green Belt. The remainder of the site now being proposed for development was not assessed in 2002.
- Sector 8 (Babraham Road and Worts’ Causeway) – Retain as Green Belt. Land north of Worts’ Causeway found to be of medium/high importance to setting and very high importance to the Green Belt. Land south of Worts’ Causeway found to be of high importance to setting and the Green Belt. Important views identified for both.

³⁰ RD/Strat/170

- Sector 10 (Netherhall Farm and Limekiln Hill) – Retain as Green Belt. Entire site found to be of very high importance to setting and the Green Belt. Important views identified to the City and Chalk Hills.
- Sector 12 (Land south of Cambridge Road, Fulbourn) - Retain as Green Belt. Site of high/medium importance to setting and high importance to the Green Belt. Views identified to Fulbourn and the windmill.
- Sector 15 (Fen Ditton) – Only land north of High Street and High Ditch Road was considered. Retain as Green Belt. Very high/high importance to setting and the Green Belt.

A2.46 It is described in the Cambridge Local Plan Inspectors Report³¹ at paragraph 9.17.12 as follows: “*The Council’s Inner Green Belt Boundary Study 2002 was a principled review of the Green Belt*”.

A2.47 2003 – Cambridgeshire and Peterborough Structure Plan Panel Report³²

Delivery Mechanisms

- Paragraph 1.15 – “*On a similar note, we welcome the extent of joint working and consultation between Cambridge City Council and South Cambridgeshire District Council on cross-boundary planning issues affecting Cambridge. This will assume greater importance in future because of the need for careful phasing and management of land releases on the edge of the city, not least because some of the strategic sites straddle the boundary between the two authorities. We have sought to introduce a degree of flexibility into the housing figures in order to reflect this. We were told that work is well advanced on reviewing the two Local Plans, again in close co-operation between the City and District Councils. Under the new planning arrangements it seems to us that there is a good case in the longer term for the two authorities to collaborate in the production of a joint Local Development Framework for the Cambridge area*”

Green Belt

- Paragraph 8.6 – “*The Panel is not convinced that the key element of the Holford vision, i.e. the compact city, is outdated or that it is unsustainable. We note that the recently produced Cambridge Landscape Assessment describes Cambridge as ‘a compact city with a strong sense of identity’. As we see it, the vision of the compact city with its necklace of villages does not need to be incompatible with the ability of the Sub-Region to deliver the housing needed to redress the current imbalance between jobs and housing, whilst maintaining economic growth and continuing to develop the centres of excellence in tertiary education and research which are fundamental to the quality of Cambridge as a dynamic but historic city*”.
- Paragraph 8.7 – “*As indicated in Chapter 7, we are aware that this Plan should ‘allow scope for, rather than constrain, continuing development beyond 2016’ within the Cambridge Sub-Region (Policy 21 RPG6). However, we do not believe that this means that Cambridge City should continue to grow by peripheral expansion into the long term if such growth would be incompatible*

³¹ RD/AD/310

³² RD/AD/011

with maintaining the essential characteristics and qualities of the city. Our view is that the vision of a compact city is critical to preserving its unique qualities, even if this results in the need to accommodate longer-term growth elsewhere in the Cambridge Sub-Region”.

- Paragraph 8.10 – *“There was much discussion at the EIP about whether the policy properly reflected the purposes of a Green Belt as set out in PPG2 and we were offered an alternative policy wording. It is not the role of the Structure Plan simply to reiterate national policy – it should interpret national policy as it relates to the strategic or local context. In the case of Cambridge it only has a Green Belt because it is a historic city. It follows that all five purposes of Green Belts as set out in paragraph 1.5 of PPG2 are not necessarily relevant to this Green Belt”.*
- Paragraph 8.11 – *“The Steering Group for the Sub-Regional Study agreed that there are two purposes which are critical to the Cambridge Green Belt:*
 - *Primary purpose: ‘To preserve the special character of Cambridge and to maintain the quality of its setting.’ This is the same as the main aim of the Cambridge Green Belt Local Plan.*
 - *Secondary purpose: ‘To prevent further coalescence of settlements’. This is one of the specific aims of the Cambridge Green Belt Local Plan.**These purposes seem to us to reflect the qualities which we identify as special to Cambridge and which need to be protected”.*
- Paragraph 8.58 (land at Fen Ditton) – *“We note that major development in this location would provide the opportunity to carry out the management and enhancement of the landscape surrounding Fen Ditton which is recommended in the LDA Study. However, neither this nor any other benefit which this location might offer in terms of sustainable development, in our view, outweighs the likely loss of the integrity of Fen Ditton as a separate settlement which would result from such development”.*
- Paragraphs 8.81 (land at South East Cambridge) – *“This location comprises Netherhall Farm and some surrounding land adjacent to the south eastern edge of the built-up area of Cambridge. The evidence from the three main studies of the Green Belt suggests that this location is not suitable for release from the Green Belt”. Paragraph 8.82 “These studies consistently reject this location due to its contribution to the Green Belt. We heard nothing to persuade us to form a different view. Nor did we hear anything to convince us that there were other considerations of sufficient weight to override the harm that strategic development in this location would have on Green Belt purposes. We recognise that this location is well related to the compact city and has potential sustainability benefits due to its proximity to the proposed development to the south of Addenbrooke’s Hospital... However, we do not consider any of these matters to be sufficient to outweigh the impact on Green Belt purposes.”*
- Paragraphs 8.92 – 8.106 (Land between Madingley Road and Huntingdon Road, owned by Cambridge University) – *The panel noted that this location was not considered by the Buchanan Study³³ to have potential for development being prominent, highly visible from the west and providing an*

³³ The Cambridge Sub Region Study 2001 (RD/Strat/010)

open setting to the village of Girton which straddles the A14. The Panel accepted that there was a need for land to be available for the expansion of the University, that there were no alternative locations for the scale of development proposed, and that these provided justification for the release of Green Belt land in this location.

- Paragraph 8.109 (Land north of Barton Road) – *“The land at Barton Road falls within the Coton corridor which brings countryside right in to the heart of the city. Viewed from the west the distinctive skyline of the historic centre is seen against the open foreground of land in the Barton Road area. In our view, the relationship between the historic centre and the countryside in this location is critical to the character of Cambridge. Indeed, the Barton Road area of the city is distinctive in creating a very direct interface between city centre and countryside”*.
- Paragraph 8.110 *“This interface would be largely lost by major development in the location proposed. Narrowing the Coton corridor to the extent suggested by the indicative Masterplan for this location would render it almost meaningless as ‘countryside’. Accordingly, we see no reason to disagree with the conclusion of the Buchanan Study that development in this location would conflict with the purpose of preserving the unique character of the city. In our view, this conclusion applies equally to land to the north as to land to the south of Barton Road.”*

New Settlements

- Paragraph 9.11 – *“We are satisfied on the information before us that within this Structure Plan period (to 2016) a second new settlement is unlikely to be needed. The strategy for the Cambridge Sub-Region has identified sufficient capacity, based on RPG6 projections, to cope with housing requirements up to 2016 and for some years beyond. The only circumstances in which a further requirement might arise would be if it emerged that Cambridge Airport was unlikely to become available in the foreseeable future. In these circumstances we are in no doubt that a second new settlement would be the next most sustainable solution for a major development once capacity in other locations identified in the Structure Plan is exhausted. However, since the Airport site is intended only to deliver around 2,500 dwellings before 2016 a decision on this could be deferred until the present Structure Plan (or its successor document) needs up-dating”*.
- Paragraph 9.46 – *“However, were the transport obstacles capable of being overcome at some point in the future and particularly if the rail shuttle could be implemented, we are satisfied that Waterbeach would be a good location for a development contributing to the longer term growth of the Sub-Region.”*

A2.48 2003 - Cambridgeshire and Peterborough Structure Plan³⁴ – Paragraph 9.6 identifies that the previous policies of the dispersal of homes and jobs are no longer sustainable. The strategy for development in the Cambridge Sub-Region to 2016 and beyond set out in paragraph 9.9 took forward the sustainable development strategy of the plan by: *“Protecting the character and setting of Cambridge through the maintenance of the Cambridge Green Belt subject to the identification of*

³⁴ RD/AD/010

locations for expansion, both within the Plan period and in the longer term. (Policy P9/2);”

- A2.49 Policy P9/2a ‘Green Belt’ states that the purposes of the Cambridge Green Belt are to:
- preserve the unique character of Cambridge as a compact, dynamic city with a thriving historic centre;
 - maintain and enhance the quality of its setting;
 - prevent communities in the environs of Cambridge from merging into one another and with the city.
- A2.50 Policy P9/2b required local planning authorities to carry out a Green Belt review to *“identify the boundaries of land to be released from the Green Belt to serve the long-term development needs of Cambridge”,* in the locations set out in policy P9/2c. *“In determining the boundaries of the areas to be released from the Green Belt the Local Planning Authorities will:*
- *“retain any areas required to maintain the purposes of the Green Belt as set out in Policy P9/2a in the context of delivering sustainable development and planned settlement form;*
 - *have regard to the compact form of the city;*
 - *provide green separation between existing settlements and any urban expansion of Cambridge to maintain the identity of the individual settlements;*
 - *ensure the protection of green corridors running from open countryside into the urban area as generally indicated on the Key Diagram;*
 - *maintain views of the historic core;*
 - *provide, where appropriate, for limited development in identified Rural Centres in accordance with Policy P1/1”.*
- A2.51 It is clear from the reference to a 30 year period in paragraph 9.26 that the Structure Plan was looking to provide for the long term growth of Cambridge in accordance with the principles of sustainable development.
- A2.52 Policy P9/2c sets out the locations where land will be released from the Green Belt for development. The policy makes clear at bullet point 2 under ‘Purpose’, that these areas will allow scope for rather than constrain development beyond 2016.
- A2.53 At paragraph 9.37 the plan states that the main purpose of the new settlement is to “provide housing for workers in and near Cambridge enabling a better and more sustainable balance between homes and jobs”.
- A2.54 2006 – Cambridge Local Plan Inspectors Report³⁵ – The Local Plan defined the boundaries of land to be removed from the Green Belt as required by the Structure Plan. Land was also released for development at a number of additional locations for the following reasons:
- Paragraph 5.39.1 (Land north of the Addenbrooke’s Access Road) – “The southern boundary of the Glebe Farm allocation (Site 9.14) in the Southern

³⁵ RD/AD/310

Fringe should follow the line of the Addenbrooke's access road between Hauxton Road and Shelford Road. This gives a firm boundary to the new urban edge, which can be landscaped as the detailed nature of the development and the area requires.

- Paragraph 5.40.1 (Trumpington Meadows) – Notes that the site is largely PDL but also includes Green Belt land. It finds that there are substantial advantages to increasing the size of the site. These include its accessibility to jobs and services, and the opportunity to improve the southern approach to Cambridge which was dominated by the Park and Ride site.

A2.55 2006 – Cambridge Local Plan³⁶ – Land was released from the Green Belt to meet needs to 2016 and beyond at the following locations: between Madingley Road and Huntingdon Road for Cambridge University, between Huntingdon Road and Histon Road, at Cambridge East, around Addenbrooke's Hospital, between Trumpington and Hobsons Brook, north of the Addenbrooke's Access Road and at Trumpington Meadows north of Hauxton Road. Together with land in South Cambridgeshire the Structure Plan required provision for 8,000 homes on land to be removed from the Green Belt on the edge of Cambridge by 2016.

A2.56 2006 – Cambridge Local Plan Legal Challenge – The adoption of the Local Plan was subject to a legal challenge concerning Green Belt land north of Barton Road. A High Court judgement in 2007 and a subsequent Court of Appeal judgement in 2008 rejected the grounds of challenge and dismissed the subsequent appeal.

A2.57 2007 – South Cambridgeshire District Council Core Strategy³⁷ – Policy ST/1 and paragraphs 2.2 and 2.3 are concerned with the Cambridge Green Belt. Paragraph 2.2 defines the purposes of the Cambridge Green Belt which are identical to those set out in Structure Plan policy P9/2a (A2.49). Paragraph 2.3 states: "In defining the Green Belt and the policies which should be applied to it, regard will be given to the special character of Cambridge and its setting, which include:

- Key views of Cambridge from the surrounding countryside;
- A soft green edge to the city;
- A distinctive urban edge;
- Green corridors penetrating into the city;
- Designated sites and other features contributing positively to the character of the landscape setting;
- The distribution, physical separation, setting, scale and character of Green Belt villages;
- A landscape which retains a strong rural character.

A2.58 2008 – Cambridge East Area Action Plan³⁸ – Released Cambridge Airport from the Green Belt for a development of between 10,000 and 12,000 dwellings, the majority to be delivered after 2016. Land north of Newmarket Road was to come forward as a first phase for between 1,500 to 2,000 dwellings. Policy CE/35 allows some

³⁶ RD/AD/300

³⁷ RD/AD/100

³⁸ RD/AD/280

development to come forward north of Cherry Hinton whilst the airport remains in operation.

- A2.59 2008 - Cambridge Southern Fringe Area Action Plan³⁹ – Released land from the Green Belt in South Cambridgeshire for the development of at least 600 homes. The development wraps around the Trumpington Park and Ride site and forms a part of a larger development in Cambridge (Trumpington Meadows).
- A2.60 2009 – North West Cambridge Area Action Plan⁴⁰ – Released land from the Green Belt between Madingley Road, the M11 and Histon Road in both local planning authorities to contribute towards meeting the long term development needs of Cambridge University. The plan provides for 3,000 dwellings of which 50% are to be affordable housing for University and College key workers, 2,000 student units, 100,000 m² of employment and academic floorspace and other land uses such as schools, shops and open space.
- A2.61 Housing Capacity of Land Released from the Green Belt Since 2003 – In accordance with the strategy of RPG6 and the 2003 Structure Plan, land for around 22,000 new homes had been released from the Green Belt by 2010. See the table on page 17 of the Issues and Options 2: Part 1 consultation and paragraphs 3.9 and 3.10⁴¹. The long term nature of the strategy put in place since 2003 is demonstrated by noting that in 2006 before any of the housing in the current development strategy was built, Cambridge had 46,783 homes. Including land proposed for safeguarding for development after 2031 in the new Local Plans (Cambridge Airport) the land released from the Green Belt by 2010 would allow Cambridge to grow by 47% over a 2006 base date and if Cambridge Airport were not included by 28% compared with 2006.
- A2.62 2011 - Report on the Examination into the Cambridgeshire and Peterborough Minerals and Waste Site Specific Proposals Development Plan Document⁴² – From paragraph 48 the Inspector's Report considers the merits of a Household Recycling Centre south of the Addenbrooke's Access Road. Whilst accepting the need for such a facility in the environs of Cambridge the Inspector concludes that "the development of the site as proposed in the Plan would be very significantly inconsistent with Green Belt policy".
- A2.63 2012 – National Planning Policy Framework⁴³ (RD/NP/010) – The NPPF essentially continued previous Government Green Belt policy in PPG2 (1995 and 2001) with only limited amendment. Their great importance to Government remains unchanged as do the 5 longstanding national purposes of Green Belt. Exceptional circumstances remain to be required for any alteration in Green Belt boundaries through a Local Plan review. The need to take account of the promotion of sustainable patterns of development and to consider the consequences for sustainable development of channelling development towards urban areas inside the inner Green Belt, towards

³⁹ RD/AD/140

⁴⁰ RD/AD/290

⁴¹ RD/LP/150

⁴² RD/AD/020

⁴³ RD/NP/010

towns and villages inset within the Green Belt, or to locations beyond the outer Green Belt boundary first established in PPG2 'Green Belts' in 1995 remains unchanged,' (paragraph 2.10).

A2.64 2012 Inner Green Belt Study Review⁴⁴ - This study was undertaken by Cambridge City Council and South Cambridgeshire District Council in 2012. The purpose of the review was to provide an up to date evidence base for both Councils' Local Plans and help the Councils reach a view on whether there are specific areas of land that could be considered for release from the Green Belt and allocated for development to meet identified needs, without significant harm to Green Belt purposes. Only limited areas are so identified which could be so developed in the plan period.

A2.65 2014 – National Planning Practice Guidance⁴⁵ – The NPPG sets out practice guidance to inform the implementation of Government policy set out in the NPPF. Paragraph: 044 Reference ID: 3-044-20141006 concerns the question whether housing and economic needs override constraints on the use of land, such as Green Belt as follows:

“The National Planning Policy Framework should be read as a whole: need alone is not the only factor to be considered when drawing up a Local Plan. The Framework is clear that local planning authorities should, through their Local Plans, meet objectively assessed needs unless any adverse impacts of doing so would significantly and demonstrably outweigh the benefits, when assessed against the policies in the Framework taken as a whole, or specific policies in the Framework indicate development should be restricted. Such policies include those relating to sites protected under the Birds and Habitats Directives, and/or designated as Sites of Special Scientific Interest; land designated as Green Belt, Local Green Space, an Area of Outstanding Natural Beauty, Heritage Coast or within a National Park or the Broads; designated heritage assets; and locations at risk of flooding or coastal erosion. The Framework makes clear that, once established, Green Belt boundaries should only be altered in exceptional circumstances, through the preparation or review of the Local Plan”.

Paragraph 3-045-20141006 of the NPPG notes that Green Belt constraints may restrain the ability of an authority to meet its need.

⁴⁴ RD/Strat/210

⁴⁵ RD/NP/020

Appendix 3: Extracts from the Inspector's Report into the examination of the Rushcliffe Local Plan Part 1: Core Strategy

A3.1 The Inspector's Report into the examination of the Rushcliffe Local Plan Part 1: Core Strategy was published 8 December 2014.

A3.2 Particular points of interest have been underlined by the Councils for emphasis.

A3.3 In relation to a sustainable urban extension to the south of Clifton, paragraph 43 of the Inspector's Report states:

The proposed urban extension would not materially conflict with the five purposes of Green Belts. Although some loss of greenfield land would occur, it would not result in the towns of Derby and Nottingham merging into one another, or harm the setting and special character of historic towns. From an objective perspective, the landscape is not so scenic and special that it should be preserved. To my mind, and reflecting the Council's own decision in this regard, the need for a significant uplift in new housing provision and for positive action to support economic growth in Greater Nottingham including Rushcliffe provide the exceptional circumstances for a change to Green Belt boundaries in this locality. There is no alternative approach that would be as sustainable as releasing the Green Belt land. I agree with the authors of the Appraisal of Urban Extensions 2008 that the opportunities for the development of this land outweigh the constraints. I consider that the sustainable urban extension south of Clifton is justified, deliverable and consistent with positive planning to meet housing needs.

A.3.4 In relation to a sustainable urban extension on land off Melton Road, Edwalton, paragraph 44 of the Inspector's Report states:

This site immediately north of the A52 and west of the A606 relates well to the adjacent main built-up area of Edwalton. The Rushcliffe Green Belt Review [EX26] scored the land inside the A52 as of low-medium importance to Green Belt purposes. Its removal would not encroach upon the countryside significantly because of its position in relation to this major road. I agree with the Council that the need for sustainable development and a boost in housing provision provide the exceptional circumstances to justify the removal of land in this locality from the Green Belt for housing and mixed use purposes.

A3.5 In relation to Rushcliffe's Issue 2 – Whether the Spatial Strategy and Policy 3 are consistent with the fundamental aim and purposes of Green Belts as set out in the NPPF, and whether the proposals made by the Council for alterations to Green Belt boundaries are underpinned by adequate review processes and justified by exceptional circumstances, paragraph 89 of the Inspector's Report states:

There is convincing evidence that the level of development set out in Policy 2 of the Local Plan cannot be delivered without removing significant amounts of land from the Green Belt. As explained under Issue 1 above, the need for sustainable development to provide an uplift in new housing provision and support economic growth by

accommodating new employment constitute the exceptional circumstances to alter the Green Belt boundaries in Rushcliffe.

Appendix 4: Methodology used in the Cambridge City Council and South Cambridgeshire District Council Inner Green Belt Study December 2012 (RD/Strat/210)

- A4.1 The Cambridge City Council and South Cambridgeshire District Council Inner Green Belt Study December 2012 (the 2012 Study)⁴⁶ is considered by both Councils to provide a robust justification for the proposed boundary changes. It has used a systematic, logical and efficient methodology of assessing firstly, the importance and sensitivity of landscape areas surrounding Cambridge against the purposes of Green Belt and secondly, the potential impact of developing those areas. For completeness, the established purposes of the Cambridge Green Belt are outlined in the Councils' Appendix 6 to this statement.
- A4.2 The Cambridge Green Belt as seen today generally fulfils the purposes as well as respecting of overarching aims of Green Belt policy to maintain openness and permanence. This can be seen clearly where previous releases have recognised and retained the gaps between the City and the surrounding villages. It can also be seen where no release of land has been proposed where it would have it would be harmful to the other purposes of Green Belt. For instance, avoidance of releasing land on elevated land that has a direct physical and visual relationship with the historic core.
- A4.3 The 2012 Study comprises an assessment of the landscape surrounding Cambridge which looked firstly at the qualities of the landscape and measured them against the purposes of Green Belt. The 2012 Study then examined whether any areas of land could accommodate development without significant harm to the Green Belt. The process identified modest areas of land, mostly adjacent to the existing urban edge, which could be released without significant harm to the Green Belt.
- A4.4 It should be noted that there is no standard methodology for assessing land against Green Belt purposes. It should be noted that the 2012 Study followed a similar methodology to the 2002 Inner Green Belt Boundary Study (the 2002 Study)⁴⁷ which informed the release of land from the Green Belt as part of the adopted 2006 Cambridge Local Plan⁴⁸, and it took account of a high level Appraisal of the Inner Green Belt⁴⁹ (the Appraisal) was carried out by Cambridge City Council in the spring of 2012.

The 2002 Study

- A4.5 Although the methodology within the 2002 Study was taken as a template for the 2012 Study⁵⁰, comparisons between them are not appropriate. It was not expected that the two studies would mirror each other in every way although the methodology is mainly the same, as are the findings. There are areas of the 2012 Study where it

⁴⁶ RD/Strat/210

⁴⁷ RD/Strat/170

⁴⁸ RD/AD/300

⁴⁹ RD/Strat/200

⁵⁰ RD/Strat/210

differs from the findings of the 2002 Study because of the 10 year gap between the two pieces of work and the changes that the land releases in 2006 have made to the landscape around the City. Development of the released land was well underway in 2012 and this material change in circumstances has plainly had an effect on the green belt boundaries. To that extent the 2012 Study was considering the Green Belt in that altered context as compared to the 2002 Study.

- A4.6 The methodology for the 2012 Study progressed through a number of stages. It firstly undertook a review of the background documents as seen in Appendix 2: Cambridge Green Belt – Planning timeline. As will be noted from Appendix 2, the Cambridge Green Belt has been the subject of several reviews and examinations since the inner boundary was first defined in 1965, (the outer boundary was set in 1971).
- A4.7 As part of the review of the background documents, the 2002 Study was considered, including the methodology, as to whether it was an acceptable model to be used for the work to be undertaken in the 2012 Study. The 2002 Study was judged to be an effective and systematic approach and could be used as a template for the 2012 work for the following reasons:
- the methodology and the findings of the 2002 Study were considered to be rational and robust,
 - the 2006 Local Plan⁵¹ releases from the Green Belt around Cambridge were mainly predicated on the 2002 study and,
 - that the Cambridge Local Plan Inspectors Report⁵² at paragraph 9.17.12 stated that: *“The Council’s Inner Green Belt Boundary Study 2002 was a principled review of the Green Belt”*
- A4.8 In addition to the above, a difference between the methodology used in 2002 and in 2012, is that the 2012 Study was a joint study with South Cambridgeshire District Council and therefore the assessment criteria were modified and agreed between the two councils. In addition some of the original criteria, such as the assessment of land quality, adequate access etc, were considered elsewhere in the process. The study addressed Green Belt issues only.
- A4.9 In South Cambridgeshire the criteria of the rural setting, scale and character of the ring of necklace villages and their separation from each other and from Cambridge, are important components of the Green Belt and contribute strongly to Green Belt purposes. These criteria were therefore integrated into the methodology.

The 2012 Appraisal

- A4.10 The 2012 Study also took account of a high level appraisal of the inner Green Belt boundary areas carried out by the City Council at the start of the Green Belt assessment process, that was prepared in the context of the recent land releases in

⁵¹ RD/AD/300

⁵² RD/AD/310

the adopted plans. This Appraisal of the Inner Green Belt⁵³ (the Appraisal) was carried out in the spring of 2012 and informed the first round of Issues and Options consultation in summer 2012. Throughout, the Appraisal specifically reconsidered zones of land immediately adjacent to the City in terms of the principles and purposes of the Green Belt and in light of the recent releases. It did not identify specific areas with potential for further release.

A4.11 The 2012 Appraisal was able to confirm general consistency with a number of previous documents concerned with the Cambridge Green Belt. Those documents were the:

- 2002 Inner Green Belt Boundary Study, Cambridge City Council⁵⁴,
- The Green Belt Study commissioned by South Cambridgeshire District Council, carried out by Landscape Design Associates in 2002⁵⁵,

A4.12 The Appraisal reconsidered the findings of the 2002 Study which informed the 2006 land releases. It went onto described the effect development would have on the revised Green Belt boundary where releases had occurred. It also considered broad areas where no releases had occurred in order confirm the characteristics of the land against Green Belt purposes. The Appraisal made general conclusions about the effect of the releases and subsequent development. For example, when looking at the area around the Glebe Farm site north of Addenbrooke's Road (Zone 7), the Appraisal concluded that the road and the development obviously moved the urban edge further into the countryside and that combined with the fact that the area is on higher ground and open and exposed the new urban edge created by the new development is very important when considering the setting of the city⁵⁶. This work was a useful forerunner to the work done later in the year in the Study⁵⁷.

A4.13 Questions relating to the principle of whether there should be more development on the edge of Cambridge and whether exceptional circumstances exist to justify the release of further land from the Green Belt were raised in both Councils' Issues and Options Reports (Summer 2012)⁵⁸.

A4.14 Following on from the first Issues and Options consultations, the inner Green Belt boundary was looked at in detail in the joint 2012 Study, but conclusions from the broad Appraisal were brought forward to underpin the Study. The broad Appraisal concluded⁵⁹ that areas where the City is viewed from higher ground or generally has open aspects, or where the urban edge is close to the city centre are more sensitive and cannot accommodate change⁶⁰ easily. By way of example, an area which is particularly sensitive and is considered not able to accommodate change is the

⁵³ RD/Strat/200

⁵⁴ RD/Strat/170

⁵⁵ RD/Strat/180

⁵⁶ RD/Strat/200 page 10

⁵⁷ RD/Strat/210

⁵⁸ RD/RD/LP/030 and RD/LP/240

⁵⁹ RD/Strat/200 page 13 paragraph 5.5

⁶⁰ 'Change' means the introduction of a different feature into the rural/agricultural landscape. This could be an electricity pylon, built development or even a bio-mass crop. In this instance we consider built development.

western and southern edge of the city where the historic centre is near to the urban edge and can be clearly seen from the elevated land around it, thereby making any development carried out within the area particularly harmful to Green Belt purposes. Conversely areas of the City that have level views and where the edge has mixed foreground can accommodate change more easily. On a comparative basis these areas generally have a lesser importance to the setting of the City and to the purposes of Green Belt.

The 2012 Study methodology

The methodology can be seen in the first part of the 2012 Study⁶¹, but is further explained below.

- A4.15 **Area of Study** - The Area of Study⁶² for the 2012 Study was confined to land on the edge of Cambridge and within any major physical barriers around Cambridge such as the M11 motorway to the west of the City and the A14 to the north. On this basis land around the necklace villages was not included in the 2012 study area except where a site abutted the edge of the city or was very close to it, such as at Fen Ditton.
- A4.16 The approach reflected the constraint caused by these physical barriers and that any removal of land from the Green Belt beyond these barriers, so that the developed area of the City jumps over them, would be inconsistent with the following purposes of the Cambridge Green Belt:
- a) preserving Cambridge as a compact city
 - b) preventing coalescence between Cambridge and necklace villages
 - c) maintaining the quality of the setting of Cambridge
- A4.17 The 2012 Study went on to carry out a desktop assessment to gather information on topography, existing urban edges of the city and of outlying and nearby Green Belt villages, mapped vegetation, roads, footpaths and other public rights of way useful for survey work, and the existing Green Belt boundary.
- A4.18 **Underpinning parameters** - Following establishment of the Area of Study around Cambridge some assumptions were made which underpinned the methodology. These were:
- As with the 2002 Inner Green Belt Boundary Study⁶³, areas which are essential to the character and setting of Cambridge were thought essential to protect from development. These areas are identified and referred to as 'Defining Character Areas' as outlined in the Cambridge Landscape Character Assessment 2003⁶⁴ and include landscape features such as the green corridors and views of the city skyline etc. The Cambridge Landscape Character Assessment 2003⁶⁵ is

⁶¹ RD/Strat/210 Section 4, page 2

⁶² RD/Strat/210 Plan 4

⁶³ RD/Strat/170

⁶⁴ RD/Strat/190

⁶⁵ RD/Strat/190

supported by the findings of the 2002 Cambridge Green Belt Study⁶⁶ conducted by Landscape Design Associates for South Cambridgeshire District Council. These defining character areas were specifically excluded from the study, and were shown on Plan 1 of the 2012 Study⁶⁷.

- Areas which are identified as ‘Supporting Character’ in the Cambridge Landscape Character Assessment 2003⁶⁸, and of varying value to the purposes of the Green Belt, were included for assessment in both the 2002 Green Belt Study⁶⁹ and the 2012 Study⁷⁰.
- If any land is released from the Green Belt, it would not all necessarily be built upon. A landscape framework including landscape buffer areas, green corridors to enhance amenity, increase biodiversity and provide opportunities for recreation and access would need to be planned into any future development to mitigate any harm to Green Belt purposes⁷¹.
- Features and urban edges which presently detract from the setting of Cambridge were assessed and opportunities identified that could be taken in design proposals for any development to enhance the setting of Cambridge and improve amenity and biodiversity⁷²
- Also an underpinning supposition was that the potential effect of changing the Green Belt boundary, and for built development to change the special character of Cambridge and its setting, has more direct and profound implications close to Cambridge and between Cambridge and its ring of necklace villages⁷³

A4.19 Development producing any of the above results would either disregard Green Belt purposes or be inappropriate development. No assessment in the 2012 Study⁷⁴ was undertaken outside the study area. This principle was taken in the 2002 Study⁷⁵.

Detailed survey techniques

A4.20 **Areas of Assessment** - For the purposes of the assessment, the study area around the Cambridge edge was sub-divided into sectors and each sector was further sub-divided into land areas. The land areas mainly followed those chosen for the 2002 Study and have homogenous qualities, i.e. the areas are made up of fields of the same of similar characteristics.

A4.21 Assessing Green Belt land with a finer grained, non-homogenous approach, i.e. on a field by field basis as used in some alternative methodologies put forward in representations, skews the results and implies the score for each Sector is lower, i.e. it downgrades the value of the Sector. These skewed results arise by assessing fields on an individual basis which may or may not match up to the purposes of Green

⁶⁶ RD/Strat/180

⁶⁷ RD/Strat/210 Plan 1

⁶⁸ RD/Strat/190

⁶⁹ RD/Strat/170

⁷⁰ RD/Strat/210

⁷¹ RD/Strat/210 Page 2 Paragraph 4.4

⁷² RD/Strat/210 Page 2 Paragraph 4.5

⁷³ RD/Strat/210 Page 2 Paragraph 4.9

⁷⁴ RD/Strat/210

⁷⁵ RD/Strat/170

Belt. For example, one or two fields within a sector say some distance from the urban edge, and screened from view by trees and/or hedges may score poorly against the purposes of Green Belt because they are in discrete locations and be less sensitive and able to accommodate change, i.e. be developed, in isolation. Those particular low-scoring one or two fields within a sector will imply that the overall sector score is lower and lessen the value of the larger area against the purposes of Green Belt. To give an example, in Sector 8 of the 2012 Study (west of Shelford Road)⁷⁶ has been assessed mainly as one large area (Area 1) because it is mainly one large homogenous area; Area 1 is made up of a series of fields on a domed (Stone Hill), open area of land with extensive views. Many of the field are bounded by managed hedgerows and although the fields are separated by hedgerows or ditches, they are seen as a whole and are all very similar in characteristics. There was no reason to break Area 1 down into smaller pieces of land unless it was to develop one or two small pieces of land. There was a reason to divide off and assess separately Areas 2, 3 and 4 of the same Sector because they were different. They had different characteristics mainly because the topography plateaus and enables Areas 2, 3 and 4 to be discrete from Area 1.

A4.22 The field by field methodology can be said to be contrived to enable Green Belt land to be downgraded for the purposes of releasing it for development.

A4.23 It is important to note that, within the 2012 Study⁷⁷, the division of areas were checked on the ground for the homogenous quality and if it was thought necessary to further sub-divide areas as with the example given able because they contained differing characteristics, this was done. Another example would be Sector 11, Areas 1 and 4 which again was a change in the topography which gave different characteristics. This sometimes meant that areas required dividing where there were no recognisable field boundaries as recommended in the NPPF⁷⁸ This departure from standard practice was because it was accepted that, when verified on the ground, particular parts of some individual large fields which abutted the existing urban edge, were of less importance to Green Belt purposes than the entire field. This was usually the result of substantial vegetation, a ridge line or change in gradient in the local topography. This was the case for the areas known as GB1 to GB4.

A4.24 Following the exercise of excluding land acknowledged in the Landscape Character Assessment 2003⁷⁹ which identifies landscape features which are of essential importance to setting and character, detailed surveys on a sector-by-sector and area by area basis was carried out. The detailed surveys took the opportunity to drive and walk the areas to assess the following base data:

- **Proximity to the historic centre of the city** - a measurement from the area being surveyed to the historic city centre. The distance was relevant as it demonstrates the compactness of the City and the area supports this quality.

⁷⁶ RD/Strat/210 Plan 4

⁷⁷ RD/Strat/210

⁷⁸ RD/Strat/NP/010 Page 20 paragraph 85

⁷⁹ RD/Strat/190

- **Topography** - an assessment of the local topography to assess how much enclosing or screening value it might have. The topography will have great significance on whether the area is seen from the surrounding area and from within the city. Topography will of course also have significance as to whether it can mitigate or exacerbate the impact of development.
- **Vegetation** – an assessment of what vegetation was present within an area together with its type and form and how much enclosing or screening value it might have. The topography will have great significance to whether the area is seen from the surrounding area and from within the city. As with the topography vegetation has a significance on whether it can mitigate or exacerbate the impact of development.
- **Views** - an assessment of views in and out of the area and a judgement of how important those views are to the setting of the city as well as the equally important back drop to views out of the city. In a relatively flat landscape, views are closely associated with topography. More extensive views are usually from elevated views. The most prominent of these elevated views can be seen from:
 - i. Various points west of the city including a swathe of land around Madingley Hill southward to areas around Haslingfield and Hauxton,
 - ii. Various points to the southeast of the city including extensive views from the Gog Magog hills centred around Babraham Road and Worts' Causeway.
 - iii. Points to the northeast of the city from the Quy and Little Wilbraham area.
- **Urban edge** – the urban built edge of Cambridge is quite complicated particularly as it includes edges of the green corridors that enter the city almost to the centre. A survey of whether the area has a vegetated edge or a distinctive built edge of merit or not was noted. The urban edge around Cambridge also tends to be quite abrupt and distinctive with many being strongly vegetated. These distinctive abrupt edges are particularly valued because they divide and at the same time connect the built form to the rural hinterland.
- **Proximity of Defining Character Area** - An assessment of the distance to the nearest Defining Character Area as described in the Cambridge Landscape Character Assessment 2003⁸⁰ and an assessment of whether there would be a direct or an indirect effect on a Defining Character Area.
- **Setting** - an assessment on whether the area has an important role for the setting of Cambridge. One of the purposes of Green Belt is to preserve the setting and special character of historic towns. The setting of the city is not simply concerned with the views to the historic core from outside the city. It is also concerned with the rural/agricultural setting around a compact city which closely contrasts the urban areas of the city with its rural surroundings at the same time as closely connecting it with its rural surroundings. The setting also has historic and societal associations; for instance, if there are views to King's College Chapel or views to Grantchester Meadows, it would be important for the setting of the city and therefore important to the purposes of Green Belt.
- **Character** - An assessment, guided by the Cambridge Landscape Character Assessment 2003⁸¹ and the purposes of Green Belt, of whether the landscape

⁸⁰ RD/Strat/190

⁸¹ RD/Strat/190

character of the area is part of a Defining Character of Cambridge, i.e. that fits the special qualities identified with Cambridge.

- **Separation** - An assessment of whether the area is important for the purposes of avoiding coalescence between the City and its necklace villages of Fen Ditton, Teversham, Impington, Fulbourn etc.
- **Rural character** - The rural nature of the landscape around Cambridge is a defining quality of the setting and special character of the city, particularly in providing a setting to the urban form when seen from key views, and to provide settings to necklace villages. The assessment included the potential impact on the rural character particularly in the immediate vicinity of the city. It should be borne in mind that GB land does have to be pristine countryside to qualify to be in the GB. The rural character of the edge of city areas may include built form elements such as school buildings, telecommunications masts, commercial properties and roads etc. These elements were not taken as a justification to down grade areas of land in the Green Belt.

A4.25 **Overall Importance to Green Belt** – The detailed survey and analysis above allowed judgements to be made about the overall importance to the purposes of Green Belt of each area. Assessments were made and described in the Sector tables as very high, high, medium, minor, and negligible; the higher the value, the higher the worth to Green Belt function. If there were notable variations in the assessment of areas, consideration was given to whether the area should be further subdivided and assessed separately.

A4.26 Following the assessment against the purposes of Green Belt, the 2012 Study followed the methodology of the 2002 Study and expanded the methodology to include a Significance Matrix which relates to the impact development might have on areas of Green Belt land should they be released. Please see Significance Matrix below together with guidance notes.

A4.27 It should be noted that the designation of Green Belt is a 'blanket' coverage, which will mean that some areas of lesser importance to the function of Green Belt than others will be included in the Green Belt. This blanket approach is a fundamental of Green Belt designation. For example, one area may be of an identical importance to another in terms of its own amenity and character, but if an area were to be developed it may have a very different impact on the purposes of the Green Belt. When examined at a more detailed level, the development of some areas could prove to be more or less detrimental to the special character of Cambridge and its setting⁸².

A4.28 A Significance Matrix was developed which allows for many landscape and visual factors to be taken into account simultaneously and in as consistent a manner as possible. It allowed comparisons and judgements of the likely impact of development to be made bearing in mind the ability of different local landscape areas to accept⁸³ change without detriment to the setting and character of Cambridge. The

⁸² RD/Strat/210 Page 3 Paragraph 5.7

⁸³ The ability for a landscape to accept change will be dependent on its features. A landscape with an enclosed character, flat topography and mature vegetation would have a greater capacity to accept change (development) without significant harm to the Green Belt. Whereas an open, exposed landscape on higher ground would not.

Significance Matrix compares sensitivity of setting, character and separation (along its horizontal axis) against the likely magnitude of the impact of any development (along its vertical axis)⁸⁴.

- A4.29 To formulate the Significance Matrix, each area examined is assigned a judgement for its importance to the setting and character of Cambridge. Another judgement is made on how significant an effect development might have on an area should it be built. The comparison results in a sensitivity score ranged from negligible to major. These 'sensitivity' scores are then included on the tabulated assessment for each sector and area and shown by way of colour coding on Plan 4 of the 2012 Study.
- A4.30 A sensitivity score of major/high indicates an area was important to the purposes of the Green Belt and very sensitive to change. A sensitivity score of medium/low/negligible indicated that any change to the Green Belt boundary would have an effect on Green Belt purposes but have a more limited effect. Therefore areas of high sensitivity will have a low ability to accommodate change in the form of development and vice versa. - The results of the analysis and survey, importance to the Green Belt, and potential impact of development are set out in the Sector Tables and accompanying plans of the 2012 Study⁸⁵.
- A4.31 Having thoroughly tested the inner Green Belt boundary, the 2012 Study⁸⁶ finds that there are a limited number of small sites, which are of lesser importance to Green Belt purposes. The findings of the study have been incorporated into the technical assessments of sites⁸⁷.
- A4.32 Furthermore, the Inner Green Belt Boundary Review 2012⁸⁸ has also concluded that the significant majority of the remaining Green Belt close to Cambridge is fundamentally important to the purpose of the Cambridge Green Belt.

⁸⁴ RD/Strat/210 Page 4

⁸⁵ RD/Strat/210

⁸⁶ RD/Strat/210

⁸⁷ RD/LP/170

⁸⁸ RD/Strat/210

Table 4.1: Significance Matrix

SENSITIVITY FOR IMMEDIATE SETTING AND CHARACTER OF CAMBRIDGE						
MAGNITUDE OF EFFECT OF A DEVELOPMENT PROPOSAL		VERY HIGH Very distinctive character and setting susceptible to relatively small change	HIGH Distinctive character and setting susceptible to relatively small change	MEDIUM Character and setting reasonably tolerant of change	LOW Character and setting tolerant of change	NEGLIGIBLE Character and setting tolerant or potentially improved by change
	VERY HIGH Development proposals are potentially highly visible with adverse impact	MAJOR --	HIGH --	HIGH/MEDIUM-	MEDIUM 0	MEDIUM/LOW +
	HIGH Development proposals are potentially significant	HIGH --	HIGH/MEDIUM -	MEDIUM 0	MEDIUM/LOW +	LOW +
	MEDIUM Development proposals are noticeable	HIGH/MEDIUM -	MEDIUM 0	MEDIUM/LOW +	LOW +	LOW/ NEGLIGIBLE ++
	LOW Development proposals barely noticeable	MEDIUM 0	MEDIUM/LOW+	LOW +	LOW/ NEGLIGIBLE ++	NEGLIGIBLE ++
	NO CHANGE No discernable change	NEGLIGIBLE ++	NEGLIGIBLE ++	NEGLIGIBLE ++	NEGLIGIBLE ++	NEGLIGIBLE ++

Table 4.2 Guidance Notes

BASE DATA/SURVEY DATA	
CHARACTER AREA/TYPE	Base data taken from the Cambridge Landscape Character Assessment 2002 where included.
DEFINING OR SUPPORTING AREAS	Base data taken from the Cambridge Landscape Character Assessment 2002. Defining Character Areas are 'key resources at are essential to the special qualities of Cambridge and its setting' e.g. Stourbridge Common. These areas are automatically retained as Green Belt.
PROXIMITY TO HISTORIC CORE	An approximate measurement from the Area to the City centre. The distance is relevant as it demonstrates the compactness of the City.
HEIGHT	The Ordnance Datum heights given because of its relevance for high, visually exposed sites or sites that are viewed from surrounding elevated areas.
VEGETATION	Vegetation data surveyed in order to demonstrate importance to the environment, ecology or visual screening.
IMPORTANT VIEWS	View data in and out of a site given in order to demonstrate whether an area possesses important views in and out of Cambridge, e.g. to a spire or college, or whether it is highly visible from the surrounding area.
EDGE TYPE	Survey data to show whether a site has a soft (vegetated) edge or a distinctive built edge of merit or not. Data gathered on whether the existing urban edge is valuable and worthy of retention.
PROXIMITY TO GREEN CORRIDOR	An approximate measurement to the nearest Green Corridor or Defining Character Area and an assessment of whether there would be a loss of land or an effect on a green corridor.
ASSESSMENT DATA	
IMPORTANCE TO SETTING	This is an assessment on whether the area has an important role for the setting of Cambridge. One of the purposes of Green Belt is to preserve the setting and special character of historic towns. This applies to Cambridge as a city presented within a rural, mostly agricultural, setting with a soft green edge. The setting also has historic and social associations; for instance, if it had views to Kings College Chapel or views to Grantchester meadows, it would be important for the setting of the city and therefore important to the purposes of Green Belt.
IMPORTANCE TO CHARACTER	An assessment, guided by the Cambridge Landscape Character Assessment 2002 and the purposes of Green Belt as above where included.
IMPORTANCE TO SEPARATION	An assessment of whether the area is important for the purposes of avoiding coalescence between the City and its necklace villages of Fen Ditton, Teversham, Impington, Fulbourn etc.

IMPORTANCE TO PHYSICAL SEPARATION, DISTRIBUTION, SETTING, SCALE AND CHARACTER OF GREEN BELT VILLAGES	The villages surrounding Cambridge, separated by a predominantly rural agricultural landscape, form a fundamental part of the setting and special character of Cambridge. Assessment of whether an area is important to separation between villages, and on their setting, scale and character will also inform the areas importance to the landscape setting of Cambridge.
IMPORTANCE TO RURAL CHARACTER	The rural nature of the landscape around Cambridge is a defining quality of the setting and special character of the city, particularly in providing a setting to the urban form when seen from key views, and to provide settings to necklace villages. Assess the impact on rural character particularly in the immediate vicinity of the city.
IMPORTANCE TO GREEN BELT	An overall judgement of how important an Area is to the purposes of Green Belt, made from the base data and the assessments of importance to setting, character and separation.
PROJECTIONS AND CONCLUSIONS	
SIGNIFICANCE OF DEVELOPMENT ON GREEN BELT	A judgement, using the Significance Matrix, of how visually and environmentally significant a development would be on the purposes of Green Belt, if it were to be built in a particular area.
POTENTIAL TO IMPROVE EDGE	Identification of opportunities for edge improvements through landscape and/or built form.

Appendix 5: Rebuttal of alternative Green Belt assessments

Green Belt Review Technical Report by Tyler Grange on behalf of Commercial Estates Group (Rep: 28084)	
Objector's Concerns	Councils' Response
<p>The CEG document puts forward an alternative methodology that states that the assessment method should be carried out at a finer grain and each sector should be divided into individual fields and each field is measured against the purposes of Green Belt.⁸⁹</p>	<p>Whilst not documented, the method of assessing on a field by field basis was considered by the Councils and rejected when preparing the 2012 Joint Study⁹⁰ because it was recognised that there was little to be gained by assessing individual fields if neighbouring fields had homogenous characteristics (see Appendix 4 on methodology within this statement for full explanation). As outlined in Sections 4 – 6 of the 2012 Joint Study⁹¹ assessed groups of neighbouring fields with homogenous characteristics together as one area.</p> <p>If one field in a sector proved to be of lesser importance to the purposes of Green Belt and was assessed with a low score, it would not of course be the intention to develop those individual, perhaps isolated fields. One would need to find several neighbouring fields or perhaps a whole sector that did not match up to the national and local purposes of Green Belt. It is suggested that is unlikely, if the assessment were carried out in an objective manner, in the environs around Cambridge. It is unlikely because the Green Belt around Cambridge is, in the main, flat topography with open, long views (openness) which enables a direct relationship between urban and rural. This direct relationship between the city and its surrounding landscape is particularly valued in terms of setting of the city and is supported by the local purposes of Green Belt. Finding areas of land that does not have this openness quality as</p>

⁸⁹ Page 4, first bullet point within Green Belt Review Technical Report by Tyler Grange on behalf of Commercial Estates Group (Rep: 28084).

⁹⁰ RD/Strat/210

⁹¹ RD/Strat/210

	well as other Cambridge Green Belt purposes such as green separation between existing villages and any urban edge of Cambridge, and ensuring the protection of green corridors running from open countryside into the urban area is challenging..
The CEG document puts much store on visual matters in the assessment process.	Although this is a highly important factor, other elements of assessment should not take be downgraded in terms of their contribution. For instance, there is a lack of evaluation of the type and character of the landscape. Its rural qualities and the relationship between the urban edge and the surrounding landscape are very important particularly when assessing the setting of the historic city.
The CEG document criticises reliance ⁹² , in the Joint Study ⁹³ , on the Cambridge Landscape Character Assessment 2003 ⁹⁴	Reliance on the CLCA is a sound and acceptable approach. The CLCA has been used as an assessment criterion initially to exclude areas of landscape that are exceptionally valued in the Cambridge context called Defining Character Areas, e.g. common land. It is also used to highlight where areas are partially within or adjacent to Defining Character Areas so as to point out the special value put on the adjacent landscape. The CLCA is a valuable and recognised document which supports much of the opinions and findings of other studies such as the South Cambridgeshire Green Belt Study of 2002 ⁹⁵ .
The CEG document takes the stance that almost all existing development features within Green Belt are damaging detractors regardless that they are permitted ⁹⁶ .	The CEG document uses questionable criteria against which to measure the value of the land against the purposes of Green Belt. In the assessment tables at the back of the document ⁹⁷ under 'Assist in the safeguarding the countryside from encroachment', it evaluates 'detractors'. Such detractors

⁹² Page 4, bullet point 4 within Green Belt Review Technical Report by Tyler Grange on behalf of Commercial Estates Group (Rep: 28084)

⁹³ RD/Strat/210

⁹⁴ RD/Strat/190. Hereafter referred to as the CLCA.

⁹⁵ RD/Strat/180

⁹⁶ See Appendix 2 and Appendices 8 – 11 within Green Belt Review Technical Report by Tyler Grange on behalf of Commercial Estates Group (Rep: 28084)

⁹⁷ Unnumbered pages within Appendix 8 (page 33 onwards) – Appendix 11 of the Green Belt Review Technical Report by Tyler Grange on behalf of Commercial Estates Group (Rep: 28084).

	<p>are highlighted as cemeteries, agricultural buildings, roads, untidy garden fences, telecommunication masts etc. These elements are permitted development within Green Belt and it should also be remembered that land does not need to be pristine countryside to be included within Green Belt. Inclusion of this type of ‘detractor’ in the assessment process is included to downgrade the score.</p>
<p>The CEG document uses a scoring system within their methodology which always rounds down.⁹⁸</p>	<p>In the Councils’ view, a further flaw in CEG’s methodology is the scoring system itself which always rounds down. It can be seen that their approach is that where there is a Medium score and a Low score against a criteria, the overall score is always Low. The overall score is never rounded up, only down. In addition, it can be seen that they conclude that one High and one Low score will result in an overall score of Medium, but this is not consistent with the rounding down approach. They do not consider that a High score and a Low or Medium score ever result in a High score. This dilutes the significance of land that scores highly against the purposes of the Cambridge Green Belt. The scoring system seems inconsistent and focussed on achieving a particular outcome, and not explained fully.</p>
<p>The CEG document describes the land it promotes and omits to make clear that the land holding includes mainly elevated land - the lower north and west facing slopes of the Gog Magog hills.⁹⁹</p>	<p>The description of the land promoted by CEG omits to make clear that the land holding includes mainly elevated land - the lower north and west facing slopes of the Gog Magog hills. These chalk hills play a key part in the setting of Cambridge as they provide valued elevated views across the city and from the city to the hills. It does make concession to the land’s elevated state in the Vision Document by designing into the proposals a green space covering the highest part of the site. This omission of development from the highest part of the site would not lessen the impact of development on this elevated land.</p>

⁹⁸ Appendices 8 – 11 within Green Belt Review Technical Report by Tyler Grange on behalf of Commercial Estates Group (Rep: 28084)

⁹⁹ Appendix 10 within Green Belt Review Technical Report by Tyler Grange on behalf of Commercial Estates Group (Rep: 28084)

<p>The CEG document awards the area a Low score in relation to preserving the setting and special character of Cambridge.</p>	<p>In the assessment tables¹⁰⁰, under 'To preserve the setting and special character of Cambridge' for one of the most prominent areas of land (Area 6) proposed for development, the CEG document plays down the views to and from the area and awards the area a Low score. The area is on the lower slopes of the Gog Magog hills facing the southern part of the city with open views. It is very unlikely that the area would have a low score in terms of setting of the city.</p>
<p>The CEG document checks views from Castle Mound.¹⁰¹</p>	<p>The study also downplays the views from within the city outwards and only checks views from Castle Mound. It is recognised that outward looking views from the city are limited because of the flat topography of the city and the intervening screening that the built form provides. However, there are alternative views from within the city such as some parts of the city near the urban edge, the approach roads, the river corridor and the other green corridors leading out into the countryside.</p>
<p><i>Green Belt Review and Critique of Cambridge South , Lands Improvement Holdings Ltd, Pigeon Land, Jesus College and the Pemberton Trust (Rep: 27625)</i></p>	
<p>The Pigeon document refers to the Appraisal of the Inner Green Belt Boundary (May 2012)¹⁰².</p>	<p>The Pigeon document criticises the Appraisal of the Inner Green Belt Boundary¹⁰³ for not including view arrows on Plan 1 particularly in relation to the land Pigeon is promoting¹⁰⁴. The Pigeon document states that the land has level views, i.e. it is flat, when in fact the land is located on domed topography named Stone Hill. It should be pointed out that there are view arrows indicated from the west and south and the text in the Appraisal¹⁰⁵) clearly describes the site in question as having clear views in and out</p>

¹⁰⁰ Land Parcel 6 of Appendix 10 within Green Belt Review Technical Report by Tyler Grange on behalf of Commercial Estates Group (Rep: 28084)

¹⁰¹ Appendix 3 within Green Belt Review Technical Report by Tyler Grange on behalf of Commercial Estates Group (Rep: 28084)

¹⁰² RD/Strat/200

¹⁰³ RD/Strat/200

¹⁰⁴ Paragraphs 4.18 to 4.20, page 12 within Green Belt Review and Critique of Cambridge South , Lands Improvement Holdings Ltd, Pigeon Land, Jesus College and the Pemberton Trust (Rep: 27625)

¹⁰⁵ RD/Strat/200

	<p>because of its slightly elevated location and openness. There are also views marked on Plan 3 of the joint 2012 Study¹⁰⁶ that was prepared after the Appraisal.</p>
<p>The Pigeon document has also criticised the size of assessment areas and stated that the 2012 Study¹⁰⁷ should have used a finer grain of assessment</p>	<p>The criticism states 'It is likely that there are a considerable number of land parcels assessed which contain only relatively small areas which are of High or above Importance to the Green Belt'¹⁰⁸, i.e. within a larger area there may only be a small part that is of a higher value to the purposes of Green Belt and therefore the results are skewed. This means that the criticism is predicated on the argument that by far the majority of Green Belt land surrounding Cambridge is of lower value and that only be small parts of larger areas are of a high or above value.</p> <p>Firstly, it is reiterated here that only fields with the same characteristics were assessed together and that this was certainly the case with the area in question.</p> <p>The Pigeon site is in Sector 8 of the Joint Study (west of Shelford Road)¹⁰⁹. The Sector has been assessed mainly as one large area (Area 1) simply because it is mainly one large homogenous area. Area 1 is made up of a series of large arable fields on a domed (Stone Hill), open area of land with extensive views. Many of the field are bounded by low managed hedgerows and although the fields are separated by hedgerows or ditches, they are seen as a whole and are all very similar in characteristics. There was no reason or benefit to breaking down Area 1 into smaller pieces of land. However, when surveyed on the ground, there was a reason to divide off and assess separately Areas 2, 3 and 4 to the east of the same Sector because they</p>

¹⁰⁶ Page 20 of RD/Strat/210

¹⁰⁷ RD/Strat/210

¹⁰⁸ Paragraph 4.24, pages 12 – 13 within Green Belt Review and Critique of Cambridge South , Lands Improvement Holdings Ltd, Pigeon Land, Jesus College and the Pemberton Trust (Rep: 27625)

¹⁰⁹ See Plan 4, RD/Strat/210

were different. They had different characteristics mainly because the topography plateaus and enables Areas 2, 3 and 4 to be discrete from Area 1; physically and visually they could be said to 'belong' to the existing development along Shelford Road and not to the rural/agricultural land on the western part of the site.

The Pigeon document also states that because different values were arrived at in the 2012 Joint Study¹¹⁰ to that of the Cambridge Inner Green Belt Boundary Study 2002¹¹¹, it should have raised questions as to the validity of the findings.¹¹² The Councils maintain that some difference in results should have been expected because recent releases of land to the north and their subsequent development would have a significant bearing on the findings of the later study.

On review of the 2002 Inner Green Belt Study¹¹³, the Councils consider it was inappropriate that the sector (Sector 7 in the 2002 Study) omitted the areas up to the river and M11 and so stopped short of looking at the area in the round. In addition, the area divisions within the sector did not always follow sensible boundaries. It should be noted that the 2002 Study¹¹⁴ does not explain why there are two Areas 1s and that they have different values. Bearing in mind that the land had not been released at Glebe Farm at the time of the 2002 Study¹¹⁵, the Councils would agree with boundary of the larger Area 1. Area 2 should have taken more account of the local topography which would have dictated that the area would have been smaller and Area 1 would have been larger. The same should have occurred for

¹¹⁰ RD/Strat/210

¹¹¹ Cambridge City Council. Cambridge Inner Green Belt Boundary Study (2002) – RD/Strat/170)

¹¹² Paragraph 4.28, page 13 within Green Belt Review and Critique of Cambridge South , Lands Improvement Holdings Ltd, Pigeon Land, Jesus College and the Pemberton Trust (Rep: 27625).

¹¹³ RD/Strat/170

¹¹⁴ Pages 52 – 57, RD/Strat/170

¹¹⁵ RD/Strat/170)

	<p>Area 3 which would have dictated that Area 3 and 4 should have been assessed together. As can be seen generally, the 2002 Study did not take account of the local topography which would have altered the area divisions.</p> <p>In addition, the 2002 Study did not thoroughly assess the views in and out of the site. The site can be clearly seen from the northwest, from Chapel Hill, south of Haslingfield. Views were noted in the assessment tables in the 2002 Study¹¹⁶ but do not seem to have been taken in account sufficiently and therefore the value the whole sector has to the setting of the city has been underestimated as it has in the Pigeon document.</p>
The Pigeon document also implies throughout that the 2012 Joint Study should mirror the findings of the 2002 Study. ¹¹⁷	The Councils maintain that some difference in results should have been expected because recent releases of land to the north and their subsequent development would have a significant bearing on the findings of the 2012 Joint Study ¹¹⁸ .
The Pigeon document also calls into question the overall scoring of the 2012 Study and compares the score for the areas around Grantchester Meadows which are categorised as Very High and the same as the largest area included in the Pigeon site. ¹¹⁹	This implies that the Pigeon document would put in place a regulating process that would measure every sector/area against Grantchester Meadows, i.e. degrade scores for areas that are not of the highest value in terms of landscape quality, views to the historic city centre, setting of the city and with no issues related to coalescence. The Councils would point out that all areas were assessed on their own merits against the purposes of Green Belt and in terms of the Pigeon site, because of the slightly elevated location, the openness of the site, the clear views and the importance to the approaches to the city, the score matched that of Grantchester Meadows.
The Pigeon document emphasises the value of sites close to the edge of the city because they are more sustainable	This matter has been addressed elsewhere (Matter 2).

¹¹⁶ Page 52, RD/Strat/170

¹¹⁷ Throughout Green Belt Review and Critique of Cambridge South , Lands Improvement Holdings Ltd, Pigeon Land, Jesus College and the Pemberton Trust (Rep: 27625).
¹¹⁸ RD/Strat/210

¹¹⁹ Paragraph 4.32, page 14 within Green Belt Review and Critique of Cambridge South , Lands Improvement Holdings Ltd, Pigeon Land, Jesus College and the Pemberton Trust (Rep: 27625).

and implies that Green Belt policy should be suspended to favour sustainability. ¹²⁰	
The Pigeon document states that there is a lack of clarity in the assessment of Significance of Development. ¹²¹	<p>The Significance of Development is clearly explained throughout the 2012 Joint Study¹²². It is also explained in the 2002 study¹²³: ‘The Matrix compares sensitivity of setting, character and separation against the likely magnitude of the impact of development’</p> <p>The Significance Matrix compared sensitivity of setting, character and separation (along its horizontal axis) against the likely magnitude of the impact of any development (along its vertical axis). Each area examined is assigned a judgement for its importance to the setting and character of Cambridge (see assessment tables for each Sector). Another judgement is made on how great an effect development might have on an area should it be built out. The comparison results in a sensitivity score ranging from negligible to major and these were included on the tabulated assessment for each sector and area.</p>
Cambridge Green Belt Review by Terence O’Rourke for Grosvenor Estates/Wrenbridge (Rep: 27137)	
The Grosvenor document concentrates on the fact that South Cambridgeshire Green Belt Study 2002 ¹²⁴ judged that a small part of the site is ‘connecting landscape’ and therefore not important the setting of the city. ¹²⁵	<p>The Grosvenor document focusses on the 2002 South Cambridgeshire Green Belt Study produced by Landscape Design Associates¹²⁶ and puts forward a proposal for a sports village and stadium for the site.</p> <p>Given that the nature of this sector of Cambridge’s urban edge has seen considerable change with the development of Trumpington Meadows and Glebe Farm since the production of South Cambridgeshire’s Green Belt Study in 2002, the Councils do not entirely support the conclusion that the character area in which the site is partly located is Connective Landscape</p>

¹²⁰ Paragraph 4.54, page 18, Green Belt Review and Critique of Cambridge South , Lands Improvement Holdings Ltd, Pigeon Land, Jesus College and the Pemberton Trust (Rep: 27625).

¹²¹ Paragraph 4.38, page 15 within Green Belt Review and Critique of Cambridge South , Lands Improvement Holdings Ltd, Pigeon Land, Jesus College and the Pemberton Trust (Rep: 27625).

¹²² RD/Strat/210.

¹²³ Paragraph 4.1.7, page 7 and Table 2, page 10, RD/Strat/170

¹²⁴ RD/Strat/180

¹²⁵ Paragraph 3.17, page 32 within Cambridge Green Belt Review by Terence O’Rourke for Grosvenor Estates/Wrenbridge (Rep: 27137)

¹²⁶ RD/Strat/180

	<p>(areas of landscape which are an integral part of the city and its environ, but lack individual distinction, or do not play a significant contribution to the setting of the city). The site and surrounding area should be entirely in Supportive Landscape (support the character of the historic core and areas distinctive to the city. They provide the backdrop and ambience, and bolster the sense of place of the city and its approaches).</p>
<p>The Grosvenor document focusses on visual issues and produces a Visual Envelope Plan (Fig. 06) and a Zone of Visual Influence Plan (Fig. 07).¹²⁷</p>	<p>Through the visual analysis, the Grosvenor document indirectly compares the site against Cambridge Green Belt purposes and uses the South Cambridgeshire Green Belt Study 2002¹²⁸ to support its view that there will be no impact whatsoever on the 'Defining objectives and purposes of Cambridge Green Belt'. However, there is no consideration given to issues relating to the setting of the city.</p>
<p>The Grosvenor document states that the proposal of a sports village and stadium would only have a 'very minor alteration' to the panoramic views compared with the consented Trumpington Meadows residential scheme.¹²⁹</p>	<p>The conclusions that there will be no or little impact from the stadium and sports village proposal on key views, soft green edge, distinct urban edge, green corridors, landscape setting, strong rural character and compact city is challenged for the following reasons:</p> <ul style="list-style-type: none"> • The height of the stadium proposal is taken as between 11 and 14.5 metres. The upper height limit of 14.5 metres is not high enough for a stadium development. The assessment and the Zone of Visual Influence plan is therefore underestimated. The only measured parameter of the proposals in the report is the height. The mass of a stadium building with its accompanying infrastructure, including lighting, will have a significant visual impact and effect on the setting and character of this gateway location. The development massing should have been taken into account. • Not enough emphasis has been put on the local topography and the exposed higher ground of the proposed site which slopes southwest towards the M11. This exposed slope will be visible in the extensive views from the west and southwest as can be seen from the Visual

¹²⁷ Unnumbered pages within Cambridge Green Belt Review by Terence O'Rourke for Grosvenor Estates/Wrenbridge (Rep: 27137)

¹²⁸ RD/Strat/170

¹²⁹ Pages 40 and 41 within Cambridge Green Belt Review by Terence O'Rourke for Grosvenor Estates/Wrenbridge (Rep: 27137)

	<p>Envelope and Zone of Visual Influence Plan.</p> <ul style="list-style-type: none"> • The conclusion that the soft green edge will be maintained because of a green framework to be planted around the proposal is questionable. The height and mass of the proposed structures and infrastructure and its location on higher, open ground would mean that it is unlikely that it could be hidden, disguised or softened with vegetation. • The Grosvenor document asserts that further development south and west of the approved Trumpington Meadows scheme is unlikely to be perceived due to distance and the screening effect of either the approved development itself or the intervening vegetation. Also it states that the overall character and quality of the setting to Cambridge would remain unaltered. The Councils disagree with this opinion and would cite the Very High category the Sector scored in the Joint Study 2012¹³⁰. The site contains the River Cam corridor which is a Defining Character area in the CLCA. It is on higher ground with open views from the west. The site is judged to be important to the rural character of the landscape surrounding the city because of the abrupt change between the urban edge and the agricultural/rural landscape. For these reasons, it is assessed to be very important to the Green Belt purposes. If the developed area were to be extended southwest towards the M11, it would create a bulge in this part of the city's urban edge and leave very little space for any mitigating landscape features between the development and the M11. It would damage the setting of the city by presenting a substantial, bulky development on this important approach to the city.
<p><i>Land North and South of Barton Road, Cambridge: Response to review of Inner Green Belt Boundary Study and Initial Landscape and Visual Appraisal by CSa Environmental Planning for North and South of Barton Road Landowners Group (Rep 27535)</i></p>	
<p>The Barton Road Green Belt Review document¹³¹ questions the use of the methods and techniques of assessment put forward in the Landscape Institute's and Institute of</p>	<p>The techniques put forward in the Landscape Institute's and Institute of Environmental Management and Assessment's Guidance on Landscape and Visual Impact Assessment (GLVIA) can be used as the basis for assessing</p>

¹³⁰ RD/Strat/210

¹³¹ Paragraph 2.8, page 6 within Land North and South of Barton Road, Cambridge: Response to review of Inner Green Belt Boundary Study by CSa Environmental Planning for North and South of Barton Road Landowners Group (Rep 27535)

<p>Environmental Management and Assessment's Landscape and Visual Impact Assessment.</p>	<p>landscape and visual issues and can be a useful tool for gathering base data information to enable measurement of land against the purposes of Green Belt.</p>
<p>The Barton Road Green Belt Review document¹³² says that the methodology does not put enough weight on the need to prevent coalescence and places too much weight on matters such as rural character.</p>	<p>This is not the case, the issue of coalescence in relation to the land north and south of Barton Road is not as important because the site is some way from the nearest necklace village and divided from them by the M11. However, issues of the setting of the city and the rural qualities of the land have more importance in this location, particularly when considering the clear and significant views of the historic core from elevated land to the west and from the land itself.</p>
<p><i>The Barton Road Landscape and Visual Appraisal document¹³³ included an alternative assessment.</i></p>	<p>The Barton Road Landscape and Visual Appraisal document does not put forward any formulated method using criteria for measurement against the purposes of Green Belt or thresholds to be met, and relies on a high level description of the merits of land for Green Belt purposes. The judgements are explained in a table 'Summary of Ability to Accommodate Development'¹³⁴ which shows an unexplained score on how sensitive each parcel of land is together with its ability to accommodate development. The notes in the table avoid recognition of the significant elevated views from west over the site towards the historic city. Generally, the results of the assessment show a lower score for all land parcels. For example, for Parcel 5, the assessment downplays the parcel's open aspect and its role in the foreground setting for the city and scores the sensitivity as medium when it should be high.</p>

¹³² Paragraph 2.9, page 6 within Land North and South of Barton Road, Cambridge: Response to review of Inner Green Belt Boundary Study by CSa Environmental Planning for North and South of Barton Road Landowners Group (Rep 27535)

¹³³ Throughout Land North and South of Barton Road, Cambridge: Initial Landscape and Visual Appraisal by CSa Environmental Planning for North and South of Barton Road Landowners Group (Rep 27535)

¹³⁴ Page 13, Land North and South of Barton Road, Cambridge: Initial Landscape and Visual Appraisal by CSa Environmental Planning for North and South of Barton Road Landowners Group (Rep 27535)

Land at Fen Ditton, Cambridge: Green Belt Assessment and Landscape and Visual Impact Appraisal by Liz Lake Associates for the Quy Estate (Rep: 27996)	
<p>The methodology used is generic and designed to be used on any site or parcel of land throughout the British Isles.¹³⁵</p>	<p>It measures land against the national purposes of Green Belt but does not take into the local Cambridge purposes, including separation and the setting of the city. It should be noted that the existing separation south of Fen Ditton and between the village and Cambridge consists of a green corridor which follows the old railway line. It is therefore narrow and of strategic importance for separation. To the north of the village, the agricultural landscape that makes up the short distance between the A14 and Fen Ditton constitutes a green foreground and setting for both Fen Ditton and for Cambridge.</p> <p>Some small areas, abutting the village, are recommended for release for development, but the report goes onto recommend extensive development outside the village envelope and without recognition of the encroachment in the countryside or harm to the setting of the city.</p>
<p>For Land at Fen Ditton, the Green Belt Assessment measure each area against the five national Green Belt purposes, provides conclusions on each area (Section 6¹³⁶) and summarises the effect of removing land from the Green Belt for development (Appendix C¹³⁷).</p>	<p>There is a lack of consistency within the detailed assessment of each area when measured against the five purposes of Green Belt. Many of the individual conclusions for each area describe major adverse effect or potential harm and yet generally conclude that only moderate adverse effect would be done to the Green Belt if the areas were to be developed. It is also doubtful if 'moderate adverse effect' is a sufficiently low score to allow development in the Green Belt.</p> <p>The methodology used does not apply the purposes of Green Belt consistently and the conclusions drawn in Section 6 of the Green Belt Assessment¹³⁸ do not seem to be an accurate reflection and conclusion of the previous observations made. The methodology goes onto to measure the six</p>

¹³⁵ Paragraph 1.2, page 1, Land at Fen Ditton, Cambridge: Green Belt Assessment by Liz Lake Associates for the Quy Estate (Rep: 27996)

¹³⁶ Pages 12 – 22, Land at Fen Ditton, Cambridge: Green Belt Assessment by Liz Lake Associates for the Quy Estate (Rep: 27996)

¹³⁷ Appendix C is unnumbered within the Land at Fen Ditton, Cambridge: Green Belt Assessment by Liz Lake Associates for the Quy Estate (Rep: 27996)

¹³⁸ Pages 12 – 22, Land at Fen Ditton, Cambridge: Green Belt Assessment by Liz Lake Associates for the Quy Estate (Rep: 27996)

	<p>parcels of land against a set of generic criteria within Table 6 within Appendix C of the Green Belt Assessment¹³⁹. The criteria are more detailed and they measure the effects of removing parcels of land from the Green Belt for development. The results of the assessment describes each parcel's removal and development as substantial, moderate or slight adverse effect on the purposes of Green Belt. An important point to note is that all three of the categories are adverse effects on the Green Belt, i.e. it is recognised that there would be a harmful effect with the removal of land from Green Belt in this location.</p>
<p>The Land at Fen Ditton Landscape and Visual Impact Appraisal particularly puts forward three of the six parcels assessed which are not considered of long-term importance to the purposes of the Green Belt – WP2, EP3 and EP4.¹⁴⁰</p>	<p>These three parcels are considered to be within the perceived village envelope and therefore more viable for removal from Green Belt Land by the Fen Ditton Landscape and Visual Impact Appraisal. The Land at Fen Ditton Landscape and Visual Impact Appraisal goes on to state that their removal would be within an initial stage 1 and they would be later followed by the removal of all other parcels for development which are further away from the village. Removal of the entire Quy Estate holding would be unjustifiable as it would do significant harm to the purposes of Green Belt by encroaching into the countryside and significantly adversely affecting the setting of Fen Ditton and Cambridge.</p>
<p>The Land at Fen Ditton Landscape and Visual Impact Appraisal suggests that with appropriately designed development, all areas except WP1, it would not have an adverse impact on the purposes of Green Belt.¹⁴¹</p>	<p>Apart from the inconsistencies previously mentioned, at no point in the Assessment or the accompanying Landscape and Visual Impact Appraisal is 'appropriately designed development' defined, only that it would be residential. Recent trends in housing design and master planning is for high density usually with an increased dwelling height than that currently seen in and around Fen Ditton. The current dwelling height is predominantly two storey.</p>

¹³⁹ Appendix C is unnumbered within the Land at Fen Ditton, Cambridge: Green Belt Assessment by Liz Lake Associates for the Quy Estate (Rep: 27996)

¹⁴⁰ Paragraph 7.16 page 23, Land at Fen Ditton, Cambridge: Green Belt Assessment by Liz Lake Associates for the Quy Estate (Rep: 27996)

¹⁴¹ Throughout Land at Fen Ditton, Landscape and Visual Impact Appraisal by Liz Lake Associates for the Quy Estate (Rep: 27996)

Appendix 6: Historic development of the Cambridge Green Belt purposes

A6.1 This appendix sets out the chronological development of Cambridge's specific Green Belt purposes dating from 1955 to the present day.

A6.2 **Circular 42/55**¹⁴² proposed three main purposes for the establishment of Green Belts:

1. To check the unrestricted sprawl of urban areas
2. To prevent neighbouring towns from merging into one another
3. To preserve the special character of towns

This policy on Green Belts was maintained in successive circulars until they were superseded by **Planning Policy Guidance Note 2: Green Belts**.¹⁴³

A6.3. **The Cambridgeshire Structure Plan 1980** (RD/AD/390) was the first Structure Plan for the Cambridge area. This recognised that the Cambridge Sub-Area was

*“especially vulnerable to development pressures both from Cambridge itself and from the London area. ...the Green Belt will help the local authorities to withstand these pressures, to protect the open countryside around Cambridge and to ensure that the villages within it do not coalesce”*¹⁴⁴

In order to address this issue, **Policy P19/3 of the Cambridgeshire Structure Plan 1980** addressed this by stating:

“a Green Belt will be maintained around the City of Cambridge having a depth of about 3-5 miles from the edge of the built-up area of the city. The precise boundaries of the Green Belt will be defined in local plans. Where the boundaries enclose settlements, including the city, they will be defined by reference to the degree of expansion of the settlements which is acceptable in the context of:

- *the desirability of checking the further expansion of Cambridge; of preserving its special character; and of preventing communities in the environs of Cambridge from merging into one another; and*
- *the structure plan policies for housing and employment. Within the Green Belt, permission will not be given, except in very special circumstances, for development for purposes other than agriculture, outdoor participatory sport and recreation, cemeteries, institutions standing in extensive grounds, or other uses appropriate to a rural area.”*¹⁴⁵

¹⁴² Circular 42/55 (RD/Gov/130). Referred to in paragraph 2.3, page 7 of the Cambridge Green Belt Study (RD/Strat/180).

¹⁴³ Published in 1995 and amended in 2001 (RD/Gov/120)

¹⁴⁴ Paragraph 19.24 of the Cambridgeshire Structure Plan 1980 (RD/AD/390) quoted in paragraph 2.9.1 of RD/Strat/180

¹⁴⁵ See paragraph 2.9.1, pages 14 and 15 of the Cambridge Green Belt Study (RD/Strat/180).

A6.4. The **Cambridgeshire Structure Plan 1980** (RD/AD/390) was replaced by the **Cambridgeshire Structure Plan 1989** (RD/AD/400) and subsequently the **Cambridgeshire Structure Plan 1995** (RD/AD/410). This 1995 document maintained the general thrust of Green Belt policy from the earlier Plan. In particular, both confirmed that the Green Belt will be maintained around the city of Cambridge to contain urban growth, preserve Cambridge's unique character, maintain its present setting and prevent communities in the environs of Cambridge from merging into one another.¹⁴⁶

A6.5 The **Cambridge Green Belt Local Plan** (1992) (RD/AD/420) was subject of a public inquiry in 1985 and was approved by Cambridgeshire County Council in 1987, but was not adopted until 28 August 1992. This Local Plan superseded earlier Town Maps and established new boundaries for the Cambridge Green Belt, with particular changes on Cambridge's northern fringe. The main aim of the plan was to preserve the special character of Cambridge and to maintain the quality of its setting.¹⁴⁷

A6.6 **Planning Policy Guidance Note 2: Green Belts** (1995 and amended in 2001) (RD/Gov/120) was then produced, which sets out the five purposes for including land in Green Belts at paragraph 2.6:

1. To check the unrestricted sprawl of large built up areas
2. To prevent neighbouring towns from merging into one another
3. To assist in safeguarding the countryside from encroachment
4. To preserve the setting and special character of historic towns
5. To assist in urban regeneration, by encouraging the recycling of derelict and other urban land

A6.7 Policy 24 of the **Regional Planning Guidance for East Anglia**¹⁴⁸ (RPG6) published in 2000, required a review of the Cambridge Green Belt as part of the strategy for the Cambridge Sub-Region for the period up to 2016:

A review of the Green Belt should be carried out and any changes to its boundaries be included in development plans. The review should start from a vision of the city and of the qualities to be safeguarded. It should consider how far the Green Belt is fulfilling relevant Green Belt purposes and its influence on settlement form. Where land is fulfilling such purposes, development plans should include proposals for its use on the basis of the objectives set out in paragraph 1.6 of PPG2. If sites could be released without significant detriment to Green Belt purposes, their suitability for development

¹⁴⁶ See paragraph 2.9.1, pages 14 and 15 of the Cambridge Green Belt Study (RD/Strat/180)

¹⁴⁷ See paragraph 2.9.2, pages 15 of the Cambridge Green Belt Study (RD/Strat/180) and Cambridge Green Belt Local Plan 1992 (RD/AD/420)

¹⁴⁸ See Policy 24: Green Belt review, page 34 of Regional Planning Guidance for East Anglia (RD/NP/131)

should be assessed against criteria including proximity to public transport, employment and services and environmental quality.

A6.8 Paragraphs 8.10 – 8.15 (pages 101 – 103) and Recommendation 8A (page 103) in the **Cambridgeshire and Peterborough Structure Plan Examination in Public Panel Report** (2003) (RD/AD/011) set out the current Cambridge Green Belt purposes. The discussion in the Panel Report confirms that Cambridge's historic nature is the reason for the existence of the Cambridge Green Belt.

Paragraph 8.10 of the Panel Report states that:

There was much discussion at the EIP about whether the policy properly reflected the purposes of a Green Belt as set out in PPG2 and we were offered an alternative policy wording. It is not the role of the Structure Plan simply to reiterate national policy – it should interpret national policy as it relates to the strategic or local context. In the case of Cambridge it only has a Green Belt because it is a historic city. It follows that all five purposes of Green Belts as set out in paragraph 1.5 of PPG2 are not necessarily relevant to this Green Belt.

This confirms that plans should consider local context, rather than reiterating national policy on Green Belt.

Paragraph 8.11 of the Panel Report states that:

The Steering Group for the Sub-Regional Study agreed that there are two purposes that are critical to the Cambridge Green Belt:

- *Primary purpose: 'To preserve the special character of Cambridge and to maintain the quality of its setting.' This is the same as the main aim of the Cambridge Green Belt Local Plan¹⁴⁹*
- *Secondary purpose: 'To prevent further coalescence of settlements.' This is one of the specific aims of the Cambridge Green Belt Local Plan.*

These purposes seem to us to reflect the qualities which we identify as special to Cambridge and which need to be protected.

Paragraph 8.14 and Recommendation 8A of the Panel Report¹⁵⁰ goes on to say that it is important for Policy 9/2a of the Cambridgeshire and Peterborough Structure Plan 2003 to reflect the vision of Cambridge as a *'compact, dynamic city with a thriving historic centre. Apart from its unique historic character, of particular importance to the quality of the city are the green spaces within it, the green corridors which run from open countryside into the urban area, as indicated on the Key Diagram, and the green separation which exists to protect the integrity of the necklace of villages. All*

¹⁴⁹ Paragraph 1.17, page XX 5 of the Cambridge Green Belt Local Plan 1992 (RD/AD/420)

¹⁵⁰ Pages 102 – 103 of RD/AD/011.

of these features, together with views of the historic core, are key qualities which are important to be safeguarded in any review of Green Belt boundaries’; and to maintain the Green Belt around Cambridge to define the extent of urban growth (Recommendation 8A), with the purposes defined in that recommendation as :

A Green Belt will be maintained around Cambridge which will define the extent of urban growth. The purposes of this Green Belt are to:

- *Preserve the unique character of Cambridge as a compact, dynamic city with a thriving historic centre;*
- *Maintain and enhance the quality of its setting;*
- *Prevent communities in the environs of Cambridge from merging into one another and with the city.*

This became Policy 9/2a - Green Belt, page 106 of the **Cambridgeshire and Peterborough Structure Plan 2003**¹⁵¹.

A6.9 Following the adoption of the **Cambridgeshire and Peterborough Structure Plan 2003**, the **Cambridge Local Plan 2006** was subject to public examination. Paragraph 4.4.5 of the **Cambridge Local Plan 2006 Inspector’s report**¹⁵² states:

Structure Plan Policy P9/2a sets out the purposes of the Cambridge Green Belt. Although Appendix E of the draft RSS proposes that guidance in Policy P9/2a on uses within the Green Belt should be saved, it is not clear that the purposes of the Green Belt as set out in that Policy are to be saved. For completeness, and to ensure that the special purposes of the Cambridge Green Belt are clearly understood, it would be appropriate to include in explanatory paragraph 4.5 the purposes set out in Policy P9/2a.

Accordingly, paragraph 4.4.8 (recommendation) of the **Cambridge Local Plan 2006 Inspector’s report**¹⁵³ states:

I recommend that the RDD be modified by the insertion of the following material at the beginning of paragraph 4.5:

The purposes of the Green Belt are to:

- *preserve the unique character of Cambridge as a compact, dynamic City with a thriving historic centre;*
- *maintain and enhance the quality of its setting;*

¹⁵¹ RD/AD/010

¹⁵² Page 55 of RD/AD/310

¹⁵³ Page 56 of RD/AD/310

- *prevent communities in the environs of Cambridge from merging into one another and with the City.*

The **Cambridge Local Plan 2006** (RD/AD/300) was subsequently adopted with the Green Belt purposes set out above to be found at paragraph 4, page 33.

A6.10 The now revoked **Regional Spatial Strategy: East of England Plan 2008** (RD/NP/130) did not set out specific purposes for the Cambridge Green Belt and superseded Policy P9/2a of the **Cambridgeshire and Peterborough Structure Plan 2003** (RD/AD/010). As such, the specific purposes of the Cambridge Green Belt are solely set out in the adopted **Cambridge Local Plan 2006** at paragraph 4.5¹⁵⁴; the adopted **South Cambridgeshire Core Strategy** at paragraph 2.2¹⁵⁵; and in the adopted **East Cambridgeshire Core Strategy** at paragraph 3.5.9.1.¹⁵⁶

A6.11 The **National Planning Policy Framework** (RD/Gov/010) was published in March 2012. At paragraph 80, the Framework sets out the five purposes of Green Belt:

- to check the unrestricted sprawl of large built-up areas;
- to prevent neighbouring towns merging into one another;
- to assist in safeguarding the countryside from encroachment;
- to preserve the setting and special character of historic towns; and
- to assist in urban regeneration, by encouraging the recycling of derelict and other urban land.

These five purposes are identical to those set out in the Government's Planning Policy Guidance Note 2: Green Belts (RD/Gov/120). The national purposes have not changed so as to alter the basis and purposes of the Cambridge Green Belt.

A6.12 The Cambridge Green Belt's specific purposes are now set out in the emerging plans of all three districts that contain parts of the Cambridge Green Belt:

- **Cambridge Local Plan 2014: Proposed Submission** (RD/Sub/C/010) at paragraph 2.50 (Table 2.4), page 28;
- **South Cambridgeshire Submission Local Plan** (RD/Sub/SC/010) at paragraph 2.29, page 24;
- **East Cambridgeshire Pre-Submission Draft Local Plan (Part 1)** (as amended) (RD/Strat/390) at paragraph 6.11.2, page 76.

¹⁵⁴ Page 33 of RD/AD/300

¹⁵⁵ Page 9 of RD/AD/100

¹⁵⁶ Page 107 of RD/AD/380

East Cambridgeshire's Pre-Submission Draft Local Plan (RD/Strat/390) was submitted for examination by the Secretary of State on 29 August 2013. The Inspector responsible for this examination has now held a series of hearings; has provided interim conclusions (RD/Strat/310) in July 2014; and has confirmed that he expects to release his report in February 2015. No objections were raised in respect of the specific Green Belt purposes referred to in the **East Cambridgeshire Pre-Submission Draft Local Plan**.

Appendix 7: Extracts of saved policies from the Yorkshire and Humber Regional Spatial Strategy; the Yorkshire and Humber Plan: The Regional Spatial Strategy – Report of the Panel; the Yorkshire and Humber Regional Spatial Strategy Revocation Notice; and policies from the Bath and North East Somerset Core Strategy



GOVERNMENT OFFICE
FOR YORKSHIRE AND THE HUMBER

The Yorkshire and Humber Plan

Regional Spatial Strategy to 2026



May 2008



GOVERNMENT OFFICE
FOR YORKSHIRE AND THE HUMBER

The Yorkshire and Humber Plan

Regional Spatial Strategy to 2026



London: TSO

The Regional Spatial Strategy for
Yorkshire and The Humber to 2026
Published May 2008

POLICY YH9: Green belts

- A** The Green Belts in North, South and West Yorkshire have a valuable role in supporting urban renaissance, transformation and concentration, as well as conserving countryside, and their general extent as shown on the Key Diagram should not be changed.
- B** Localised reviews of Green Belt boundaries may be necessary in some places to deliver the Core Approach and Sub Area policies.
- C** The detailed inner boundaries of the Green Belt around York should be defined in order to establish long term development limits that safeguard the special character and setting of the historic city. The boundaries must take account of the levels of growth set out in this RSS and must also endure beyond the Plan period .
- D** A strategic review of the West Yorkshire Green Belt may be required to deliver longer term housing growth as set out in Table 12.1 in locations that deliver the Core Approach and the strategic patterns of development set out in policy LCR1E.
- E** Green Belt reviews should also consider whether exceptional circumstances exist to include additional land as Green Belt.

OUTCOMES

The general extent of the Region's Green Belt has not changed.

Green Belt boundaries allow sustainable development to be delivered in accordance with the Core Approach.

Green Belt around York has been defined and the setting of the historic city protected

INDICATORS

Net change in Area of Green Belt in the Region

How many Local Authorities have undertaken a Green Belt Review and why

Whether the Green Belt around York has been defined in an LDF.

LEAD ROLES

Local authorities

MAIN MECHANISMS

LDFs

- 2.62** The general extent of the Green Belts in the Region is shown on the Key Diagram. In general the Region's Green Belts have helped to achieve the aims set out in paragraph 15 of PPG2, and implementation of the Plan should not require any change to their general extent. However, there may be a more specific and localised need to reconsider the extent of Green Belt to meet identifiable development needs for which locations in Regional and Sub Regional Cities and Towns are not available and for which alternative sites would be significantly less sustainable. Any such changes ought to be considered in the context of policies YH1-YH7, and is allowed for by policy YH9B.
- 2.63** The detailed inner boundary to the York Green Belt, and parts of the outer boundary, have not been designated in a development plan. This is therefore covered by policies YH9C and Y1C1.²
- 2.64** The Plan proposes significant growth in the Leeds City Region, including increased housebuilding in West Yorkshire from 2008 onwards. It is possible that the most sustainable locations to accommodate some of this development may currently be within the Green Belt. This will have to be considered through the preparation of LDFs, taking account of policies YH4-YH7 and LCR1E. The local authorities in West Yorkshire are encouraged to work together and with the

² Policies YH9C and Y1C1 replace Policy E8 of the North Yorkshire Structure Plan extended under transitional provisions of Schedule 8 to the Planning Compulsory Purchase Act 2004.

Section 6

York

POLICY Y1: York sub area policy

Plans, strategies, investment decisions and programmes for the York sub area should:

A Roles and functions of places

1. Ensure the roles and function of places in the York sub area complement and support those described in the Leeds City Region
2. Develop the role of York as a Sub Regional City and support the roles of Selby and Malton as Principal Towns

B Economy

1. Diversify and grow York as a key driver of the Leeds City Region economy by encouraging the business and financial services sector, knowledge and science-based industries, leisure and retail services and the evening economy, and further developing its tourism sector
2. Spread the benefits of York's economic success to other parts of the sub area and ensure that all members of the community have access to employment opportunities
3. Deliver economic growth at Selby and Malton in line with their roles as Principal Towns
4. Identify and safeguard a site for the Spallation project, in the vicinity of Selby

C Environment

1. In the City of York LDF, define the detailed boundaries of the outstanding sections of the outer boundary of the York Green Belt about 6 miles from York city centre and the inner boundary in line with policy YH9C.
2. Protect and enhance the nationally significant historical and environmental character of York, including its historic setting, views of the Minster and important open areas
3. Protect and enhance the particular biodiversity, landscape character and environmental quality of the York sub area – including the 'Vales' area, Humberhead Levels area, the Derwent Valley area, the Wolds, Howardian Hills AONB, and protect the integrity of internationally important biodiversity sites
4. Help to mitigate flooding through proactive planning and management and provide appropriate protection, especially in York and Selby
5. Avoid depleting the Sherwood Sandstone aquifer
6. Improve air quality, particularly along main road corridors in York (based on AQMAs)

Continued

POLICY Y1: York sub area policy *continued*

D Transport

1. Develop the role of York as a key node for public transport services for the sub area
2. Implement stronger demand management in York and in relation to the strategic highway network
3. Improve accessibility to and within York, particularly by improved facilities for walking and cycling, increased capacity and quality of public transport, and new park and ride facilities
4. Improve public transport links between Local Service Centres and other rural communities and York and the sub area's Principal Towns
5. Improve access between York and Scarborough / the east coast

E Strategic patterns of development

1. Focus most development on the Sub Regional City of York, whilst safeguarding its historic character and environmental capacity
2. Promote development at Selby to foster regeneration and strengthen and diversify its economy within the Leeds City Region
3. Support an appropriate scale of development at Malton to support local regeneration and the role of York
4. Elsewhere in the sub area, use a managed approach to development to focus on meeting local housing needs and appropriate economic diversification

F Regionally significant investment priorities

1. Develop the sub area economy with major new development and initiatives including Science City York, York Northwest, further developing and expanding York University and supporting the SPALLATION Project at Selby
2. Manage flood risk in line policy ENV1 along the Ouse at York and Selby, in the Derwent Valley, and in the Humberhead Levels area

G Joined up working

Promote partnership approaches to economic diversification, regeneration, housing distribution, development and flood risk management throughout the York sub area

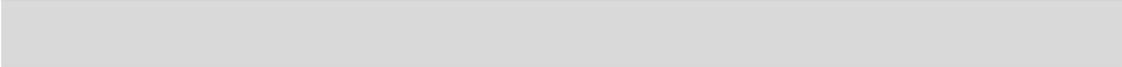
OUTCOMES	INDICATORS
<p>York's role has been strengthened, achieving significant population, housing and economic growth without detriment to the historic and natural environment of the city.</p>	<p>Health of York as a Sub Regional City. Success of York's economy. Housing trajectory for York. Quantity and condition of York's historic attributes.</p>
<p>Principal Towns of Selby and Malton have been developed to compliment the role of York and serve the needs of their hinterlands.</p>	<p>Health of Principal Town centres.</p>
<p>The role of Local Service Centres has been supported by small scale development to mainly meet local affordable housing needs and economic and business diversification, without detriment to the quality and character of the natural and built environment.</p>	<p>Health of Local Service Centre town centres. Affordable housing provision. Rural economic performance. Condition of internationally important biodiversity sites.</p>

Introduction

- 6.1** The York sub area includes all of the Unitary Authority of York, Selby District, the southern parts of Hambleton and Ryedale Districts, the southeast part of Harrogate District and the northwest parts of the East Riding of Yorkshire. The western part of the sub area, including the settlements of York and Selby, are part of the overlapping Leeds City Region and have generally good north-south and westward connections. The eastern part of the York sub area is much more rural in character, with Malton the only settlement of significant size.

Settlements, the economy and housing

- 6.2** The sub area's topography and strong interdependencies mean that it has overlaps with a number of other sub areas. The economic and housing market links with the core of Leeds City Region are particularly strong. The sub area had a population of about 360,000 in 2003, just over half of which live in York itself. Over 280,000 live in the western part of the sub area (York UA, Selby and part of Hambleton and Harrogate Districts, which makes up less than 30% of the extent of the sub area). The remaining larger eastern area is much more thinly populated.
- 6.3** The population of York itself grew by almost 10% in the period 1982 – 2002 and the remainder of the sub area population grew by over 15% over the same period. By way of comparison, the Region's population has grown by just 1.5%. The population of the sub area shares many of the characteristics of the adjoining Vales and Tees's Links sub area, in that it has above regional average levels of older people and disposable incomes and lower levels of deprivation, although there are pockets of exclusion and low income.
- 6.4** The economy of the sub area is dominated by York, where the loss of traditional manufacturing jobs has been offset by growth in the services sector, including business and financial services, knowledge industries, tourism and the evening economy. These structural changes are likely to continue and are likely to underpin the long term growth of the York economy.


THE YORKSHIRE AND HUMBER PLAN
THE REGIONAL SPATIAL STRATEGY**EXAMINATION IN PUBLIC**

12 September–26 October 2006


REPORT OF THE PANEL
VOLUME 2 – ANNEXES

March 2007



Recommendation 3.17

- i) Delete 'Vibrant' from the title of Policy YH7.
- ii) Delete ii) from Policy YH7.
- iii) Add to paragraph 4.55 explanations of the roles of higher and lower order settlements/centres in Rural and Coastal Areas.
- iv) Add text on the National Coalfield Programme and its implications for Policies YH6 and YH7.

Recommendation 3.18

- i) Delete Part A of Policy YH8.
- ii) Parts B and C of YH8 become Parts A and B.
- iii) Insert the following text into Part A:

"All plans, strategies, major investment decisions and programmes in the Region in allocating sites for development and, Local Planning Authorities in determining planning applications, will adopt a sequential approach which gives:"
- iv) Part A continues with existing Part B i) – iii)
- v) Rationalise the policy wording with regard to public transport in the new Part B.

Recommendation 3.19

Refer to flood risk assessments in the explanatory text and add Policy ENV1 to the Key Policy Links.

Recommendation 3.20

Add to the Context and Direction of Policy YH8:

"In Local Service Centres Local Development Frameworks / Local Development Documents should make provision for local needs for affordable and other types of housing, based on the findings of Housing Market Assessments."

Recommendation 3.21

- i) Move Policy YH9 to the Environment Section and renumber it and include a reference to the need to conclude a confirmed Green Belt Boundary around York (*see Recommendation 13.1 iii*).

The policy to read;

"POLICY ENV XX: GREEN BELTS

- A The Green Belts in North, South and West Yorkshire have a valuable role in supporting urban renaissance, transformation and concentration, as well as conserving countryside, and their general extent should not be changed.
- B More localised review of Green Belt boundaries may be necessary in some places through Development Plan reviews, but only if justified by exceptional local circumstances.

- C Localised reviews should also consider whether exceptional circumstances exist to include additional land as Green Belt.
 - D In order to safeguard the setting of the historic city and establish long-term limits of the built-up area, a confirmed boundary for the Green Belt around the City of York to be concluded as soon as possible."
- ii) Amend or delete the reference to paragraph 13.43 in paragraph 4.67.

Chapter 4 Economy

Recommendation 4.1

Subject to any further recommendations below, modify the Plan by incorporating the proposed changes set out in Document SDE 147 in respect of Matters 3A, 3B and 3C.

Recommendation 4.2

Include within Policy E1 a commitment to support the manufacturing sector of the economy and to encourage modernisation of manufacturing industries as part of the Region's economy.

Recommendation 4.3

- i) Include within Table 14.6 the figure for employment land in 2005/6 to show the base for the forecast changes.
- ii) Include either within Policy E3 or the supporting text guidance for economic land needs and its distribution up to at least 2021, and preferably 2026.
- iii) Up-date Tables 14.6 and 14.7 to take account of the latest runs of the Regional Econometric Model.
- iv) Delete or correct the reference to Policy W3 in paragraph 14.23.

Recommendation 4.4

- i) Policy E1J to recognise a wider range of initiatives to support a successful and competitive rural economy.
- ii) Note either in Table 14.7 or in the supporting text that the figures given do not include a forecast of the growth arising from the developments at Catterick Garrison and the Spallation project.
- iii) Delete the term "farm diversification" from Policy E7F and replace with "rural diversification".

Recommendation 4.5

- i) Include supporting text for Policy E2 to clarify the type of health and education facilities which would be seen to be appropriate in city and town centres.
- ii) A Regional Retail and Leisure Study be undertaken as part of the next review of RSS.

2013 No. 117

TOWN AND COUNTRY PLANNING, ENGLAND

The Regional Strategy for Yorkshire and Humber (Partial Revocation) Order 2013

<i>Made</i> - - - -	<i>24th January 2013</i>
<i>Laid before Parliament</i>	<i>29th January 2013</i>
<i>Coming into force</i> - -	<i>22nd February 2013</i>

The Secretary of State, in exercise of the powers conferred by section 109(3) of the Localism Act 2011(a), makes the following Order:

Citation, commencement and application

- 1.—(1) This Order may be cited as the Regional Strategy for Yorkshire and Humber (Partial Revocation) Order 2013 and shall come into force on 22nd February 2013.
- (2) This Order applies in relation to England only.

Partial revocation of Regional Strategy

- 2.—(1) The Regional Strategy for Yorkshire and Humber comprises—
- (a) the regional spatial strategy for the region (“the RSS”)(b); and
 - (b) the regional economic strategy for the region (“the RES”)(c).
- (2) The Regional Strategy for Yorkshire and Humber is revoked except for—
- (a) the policies of the RSS set out in the Schedule to this Order (“the RSS York Green Belt policies”); and
 - (b) the Key Diagram of the RSS insofar as it illustrates the RSS York Green Belt policies and the general extent of the Green Belt around the City of York.

(a) 2011 c. 20.

(b) The Yorkshire and Humber Plan Regional Spatial Strategy to 2026, published in May 2008 as required by section 1 of the Planning and Compulsory Purchase Act 2004 (c.5). Under Part 5 of the Local Democracy, Economic Development and Construction Act 2009 (c.20), section 1 of the 2004 Act was repealed and the RSS became part of the regional strategy for the region from 1st April 2010. Part 5 of the 2009 Act is partially amended and partially repealed by sections 109 and 237 of, and paragraphs 18 and 19 of Schedule 8 and Part 16 of Schedule 25 to, the Localism Act 2011 (c.20). These amendments and repeals took effect on 15th November 2011, except for the repeal of sections 70(5), 82(1) and (2) which will be commenced on a day to be appointed. Section 83 of the 2009 Act was repealed by section 30(3) of, and Schedule 6 to, the Public Bodies Act 2011 (c.24).

(c) The Regional Economic Strategy for Yorkshire & Humber 2006-2015, published in 2006 by Yorkshire Forward, the Yorkshire and Humber Regional Development Agency, as required by section 7 of the Regional Development Agencies Act 1998 (c.45). Section 7 of the 1998 Act was substituted by section 83 of the Local Democracy, Economic Development and Construction Act 2009 (c.20) and is repealed by section 109(7) of, and paragraph 2 of Schedule 8 to, the Localism Act 2011(c.20) on a day to be appointed. Under Part 5 of the 2009 Act, the RES became part of the regional strategy for the region from 1st April 2010. Part 5 of the 2009 Act is partially amended and partially repealed as set out at (b) above.

24th January 2013

Nick Boles
Parliamentary Under Secretary of State
Department for Communities and Local Government

SCHEDULE Article 2
RSS York Green Belt policies

POLICY YH9: Green belts

C The detailed inner boundaries of the Green Belt around York should be defined in order to establish long term development limits that safeguard the special character and setting of the historic city.

POLICY Y1: York sub area policy

Plans, strategies, investment decisions and programmes for the York sub area should:

C Environment

1. In the City of York LDF, define the detailed boundaries of the outstanding sections of the outer boundary of the York Green Belt about 6 miles from York city centre and the inner boundary in line with policy YH9C.
2. Protect and enhance the nationally significant historical and environmental character of York, including its historic setting, views of the Minster and important open areas.

EXPLANATORY NOTE

(This note is not part of the Order)

Section 109 of the Localism Act 2011(a) abolished the regional planning tier by repealing Part 5 of the Local Democracy, Economic Development and Construction Act 2009(b) (which only applied in relation to England). This includes the removal of the responsible regional authorities. Section 109 also made provision to revoke or partially revoke, by order, the eight existing regional strategies.

This Order makes use of those powers to partially revoke the regional strategy for Yorkshire and Humber, which comprises The Yorkshire and Humber Plan Regional Spatial Strategy to 2026 (“the RSS”) and the Regional Economic Strategy for Yorkshire & Humber 2006-2015. Policies in the RSS which relate to the Green Belt around the City of York are retained. The Key Diagram from the RSS is retained insofar as it illustrates the retained York Green Belt policies and the general extent of the Green Belt around the City of York. The Key Diagram can be found after page 214 of the RSS. A copy can be obtained from the Planning Directorate, Department for Communities and Local Government, Eland House, Bressenden Place, London, SW1E 5DU.

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- (a) 2011 c. 20.
(b) 2009 c. 20.

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**Bath and North East Somerset
Core Strategy**

Part 1 of the Local Plan

Adopted July 2014

**Bath & North East
Somerset Council**

6.59 In urban areas the network is influenced by the existing urban form and function, but GI links through and within urban areas are an integral part of creating sustainable communities. Existing GI assets need to be protected and enhanced to achieve their full value at local and District levels. The River corridor through Bath and beyond is a key GI asset that requires a "whole river" approach to realise its full potential as a multifunctional green corridor. The Placemaking Plan will set out how new developments can contribute effectively to green infrastructure.

6.60 The Council's adopted Green Infrastructure Strategy was developed within the sub-regional context to ensure that cross-boundary GI issues are addressed. As well as identifying the existing network, assets and opportunities for the improvement and creation of new GI, the Green Infrastructure Strategy will ensure that GI is delivered, maintained and managed sustainably and creatively well into the future.

POLICY CP7 Green infrastructure

The integrity, multi-functionality, quality and connectivity of the strategic Green Infrastructure (GI) network will be maintained, protected and enhanced. Opportunities will be taken to connect with, improve and extend the network. Existing and new GI must be planned, delivered and managed as an integral part of creating sustainable communities.

Delivery

The Council has a central role in the provision, delivery and planning of GI through its role as local planning authority and direct provider of significant areas of open spaces. It will also work in partnership with key public and private bodies, local communities and the voluntary sector to protect and enhance the GI network and ensure a strategic approach is taken.

The impact of new development on GI will be assessed through the Development Management process. The Council's adopted GI Strategy sets out further guidance as to how GI principles should be applied to development proposals including provision of major infrastructure improvements. Delivery will also be through the planning process by integrating green infrastructure principles into the Placemaking Plan and other Local Plan documents.

**Diagram 20 - ILLUSTRATIVE GREEN INFRASTRUCTURE NETWORK
(see Annex 1, p184)**

Green Belt

6.61 Green Belts are designated primarily in order to prevent urban sprawl by keeping land permanently open. As such they help to shape patterns of urban development, protect the countryside and provide opportunities for outdoor sport and recreation. Within B&NES the Green Belt also plays a vital role in maintaining the setting of the World Heritage Site of Bath and the surrounding villages. It is also important in preventing the coalescence of these villages with the city.

6.62 The purposes and objectives of Green Belt within B&NES are summarised below and generally reflect advice set out in national policy.

6.63 Core Policy CP8 conforms with national policy which also states that the general extent and detailed boundaries of the Green Belt should be altered only exceptionally. The Core Strategy retains the general extent of the Green Belt in B&NES other than the removal of land from the Green Belt for development on the edge of Bath and Keynsham and at Whitchurch as set out in Policy DW1 and Policies B3A, KE3A, KE3B, KE4 and RA5. The Placemaking Plan provides the opportunity for a review of the inner detailed boundary, such as to address anomalies. In accordance with the NPPF Green Belt boundaries will only be altered in exceptional circumstances.

6.63A In altering the Green Belt and allocating strategic sites for development and in response to the NPPF paragraph 85, the need to identify safeguarded land to meet longer term development requirements has been considered. At Odd Down on the edge of Bath environmental sensitivity means that there is no scope to identify safeguarded land. It is also considered there is no scope to identify safeguarded land at south west Keynsham. However, land is safeguarded for development East of Keynsham. At Whitchurch the need for and scope to identify safeguarded land will be considered as part of the Core Strategy review.

6.64 In light of the opportunities for development in the plan period, most of the urban area of Keynsham continues to be excluded from the Green Belt and a revised inner boundary is defined on the Policies Map. There are a number of villages which meet the requirements of national policy in the NPPF and continue to be excluded from the Green Belt as established in the Bath & North East Somerset Local Plan. Given the overall level of housing required during the plan period and the spatial strategy for meeting this requirement it is not considered that exceptional circumstances exist to warrant changing the Inset boundaries for these villages. Some sites may come forward in the Green Belt under the Government's proposals for Community Right to Build.

6.64A Within the Green Belt a number of Major Existing Developed Sites (MEDS) are defined on the Policies Map. Within the B&NES Local Plan Policy GB.3 allows for limited redevelopment or infill which does not harm the openness of the Green Belt or affect the purposes of including land within it. Within the context of national policy the Council will, through the Placemaking Plan, be reviewing whether MEDS should continue to be designated and, if so, the sites to be designated and their boundaries.

POLICY CP8 Green Belt

The general extent of the Green Belt is set out on the Core Strategy Key Diagram. The detailed boundaries and inset villages are defined on the Policies Map. The openness of the Green Belt will be protected from inappropriate development in accordance with national planning policy.

Delivery:

Delivery will be through the Development Management process. The Existing

Buildings in the Green Belt SPD will continue to guide decisions on proposals within the Green Belt.

Table 8 – Bristol/Bath Green Belt within Bath and North East Somerset

Bristol/Bath Green Belt within Bath and North East Somerset	
<p>Purposes of including land in the Green Belt:</p> <ol style="list-style-type: none"> 1. To check the unrestricted sprawl of Bath and Bristol. 2. to prevent the merging of Bristol, Keynsham, Saltford and Bath. 3. To assist in safeguarding the countryside from encroachment. 4. To preserve the setting and special character of Bath. 5. To assist in urban regeneration of Bath and Bristol by encouraging the recycling of derelict and other urban land. 6. To preserve the individual character, identity and setting of Keynsham and the villages and hamlets within the Green Belt. 	<p>Objectives for the use of land in the Green Belt:</p> <ol style="list-style-type: none"> 1. To provide opportunities for access to the open countryside for the urban populations of Bath, Bristol, Keynsham and Norton Radstock. 2. To provide opportunities for outdoor sport and outdoor recreation near Bath, Bristol and Keynsham. 3. To retain attractive landscapes and enhance landscapes. 4. To improve damaged or derelict land. 5. To secure nature conservation interests. 6. to retain land in agricultural, forestry and related uses.

Minerals

6.65 Minerals are a finite and important resource both nationally and locally. Unlike most other forms of development mineral extraction can take place only where the mineral is found. Therefore it is important to protect areas where it is known, or suspected, that commercially valuable minerals exist.

6.66 Limestone is the principal commercial mineral worked in the District. There are currently two active sites – one surface workings and one underground mine. Upper Lawn Quarry at Combe Down in Bath and Hayes Wood mine near Limpley Stoke both produce high quality Bath Stone building and renovation projects. Bath & North East Somerset also has a legacy of coal mining and there are still coal resources which are capable of extraction by surface mining techniques. Although no longer worked, there are potential public safety and land stability issues associated with these areas. The general extent of the surface coal Mineral Safeguarding Area within the District is illustrated in Diagram 20a.

6.67 Historically Bath & North East Somerset has never made any significant contribution to regional aggregates supply and because of the scale and nature of the mineral operations in the District and the geology of the area it is considered that this situation will continue. Bristol is also in no position to make a contribution to regional aggregates supply, other than the provision of wharf facilities. However North Somerset and South Gloucestershire have extensive permitted reserves of

Appendix 8: Do the Plans adequately reflect paragraph 81 of the Framework which requires local planning authorities to plan positively to enhance the beneficial use of the Green Belt?

A8.1 Paragraph 81 of the Framework reads:

Once Green Belts have been defined, local planning authorities should plan positively to enhance the beneficial use of the Green Belt, such as looking for opportunities to provide access; to provide opportunities for outdoor sport and recreation; to retain and enhance landscapes, visual amenity and biodiversity; or to improve damaged and derelict land.

A.8.2 Table 1 below and overleaf sets out how the Local Plans meet the requirements of paragraph 81 of the Framework. Both plans should be read alongside existing adopted development plan documents for Cambridge and South Cambridgeshire, which make reference to the need to enhance the beneficial use of the Cambridge Green Belt. These documents include:

- Cambridge Southern Fringe Area Action Plan (adopted by South Cambridgeshire) (RD/AD/140)
- Cambridge East Area Action Plan (adopted by Cambridge and South Cambridgeshire) (RD/AD/280)
- North West Cambridge Area Action Plan (adopted by Cambridge and South Cambridgeshire) (RD/AD/290).

A8.3 Table 2 provides details of the three Area Action Plans' compliance with the requirements of paragraph 81 of the Framework.

Table 1: Cambridge and South Cambridgeshire Local Plans' compliance with the requirements of paragraph 81 of the Framework

Clauses of Paragraph 81	Cambridge Local Plan 2014: Proposed Submission (RD/Sub/C/010)	South Cambridgeshire Submission Local Plan (RD/Sub/SC/010)
Opportunities to provide access	<ul style="list-style-type: none"> • Policy 7: The River Cam, pages 34 and 35 • Policy 8: Setting of the city, page 36 • Policy 13: Areas of major change and opportunity areas – general principles, criterion j, pages 52 -53 • Policy 16: Cambridge Biomedical Campus (including Addenbrooke's Hospital) Area of Major Change, criteria b and d, page 61 • Policy 17: Southern Fringe Areas of Major Change, 	<ul style="list-style-type: none"> • Policy SS/2: Land between Huntingdon Road and Histon Road, point 11 and supporting text paragraph 3.20, pages 49 – 55 • Policy SS/5: Waterbeach New Town, criteria s – w, page 65 • Policy HQ/1: Design Principles, pages 99 – 101 • Policy NH/6: Green Infrastructure, page 115 • Policy NH/10: Recreation in the Green Belt, page 120

Clauses of Paragraph 81	Cambridge Local Plan 2014: Proposed Submission (RD/Sub/C/010)	South Cambridgeshire Submission Local Plan (RD/Sub/SC/010)
	<p>critterion h, page 65</p> <ul style="list-style-type: none"> • Policy 18: West Cambridge Area of Major Change, critterion h, pages 67 and 68 • Policy 19: NIAB 1 Area of Major Change, critteria k and l, pages 72 and 73 • Policy 26: Site specific development opportunities, critteria c, h and j, pages 93 and 94 and supporting figures 3.12 and 3.13, pages 96 and 97 • Policy 80: Supporting sustainable access to development, pages 217 - 218 • Appendix D: Southern Fringe Area Development Framework, pages 281 - 299 	<ul style="list-style-type: none"> • Policy H/6: Residential Moorings, page 137 • Policy E/7: Fulbourn and Ida Darwin Hospitals, point 2, pages 172 – 173 • Policy TI/2: Planning for Sustainable Travel, page 220 - 221
Opportunities for outdoor sport and recreation	<ul style="list-style-type: none"> • Strategic Objective 6, page 12 • Policy 7: The River Cam, pages 34 and 35 • Policy 8: Setting of the city, page 36 • Policy 13: Areas of major change and opportunity areas – general principles, critterion i, pages 52 -53 • Policy 17: Southern Fringe Areas of Major Change, critteria d and e, page 65 • Policy 18: West Cambridge Area of Major Change, critterion i, pages 67 and 68 • Policy 19: NIAB 1 Area of Major Change, critteria f and g, pages 72 and 73 • Appendix D: Southern Fringe Area Development Framework, pages 281 – 299 • Policy 67: Protection of open space, pages 184 and 185 	<ul style="list-style-type: none"> • Policy S/2: Objectives of the Local Plan, critterion c, page 21 • Policy SS/2: Land between Huntingdon Road and Histon Road, point 5 and supporting text paragraph 3.15, pages 49 – 55 • Policy SS/5: Waterbeach New Town, critteria s – w, page 65 • Policy HQ/1: Design Principles, pages 99 – 101 • Policy NH/6: Green Infrastructure, page 115 • Policy NH/10: Recreation in the Green Belt, page 120

Clauses of Paragraph 81	Cambridge Local Plan 2014: Proposed Submission (RD/Sub/C/010)	South Cambridgeshire Submission Local Plan (RD/Sub/SC/010)
	<ul style="list-style-type: none"> • Policy 68: Open space and recreation provision through new development, pages 186 and 187 	
Retention and enhancement of landscapes, visual amenity and biodiversity	<ul style="list-style-type: none"> • Strategic Objectives 4, 6 and 7, pages 12 and 13 • Policy 7: The River Cam, pages 34 and 35 • Policy 8: Setting of the city, page 36 • Policy 13: Areas of major change and opportunity areas – general principles, criteria k and l, pages 52 -53 • Policy 16: Cambridge Biomedical Campus (including Addenbrooke’s Hospital) Area of Major Change, criteria a and c, page 61 • Policy 17: Southern Fringe Areas of Major Change, criteria d, e, f and g, page 65 • Policy 18: West Cambridge Area of Major Change, criteria e, f and i, pages 67 and 68 • Policy 26: Site specific development opportunities, criteria e, f, g, i, m, q, r, s, t, u, v and w, pages 93 and 94 and supporting figures 3.12 and 3.13, pages 96 and 97 • Policy 54: Residential moorings, criteria a and d, pages 165 and 166 • Policy 60: Tall buildings and the skyline in Cambridge, pages 176 and 177 • Policy 69: Protection of sites of local nature conservation importance, pages 188 and 189 • Policy 70: Protection of priority species and habitats, pages 190 and 191 	<ul style="list-style-type: none"> • Policy S/2: Objectives of the Local Plan, criterion b, page 21 • Policy S/7: Development Frameworks, criterion b, page 31 • Policy SS/2: Land between Huntingdon Road and Histon Road, points 3 and 11 and supporting text paragraph 3.14, pages 49 – 55 • Policy SS/5: Waterbeach New Town, criteria s – w, page 65 • Policy HQ/1: Design Principles, pages 99 – 101 • Policy NH/3: Protecting Agricultural Land, page 110 • Policy NH/4: Biodiversity, pages 111 – 112 • Policy NH/5: Sites of Biodiversity or Geodiversity Importance, page 113 • Policy NH/6: Green Infrastructure, page 115 • Policy NH/8: Mitigating the Impact of Development In and Adjoining the Green Belt, page 118 – 119 • Policy H/6: Residential Moorings, page 137 • Policy H/10: Rural Exception Site Affordable Housing, criterion c, page 143 • Policy H/12: Extensions to Dwellings in the Countryside, criterion d, page 146 • Policy H/13: Replacement Dwellings in the Countryside, page 147 • Policy E/2: Fulbourn Road East (Fulbourn) 6.9

Clauses of Paragraph 81	Cambridge Local Plan 2014: Proposed Submission (RD/Sub/C/010)	South Cambridgeshire Submission Local Plan (RD/Sub/SC/010)
	<ul style="list-style-type: none"> • Appendix B: Proposals Schedule, Sites GB1, GB2, GB3 and GB4, pages 241 - 253 • Appendix D: Southern Fringe Area Development Framework, pages 281 – 299 • Appendix F: Tall Buildings and the Skyline, pages 309 – 323 • Appendix J: Biodiversity, pages 365 - 368 	<p>hectares, point 2, page 168</p> <ul style="list-style-type: none"> • Policy E/7: Fulbourn and Ida Darwin Hospitals, point 2, pages 172 – 173 • Policy E/16: Expansion of Existing Businesses in the Countryside, page 183 • Policy TI/5: Aviation-Related Development Proposals, criterion e, page 229
Improve damaged and derelict land	<ul style="list-style-type: none"> • Not applicable. 	<ul style="list-style-type: none"> • Policy NH/9: Redevelopment of Previously Developed Sites and Infilling in the Green Belt, page 119. • Policy E/13: New Employment Development on the Edges of Villages, page 180

Table 2: Adopted Area Action Plans' compliance with the requirements of paragraph 81 of the Framework

Clauses of Paragraph 81	Southern Fringe Area Action Plan (RD/AD/140)	Cambridge East Area Action Plan (RD/AD/280)	North West Cambridge Area Action Plan (RD/AD/290)
Opportunities to provide access	<ul style="list-style-type: none"> • Policy CSF/1 The Vision for Cambridge Southern Fringe, page 9 • Policy CSF/2 Development and Countryside Improvement Principles, pages 10 and 11 • Policy CSF/5 Countryside Enhancement Strategy, pages 21 and 22 	<ul style="list-style-type: none"> • Policy CE/2 Development Principles, pages 5 – 7 • Policy CE/4 The Setting of Cambridge East, pages 19 and 20 • Policy CE/11 Alternative Modes and Parking, pages 57 and 58 • Policy CE/13 Landscape Principles, pages 75 – 77 • Policy CE/14 Landscaping within 	<ul style="list-style-type: none"> • Policy NW4: Site and Setting, page 15 • Policy NW17: Cycling Provision, pages 26 and 27 • Policy NW18: Walking Provision, pages 27 and 28 • Policy NW23: Open Space and Recreation Provision, page 35

Clauses of Paragraph 81	Southern Fringe Area Action Plan (RD/AD/140)	Cambridge East Area Action Plan (RD/AD/280)	North West Cambridge Area Action Plan (RD/AD/290)
	<ul style="list-style-type: none"> • Policy CSF/12 Landscape Principles, pages 57 and 58 • Policy CSF/14 Linking Trumpington West to its Surroundings, pages 62 and 63 • Policy CSF/18 Access to the Countryside, page 74 	<p>Cambridge East, pages 81 and 82</p> <ul style="list-style-type: none"> • Policy CE/15 Linking Cambridge East to its Surroundings, pages 83 and 84 • Policy CE/20 Public Open Space and Sports Provision, pages 95 – 96 • Policy CE/21 Countryside Recreation, pages 101 	
Opportunities for outdoor sport and recreation	<ul style="list-style-type: none"> • Policy CSF/5 Countryside Enhancement Strategy, pages 21 and 22 • Policy CSF/13 Landscaping within Trumpington West, pages 60 and 61 • Policy CSF/17 Public Open Space and Sports Provision, pages 71 and 72 	<ul style="list-style-type: none"> • Policy CE/2 Development Principles, pages 5 – 7 • Policy CE/4 The Setting of Cambridge East, pages 19 and 20 • Policy CE/14 Landscaping within Cambridge East, pages 81 and 82 • Policy CE/20 Public Open Space and Sports Provision, pages 95 - 96 	<ul style="list-style-type: none"> • Policy NW4: Site and Setting, page 15 • Policy NW23: Open Space and Recreation Provision, page 35
Retention and enhancement of landscapes, visual amenity and biodiversity	<ul style="list-style-type: none"> • Policy CSF/1 The Vision for Cambridge Southern Fringe, page 9 • Policy CSF/2 Development and Countryside Improvement Principles, pages 10 and 11 • Policy CSF/5 Countryside Enhancement Strategy, pages 21 and 22 • Policy CSF/6 The Design of the 	<ul style="list-style-type: none"> • Policy CE/2 Development Principles, pages 5 – 7 • Policy CE/4 The Setting of Cambridge East, pages 19 and 20 • Policy CE/13 Landscape Principles, pages 75 – 77 • Policy CE/14 Landscaping within Cambridge East, pages 81 and 82 • Policy CE/15 Linking Cambridge East to its Surroundings, pages 83 	<ul style="list-style-type: none"> • Policy NW1: Vision, page 9 • Policy NW2: Development principles , page 11 • Policy NW4: Site and Setting, page 15

Clauses of Paragraph 81	Southern Fringe Area Action Plan (RD/AD/140)	Cambridge East Area Action Plan (RD/AD/280)	North West Cambridge Area Action Plan (RD/AD/290)
	<p>Edges of Trumpington West, page 27</p> <ul style="list-style-type: none"> • Policy CSF/12 Landscape Principles, pages 57 and 58 • Policy CSF/13 Landscaping within Trumpington West, pages 60 and 61 • Policy CSF/14 Linking Trumpington West to its Surroundings, pages 62 and 63 • Policy CSF15 Enhancing Biodiversity, pages 65 and 66 	<p>and 84</p> <ul style="list-style-type: none"> • Policy CE/16 Biodiversity, pages 85 and 86 • Policy CE/17 Existing Biodiversity Features, pages 87 – 89 • Policy CE/20 Public Open Space and Sports Provision, pages 95 - 96 	
Improve damaged and derelict land	<ul style="list-style-type: none"> • Not applicable. 	<ul style="list-style-type: none"> • Not applicable. 	<ul style="list-style-type: none"> • Not applicable.

Appendix 9: Extracts from the Cambridgeshire Green Infrastructure Strategy 2011 (RD/NE/020)

Cambridgeshire Green Infrastructure Strategy



**Chapter 4 of the Cambridgeshire Green Infrastructure Strategy
2011(RD/NE/020) Target Area 6.3 Cambridge**

4.7.6 Target Area 6.3: Cambridge

Background

Cambridge is a compact City with an historic core and riverside that attracts over 4.1 million visitors a year, and is surrounded by attractive and accessible green spaces. The City sits within arable lowland, with the landscape allowing a number of key views into and out of Cambridge.

Cambridge has a distinct character and landscape setting and is renowned for its history and architecture. The variety of listed buildings and conservation areas, the colleges, river and the commons, residential areas, open spaces and gardens (such as The Backs), archaeological and historic sites, natural features and habitats all contribute to the distinctiveness and uniqueness of the City's landscape. The rural hinterland is especially close to the west of the City, although nowhere in Cambridge is very far from the countryside or the green corridors that run into the City. The green spaces strongly define and encircle the central area, allowing the historic core of Cambridge to be seen across open ground. The transition between the relative peace and space of the open space and the bustle and intimacy of the densely packed City streets is very marked. These qualities are fragile, finite and irreplaceable, and should be safeguarded. The City is enclosed by a Green Belt, the boundaries of which have been the subject of recent planned changes to allow for more sustainable growth focused on Cambridge to support the success of the economy, both locally and nationally. The distribution, physical separation, setting, scale and character of the necklace of villages surrounding the City are essential to the Green Belt designation.

The City has just over 1500 listed buildings, of which approximately 10% are Grade I and just under 4% are Grade II*. Cambridge has five Scheduled Monuments and 11 Historic Parks and Gardens. There are 11 Conservation Areas⁴⁰ designated in the City, with Conservation Areas covering a significant proportion of the central part of the City. Over 1000 buildings are designated as being of Local Interest.

Cambridge is the main settlement within a rapidly growing sub-region, which encompasses over 471,000 people living in surrounding villages, new settlements and market towns. There is a high demand for housing (particularly affordable housing) in Cambridge, and there is a need to ensure the prosperity of the local economy. Average house prices in Cambridge are around nine times the average income of Cambridge residents, placing home ownership out of the reach of many of the City's residents and workers⁴¹. In order to provide new homes close to jobs, a significant level of growth is proposed on the edge of Cambridge. This growth will provide more homes

⁴⁰ Conservation Areas are areas of special architectural or historic interest, the character or appearance of which it is desirable to preserve or enhance.

⁴¹ Hometrack monitoring data, March 2010.

for key workers and other groups, increasing the population of the City and the demand for access to high quality Green Infrastructure. The City's urban expansion will provide opportunities to improve quality of life and to upgrade essential infrastructure, including Green Infrastructure.

A key aspect of the development strategy for the Cambridge area is a number of major new urban extensions to the City. The 2003 Cambridgeshire and Peterborough Structure Plan required a review of the Cambridge Green Belt to release land for the long term development needs of Cambridge, in specified locations and subject to the purposes of the Cambridge Green Belt (Structure Plan policy P9/2b).

The required review of the Cambridge Green Belt has already been completed through the development plans of the City Council and of South Cambridgeshire District Council. These plans have released land to meet the long-term development needs of Cambridge at the southern fringe, at north west Cambridge and at Cambridge Airport. Many of the urban extensions include land in both Cambridge City Council and South Cambridgeshire District Council's administrative area, and are reviewed within this section. They are dealt with in various different planning policy documents and are at various stages of implementation. These sites are on the southern, north west and eastern fringes of Cambridge, partly within the City's boundaries and partly within South Cambridgeshire.

In addition to providing the setting for the City, South Cambridgeshire District includes some land in the built-up area of Cambridge. Orchard Park and a small part of Cherry Hinton are physically part of Cambridge, but currently lie within South Cambridgeshire's administrative boundary. The urban extensions to Cambridge are particularly relevant to the Green Infrastructure Strategy as they create additional demands for access to Green Infrastructure at the same time as providing opportunities to deliver new areas of Green Infrastructure, both strategic and local. These areas of Green Infrastructure play a key role in linking the urban area with the surrounding countryside.

The major developments are at various stages of development and whilst all are expected to provide new Green Infrastructure, some are still at the planning stage whilst others have permission and specific projects have been identified.

Cambridge Southern Fringe:

Trumpington Meadows

Trumpington Meadows comprises 1200 new homes alongside supporting facilities. It lies within both Cambridge City and South Cambridgeshire District Councils' areas, and is allocated in the Cambridge Local Plan and South Cambridgeshire's Cambridge Southern Fringe Area Action Plan. Planning permission was granted in 2009.

Throughout the residential development there will be 'green fingers' - areas of open space that extend into the development from the arable fields to the south and country park to the west. All 'green fingers', except one which runs above the main gas pipeline, will be planted with two rows of trees to create avenues. Pocket parks and greens will also be provided throughout the development.

A new riverside community park (Country Park) is to be provided along the River Cam extending north and south of the M11 motorway. It will include a variety of habitats, including wet and dry meadowland and woodland alongside tussocky grassland at the river edge. There will be two balancing ponds within the Country Park, sited on land to the north of the M11 and east of the River Cam, and new planting around the balancing ponds.

Shared cycle and pedestrian routes will be provided, linking the Country Park to the built up area. The two parts of the Country Park on either side of the M11 will be linked by a cycle and footpath using the existing bridge over the motorway, and there will be a good network of informal footpaths across the park.

Land directly to the south and south west of the built up area will remain in arable use and be rented out to local farmers. The illustrative landscape strategy within the Design and Access Statement accompanying the planning application seeks to break up these large fields between the M11 and the development edge into smaller fields that replicate the old pattern of field boundaries. New trees will be planted within the new hedgerow boundaries to break up the expanse of arable fields and improve biodiversity.

The site contains archaeological remains from the Palaeolithic period through to the Second World War. Several areas of remains are sufficiently important to warrant designation as scheduled ancient monuments, including an area of Iron Age and Roman British Settlement remains within the site close to the River Cam.

Bell School

This site lies entirely within Cambridge's administrative area and comprises 347 residential units and 100 units of student accommodation. It is allocated in the Cambridge Local Plan and received planning approval, subject to a Section 106 agreement⁴², in 2008. Bell School has informal open space centred around two balancing ponds along the southern edge, the provision of allotments, play areas and pocket parks together with a central linear informal space ending in a crescent on its southern end and a landscaped area adjacent to Greenlands on its northern end. The layout provides an

⁴² A Section 106 agreement is a package of funding, land, or other contributions from a developer to help set up and support the local community. For example, S106 money is used to fund transport improvements, build community centres and provide land for green spaces.

opportunity for an attractive pedestrian link with views out to the countryside beyond the site, including the Gog Magogs to the south. The open spaces on Bell School are not in themselves strategic in nature. As a part of the greater offer of the Southern Fringe, Bell School's open space forms a local part of the strategic provision of open space for the South of the City.

Clay Farm

This site lies entirely within Cambridge's administrative area and provides 2300 new homes and a mixture of other supporting uses. It is allocated in the Cambridge Local Plan and planning permission was granted in 2010. This site is an important gateway to Cambridge and will form a new edge to the City. Landscape and open space are key elements of overall character of the proposed development, with the existing trees, plantations, hedges, Hobson's Brook and associated ditches characterising the development, and providing the background around which the new landscape will be designed.

The green corridor provides the transition between the urban fabric and the open countryside to the south, and remains in the Green Belt. A transition is proposed within this corridor from more formal recreation/open space adjacent to Long Road to more informal open space further south to merge with the countryside character beyond. This is achieved with the majority of active uses located north of the Busway's Addenbrooke's spur. South of The Busway spur will comprise wet/dry balancing ponds, a permanent wetland feature, informal species rich grassland and tree planting primarily along the western and southern edges. An allotment site of 1 hectare is included on the western edge of the southern section. This is acceptable in landscape terms provided appropriate boundary treatment is included.

Glebe Farm

This site lies entirely within Cambridge's administrative area and provides for residential development of just under 300 homes. It is allocated in the Cambridge Local Plan and planning permission was granted in 2010. The public open space is spread across three main areas: a central open space, a western open space and an eastern open space, each of which contains a play area. These three spaces are subject to a similar palette of street furniture. The layouts and play specification for the spaces provide for a range of different ages, from toddlers to teenagers. The open space on the northern side of the site, which has previously been referred to as the 'Zone of Integration', is much less animated and smaller in scale and seeks to implement a native tree planting mix with a wildflower seeded area along its northern edges. Along the sides of the site that face Hauxton Road and the Addenbrooke's Access Road is a buffer of native structural landscaping arranged in a series of thickets. The allotments are provided at the very eastern side of the site and are sub-divided by a roadway and potential strategic pedestrian/cycle link to Exeter Close. A number of pedestrian and cycle links are provided at regular intervals, and a strategic link is provided centrally that meets with Bishop's Road and crosses to meet Hauxton Road further north. Along the western side of the site adjacent to Hauxton Road, the proposal extends the off-road pedestrian/cycleway provided as part of

the Addenbrooke's Access Road further northwards, connecting to the existing Park and Ride crossing. The open spaces on Glebe Farm are not in themselves strategic in nature. As a part of the wider Southern Fringe, Glebe Farm's open spaces form a local part of the strategic provision of open space for the South of the City.

Addenbrooke's 20:20

The site lies within Cambridge's administrative area but is highly visible from public vantage points beyond the City to the south and the west and is flat, exposed and relatively featureless. The Cambridge Local Plan allocates this area for enhancements to Addenbrooke's Hospital as part of the creation of a wider Cambridge Biomedical Campus, which received planning permission in 2009. It is set against the backdrop of the existing hospital, which appears as a mass of institutional buildings with minimal landscaping. Long distance views of the site are most evident from the Gog Magog Down to the south. The Addenbrooke's site has a number of areas of public realm within it and provides scope for informal areas for relaxation. The site links with the wider City and the surrounding countryside via strategic footpath and cycleway routes.

Whilst there are recognised opportunities to green the wider site, the open spaces are not likely to be of such a size to warrant definition as a strategic project. As with Bell School and Glebe Farm, smaller open spaces will contribute to the high-quality sustainable environment being created in the Southern Fringe.

North West Cambridge:

Land between Huntingdon Road and Histon Road (NIAB 1)

A park is proposed in the centre of this development of 1780 dwellings within Cambridge's boundaries and a green corridor is proposed along the outer boundary of the development that runs between Cambridge and South Cambridgeshire. The site is allocated in the Cambridge Local Plan and planning permission was granted in 2010 subject to a legal agreement, although the frontage area has a separate permission and construction began in Spring 2010. The green corridor along the boundary will include the retained hedgerows and additional planting, the existing definitive footpath linking Huntingdon Road and Histon Road, an additional cycle route and new drainage facilities which take the form of swales, ditches or ponds. A park will be provided in the centre of the development, near the community centre and linked to two of the green corridors that cross the site. This park will contain sports pitches, landscaped areas for informal play and recreation, drainage facilities including drains or swales along the edges of the park and wetland areas. Children's play areas will be provided throughout the site. Some of the open spaces are purely local in nature, whilst the green corridor has a more strategic role.

Land between Huntingdon Road and Histon Road (NIAB 2)

A second phase of development at NIAB is proposed for 1100 dwellings within South Cambridgeshire in its Site Specific Policies Development Plan Document. The development must enhance the landscape, biodiversity and public access in the open countryside area adjoining the development, including hedgerow management and enhancement, measures to protect and enhance wildlife habitats and new links to the countryside via the existing farm bridge over the A14.

Land between Madingley Road and Histon Road

Land in Cambridge and South Cambridgeshire has been released from the Green Belt specifically to address the long-term development needs of the University of Cambridge. The joint North West Cambridge Area Action Plan provides for academic and research and development facilities, accommodation for 2000 students and 3000 dwellings, half of which will be for University key workers. A large central area of open space will be provided in the strategic gap between the two parts of the site, which will be retained as Green Belt. There will also be a substantial open landscaped area between the development and the M11, retained in the Green Belt. The Plan requires improved linkages into the wider countryside and other areas of publicly accessible open space such as the Coton Countryside Reserve and the NIAB 1 and 2 developments. The open spaces which make up the green corridor and the strategic gap are of strategic importance.

Cambridge East

The joint Cambridge East Area Action Plan sets out the planning requirements for this site which lies within both Cambridge and South Cambridgeshire, and which plans for 10,000 to 12,000 new homes in the area based on the Cambridge airport site. Whilst the urban quarter as a whole requires the airport to relocate, the Plan identifies potential for early development north of Newmarket Road and north of Cherry Hinton with the Airport remaining on site. In addition to the creation of strategic routes connecting Green Infrastructure in the City with the surrounding districts and key projects such as Wicken Fen, a Country Park is proposed to the east of Airport Way, as part of the development of this site as a new urban quarter for Cambridge. An urban park is also proposed on the existing Park and Ride Site, along with a range of smaller open spaces and allotments. A Green Corridor will be retained through the new urban quarter, linking Coldham's Common with the wider countryside. This corridor is retained as Green Belt.

Cambridge Northern Fringe

Orchard Park

Development of Orchard Park is bounded by the A14, Histon Road and Kings Hedges Road and was allocated in the South Cambridgeshire Local Plan 2004 on land that was originally in the Green Belt. Situated in South

Cambridgeshire, this high density urban extension to Cambridge was originally granted planning permission for 900 dwellings and employment uses with supporting services and facilities in 2005 and about two thirds of the development has been completed. The South Cambridgeshire Site Specific Policies Development Plan Document provides for a further 220 dwellings in place of some of the employment uses and requires the creation of cycle and footpath links to the rural area to the north of the A14.

Cambridge Northern Fringe East

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

Cambridge Nature Conservation Strategy

The Cambridge Nature Conservation Strategy, adopted in 2006, provides a technical document to guide the nature conservation activities of all departments and partners across the City of Cambridge. The vision is that over 10 years (2006 to 2016) Cambridge will see a “net gain” in biodiversity, both within the city and its immediate hinterland. Wildlife will be protected, enhanced and where possible expanded and linked. Everyone who lives or works in Cambridge will have access to high quality natural green spaces within walking distance of their home or place of work, and there will be a greater awareness and understanding of biodiversity.

Within the strategy, a number of actions and projects have been proposed covering:

- The designation of new Local Nature Reserves (LNRs).
- The favourable management of County and City Wildlife Sites.
- Restoration of Cambridge Commons and floodplain.
- Enhanced biodiversity management of public parks and open spaces.
- Improved public access to, interpretation and promotion of Cambridge’s natural Green Spaces.

Many of these actions are local in nature, whilst the majority of strategic schemes are already underway or are outlined in the Green Infrastructure Strategy as future projects, both in Cambridge and South Cambridgeshire.

See also the Byron’s Pool case study on page 155, the River Cam Habitat and Access Enhancement case study on page 156 and the Coton Countryside Reserve case study on page 129.

Opportunities within the target area to inform future project development

- Biodiversity: there are opportunities for enhanced management of and linkages between Cambridge’s commons and riverside meadows, including via green corridors to the wider countryside. Floodplain habitat restoration is also an excellent opportunity to improve biodiversity in the area. On the City fringes there are specific opportunities available, and several projects are being progressed

including the Gog Magogs Countryside Project, Trumpington Meadows County Park and Byron's Pool Local Nature Reserve. There are deficits in the existing levels of parkland habitat in the north of Cambridge and in Queen Edith's ward.

- **Climate Change:** there are opportunities around remediation of the urban heat island effect and flood alleviation. The whole of the City forms an urban heat island. Surface water drainage needs to be a key consideration for the City, given its densely built-up nature. Existing open space should be protected and planting regimes for open spaces should consider climate change.
- **Green Infrastructure Gateways:** the growth areas provide opportunities for enhanced linkages between the City, the surrounding countryside, the navigable river and Green Infrastructure sites. Examples of linkages between the City and the surrounding countryside include Cambridge East, northwest Cambridge, Grantchester Meadows, Trumpington Meadows and Haslingfield, and examples of Green Infrastructure sites are Coton Countryside Reserve, Wandlebury/Gog Magogs and Milton Country Park.
- **Heritage:** by the protection and enhancement of the historic built and natural environment.
- **Landscape:** by ensuring that the growth of Cambridge protects and enhances the setting of the historic City and enhances the character of the City through maintaining and contributing to green corridors linking the wider countryside with the heart of Cambridge.
- **Publicly Accessible Open Space:** the provision of open space and linkages to the strategic Green Infrastructure network and Public Rights of Way forms one of the key elements of the growth agenda for Cambridge. Significant levels of high quality open space are required by planning policies. These open spaces must link well with the surrounding built-up area. The ANGSt analysis indicates that there are particular areas of deficiency for 2ha plus in the north and south/south-east of the City, for 20ha plus in the northern and southern fringes, for 100ha plus on the eastern side of Cambridge and at the 500ha plus standard the majority of the City except the very northern edge near Milton.
- **Rights of Way:** by ensuring that all communities have access to sustainable modes of movement and enhanced links to the wider countryside as required by the plans for the major developments to provide for countryside recreation. A number of the growth sites are required to enhance or provide green corridors, reflecting the existing green corridors that run from the surrounding countryside to the heart of Cambridge. There are also opportunities to provide linkages between growth areas, the existing City, the river and nearby villages and the surrounding countryside, such as from

Trumpington Meadows into the City along the River Cam, to Grantchester Meadows, and out via the new Country Park to nearby villages such as Haslingfield. The north of the City has a limited Rights of Way network, whilst the network in the south-east of the City is fragmented.

Current Projects (see Appendix 15 for further details)

Cambridge Southern Fringe

- Trumpington Meadows:
 - Country Park
 - Haslingfield to Trumpington Meadows Footpath Link
- Clay Farm Green Corridor

North West Cambridge

- Land between the two parts of Huntingdon Road and Histon Road (NIAB 1) and (NIAB 2) - Green Corridor

Cambridge 'Necklace' projects

- Coton Countryside Reserve
- Gog Magog Countryside Project (including Wandlebury Country Park)
- North Cambridge Heritage Trail (including Worts Meadow, Landbeach Roman sites, Carr Dyke and Waterbeach Abbey)
- Cambridge Sport Lakes

City Centre

- Restoration of Cambridge Commons and floodplain meadows

Future Projects (see Appendix 15 for further details)

A number of future projects are identified by the planning authorities to come forward as part of the new developments, although others may also be identified.

North West Cambridge

- Land adjoining Huntingdon Road and Histon Road (NIAB 2) - Countryside Enhancement.
- Land between Madingley Road and Huntingdon Road - Green Corridor and adjoining development.

Cambridge East

- Country Park and Green Corridor to City centre via Coldham's Common.

4.7.7 Target Area 6.4: Cambourne

Background

The new settlement of Cambourne is located in South Cambridgeshire District, and lies on former farmland near Bourn to the west of Cambridge. The new community comprises three linked villages - Upper Cambourne,

**Appendix 15 of the Cambridgeshire Green Infrastructure Strategy
2011(RD/NE/020): Strategic Network Projects**

Cambridgeshire Green infrastructure Strategy Appendix 15

Strategic Network Projects

Contents

- 1 Introduction
- 2 Existing and future Green Infrastructure projects - Strategic Network Projects (Table 15.1)
- 3 Green Infrastructure projects - detail
 - Strategic Area 1: River Nene
 - Strategic Area 2: Huntingdonshire Fens and Woods
 - Strategic Area 3: Great Ouse
 - Strategic Area 4: Eastern Fens and Towns
 - Strategic Area 5: Chippenham Fen
 - Strategic Area 6: Cambridge and Surrounding Areas

1 Introduction

Within the Strategic Network there are a series of existing projects that deliver Green Infrastructure in Cambridgeshire. Projects can sit within target areas or in other parts of strategic areas. They relate to one or more of the Green Infrastructure themes and other important issues for the county and help deliver the objectives for the Strategy. This Appendix provides more details on the projects identified in Chapter 4.

3 Existing and future Green Infrastructure projects

Table 15.1 (Cambridgeshire Green Infrastructure Strategy Strategic Network Projects) shows how each of the Strategic Areas is broken down into a series of Target Areas. Each of these contains a number of projects that help to deliver Green Infrastructure for the target area, and therefore contributes to the delivery of the four objectives of the Strategy. The local authority area the target area projects sit within are also indicated, as are whether they are existing or future projects. The table also shows projects that are located across a strategic area, rather than just within a specific target area.

Key to Table 15.1:

CCITYC: Cambridge City Council
ECDC: East Cambridgeshire District Council
FDC: Fenland District Council
HDC: Huntingdonshire District Council
SCDC: South Cambridgeshire District Council

Bold: Existing project
Italic: Future project

1 Table 15.1 Cambridgeshire Green Infrastructure Strategy - Strategic Network Projects

STRATEGIC AREA	STRATEGIC AREA PROJECTS	TARGET AREA	TARGET AREA PROJECTS	LOCAL AUTHORITY AREA
Strategic Area 1 : River Nene	Fens Adventurers Partnership: Green Fen Way	Wisbech	Wisbech Country Park	FDC
		Whittlesey		FDC
	Fens Waterways Link	March	March Country Park	FDC
		Nene Washes and River Nene (Old Course)	Links to Peterborough Green Wheel & Peterborough Waterspace Strategy	FDC
Strategic Area 2 : Huntingdonshire Fens and Woods	Fens Adventurers Partnership: Green Fen Way	Great Fen	Great Fen Masterplan Delivery	HDC
			Great Fen/South Peterborough Access Link	HDC / PCC
	Fens Waterways Link	Ramsey	Healthy Walks Programme	HDC
		Huntingdonshire Ancient Woodlands	The Great Fen	HDC
Strategic Area 3 : Great Ouse	Fens Adventurers Partnership: Green Fen Way	Grafham Water	Woodland Linkage Project	HDC
			Grafham Water - Brampton Wood Link	HDC
	Fens Waterways Link	St Neots	St Neots A428 Pedestrian Underpass	HDC
			St Neots Green Corridor Project	HDC
			Ouse Valley & Paxton Pits	Ouse Valley Wet Meadows & Wet Woodlands
		Huntingdon	Ouse Valley Way	HDC
			Paxton Pits Nature Reserve	HDC
			Cow Lane Gravel Pits	HDC
			Huntingdon Green Spaces	HDC
		St Ives	Huntingdon West / Northbridge	HDC
			Houghton Meadows Restoration Project	HDC
		Fen Drayton	St Ives Accessible Greenspace	HDC
			Fen Drayton Lakes	SCDC
		Needingworth	RSPB habitat and visitor infrastructure management	SCDC
			Hanson RSPB wetland project	
		Earith	Rights of Way improvement projects	HDC

		Chatteris	Chatteris Country Park	FDC
			<i>Chatteris - Somersham Railway Corridor Enhancement</i>	FDC / HDC
		Block Fen	<i>Block Fen Minerals After use Wetland & Restoration Project</i>	FDC
			<i>Creation of wet grassland following mineral extraction</i>	FDC
		Ouse Washes	Environment Agency Ouse Washes Habitat Creation Project	FDC
			Ouse Washes - management of the Ouse Washes	FDC
Strategic Area 4 : Eastern Fens and Towns	Fens Adventurers Partnership: Green Fen Way Fens Waterways Link	Littleport	Littleport Urban Greenway	ECDC
			New River Town Park	ECDC
			Cycleway Improvements	ECDC
			Woodland Creation	ECDC
		Ely	Ely Country Park	ECDC
			<i>Woodland Creation</i>	ECDC
			<i>North Ely Development</i>	ECDC
			<i>Ouse SuDS</i>	ECDC
		Soham	<i>Sustainable Access across A10</i>	ECDC
			Soham Commons Restoration	ECDC
		Ely Ouse	Improved public open space and town parks	ECDC
			Environmental Stewardship Schemes - Commons	ECDC
	Eastern Gateway Green Infrastructure Expansion	ECDC		
Strategic Area 5 : Chippenham Fen		Chippenham Fen	Continued Reserve management	ECDC
			Water management investigation	ECDC
Strategic Area 6 : Cambridge & Surrounding Areas	Chalk Rivers Project Fowlmere Nature Reserve Extension and Development	Northstowe	Enhance Rights of Way Links	SCDC
		Wicken Fen and Anglesey Abbey	Wicken Fen Vision	ECDC / SCDC
			<i>Wicken Fen Heritage Trails</i>	ECDC / SCDC
		Cambridge	Cambridge Nature Conservation Strategy* <i>*(and future)</i>	CCITYC
			Cambridge Fringe Sites* <i>*(and future)</i>	CCITYC / SCDC

	of Facilities		Cambridge 'Necklace' Projects* <i>*(and future)</i>	CCITYC / SCDC
			Cambridge City Centre	CCITYC
		Cambourne	Large scale public open space	CCITYC
	Linear Monuments	Wimpole	Wimpole Cycling Link	SCDC
	Woodland Linkage Project	West Cambridgeshire Woodlands	West Cambridgeshire Hundreds Habitat Enhancement Project	SCDC / HDC
	Fens Waterways Link		<i>Bourn Brook Enhancement</i>	SCDC

	Fleam Dyke: A long distance footpath is already in place
Lead Delivery Agents and Partners	Cambridgeshire County Council, The National Trust, English Heritage
GI Outputs	<p>A network of interlinked and related trails in the areas of Wicken Fen.</p> <p>Information points based at libraries, access points, mobile libraries, museums and other local venues.</p> <p>A network of downloadable resources accessed from Cambridgeshire County Council terminals, information points and mobile devices.</p> <p>Waymarking and interpretation explaining the key features of the historic landscape, with further information available via downloadable media.</p> <p>A permanent reminder of the prehistory and importance of the site through the causeway</p>
GI Outcomes	<p>Objective 4: Support Healthy Living and Wellbeing.</p> <p>Objective 3: Promote Sustainable Growth and Economic Development.</p> <p>Objective 1: Reverse the Decline in Biodiversity.</p>

Target Area 6.3 Cambridge:

- Cambridge Nature Conservation Strategy

Cambridge Fringe Sites

Name of Project	Cambridge Southern Fringe
Summary of Project and Core Objectives	<p><u>Trumpington Meadows</u></p> <p>Throughout the residential development there will be 'green fingers' - areas of open space that extend into the development from the arable fields to the south and country park to the west. All 'green fingers' except one, which runs above the main gas pipeline, will be planted with two rows of trees to create avenues. Pocket parks and greens will also be provided throughout the development.</p> <p>A new riverside community park (Country Park) is to be provided along the River Cam</p>

extending north and south of the M11 motorway. It will include a variety of habitats, including wet and dry meadowland, wet and dry woodland and tussocky grassland at the river edge. There will be two balancing ponds within the Country Park, sited on land to the north of the M11 and east of the River Cam. There will be new planting around the balancing ponds.

Shared cycle and pedestrian routes will be provided, linking the country park to the built up area. The two parts of the country park on either side of the M11 will be linked by a cycle and footpath using the existing bridge over the motorway. There will be a good network of informal footpaths across the park.

Land directly to the south and south west of the built up area will remain in arable use and be rented out to local farmers. The illustrative landscape strategy plan within the Design and Access Statement accompanying the planning application seeks to break up these large fields between the M11 and the development edge into smaller fields that replicate the old pattern of field boundaries. New trees will be planted within the new hedgerow boundaries to break up the expanse of arable fields and improve biodiversity.

The site contains archaeological remains from the Palaeolithic period through to the Second World War. Several areas of remains are sufficiently important to warrant designation as scheduled ancient monuments, including an area of Iron Age and Roman British Settlement remains within the site close to the River Cam.

Bell School

Bell School has a soft buffer of informal open space centred around two balancing ponds along the southern edge, the provision of allotments, play areas and pocket parks together with a central linear informal space terminating in a crescent on its southern end and a landscaped buffer adjacent to

Greenlands on its northern end. The layout provides an opportunity for an attractive pedestrian link with views out to the countryside beyond the site, including the Gog Magogs and Wandlebury Country Park to the south.

Clay Farm

Landscape and open space are key elements contributing to the overall character of the proposed development. The existing trees, plantations, hedges, Hobson's Brook and associated ditches are significant components that characterise the development, and provide the background around which the new landscape will be designed. A very high proportion of these features have been developed into the masterplan.

The green corridor provides the transition between the urban fabric and the open countryside to the south, and remains in the Green Belt. A transition is proposed within this corridor from more formal recreation/open space adjacent to Long Road to more informal open space further south to merge with the countryside character beyond. This is achieved with the majority of active uses located north of the Cambridgeshire Guided Busway Addenbrooke's spur. South of the Cambridgeshire Guided Busway spur will comprise wet/dry balancing ponds, a permanent wetland feature, informal species rich grassland and tree planting primarily along the western and southern edges. An allotment site of 1 hectare is included on the western edge of the southern section. This is acceptable in landscape terms provided appropriate boundary treatment is included. The South Cambridgeshire Cambridge Southern Fringe Area Action Plan identifies a countryside enhancement area south of Clay Farm seeking enhancements to the landscape setting of Cambridge and improved public access to the countryside adjoining this major new urban extension to Cambridge.

Glebe Farm

	<p>The public open space is spread across three main areas: a central open space, a western open space and an eastern open space, each of which contains a play area. These three spaces are subject to a similar palette of street furniture. The layouts and play specification for the spaces provide for a range of different ages, from toddlers to teenagers. The open space on the northern side of the site, which has previously been referred to as the 'Zone of Integration', is much less animated and smaller in scale and seeks to implement a native tree planting mix with a wildflower seeded area along its northern margins. Along the sides of the site that face Hauxton Road and the Addenbrooke's Access Road is a buffer strip of native structural landscaping arranged in a series of thickets. The allotments are provided at the very eastern side of the site and are sub-divided by a roadway and potential strategic pedestrian/cycle link to Exeter Close. A number of pedestrian and cycle links are provided at regular intervals. A strategic link is provided centrally that meets with Bishop's Road and crosses to meet Hauxton Road further north. Along the western side of the site adjacent to Hauxton Road, the proposal extends the off-road pedestrian/cycleway provided as part of the Addenbrooke's Access Road further northwards, connecting to the existing Park & Ride Toucan crossing.</p> <p><u>Addenbrooke's 20:20</u> The Addenbrooke's site has a number of areas of public realm within it and provides scope for informal areas for relaxation. The site links with the wider City and the surrounding countryside via strategic footpath and cycleway routes.</p>
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Name of Project	North West Cambridge
Summary of Project and Core Objectives	<p>Land between Huntingdon Road and Histon Road (NIAB 1)</p> <p>A park is proposed in the centre of this development of 1,780 dwellings within Cambridge's boundaries and a green corridor</p>

	<p>is proposed along the outer boundary of the development that runs between Cambridge and South Cambridgeshire. The green corridor along the boundary will include the retained hedgerows and additional planting; the existing definitive footpath linking Huntingdon Road and Histon Road, an additional cycle route and new drainage facilities which take the form of swales, ditches or ponds. The park will be provided in the centre of the development, near the mixed-use community centre and linked to two of the green corridors that cross the site. This park will contain sports pitches, landscaped areas for informal play and recreation, drainage facilities including drains or swales along the edges of the park and wetland areas. Children's equipped play areas will be provided throughout the site.</p> <p><u>Land between Huntingdon Road and Histon Road (NIAB 2)</u></p> <p>The development must enhance the landscape, biodiversity and public access in the open countryside area adjoining the development, including hedgerow management and enhancement, measures to protect and enhance wildlife habitats and new links to the countryside via the existing farm bridge over the A14.</p> <p><u>Land between Madingley Road and Huntingdon Road</u></p> <p>A large central area of open space will be provided in the strategic gap between the two parts of the site, which will be retained as Green Belt. There will also be a substantial open landscaped area between the development and the M11, retained in the Green Belt. The Plan requires improved linkages into the wider countryside and other areas of publicly accessible open space such as the Coton Countryside Reserve and the NIAB 1 and 2 developments.</p>
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Name of Project	Cambridge East
Summary of Project and Core Objectives	In addition to the creation of strategic routes connecting Green Infrastructure in the City with the surrounding districts and key

	<p>projects such as Wicken Fen and Anglesey Abbey, a Country Park is proposed to the east of Airport Way, as part of the development of this site as a new urban quarter for Cambridge. An urban park is also proposed on the existing Park and Ride Site, along with a range of smaller open spaces and allotments. A Green Corridor will be retained through the new urban quarter, linking Coldham's Common with the wider countryside, such as to the fens and the Gog Magog Hills. This corridor is retained as Green Belt.</p>
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Name of Project	Cambridge Northern Fringe
Summary of Project and Core Objectives	<p><u>Orchard Park</u> The South Cambridgeshire Site Specific Policies Development Plan Document provides for a further 220 dwellings in place of some of the employment uses and requires the creation of cycle and footpath links to the rural area to the north of the A14.</p> <p><u>Cambridge Northern Fringe East</u> A joint Area Action Plan will be prepared to address the redevelopment potential of this area lying largely in Cambridge, with a small part adjoining the railway line located in South Cambridgeshire.</p>

Cambridge 'Necklace' Projects

Name of Project	Coton Countryside Reserve
Summary of Project and Core Objectives	<p>Located in Cambridge's western rural/urban fringe, the 120ha Countryside Reserve is being developed for enhanced biodiversity, farming operations (arable land and pastures), public access and visitor facilities as well as educational opportunities. This will provide free/ low-cost recreational opportunities as well as enhanced quality of life for local people and visitors.</p>

Name of Project	Gog Magog Countryside Project
Summary of Project and Core Objectives	<p>Based on partnership working developed some years ago between Cambridge Past, Present & Future; the Wildlife Trust; Magog Trust; and local authorities, this project aims to protect and enhance the high quality landscape of the Gog Magog Hills just to the south of Cambridge. The vision is to provide an expanded and linked set of green infrastructure sites on the southern edge of Cambridge linking Cherry Hinton chalk pits to Wandlebury Country Park and Magog Down. The aims</p>

	are to provide improved recreational areas including the existing country park at Wandlebury, to enhance biodiversity such as the restoration of Cherry Hinton chalk pits, and to provide new and improved access such as the new cycle route to Wandlebury and the opening up of East Pit. The project area is located close to major new urban extensions including Cambridge southern Fringe and Cambridge East and the area has the potential to become far more important in meeting the recreational needs of the new and existing communities of south and east Cambridge.
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Name of Project	North Cambridge Heritage Trail
Summary of Project and Core Objectives	This proposed circular recreation route will encompass scheduled and non-scheduled sites such as Worts Meadow, Landbeach Roman sites, Carr Dyke and Waterbeach Abbey.

Name of Project	Cambridge Sports Lake
Summary of Project and Core Objectives	Located on the edge of Cambridge, Cambridge Sport Lakes will be one of the country's largest purpose-built sports facilities and competition venues for rowing, triathlon, BMX, cycling and canoeing. The multi-sport outdoor centre offers facilities suitable for international competition while preserving essential green space for the region.

Cambridge City Centre

- Restoration of Cambridge Commons and Floodplain

Target Area 6.4 Cambourne:

- Cambourne Green Infrastructure

Target Area 6.5 Wimpole:

- Wimpole Cycling Link

Target Area 6.6 West Cambridgeshire Woodlands:

Name of Project	West Cambridgeshire Hundreds
Project Summary	The West Cambridgeshire Hundreds Habitat Enhancement project aims to enhance biodiversity through the better management, expansion and linkage of habitats, concentrating on the ancient woodlands and hedgerow network across the project area. It

Appendix 10: Impact of the proposed boundary changes at GB1 and GB2 on the purposes of the Cambridge Green Belt

- A10.1 There was a systematic and rigorous study of the inner boundary of the Green Belt carried out in 2012¹⁵⁷. Through this study it was seen that the land north and south of Worts'Causeway and abutting the existing urban edge had less value to the purposes of Green Belt than the rising land further southeast or southwest because of the relatively enclosed and discrete nature of both sites. Both sites are on level ground and surrounded by enclosing topography or enclosing vegetation. When public view points of the sites were verified during the ground surveys both were well screened by existing mature vegetation around the neighbouring Park and Ride site and roundabout area on the A1307. It should be noted that there are glimpsed elevated views from Granhams Road to the southwest which show more of GB2 than of GB1. Within the Study the qualities of each site were measured against the purposes of the Green Belt in turn and it was judged that the setting of the historic city would not be compromised because of the relatively enclosed nature of the sites and because any development would be seen as a modest extension of the existing developed area and not as a separate entity. The special character of the setting, which simply described is the abrupt and direct relationship between the urban and rural areas around the city, could be maintained because the areas of release are modest, they would be seen as an extension to the existing and the inclusion of a generous landscape buffer on the southeast side of any development would strengthen the boundary between urban and rural and preserve the special quality.
- A10.2 The issue of coalescence is less important with regards to the location of GB1 and GB2 because any neighbouring existing development is some distance away. The specific boundaries of the sites were arrived at mainly because of the local topography. The south eastern boundary is located on level ground immediately before the ground starts to rise to the southeast. It was thought inappropriate to extend the site further up the slope, or further southeast on level ground in the case of GB2, as it would make any development of the sites much more prominent (a projection in fact), both physically and visually. This additional prominence would result in unacceptable encroachment into the countryside. It would also mean that any development would be more visually conspicuous thereby compromising the setting and special character.
- A10.3 The joint Study fully recognised the qualities of the landscape to the south on the higher ground, which, as residents say is among the best to be found in the Cambridge area. The new Cambridge Green Belt boundary suggested is intended to be long term and endure beyond the plan period of 2031. At Worts' Causeway, planting and landscaping of its eastern boundary will form a stronger, distinctive new green edge to the city and will serve to enhance the setting, maintain the openness of the surrounding landscape and protect historic features. Its Green Belt status will prevent development creeping any closer to the city's setting provided by the Gog Magogs and open countryside. The Council acknowledges the area's unique quality

¹⁵⁷ RD/Strat/210 – Cambridge City Council and South Cambridgeshire District Council Inner Green Belt Study Review (December 2012).

and the health and wellbeing benefits of having such high quality open land near the city. It does not however consider this will be harmed by a small discrete development some distance away on flat land before the land rises up to the edge of the Gog Magogs. Indeed, these sites could serve to enhance the enjoyment of the surrounding countryside by taking steps to reduce traffic in the area, maintain the country lane feel of Worts' Causeway and opening up permissive paths and green infrastructure improvements to enhance access and enjoyment. Proposals for the development of these sites will be required to include biodiversity enhancement, the creation of green/wildlife corridors and the protection of local conservation importance, notably the Netherhall Farm Meadow County Wildlife Site.

Appendix 11: Constraints on development of GB1 and GB2

Transport Implications

- A11.1 A number of objectors have raised concerns that the transport infrastructure in the area has no spare capacity to support additional growth, with specific concerns about additional congestion, lack of high quality public transport services in the area and impact on the Park and Ride service and ambulances attending Addenbrooke's Hospital¹⁵⁸.
- A11.2 The capacity of the local highways network was identified as an issue as part of the detailed assessment of both sites¹⁵⁹, but one that is capable of mitigation through transport improvement projects and S106 contributions, including works to surrounding roads including Cherry Hinton Road and Limekiln Hill. The roundabout at Addenbrooke's Hospital is also identified in these assessments as an accident cluster site, which would need to be considered as part of site specific Transport Assessments, along with the impact on the Granhams Road/Babraham Road junction. However, transport planners at Cambridgeshire County Council have confirmed that given the limited size of the allocations, GB1 and GB2 are unlikely to require large scale infrastructure in order to make them acceptable in transport terms. Nevertheless, policies in the Cambridge Local Plan, specifically policy 80¹⁶⁰, will ensure that development of these sites prioritise access by walking, cycling and public transport. This is supported by the Transport Strategy for Cambridge and South Cambridgeshire¹⁶¹, in which the strategy for Cambridge focuses on ensuring development is linked by high quality sustainable modes of travel. The sites are also in a location where links to the proposed Haverhill – Cambridge (A1307) High Quality Public Transport Corridor¹⁶² are possible, and similarly schemes aimed at orbital movements from the south to the east of the city, which are still to be determined, may also offer opportunities in terms of prioritising sustainable modes.
- A11.3 In addition, as part of the development management process, transport assessments will be required to accompany detailed proposals for these sites, which will detail further works required on site that are needed to make development acceptable in transport terms. It should also be noted that in terms of access to major employers in the area, the sites are well located in relation to Addenbrooke's Hospital and the Biomedical Campus as well as the science parks and research parks south of the city, for example the Babraham Institute. Construction of the Wandlebury to Babraham Research Park cycle path, as shown in Figure 11.1 has been completed, with the cycle path running past the boundary of the GB2 site along Babraham Road. Further cycle improvements could include widening of the Babraham Road off-road cycle path towards Addenbrooke's Hospital and Long Road. Extending the traffic

¹⁵⁸ 27191, 26138, 261309, 25311, 27937, 27938, 27125, 27360, 27642

¹⁵⁹ RD/LP/170 – Issues and Options 2. Part 1 Joint Consultation on Development Strategy and Site Options on the Edge of Cambridge – January 2013. Technical Background Document Part 1 (GB1, pages 23-24, GB2 page 36 - 38)

¹⁶⁰ RD/Sub/C/010 – Cambridge Local Plan 2014 – Draft Submission Plan (page 217 – 222)

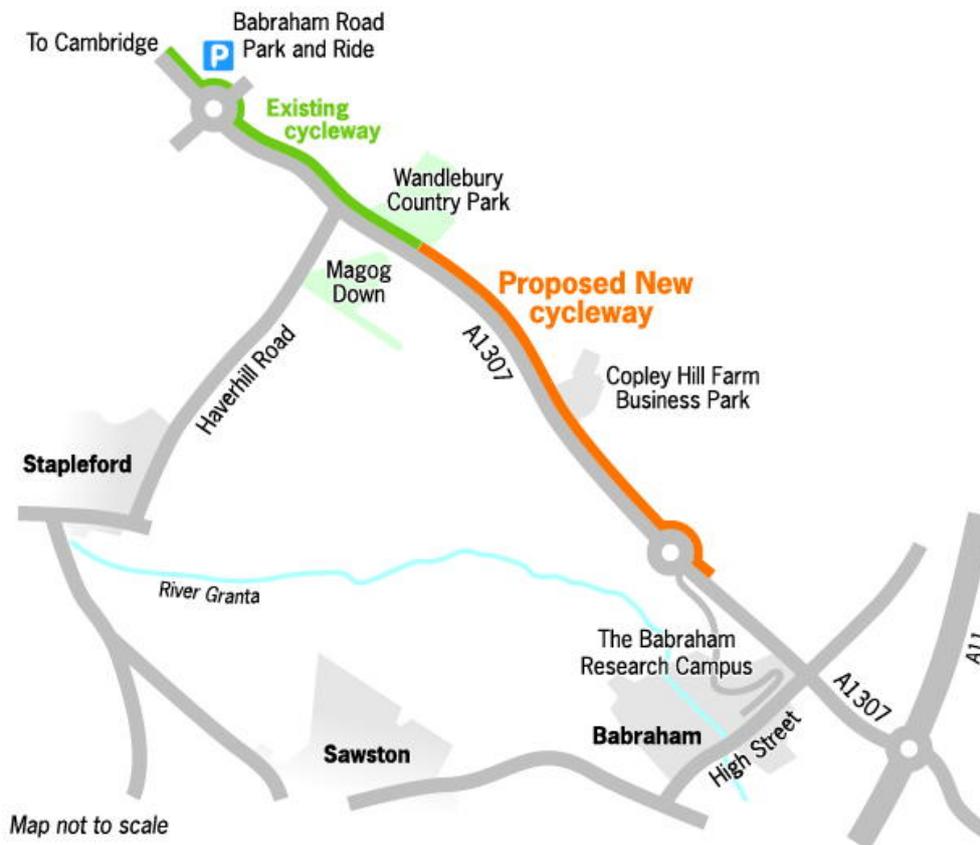
¹⁶¹ RD/T/120 – Transport Strategy for Cambridge and South Cambridgeshire, March 2014 (pages 2-8 to 2-9)

¹⁶² RD/T/120 – Transport Strategy for Cambridge and South Cambridgeshire, March 2014 (pages 5-14 to 5-16)

restrictions on Worts' Causeway into the evening peak would also enhance the use of this route by cyclists.

Figure 11.1: Location of the Wandlebury to Babraham Research Park Cycle Path

Wandlebury to Babraham Research Campus cycleway



Implications for biodiversity

A11.4 A number of objectors¹⁶³ have raised concerns about the negative impacts of the proposed developments on biodiversity, including farmland bird species and County Wildlife Site, with one representation supported by ecological survey work¹⁶⁴.

A11.5 While concerns surrounding the impact of development on biodiversity are noted, proposals for the development of these sites will be required to include biodiversity enhancement, the creation of green/wildlife corridors and the protection of local conservation importance, notably the Netherhall Farm Meadow County Wildlife Site in line with the requirements of Policy 26 (bullet points e, f, g, l, q and r). The ecological status of both GB1 and GB2 was considered as part of the SHLAA¹⁶⁵, and identified issues such as the likely presence of farmland bird species such as Grey Partridge and Corn Bunting. This work noted that there could be scope for ecological

¹⁶³ 25267, 26395, 27191, 25311

¹⁶⁴ 25627

¹⁶⁵ RD/LP/170 – Issues and Options 2. Part 1 Joint Consultation on Development Strategy and Site Options on the Edge of Cambridge – January 2013. Technical Background Document – Part 1 (pages 19 – 45)

mitigation measures as part of development, including potential to create chalk/neutral grassland and green infrastructure enhancement in the wider area. Mitigation measures could include the enhancement of the existing hedgerows in the area and the creation of landscaped buffer zones around both sites, which will not only help to enhance the setting of the developments, but will also help to enhance the biodiversity value of the sites.

A11.6 The Council is aware that there are Protected Species present at Netherhall Farm and measures will need to be put in place to mitigate any impact on these species. These measures could include the retention or relocation of bat roosts (see criterion r of Policy 26), and the retention and enhancement of grassland and woodland buffers for foraging and commuting.

A11.7 With regards to the presence of farmland species, further ecological survey work has been commissioned by the Council¹⁶⁶. The findings of this work are that the land proposed for allocation at GB1 and GB2 is currently only of local importance for farmland birds and that any negative impacts could be reasonably mitigated on adjacent farmland. The recommendations of this study include retention of existing hedgerows, which are a significant component of the habitat used by breeding birds. Policy 26 makes specific reference to the retention of Worts' Causeway hedgerows (criterion i) as well as creation of landscape buffers and biodiversity enhancements for both GB1 and GB2 (criteria e, f, g). Compared to other sites that are specifically managed for farmland bird species, the fields surrounding GB1 and GB2 are currently below their farmland bird capacity, and could be farmed to enhance their bird populations as compensation for future losses at sites GB1 and GB2. As such, the study recommends that small changes in existing agricultural practice on adjoining Cambridgeshire County Council farmland not earmarked for development, such as provision of skylark plots, sowing wild bird cover mixes, pollen and nectar field margins and reduced hedge management, could be considered to enhance the local farmland bird population.

A11.8 Regarding the potential impact of development at GB1 on the County Wildlife site, criterion q of Policy 26 requires the retention of sufficient buffer areas around the Netherhall Farm Meadow County Wildlife Site, the provision of a long-term management regime, including limited access, in order to protect and enhance the ecological value of the meadow. In addition, this criterion requires the assessment of the wider site for potential to create an ecological corridor between the GB1 and GB2 sites.

Flood Risk

A11.9 A concern has been raised that the sites are already subject to flooding which will worsen due to development, and that provision of a balancing pond on the GB2 site would impact on housing capacity¹⁶⁷.

¹⁶⁶ RD/SS/190 - Applied Ecology (October 2014). Cambridge Farmland Birds. Breeding and Wintering Bird Survey (pages 25 – 27).

¹⁶⁷ 26395

A11.10 The Council's Strategic Flood Risk Assessment¹⁶⁸ demonstrates that both sites are located within Flood Zone 1 and as such are at low risk of fluvial flooding. The detailed assessments of both sites carried out as part of the SHLAA¹⁶⁹ noted that there is some risk of surface water flooding, but that this was capable of mitigation through the use of sustainable drainage systems (SuDS). All of the existing urban extensions have achieved greenfield runoff rates through the use of SuDS. The same would be expected on GB1 and GB2 in line with policies in the plan, including Policy 26 which makes specific reference to the need for development proposals to include any amelioration and mitigation needed to address issues of flooding (criterion a) and for sites GB1 and GB2, the integration of proposed and existing sustainable drainage measures on-site (criterion n).

A11.11 Regarding the impact on housing capacity on GB2, when the site was reviewed by the urban design team for inclusion in the draft Local Plan, an approximate area of central open space was thought to be a location for a dual-function area for both play and an on-site drainage. Such a central open space would not affect the proposed density of the site as the provision of open space is generally assumed within these densities.

Impact on existing utilities infrastructure.

A11.12 There is a range of existing infrastructure present on site, notably on site GB2, including a gas main and electricity lines. A number of respondents were concerned that not only would this infrastructure impact on the densities achievable on the site, but that it would be costly to re-route such infrastructure, with the ultimate financial burden for this being passed onto consumers¹⁷⁰.

A11.13 While this concern is noted, the presence of existing utilities infrastructure need not present a physical constraint to development, and indeed it is not uncommon for utilities to have to be re-sited within land in order to facilitate development, with the costs met by the developer. For example, at Trumpington Meadows gas and water mains crossing the site have been relocated, while at North West Cambridge, a foul sewer within Madingley Road has been relocated. In other cases, it has been possible to leave utilities in situ or 'design them in' to schemes, for example a gas main at the Bell Language School site and existing utilities infrastructure on one of the parcels being developed at Clay Farm.

A11.14 As part of the work carried out by the council's urban design team to inform the SHLAA, it was assumed that in all likelihood the existing gas and power lines would have to be relocated in order to allow for an efficient street and perimeter block layout. For GB2, the density work took account of the need to provide not only landscape buffer zones to the west and east sides of the site and open space, but also the potential need to relocate some utilities infrastructure. The most likely

¹⁶⁸ RD/CC/150. Cambridge and South Cambridgeshire Level 1 Strategic Flood Risk Assessment (September 2010).

¹⁶⁹ RD/LP/170 – Issues and Options 2. Part 1 Joint Consultation on Development Strategy and Site Options on the Edge of Cambridge – January 2013. Technical Background Document – Part 1 (page 20 for GB1 and page 34 for GB2)

¹⁷⁰ 26395, 27125

scenario would see a need to re-site such utilities within areas of public realm e.g. adopted highway or areas of open space, where both ease of access for maintenance purposes and avoidance of private residential gardens would be possible. This could take the form of either a joint utility trench within the westerly side of the site which could be located within the on-site landscape buffer to properties located immediately west or, as is commonly done, the utilities could sit within shared or proximate trenches within roadways (adopted by the County Council or within private un-adopted roads). Additional utility infrastructure will also be required as part of new developments and as such, developers will need to liaise with utilities providers to determine appropriate levels of provision. This will also enable identification of other utilities infrastructure crossing the site.

Proposed densities

A11.15 There were a number of representations concerning densities proposed by the sites. For some neighbouring residents, the densities proposed were considered to be too high, and there were calls for the density on site GB1 in particular to be lowered to take account of constraints such as the County Wildlife Site¹⁷¹.

A11.16 The methodology for estimating the housing potential of each site is set out in the SHLAA¹⁷². In summary, housing potential was assessed through the use of density formulae taking into account the location, accessibility, size and shape of sites. Following on from this, sites considered suitable for allocation were subject to a design led approach with the Council's Urban Design Team to test the robustness of the initial estimates, leading to the identification of a constrained housing capacity. This density work for GB1 took account of the location of the wildlife site and the need to ensure that development does not encroach onto this area, as well as the creation of an open space buffer to the east and a further area of 0.80ha to ensure that the setting of the Building of Local Interest at Netherhall Farm is safeguarded¹⁷³. This resulted in a net developable area of 5.96ha. For GB2, again the density work took account of the need to provide landscape buffer zones on the east and west sides of the site and open space, as well as relocation of utilities infrastructure, leading to a net developable area of 5.1ha¹⁷⁴. Criterion I of Policy 26 requires that where development adjoins existing housing it is of an appropriate scale, form and orientation.

A11.17 Other respondents raised concerns that the densities identified are unachievable based on experience at other urban extensions¹⁷⁵. It was suggested that the use of garden city densities of between 30-35 dph would be more appropriate. Densities for recently completed and occupied sites in the Trumpington area (known as the southern fringe) are generally above the proposed densities for GB1 and GB2, at an

¹⁷¹ 27777, 27778, 27779

¹⁷² RD/Strat/140 - Strategic Housing Land Availability Assessment Update 2013, pages 20 – 21 and Annex 3 (pages 99 – 105)

¹⁷³ Strategic Housing Land Availability Assessment Update 2013, page 442 (RD/Strat/140)

¹⁷⁴ Issues and Options 2. Part 1 Joint Consultation on Development Strategy and Site Options on the Edge of Cambridge – January 2013. Technical Background Document Part 1, page 33 (RD/LP/170)

¹⁷⁵ 28085, 28086, 28098

average of around 40 dwellings per hectare (gross). The net densities of parts of these sites are even higher.

A11.18 It should be noted that the density included within Appendix B of the Proposed Submission Local Plan for sites GB1 and GB2 is an anticipated net density, while for the rest of the housing sites included in the proposals schedule the gross density has been included. For site GB1 the anticipated net density shown is also on the basis of a higher capacity than that carried forward into the Proposed Submission Plan, being based on a capacity of 247 units that was included in the technical background document that accompanied the Issues and Options 2 consultation¹⁷⁶.

A11.19 If the Inspector were minded, the Council would suggest that a minor modification be made to Appendix B to bring the densities for sites GB1 and GB2 in line with the rest of the Appendix by showing the gross density for the sites, and to amend the site area for GB1 to exclude the area of the County Wildlife Site. These changes would not affect the site capacities identified, and it is considered that given the densities being achieved at other fringe sites in the city as noted above, the figures shown in the proposal schedule are likely to be conservative and may have some upward flexibility in relation to the housing numbers that could ultimately be achieved on these sites. The rest of the table for the sites would remain unchanged. This modification would be as follows:

Site	Address	Area (ha)	Capacity
GB1	Land north of Worts' Causeway	7.84	200 dwellings
		<u>7.33</u>	45 dph <u>27 dph</u>
GB2	Land south of Worts' Causeway	6.8	230 dwellings 45 dph <u>34 dph</u>

The Council would therefore contend that based on some of the built and approved examples of sites on the southern fringe of Cambridge and the density methodology applied by the Council, the proposed capacities are appropriate and deliverable.

Other brownfield sites are available

A11.20 A number of respondents considered that sites GB1 and GB2 were not required to meet the Council's objectively assessed housing need as other brownfield sites are available¹⁷⁷. The Council undertook a thorough assessment of all possible available sites to inform the sites proposed for allocation in the plan¹⁷⁸, with over 900 sites

¹⁷⁶ RD/LP/170 - Issues and Options 2. Part 1 Joint Consultation on Development Strategy and Site Options on the Edge of Cambridge – January 2013. Technical Background Document Part 1 page 19)

¹⁷⁷ 26862, 26863, 26864, 25570, 27936, 27938

¹⁷⁸ See Housing Land Supply Topic Paper (RD/Top/070), Strategic Housing Land Availability Assessment 2012 (RD/Strat/130), Strategic Housing Land Availability Assessment Update 2013 (RD/Strat/140), Issues and Options 2, Part 2 – Site Options within Cambridge, Appendix 1 – Other Sites Considered (RD/LP/270), Cambridge City Council Sustainability Appraisal of the Cambridge Local Plan 2014, Volume 2: History of Site Allocations (RD/Sub/040).

subject to detailed assessment within the urban area of Cambridge. All possible brownfield sites that are suitable for residential development have been put forward for allocation. Where brownfield sites have been ruled out as a result of the SHLAA this has been due to issues such as the presence of contamination that render sites unsuitable for residential development, for example the Newmarket Road Retail Park, which is a former landfill site, or issues such as flood risk, for example the site of the Chesterton Bowls Club, which is located within Flood Zone 3.

Impact on delivery of green infrastructure

A11.21 The Wildlife Trust raised concerns that allocation of these sites would impact on the delivery of a strategic green infrastructure project as identified in the Green Infrastructure Strategy, namely the Gog Magogs Countryside Area project¹⁷⁹. This scheme envisages the enhancement of the high quality landscape of the Gog Magog Hills to better benefit local people with improved recreational areas and routes as well as enhanced local wildlife areas¹⁸⁰.

A11.22 The Council disagrees that development of sites GB1 and GB2 would impact on the delivery of this project as Policy 26 includes a specific aim for development proposals to enable the establishment of public footpaths linking the developments with the surrounding chalk farmland (criterion h). The permissive access on GB2 is to be retained and enhanced as part of any development proposals in accordance with the requirements of Policy 26 and as shown on Figure 3.12. There is nothing in the plan that would prevent the countryside area project from progressing. Indeed Policy 8¹⁸¹ makes specific reference to support for projects that promote access to the countryside, including landscape improvement proposals that strengthen or re-create the well-defined and vegetated urban edge, improve visual amenity and enhance biodiversity. It also provides support for landscape scale enhancement across local authority boundaries. As such development of these sites has the potential to help deliver green infrastructure and elements of the Gog Magogs Countryside Area Project.

Previous decisions on these sites are still applicable.

A11.23 It has been observed that site GB1 was previously ruled out during last local plan examination and that nothing has changed since to undermine the ruling¹⁸².

A11.24 The Inspector's decision at the last local plan examination in relation to Omission Site 5 (Netherhall Farm) was predicated on the basis that further Green Belt development was not needed to make up the city's housing supply due to the urban extension being provided for at Cambridge Airport (Cambridge East)¹⁸³. As development at Cambridge East is now not coming forward in the plan period, limited Green Belt

¹⁷⁹ 26318, 26326, 26327

¹⁸⁰ RD/NE/020 - Cambridgeshire Green Infrastructure Strategy, Appendix 15 Strategic Network Projects (Page 35)

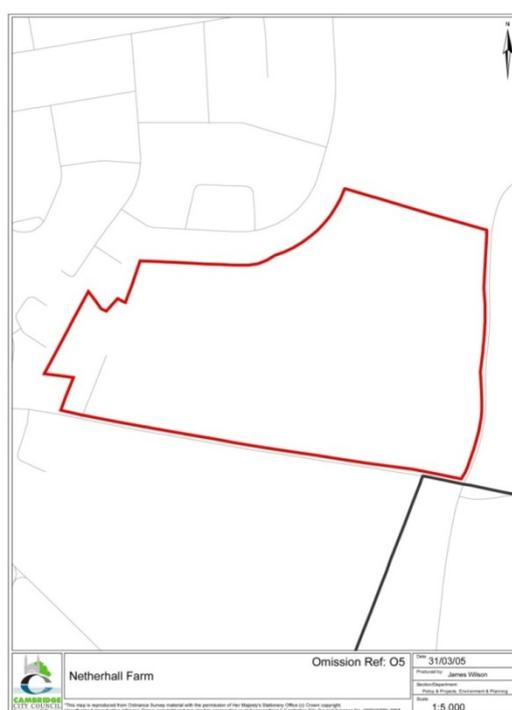
¹⁸¹ RD/Sub/C/010. Cambridge Local Plan 2014: Proposed Submission (July 2013). Policy 8: Setting of the City (pages 36-37)

¹⁸² 27191

¹⁸³ Cambridge Local Plan Inspector's Report (2006) – RD/AD/310, pages 127 - 128

release is required in order to meet the Council's objectively assessed housing need. It should also be noted that the site promoted during the last Local Plan was much bigger than that now proposed at GB1, with development proposed further up the slope towards Limekiln Hill (see Figure 11.2) and as such would have had a greater impact on the setting of the city. With development now limited to the flat land at the bottom of the slope, impact on the setting of the city is much reduced.

Figure 11.2: Site Plan showing extent of Omission Site 5 from the 2006 Local Plan Examination (land at Netherhall Farm)



Access to services and facilities

A11.25 Many objectors have noted that the sites are not well located in terms of access to local services and facilities (including schools) and there is little capacity within some of these services to serve additional population generated by these developments¹⁸⁴.

A11.26 As part of the SHLAA, the accessibility to existing centres and services was appraised¹⁸⁵. For the GB1 site, it was noted that the site is within 400-800m of the Wulfstan Way local centre, the nearest health centre or GP service, the nearest primary school and, for the most part, less than 1km away from a secondary school. For the GB2 site, it was noted that while the majority of the site was within 400-800m of the Wulfstan Way location centre, part of the site is more than 800m away. With

¹⁸⁴ 27191, 27360, 27642

¹⁸⁵ RD/LP/170 – Issues and Options 2. Part 1 Joint Consultation on Development Strategy and Site Options on the Edge of Cambridge – January 2013. Technical Background Document Part 1 (GB1, pages 25-26, GB2 pages 39-40)

regards to access to health centres of GP services, the majority of the site is over 800m from these services. In terms of school provision, the site is within 1 – 3km of a secondary school and over 800m away from the nearest primary school. It is a specific requirement of Policy 26 that development makes contributions towards improved community facilities and services in this part of the city.

Other issues

A11.27 Other issues raised include the impact that the proposed developments would have on restricting walkers from accessing the Gog Magog Hills and Beechwoods¹⁸⁶. However, the development of GB1 and GB2 will not lead to the loss of any footpaths, and Policy 26 makes specific reference to the need for development proposals to establish public footpaths linking the development with the surrounding chalk farmland in addition to protection of existing footpaths.

A11.28 It has also been suggested that the sites meet the criteria set out in the draft plan for protected open space, and as such their loss is in conflict with Section 7 of the Cambridge Local Plan¹⁸⁷. The County Wildlife site on the GB1 site is an area of protected open space, and will be retained as part of the development, as specifically referenced by Policy 26 (criterion q). Further open space provision will also need to be included as part of future development proposals for both sites in line with the Open Space standards set out in the Cambridge Local Plan¹⁸⁸.

¹⁸⁶ 25311

¹⁸⁷ 27191

¹⁸⁸ RD/Sub/C/010. Cambridge Local Plan 2014: Proposed Submission (July 2013). Policy 68: Open space and recreation provision through new development (pages 186 – 188) and Appendix I: Open Space and Recreation Standards (pages 353 – 362)

Appendix 12: Impact of the proposed boundary changes at GB3 and GB4 on the purposes of the Cambridge Green Belt

A12.1 There was a systematic and rigorous study of the inner boundary of the Green Belt carried out in 2012¹⁸⁹. Through the study it was seen that the land north Fulbourn Road, to the east and west of Peterhouse Technology Park and abutting the existing urban edge had less value to the purposes of Green Belt than the rising land to the south because of the relatively enclosed and discrete nature of both sites. Both sites are at the bottom of a gentle slope rising to the south and behind existing development and abutting countryside. When public viewpoints of the sites were verified during the ground surveys both were well screened by the surrounding topography. Within the Study the qualities of each site were measured against the purposes of Green Belt in turn and it was judged that the special character of the setting, which simply described is the abrupt and direct relationship between the urban and rural areas around the city, could be largely maintained. This would be for the following reasons:

- the areas of release are modest,
- they would be seen as an extension to the existing,
- through careful design and cutting any development into the hillside,
- the inclusion of landscape buffers around any development would maintain the boundary between urban and rural and preserve the special quality.

A12.2 The setting of the historic city is less important in the location because it does not have a direct relationship with the historic core. However because of the discrete nature of the sites any development would be seen as a modest extension of the existing developed area and not as a separate entity. The issue of coalescence is less important with regards to the location of GB3 and GB4 because any neighbouring existing development is some distance away. The specific boundaries of the sites were arrived at mainly because of the local topography, i.e. avoidance of the steeper and higher parts of the slope and the boundary of the existing technology park. The south eastern boundary is located on level ground immediate before the ground starts to rise to the southeast. It was thought inappropriate to extend the site further up the slope, as it would make any development of the sites much more prominent both physically and visually. This additional prominence would result in unacceptable encroachment into the countryside. It would also mean that any development would be more visually conspicuous thereby compromising the setting and special character.

A12.3 The new Cambridge Green Belt boundary suggested is intended to be long term and endure beyond the plan period of 2031.

A12.4 The rising ground to the south of the sites was highly significant in the assessment of the area as releasing elevated areas of land for development would result in significant visual impact and harm to both the national Green Belt purposes to preserve the setting and special character of historic towns and safeguard the

¹⁸⁹ RD/Strat/210

countryside from encroachment and the specific Cambridge Green Belt purposes set out at paragraph 2.50 (Table 2.4) of the Cambridge Local Plan and paragraph 2.29 of South Cambridgeshire Local Plan.¹⁹⁰

- A12.5 There is a view of the sites from the residential properties and offices to the north of GB3 and GB4 and a minor and intermittent view from Fulbourn Road. However, views from the south are protected by the ridgeline and are only revealed if seen from private farmland. Along a new southern boundary, a new urban boundary would be created that would be appropriate to its rural and agricultural setting, i.e. a treed native hedgeline.
- A12.6 Release of these sites would impact slightly on the compactness of Cambridge, in that the urban edge of the city would move southwards roughly 100 metres. However, this new boundary would be analogous to the existing urban edge formed by Peterhouse Technology Park.
- A12.7 Development of these sites would have no threat of merging Cambridge with any of its surrounding communities, as this would not extend the urban edge any closer to Fulbourn and there are no nearby settlements to the south of the sites.

¹⁹⁰ See page 28 of RD/Sub/C/010 and page 24 of RD/Sub/SC/010.

Appendix 13: Constraints on Development of GB3 and GB4

Sites not in the Green Belt should be developed first¹⁹¹

A13.1 Cambridge City Council has undertaken an assessment of sites for employment uses within Cambridge's urban area to inform the consultation on site options as part of Issues and Options 2 consultation¹⁹². This assessment reviewed existing employment allocations as well as potential new allocations.

A13.2 Sites in the Cambridge Green Belt were also assessed¹⁹³. The assessments for GB3 and GB4¹⁹⁴ were assessed as having development potential specifically for ARM, though with some constraints or adverse impacts.

There is no justification of exceptional circumstances for the removal of these sites from the Green Belt¹⁹⁵

A13.3 Sites GB3 and GB4 represent 3.7 hectares or around 25,000sqm of floorspace. The council remains of the opinion that sites GB3 and GB4 are an important part of the council's supply of employment land that help to provide flexibility in the supply of land as well as meeting a key employer's growth needs in the location they wish to be.

A13.4 When the Cambridge Local Plan 2014: Proposed Submission was drafted, the council's employment land supply was around 12 hectares or 220,000sqm (RD/Sub/C/010, Table 5.3, page 136). This includes land at GB3 and GB4. This compares with the identified need of 7.4 hectares or 70,200sqm (RD/Sub/C/010, Table 5.1, page 135). Since publication of the Cambridge Local Plan 2014: Proposed Submission, the council has again reviewed the supply of employment land in Appendix 5 of the statement on Main Matter 4 (M4 – CCC & SCDC). Tables 1.1 and 1.2 (page 28 of M4 – CCC & SCDC) indicate that the supply of employment land in Cambridge is now at around 25 hectares or 292,000sqm.

A13.5 Cambridge's high tech economy, linked to the University of Cambridge, has flourished since the development of the Science Park beginning in the 1970s. It now has a global profile both in terms of research and its technology based business community. Continuing to foster the high tech economy is a key aim of the council, which is supported by the NPPF¹⁹⁶. Furthermore, the Cambridge Cluster Study states that "Cambridge is a focus for globally significant science and commercialisation"¹⁹⁷. It is home to the University of Cambridge, which is regularly ranked in the top three universities in the world, as well as businesses of international importance (ARM, Microsoft, Autonomy, Redgate). Supporting the Cambridge economy is a key objective of the Cambridge Local Plan¹⁹⁸.

¹⁹¹ Representations 26862, 28124, 28127, 25287, 27940, 27936

¹⁹² RD/LP/260 and RD/LP/310

¹⁹³ RD/LP/170

¹⁹⁴ RD/LP/170 Beginning on pages 46 and 58

¹⁹⁵ Representations 26866, 27940, 27936, 28127

¹⁹⁶ Paragraph 21, fourth bullet, page 7

¹⁹⁷ RD/E/060 paragraph 7, page iv

¹⁹⁸ RD/Sub/C/010 vision and objectives pages 11-13

A13.6 The development of sites GB3 and GB4 are envisioned for the expansion of ARM. Since ARM was formed in Cambridge 25 years ago it has grown into a global leader, a FTSE100 company with a £14 billion market capitalisation, and has pioneered the development of technology that is now commonly used throughout the world. Most mobile phones in the world contain a computer chip designed by ARM.

A13.7 ARM has a strong business case for operating from a single site within Cambridge. Cambridge has played an important role in ARM's success story, and ARM is an integral part of the Cambridge Cluster. ARM's headquarters are based here; a high proportion of its staff live here; and there is a wealth of knowledge, expertise and innovators that is based within Cambridge that will support ARM's future growth. ARM is a "Cambridge Cluster businesses" and contributes to making it one of the leading international growth locations.

A13.8 Cambridge meets many of ARM's requirements that contribute to its success. The local presence of a skilled and educated workforce is widely seen as being of key significance for local economic growth and competitive advantage. An educated workforce is likely to be more innovative, more creative and more flexible. ARM has plans to grow at the Peterhouse Technology Park. This growth will be a significant scaling up of the company and will have substantial benefits to the local and national economy. ARM has reviewed other sites in the area and has concluded that there are no other sites that meet their needs. ARM employees need to operate within a highly collaborative environment and therefore require office space that makes it easy for operating functions and groups to come together on a daily basis.

A13.9 The Employment Land Review 2012 notes the importance of sites on the edge of Cambridge, in particular their sustainable locations to the Cambridge economy¹⁹⁹. Sites GB3 and GB4 are a sustainable extension to an existing business park in a location that is supported by the business. Paragraph 84 of the NPPF says that when reviewing Green Belt boundaries we should take account of sustainable patterns of development. The NPPF²⁰⁰ makes it clear that the economy is an important aspect of sustainability and the planning system has a role in promoting sustainable development.

A13.10 The Council has reviewed the Green Belt in a thorough manner²⁰¹. Sites GB3 and GB4 have been identified as having medium importance to the purposes of the Green Belt. See 6B2i above, for further information on the impact on the Green Belt.

A13.11 In summary, the exceptional circumstances that justify the release of these sites from the Green Belt are:

- There is a need to allocate these sites to support the Cambridge high tech economy and ARM;
- These sites are in a sustainable location on the edge of Cambridge;
- The medium impact of development of these sites to the purposes of the Cambridge Green Belt will not substantially harm the purposes of the Green Belt.

¹⁹⁹ RD/E/020 paragraph 8, sixth bullet, page iv

²⁰⁰ Paragraph 7

²⁰¹ RD/Strat/200, RD/Strat/210 and further detail in the Matter Statement for matter 6A

Development of these sites would create sprawl and harm Cambridge's compact character²⁰²

A13.12 GB3 and GB4 are relatively small sites that represent a limited release of Green Belt land with a clearly defined new boundary. This is restricted in nature and does not represent unrestricted sprawl or fundamental harm to Cambridge's compact character. Release of these sites would impact on the compactness of Cambridge, in that the urban edge of the city would move southwards roughly 100 metres. However, this new boundary would be analogous to the existing urban edge formed by Peterhouse Technology Park.

A13.13 The new Green Belt boundary is intended to endure beyond the plan period. Criterion v of policy 26 requires the creation of an appropriate buffer and distinctive city edge. The answer to 6B 2i, sets out further detail on this matter.

Negative impact on the setting of the Cambridge²⁰³

A13.14 The Councils have undertaken a thorough review of the Green Belt²⁰⁴. Sites identified for release (in particular GB3 and GB4) have been found to have a medium impact on the setting of the City²⁰⁵. See the 2012 Green Belt review (RD/Strat/200) Zone 4, page 8. Policy 8 (page 36) will also ensure that development is sensitive to the setting of the city. The answer to 6B 2i, sets out further detail on this matter.

Impact on adjoining residential properties²⁰⁶

A13.15 Policy 26²⁰⁷ has been drafted so as to mitigate the impact any development will have on surrounding properties. Criteria b, u and w will help ensure that any impact from noise, loss of light and other amenity considerations will be considered in any planning application. Furthermore the plan needs to be read as a whole and there are other policies in the plan that helps deal with this issue. Policies 34²⁰⁸ and 35²⁰⁹ deal with the impact of noise and light from new development. Policies 55 to 59²¹⁰ deal with the design of new development.

Impact on biodiversity²¹¹

A13.16 Development on these sites will be required to include landscape improvement proposals that strengthen or re-create the well-defined and vegetated urban edge, improve visual amenity and enhance biodiversity²¹². Policy 26²¹³ requires a landscaped buffer between the site and existing housing (criterion u); and early establishment of a generous landscaped edge to the southern side of the sites,

²⁰² Representations 27940, 27936

²⁰³ Representations 27940, 27936, 25287

²⁰⁴ RD/Strat/200 and RD/Strat/210

²⁰⁵ RD/Strat/210 page 19, sector 11, areas 1 and 4

²⁰⁶ Representations 25287, 26456

²⁰⁷ RD/Sub/C/010 Page 93

²⁰⁸ RD/Sub/C/010 Page 121

²⁰⁹ RD/Sub/C/010 Page 122

²¹⁰ RD/Sub/C/010 Starting from page 171

²¹¹ Representations 26318, 26456

²¹² RD/Sub/C/010 Policy 8, criterion c

²¹³ RD/Sub/C/010 page 93

including retention and enhancement of existing hedgerows, to help create an appropriate buffer and distinctive city edge between the development, the Cherry Hinton Pit SSSI and the Cambridge Green Belt (criterion v). Policy 8²¹⁴ will ensure the new edge to the city enhances biodiversity. Policy 70²¹⁵ will ensure that priority species and habitats are protected.

A13.17 The SSSI, Cherry Hinton Pit, is designated for the populations of four nationally uncommon plant species which occur on the site. In addition, areas of herb-rich chalk grassland are present and these represent a habitat type which has almost disappeared from the eastern counties of England. The council's assessment of GB3 and GB4 identified that there were potential impacts on the SSSI from the sites, but that these impacts were capable of mitigation²¹⁶.

A13.18 The assessments of GB3 and GB4 identified that full ecological surveys would be required in order to assess potential impacts²¹⁷. Appropriate development of the sites could help realise the Green Infrastructure Strategy vision²¹⁸. However, it is also noted that the sites border a number of locally designated sites and development could increase disturbance to the sites particularly Limekiln Local Nature Reserve²¹⁹.

A13.19 Careful consideration of the planning application with reference to the aforementioned policies will ensure that any negative impacts are mitigated.

Transport Implications²²⁰

A13.20 A number of objectors have raised specific concerns that the transport infrastructure in the area has no spare capacity to support additional growth, with specific concerns about additional congestion. Cambridgeshire County Council has undertaken high level traffic modelling for all proposed developments in the Local Plans. Furthermore, Cambridgeshire County Council has produced the Transport Strategy for Cambridge and South Cambridgeshire (RD/T/120) in which the strategy for Cambridge focuses on ensuring development is linked by high quality sustainable modes of travel. Any planning application for the site will consider the impact of traffic on the road network.

A13.21 The assessments of GB3 and GB4 identified that there were negative impacts on local highway capacity as a result of development on these sites, but that the impact was capable of appropriate mitigation²²¹. The sites are of a scale that would trigger the need for a Transport Assessment and Travel Plan.

²¹⁴ RD/Sub/C/010 page 36

²¹⁵ RD/Sub/C/010 page 190

²¹⁶ RD/LP/170 pages 48 and 60

²¹⁷ RD/LP/170 pages 46-57 and 68-69

²¹⁸ RD/LP/170 pages 57 and 69

²¹⁹ RD/LP/170 pages 56 and 68

²²⁰ Representations 27940, 27936

²²¹ RD/LP/170 pages 49 and 61

The proposed site allocations are not large enough, a larger release should be considered²²²

A13.22 The Council notes that a larger site in this area has been proposed and will respond to the issues arising from this proposal at the appropriate hearing session for that site.

²²² Representations 28099, 28098

Appendix 14: Constraints on Development of Land at Fulbourn Road East

The development of this site would lead to urban sprawl and reduce separation to Fulbourn²²³

- A14.1 Paragraph 83 of the NPPF allows Green Belt boundaries to be reviewed in exceptional circumstances through a Local Plan review. Site E/2 is a relatively small site that represents a limited release of Green Belt land with a clearly defined new boundary. This is restricted in nature and does not represent unrestricted sprawl or fundamental harm to Cambridge's compact character.
- A14.2 The Council's 2012 Inner Green Belt Boundary Review²²⁴ has not identified any significant harm to Green Belt proposes in relation to sprawl and village separation arising from the development of this site. Development of the site would have no material impact upon the physical separation, setting, scale and character of Fulbourn being separated from the village by 1.75 kilometres and by a noticeable change in elevation. Land at the Fulbourn and Ida-Darwin Hospitals will continue to be protected as Green Belt and will retain an open character on the Cambridge Road frontage. Policy E/2 requires the creation of landscaped buffers on the southern and eastern boundaries of the allocation which will also help contain the site in the landscape²²⁵.

Land ownership and deliverability²²⁶

- A14.3 In a representation to the Proposed Submission Local Plan, the Council was informed that the landowner does not wish to sell the land or see it developed²²⁷. However, the Councils' 2012 Inner Green Belt Boundary Study has not identified any significant harm to Green Belt proposes which would arise from the development of this site.
- A14.4 The site is likely to be developable over the plan period and adjoins the successful Peterhouse Technology Park. Its allocation could help to meet longer-term needs even if it is not brought forward until late in the plan period and it provides an opportunity for employment development on the edge of Cambridge.
- A14.5 This site could come forward for employment development without causing significant harm to the purposes of the Cambridge Green Belt and it is appropriate that it be allocated. It provides an opportunity for additional employment development on the edge of Cambridge consistent with the Councils' Employment Land Review²²⁸, that notes the importance of sites on the edge of Cambridge. The Council has a surplus in employment land supply as set out in its Matter 4 statement and this site is not crucial to meeting its employment needs, but provides additional flexibility in a sustainable location.

²²³ 56881, 56921, 60251

²²⁴ RD/Strat/210 Sector 12 area 2

²²⁵ South Cambridgeshire Local Plan, Policy E/2 (RD/Sub/SC/010)

²²⁶ 57525

²²⁷ Representation 57525 to the South Cambridgeshire Local Plan

²²⁸ RD/E/020 at paragraphs 3.37 and 4.20 bullet point 5, RD/E/020 paragraph 8 last bullet.

Traffic congestion²²⁹

A14.6 The County Council have undertaken high level traffic modelling for all proposed developments in the Local Plans. Furthermore the County Council have produced a transport strategy that plans to accommodate the future levels of growth in the Local Plans. Any planning application for the site will consider the impact of traffic on the road network. The assessment of SHLAA site 300 found that there were negative impacts on local highway capacity as a result of development on these sites, but that the impact was capable of appropriate mitigation²³⁰. The site is of a scale that would trigger the need for a Transport Assessment and Travel Plan.

No exceptional circumstances²³¹

A14.7 Paragraph 83 of the NPPF allows Green Belt boundaries to be reviewed in exceptional circumstances through a Local Plan review. Site E/2 is a relatively small site that represents a limited release of Green Belt land with a clearly defined new boundary. This is restricted in nature and does not represent unrestricted sprawl or fundamental harm to Cambridge's compact character.

A14.8 The Councils' 2012 Inner Green Belt Boundary Study has not identified any significant harm to Green Belt proposes in relation to sprawl and village separation that would arise from the development of this site.

A14.9 The Councils' Employment Land Review²³² notes the importance of sites on the edge of Cambridge which this site could help to satisfy. It lies adjacent to the successful Peterhouse Technology Park.

Contrary to Green Belt purposes, would reduce separation between Cambridge and Fulbourn, highly visible from rising ground to south-east, no exceptional circumstances²³³

A14.10 Paragraph 83 of the NPPF allows Green Belt boundaries to be reviewed in exceptional circumstances through a Local Plan review. The Council's 2012 Inner Green Belt Boundary Study has not identified any significant harm to Green Belt proposes in relation to sprawl and village separation. The Councils' Employment Land Review²³⁴ notes the importance of sites on the edge of Cambridge which this site could help to satisfy It lies adjacent to the successful Peterhouse Technology Park.

A14.11 Site E/2 is a relatively small site that represents a limited release of Green Belt land with a clearly defined new boundary. This is restricted in nature and does not represent unrestricted sprawl or fundamental harm to Cambridge's compact character.

²²⁹ 56957, 64619

²³⁰ RD/Strat/120 Appendix 7iii, Broad Location 7 Site Options

²³¹ 58192, 58933

²³² RD/E/020 at paragraphs 3.37 and 4.20 bullet point 5, RD/E/020 paragraph 8 last bullet.

²³³ 58212, 58246, 58296, 58429, 58742, 58808, 61516, 61729, 61746, 61755, 61767, 61789, 61801, 61809

²³⁴ RD/E/020 at paragraphs 3.37 and 4.20 bullet point 5, RD/E/020 paragraph 8 last bullet.

A14.12 The site would not be visible from the south and any glimpsed views from the south-east can be mitigated by landscaping and if necessary by not developing part of the site. The extent to which the eastern part of the site can be developed will depend upon further analysis of views at planning application stage.

Development must allow for the creation of a southern relief road south of the roundabout on Cambridge/Fulbourn Road²³⁵

A14.13 There is no current requirement for the provision of such a road in the transport plans of the County Council. This matter can be considered if circumstances change at planning application stage.

Council's Green Belt assessment is flawed²³⁶

A14.14 Paragraph 83 of the NPPF allows Green Belt boundaries to be reviewed in exceptional circumstances through a Local Plan review. The Councils' 2012 Inner Green Belt Boundary Review has not identified any significant harm to Green Belt proposes in relation to sprawl and village separation which would arise from the development of this site.

Would harm the environment and ambience of Fulbourn²³⁷

A14.15 Paragraph 83 of the NPPF allows Green Belt boundaries to be reviewed in exceptional circumstances through a Local Plan review. The Councils' 2012 Inner Green Belt Boundary Review has not identified any significant harm to Green Belt proposes in relation to sprawl and village separation which would arise from the development of this site.

Larger releases at Cambridge South East should be included²³⁸

A14.16 Larger releases are not required to meet the homes and jobs needs of the area. The Councils' review of the Green Belt identified land to the south as being of higher importance to the Cambridge Green Belt with a direct relationship between the city and its surroundings with important views across Cambridge.

A14.17 Development of the nature proposed would have a significant detrimental impact upon the purposes of the Cambridge Green Belt for which there are no exceptional circumstances.

Loss of good quality agricultural land²³⁹

A14.18 Development on the edge of Cambridge will mean a loss of some agricultural land. Development in a rural area like South Cambridgeshire often involves the loss of agricultural land. This is not prevented by policies in the NPPF. The Councils'

²³⁵ 58777

²³⁶ 59920

²³⁷ 60179

²³⁸ 60925

²³⁹ 60936

Employment Land Review²⁴⁰ notes the importance of sites on the edge of Cambridge which this site could help to satisfy.

²⁴⁰ RD/E/020 at paragraphs 3.37 and 4.20 bullet point 5, RD/E/020 paragraph 8 last bullet.