

Great Places

Topic Paper



Greater Cambridge Local Plan

Topic paper published alongside the First Proposals
(Regulation 18: The Preferred Options) Consultation 2021

1. Introduction and Purpose

This is one of eight topic papers produced to inform the consultation on the Greater Cambridge Local Plan: First Proposals. The topic papers are:

- Strategy
- Climate Change
- Green Infrastructure
- Wellbeing and Social
- Great Places
- Jobs
- Homes
- Infrastructure

All of the papers can be found on the [Greater Cambridge Shared Planning website](#).

The topic papers set out how the preferred option for each policy under the relevant Local Plan 'Theme' has been developed. As such, the topic papers support and complement the First Proposals consultation document as they provide a detailed explanation of the basis for each preferred policy approach. The policies are presented in a consistent format in each paper with sufficient information to provide a comprehensive appreciation of the background to and development of the preferred option. The content and structure for each policy option is:

- the issue the plan is seeking to respond to;
- the national, regional and local policy context that informs how the plan should address the issue;
- how consultation and engagement have informed the policy's development;
- the evidence that has informed the preferred policy option;
- the proposed policy approach and reasons why this is preferred, including alternative options considered;
- further work and next steps.

A Local Plan must be informed by consultation and engagement as well as statutory processes, such as Sustainability Appraisal and Habitats Regulations Assessment, and the requirements of national planning policy. These important elements of plan-making have, therefore, informed development of the First Proposals for the Local Plan and are the subject of separate reports, and are also available on the [Greater Cambridge Shared Planning website](#). These form part of the overall consultation and are summarised below.

Greater Cambridge Local Plan Statement of Consultation

The Statement of Consultation sets out how the Councils have undertaken consultation, and propose to undertake consultation, in preparing the Greater Cambridge Local Plan.

The Statement will be updated at each stage of the plan making process; the current version supports the First Proposals stage.

The approach to Local Plan consultation is founded on the Councils' [Statement of Community Involvement](#). This sets out how and when we will involve the community and key stakeholders in preparing, altering and reviewing our plans and guidance for future development. It also explains how we will involve the community in planning applications.

The current version of the [Statement of Consultation](#) provides details of the consultation and engagement we have undertaken to date. This includes events before and after the first formal consultation on the plan, as well as details of the formal consultation itself, known as The First Conversation. The Statement summarises what have you told us so far and how we have taken this into account in developing the Local Plan.

Greater Cambridge Local Plan Sustainability Appraisal

A sustainability appraisal is a systematic process required by law that must be carried out during the preparation of a local plan. Its role is to promote sustainable development by assessing the extent to which the emerging plan, when judged against reasonable alternatives, will help to achieve relevant environmental, economic and social objectives. Sustainability appraisal should be applied as an ongoing process informing the development of the plan throughout its preparation.

Reasonable alternatives are the different realistic options considered in developing the policies in the plan. They need to be sufficiently distinct to highlight the different sustainability implications of each so that meaningful comparisons can be made. The sustainability appraisal should only focus on what is needed to assess the likely significant effects of the plan.

A Sustainability Appraisal Scoping Report was subject to consultation alongside the First Consultation in January 2020. A sustainability appraisal was also completed on the First Conversation. In November 2020 an appraisal was carried out to inform the testing of development strategy options. These reports can be found on the Greater Cambridge Shared Planning website in the [document library](#) section.

The Greater Cambridge Local Plan First Proposals Sustainability Appraisal report has now been published, which considers the proposals and option identified in the

First Proposals report. It includes a non-technical summary of the information, providing a clear and accessible overview of the process and findings.

The sustainability appraisal report sets out the reasonable alternatives considered as the plan has evolved, including the preferred approach in each case, and assesses these against the baseline environmental, economic and social characteristics of the area.

Greater Cambridge Local Plan Habitats Regulations Assessment

A Habitats Regulations Assessment (HRA) refers to a process which must be undertaken by law to determine if a plan or project may affect the protected features of a habitats site. European Sites and European Offshore Marine Sites are referred to as 'habitats sites' in national planning policy.

All plans which are not directly connected with the conservation management of a habitat site require consideration of whether the plan or project is likely to have significant effects on that site. This consideration should take into account the potential effects both of the plan/project itself and in combination with other plans or projects.

If a proposed plan or project is considered likely to have a significant effect on a protected habitats site then an appropriate assessment of the implications for the site, in view of the site's conservation objectives, must be undertaken. An appropriate assessment for a local plan should consider the impacts on sites and confirm the suitability or likely success of mitigation measures.

The HRA process began in 2020 with the publication of the HRA Scoping Report alongside the First Conversation in January 2020, which identified European sites with potential to be affected by the Local Plan. In November 2020 an assessment of the strategic spatial options was published. These reports can be found on the Greater Cambridge Shared Planning website in the [document library](#) section.

An HRA has now been carried out of the proposals in the First Proposals Report, and published to accompany the consultation.

Greater Cambridge Local Plan Duty to Cooperate: Statement of Common Ground

The purpose of the Greater Cambridge Local Plan Duty to Cooperate Statement of Common Ground is to set out the main areas of common and uncommon ground with relevant partners on strategic cross-boundary matters. It also forms part of the evidence required to demonstrate that the Councils have complied with the duty to cooperate in preparing the local plan.

The Statement of Common Ground responds to the requirement in national planning policy and guidance that strategic policy-making authorities are expected to document the activities undertaken when in the process of addressing strategic cross-boundary matters whilst cooperating. These will include the following matters that should be tailored to address local circumstances:

- working together at the outset of plan-making to identify cross-boundary matters which will need addressing;
- producing or commissioning joint research and evidence to address cross-boundary matters;
- assessing impacts of emerging policies; and
- preparing joint, or agreeing, strategic policies affecting more than one authority area to ensure development is coordinated.

The Statement of Common Ground is intended to provide the outcome at a point in time of the ongoing cooperation with relevant bodies regarding strategic cross-boundary matters. It is intended to be a concise sign-posting document. It is closely related to the First Proposals Duty to Cooperate Statement of Compliance and to the First Proposals Statement of Consultation.

Greater Cambridge Local Plan Equalities Impact Assessment (EQIA)

The Public Sector Equality Duty, introduced under the Equality Act 2010, requires all public bodies, including Councils, to have due regard to the need to eliminate unlawful discrimination, harassment, and victimisation; advance equality of opportunity between those who share a protected characteristic and those who do not; and foster good relations between those who share a relevant protected characteristic and those who do not.

An EQIA provides a methodical approach to the assessment of impacts across the protected characteristics set out in legislation. An assessment should be completed during the development and review of all Council policies, strategies, procedures, projects or functions.

EQIA was carried out at the First Conversation stage at January 2020, and in relation to the testing of strategic options in November 2020. These reports can be found on the Greater Cambridge Shared Planning website in the [document library](#) section.

The Greater Cambridge Local Plan First Proposals Report Equalities Impact Assessment has now been proposed to provide an assessment of the policies and proposals in the consultation.

2. Overall Context for Great Places

2.1 Background

The Greater Cambridge Local Plan First Conversation consultation in 2020 identified Great Places as one of the key themes for the new local plan to address.

The consultation identified key issues relating to:

- How to ensure Greater Cambridge can deliver high quality new development
- How to sustain our landscapes while increasing biodiversity and adapting to climate change.
- How to enhance open spaces and public realm
- How to balance heritage protection with the demands of growth.
- How to ensure that our historic buildings have viable uses, so they can be maintained and safeguarded.
- How we can help historic buildings adapt to climate change whilst maintaining their heritage value.
- Ensuring local distinctiveness is maintained and enhanced.

We asked you:

- How do you think we should protect, enhance and adapt our historic buildings and landscapes?
- How do you think we could ensure that new development is as well-designed as possible??

We have reviewed the responses you gave us, and you will find the issues raised summarised in this topic paper.

We published our initial evidence findings in November 2020 relating to the implications of different development strategy choices available to the Local Plan, and we held some workshops with stakeholders on these issues.

Since then we have been preparing the First Proposals, and further developing the evidence that supports the plan.

2.2 Proposed Approach

Key policy areas have been identified that are addressed in this topic paper. For each of these, further detail is provided on the national, regional and local policy context, the consultation and engagement undertaken, the evidence informing it, the proposed approach and reasons for its selection, and details of further work on the issue that will be undertaken for future stages of the plan making process.

- GP/PP People and Place responsive design
- GP/LC Protection and enhancement of landscape character
- GP/GB Protection and enhancement of the Cambridge Green Belt
- GP/QD Achieving high quality new development
- GP/QP Establishing high quality landscape and public realm
- GP/HA Conservation and enhancement of heritage assets
- GP/CC Adapting heritage assets to climate change
- GP/PH Protecting public houses

3. Further Work and Next Steps

The next step in the plan making will be to prepare a draft Local Plan for consultation. This will be informed by the comments we received through this consultation, and further development of the evidence base which supports the plan.

We will also continue to monitor the impacts of the COVID-19 Pandemic as the plan making process continues, and update our evidence related to this at future stages

4. GP/PP: People and place responsive design

4.1 Issue the Plan is Seeking to Respond to

The Greater Cambridge Local Plan will need policies to guide how development responds to, integrates with and enhances local context. This covers existing communities, climatic conditions, local connections and character. It will need to set out these considerations to determine whether proposals for development in urban areas, villages, and the countryside are acceptable and contribute positively to placemaking.

4.2 Policy Context

National Context

National Planning Policy Framework

[National Planning Policy Framework](#) (2021) (NPPF) Section 12 Paragraph 127, requires plans to set out a clear design vision.

Paragraph 126 states that good design is a key aspect of sustainable development, creating better places in which to live and work and helps make development acceptable to communities. Being clear about design expectations, and how these will be tested.

Paragraph 127 identifies the importance of understanding and defining the characteristics of different areas and using these to identify the special qualities that should be reflected in development. Such an approach requires a sound understanding and evaluation of context including physical and socio-economic matters.

Paragraph 11a expands on the notion of sustainable development, which is understood as the promotion a sustainable pattern of development that seeks to: meet the development needs of their area; align growth and infrastructure; improve the environment; mitigate climate change (including by making effective use of land in urban areas) and adapt to its effects.

Design therefore is key to enabling the balance between economic, climate and wellbeing objectives. Paragraphs 125-136 of the NPPF set out a clear national policy framework for promoting good design as a key element to achieving sustainable development and emphasises the indivisible link between good design and good planning.

Paragraph 134 states that development that is not well designed should be refused, especially where it fails to reflect local design policies and government guidance on

design, and Paragraph 132 underlines that design quality should be considered throughout the evolution and assessment of individual proposals.

Planning Practice Guidance

Policies in the NPPF are supplemented by [Planning Practice Guidance](#) (PPG) Policies in the NPPF are supplemented by the National Planning Practice that provides further guidance on the interpretation and implementation of achieving good design as set out in the NPPF. The guidance states local authorities should make design a more transparent and accessible part of the planning process through clear strategic and non-strategic policies in local plans and robust provisions for design review and community engagement.

PPG recognises that ‘non-strategic policies are important for providing a clear indication of the types of development that will be allowed in an area, especially where they provide a hook for more detailed local design guides, masterplans or codes. They can also set out how other design tools are expected to be used in appropriate circumstances, such as design review. (Paragraph: 004 Reference ID: 26-004-20191001 Revision date: 01 10 2019)

National Design Guide, Planning practice guidance for beautiful, enduring and successful places, 2019

The National Design Guide is a planning practice guide from the Ministry for Housing Communities and Local Government (MHCLG). It builds on the NPPF that references it at Paragraph 129, and makes it clear that creating high quality buildings and places is fundamental to what the planning and development process should achieve. The focus of the guide is on good design in the planning system and is aimed at local authority planning officers, to inform development proposals and their assessment by local planning authorities, it supports Paragraph 134 of the NPPF which states that permission should be refused for development of poor design. The guide applies to all scales of development and new infrastructure.

It sets out 10 Characteristics of good design, listed below, and seen in the figure below.

- Context – enhances the surroundings.
- Identity – attractive and distinctive.
- Built form – a coherent pattern of development.
- Movement – accessible and easy to move around.
- Nature – enhanced and optimised.
- Public spaces – safe, social and inclusive.
- Uses – mixed and integrated.
- Homes and buildings – functional, healthy and sustainable.
- Resources – efficient and resilient.
- Lifespan – made to last



Figure 1: MHCLG 10 Characteristics of Good Design

Ministry for Housing Communities and Local Government (2019) National Design Guide, Planning practice guidance for beautiful, enduring and successful places
https://assets.publishing.service.gov.uk/government/uploads/system/uploads/attachment_data/file/962113/National_design_guide.pdf

Regional / Local Context

Cambridgeshire Quality Charter for Growth, Cambridgeshire County Council, 2008.

The [Cambridgeshire Quality Charter](#) emerged from CABE research to better understand how the design of higher density schemes could accommodate a mix of people. The Quality Charter aims to enable diverse stakeholders to agree on the basic principles of good design ahead of plans being approved. It was based on research made up of a series of study tours and workshops to draw lessons from best practice in both the UK and in Europe. This document is currently referred to applicants as it sets out the core principles for the level of design quality to be expected in new developments.

The Charter sets out core principles for achieving quality new homes and neighbourhoods in new developments in the five authorities that make up the County of Cambridgeshire. There are four themes – Community, Connectivity, Climate and Character – and each is supported by nine guidelines.

The Charter was adopted by the local authorities in 2007, and enables the authorities, developers and landowners to collaborate on meeting higher standards. It is used by the Cambridgeshire Quality Panel that reviews all major schemes and reports back to the developer and the local authority concerned. With experts on each of the themes the Panel is able to improve design before schemes are approved.

Cambridgeshire Quality Panel

The [Cambridgeshire Quality Panel](#) is administered by Cambridgeshire County Council and is governed by its own terms of reference. Within the Greater Cambridge area, it reviews strategic scale allocations within the adopted local plans infrastructure projects ; all new schools and extensions In Cambridge City, the Cambridgeshire Quality Panel reviews sites that are generally covered by the City Fringes Joint Development Control Committee. The Cambridgeshire Quality Panel may also review policies, guidance and documents that have a strategic and spatial implications at a sub-regional scale. It uses the Cambridgeshire Quality Charter for Growth's four Cs as criteria for its assessments:

Community – Building a sense of community by providing a greater choice of housing along with community facilities which assist active participation of people in their neighbourhoods (including encouraging developers to set up proper systems of governance for their developments early in the process)

Connectivity – Locating new developments where they can benefit from high connectivity to jobs and services and provision of sustainable infrastructure to match the pace of the development

Climate – Tackling climate change through good design, site layout and imaginative landscaping, including innovative approaches to energy, transport, waste and water (water treated as a friend not an enemy)

Character - Creating places of character with distinctive neighbourhoods and public realm that encouraged people to walk and cycle

Greater Cambridge Design Review Panel.

A Greater Cambridge Design Review Panel was established in 2021 to supersede local design review panels in South Cambridgeshire District Council and Cambridge City Council. The Greater Cambridge Design Review Panel was set up to raise the quality of development by identifying where designs can be improved to achieve the best possible outcomes. This is in line with the planning authority's aspirations and in accordance with the existing two local plans for South Cambridgeshire District Council and Cambridge City Council emerging Greater Cambridge Local Plan. It is a critical friend to all parties, offering impartial advice to developers, planning officers and planning committee. It helps inform the planning process and gives greater confidence to decision makers to support innovative, high quality design. The Panel operates in the public interest and always considers the best outcome for the whole community.

The Panel states that the output from its reviews, the review letter, must be written in a clear and accessible language and reflect the main points in the process. It will be

structured under the headings of the Cambridgeshire Quality Charter's and should include the four 'C's.

Community: Building a sense of community by providing a greater choice of housing along with community facilities which assist active participation of people in their neighbourhoods (including encouraging developers to set up proper systems of governance for their developments early in the process).

Connectivity: Locating new developments where they can benefit from high connectivity to jobs and services and provision of sustainable infrastructure to match the pace of the development.

Climate: Tackling climate change through good design, site layout and imaginative landscaping, including innovative approaches to energy, transport, waste and water (water treated as a friend not an enemy).

Character: Creating places of character with distinctive neighbourhoods and public realm that encouraged people to walk and cycle

Adopted Local Plans

South Cambridgeshire Local Plan 2018:

The adopted [South Cambridgeshire Local Plan](#) (September 2018) includes Policy HQ/1: Design Principles. This states that all new development must be of high quality design, with a clear vision as to the positive contribution the development will make to its local and wider context. The policy establishes a set of fundamental design principles that should be applied to all development to ensure it contributes to social, economic and environmental sustainability and makes a positive difference to people's lives to help provide homes, jobs and better opportunities for everyone, whilst protecting and enhancing the natural environment, and conserving the countryside and open spaces that are important to everyone.

Cambridge Local Plan 2018

The adopted [Cambridge Local Plan](#) (September 2018) includes Policy 55 Responding To Context and Policy 56 Creating Successful Places.

Policy 55 aims to ensure that new developments have an understanding of and appropriate response to context to ensure that the special character of Cambridge is protected and enhanced. This context is understood as the setting of a site or area including land uses, open spaces, the built and natural environment and social and physical characteristics. It states that new development should create a scale and form that is appropriate to existing buildings, the public realm and open spaces, which complement the local identity of an area.

Policy 56 emphasises the importance of place. It states that successful places are those that create environments that are inclusive and accessible by balancing the needs of all users through high quality design. Such places are well integrated into their surroundings, having identified and responded to the opportunities and constraints of a site and resulting in attractive and enjoyable places available to everyone. The economic success of Cambridge is underpinned by the quality of life and place in the city, demonstrating its importance.

4.3 Consultation and Engagement

We received several comments responding to design vision. You told us that new development should be place specific and climate sensitive, that design quality becomes an important theme for the plan and that the historic environment is considered. Other issues highlighted include:

- that design is an important theme of the local plan
- ensuring that development is place specific and climate development.
- policies should allow imaginative and contemporary design
- recognising that the historic environment forms part of Great Places.
- consider issues like accessibility and connectivity
- apply the principles set out in the Cambridgeshire Quality Charter
- that we should not grant planning permission for poorly designed development.

4.4 Evidence Base

Local design quality

In 2020, a [Housing Design Audit for England](#) was launched by Place Alliance to provide a systemic approach to assess the design quality of the external residential environment to improve placemaking and enhance the potential for internalisation of trips. It scored new housing developments across England on a variety of metrics under the following broad categories:

- Environment and Community;
- Place Character;
- Streets, Parking and Pedestrian Experience; and
- Detailed Design and Management.

These were then subdivided into a greater number of metrics. The report found that generally the East of England region, where Greater Cambridge is located, was

delivering mediocre places below the national average. Although there is a strong track record of delivering design excellence as evidenced through numerous design and planning awards in Greater Cambridge, this may bely the picture for average developments. The report states that 'poor' and even 'mediocre' design is not sustainable and falls foul of the NPPF's 'Presumption in favour of sustainable development'.

The report stated five recommendations for local authorities to achieve high quality design, which should be taken into account by the local plan:

- Set very clear aspirations for sites (in advance)
 - use proactive tools that encompass design aspirations for specific sites to positively influence design quality, as they give greater certainty for housebuilders and communities, and their use and the sorts of design ambitions that they will espouse should be made clear in policy, well in advance of sites coming forward for development.
- Design review for all major housing schemes
 - Local authorities should themselves establish or externally commission a design review panel as a chargeable service and all major housing projects should be subject to a programme of design review.
- Deal once and for all with the highways / planning disconnect
 - Highways design and adoption functions should work in a wholly integrated manner with planning, perhaps through the establishment of multi-disciplinary teams and by involving highways authorities in the commissioning of design review.
- Refuse sub-standard schemes on design grounds
 - Local planning authorities need to have the courage of their convictions and set clear local aspirations by refusing schemes that do not meet their published design standards.
- Consider the parts and the whole when delivering quality
 - Some well-designed large schemes are being undermined by a failure to give reserved matters applications adequate scrutiny or through poor phasing strategies resulting in the delivery of disconnected parcels of residence.

Aligning design aspirations locally and regionally

Given the local significance of the [Cambridgeshire Quality Charter for Growth](#) and the integration of two local design review panels working there is an opportunity to ensure that Greater Cambridge's local plan provides clarity to align with the existing and emerging design agendas in a context sensitive manner.

[URBED was commissioned by the Cambridgeshire and Peterborough Combined Authority](#) 'to undertake interviews, use published materials and URBED research to make recommendations on updating the Cambridgeshire Quality Charter to reflect

changes since its inception.’ This report made assessed the performance of the Cambridgeshire Quality Charter for Growth, and made recommendations for its future. Some of the key findings are summarised below:

- The Cambridgeshire Quality Charter has been important is raising the bar on quality. People appreciate its simplicity and brevity. The four Cs provide a comprehensive framework for both applicants and the Quality Panel.
- The possibility of tying the four Cs into planning policy might also be considered.
- The Cambridgeshire Quality Charter is effective in supporting officers, acting as a critical friend to applicants and giving assurance to members.

Wellbeing as a place function

NHS England launched a [Healthy New Towns](#) programme in 2015 to explore how the development of new places could provide an opportunity to create healthier and connected communities with integrated and high-quality health services. 10 ‘demonstrator sites’ chosen in March 2016, including Northstowe in Greater Cambridge.

This demonstrator towns sought to highlight how it might be possible to respond to England’s growing and ageing population, as well as a significant programme of house building planned and underway across the country has created an opportunity to address some of the causes of these inequalities for these communities for generations to come. In Northstowe, these healthy town indicators included: the design of the public realm respects the needs of older people, a ‘Healthy living, youth and play’ strategy, modelling tools to estimate the number and type of homes needed for older people, residents establishing a health and wellbeing group to promote the use of the sports and recreational facilities built, and support for GPs to develop a new model of care for residents of Northstowe and its surrounding villages.

The programme captured learnings across all of its demonstrator towns in ten principles, listed below which are intended to provide lessons and clear actions for councils, developers and the NHS.

- Principle 1 Plan ahead collectively
- Principle 2 Assess local health and care needs and assets
- Principle 3 Connect, involve and empower people and communities
- Principle 4 Create compact neighbourhoods
- Principle 5 Maximise active travel
- Principle 6 Inspire and enable healthy eating
- Principle 7 Foster health in homes and buildings
- Principle 8 Enable healthy play and leisure
- Principle 9 Develop health services that help people to stay well

- Principle 10 Create integrated health and wellbeing centres

Recommendations for policy

- Set clear aspirations for design quality in the policies
- The Cambridgeshire Quality Charter for Growth sets four principles of community, climate, connectivity, and character that have been a useful frame for guiding good design, and these four Cs could be better integrated in planning policy.
- Ensure that health outcomes are enabled through design by considering the principles set out by NHS England’s Healthy New Towns project, and the local lessons learned from Northstowe.

References

Cambridgeshire County Council. 2008. Cambridgeshire Quality Charter for Growth
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Place Alliance. 2020. A Housing Design Audit for England. Available online:
<https://indd.adobe.com/view/23366ae1-8f97-455d-896a-1a9934689cd8>

NHS England. 2019. Putting Health into Place, NHS Healthy New Town Principles
Available online: [NHS England » Healthy New Towns](#)

URBED, Refreshing the Cambridgeshire Quality Charter 2019. Available online:
[Microsoft Word - Refreshing the Quality Charter - 23 Jan.docx \(urbedtrust.com\)](#)

Greater Cambridge Sustainable Design and Construction SPD

The adopted 2018 Cambridge and South Cambridgeshire Local Plans contain a suite of policies which are intended to reduce the environmental impact of new development – minimising carbon emissions, flood risk, pollution and pressure on resources such as water, and helping to protect and enhance biodiversity.

The Greater Cambridge Sustainable Design and Construction SPD provides technical guidance on the implementation of these policies. The guidance assists applicants in producing a Sustainability Statement and associated Sustainability Checklist as well as other documents required to support planning applications. It also contains guidance on the integration of sustainable design and construction into the design of new developments.

The policies and SPD will ensure that new development contributes to meeting the challenges posed by a changing climate, including: contributing to carbon reduction targets and reducing fuel poverty; ensuring that new development is adaptable to a changing climate and makes efficient use of resources; and ensuring that new development contributes to the health and wellbeing of new and existing residents.

Available online: [Greater Cambridge Sustainable Design and Construction SPD - Cambridge City Council](#)

Trees and development sites SPD (2009)

The objective of this SPD is to assist achievement of the development plan's objectives for the conservation and enhancement of biodiversity and landscape character, to which trees make a significant contribution.

Specific objectives for the document are to: assist applicants' understanding of the role of trees within the wider environment and how they should be incorporated within development proposals as part of a high quality design; assist applicants by informing them of what information is required to accompany planning applications and why; and to ensure that development works are undertaken in an appropriate manner to avoid adverse harm to trees.

Available online: <https://www.scambs.gov.uk/media/11039/trees-development-sites-spd-adopted-january-2009.pdf>

4.5 Proposed Policy Approach and Reasons

The Proposed Policy Direction

The proposed policy direction, as set out in the First Proposals report is as follows:

The policy will require all applicants to demonstrate how their proposals sustain and enhance the unique qualities of the Greater Cambridge area and the subtleties in the different landscape and settlement forms. Greater Cambridge is a place of varied and subtle character, from the historic core of the City of Cambridge to emerging business clusters, the biodiverse fen landscapes to the north and rolling countryside to the south, the historic villages and new towns. The policy will require all planning applications to include a comprehensive design and access statement that address this context. Development proposals will be supported that:

Respond to Greater Cambridge's communities by:

- Identifying and responding positively to its context including existing physical features and characteristics of natural, historic, social or local importance.
- Ensuring that proposals meet the principles of inclusive and healthy design, and in particular meet the needs of disabled people, the elderly and those with young children.
- Be designed to remove the threat or perceived threat of crime and improve community safety, especially those with protected characteristics under the Equality Act.
- Using community engagement to inform design decisions.

Improve Greater Cambridge's connectivity by:

- Being well connected to, and integrated with, the immediate locality and wider area including existing or planned social, environmental, and transport infrastructure.

Support the climate emergency response by:

- Retaining as much biodiversity as possible by keeping trees and other vegetation, protecting soils and non-developed land etc
- Being designed to be long lasting and low impact in delivery and maintenance.

Enhance the character of Greater Cambridge by:

- Have a positive impact on their setting in terms of location on the site, height and skyline, scale and form, townscape and landscape impacts and available views, to create a legacy of beautiful buildings and spaces in Greater Cambridge
- Use appropriate local characteristics to inform the siting, massing, scale, form, materials and landscape design of new development.
- Tall building proposals must be of exceptional quality and ensure that the character or appearance of Cambridge, as a city of spires and towers emerging above the established tree line, is maintained.

Reasons for the proposed policy direction

The proposed approach aims to respond to national policy and the Greater Cambridge context to establish a policy that enables good quality design outcomes.

As set out in the NPPF, design is key to achieving sustainable development, which is described as a contextual response to climate, community, and economic considerations. It is also expected that local authorities are clear as to their expectations for design, and how these will be tested. These stipulations around sustainable development are stated more clearly in the proposed policy's principles - represented by its subheadings - which enable the policy to be applicable across Greater Cambridge from its rural villages to its suburban business parks and the historic urban core.

The approach aims to make it easier for design quality to be upheld throughout the planning process as required by national policy. By splitting the policy into distinct

principles requiring developments to respond to the needs of communities, climate, connectivity and character, these then become indicators of design quality to benchmark the proposal against. These principles can inform all stages of the planning process from pre-application discussions to delivery. The same four principles will guide the decision making of the recently established [Greater Cambridge Design Review Panel](#), and are the four key components of design quality set out by the [Cambridgeshire Quality Panel Charter for Growth](#) (2008). In categorising requirements under these principles, the intention of the proposed approach is to ensure the development management process is more transparent so that each party can clearly understand what good design needs to respond to.

The proposed approach intends to meet national aspirations for design quality and raise local ambitions. While the number of awards won for good quality design in recent years across Greater Cambridge point to existing local plan policies in South Cambridgeshire and Cambridge having facilitated high quality new development, it does not tell the whole story. As highlighted in a recent audit of design across England, the region Greater Cambridge falls within, the East of England, is below the national average. Place Alliance's (2020) [A Housing Design Audit for England](#), scored the region's design quality of recent schemes as 'mediocre'. This suggests that while there is some high-quality development being delivered, many schemes are not meeting national or local aspirations for good design.

Alternative approaches, and reasons why they were rejected

Alternative approaches considered were:

No policy – Not considered a reasonable alternative due to requirement for plans to set out a clear design vision and provide clarity about design expectations.

4.6 Further Work and Next Steps

Taking account of feedback received, the next step would be the inclusion of a fully worked up policy in the draft Local Plan for consultation at the next stage of plan making.

5. GP/LC: Protection and enhancement of landscape character

5.1 Issue the Plan is Seeking to Respond to

Greater Cambridge has a subtle yet rich and varied landscape, consisting of intimate river valleys, open fens, wooded claylands and ridges and rolling chalk hills, which provides the setting for Cambridge and the villages in South Cambridgeshire. The Local Plan needs to ensure the varied character of different parts of the area is properly considered in planning decisions and the subtle richness of the landscape is respected. Developments should respond to the local landscape character and take opportunities for enhancement through a process of landscape evaluation, consideration and reference to the Greater Cambridge Landscape Character Assessment and other relevant guidance.

5.2 Policy Context

National Context

[National Planning Policy Framework](#) (2021) (NPPF) paragraph 20 requires that strategic policies should conserve and enhance the natural, built and historic environment, including landscapes and green infrastructure.

Chapter 12 is about achieving well-designed places and paragraph 130 sets out that planning policies should ensure that developments:

- are visually attractive as a result of good architecture, layout and appropriate and effective landscape [para 130b]
- are sympathetic to local character and history, including the surrounding built environment and landscape setting, while not preventing or discouraging appropriate innovation or change [para 130c]

Paragraph 174 requires planning policies and decisions to contribute to and enhance the natural and local environment by:

- protecting and enhancing valued landscapes, sites of biodiversity or geological value and soils [para. 174a]
- recognising the intrinsic character and beauty of the countryside and the wider benefits from natural capital and ecosystem services [para 174b]

The [planning practice guidance on natural environment](#) (last updated 2019) includes a section on landscape and provides more detail on how planning policies can conserve and enhance landscapes, including nationally and locally-designated landscapes and also the wider countryside. It also explains that landscape character assessments can be prepared to complement Natural England's National Character Area profiles. To help assess the type and scale of development that might be able

to be accommodated without compromising landscape character, a Landscape Sensitivity and Capacity Assessment can be completed. [An Approach to Landscape Character Assessment](#) (2014) by Natural England sets out why a landscape character assessment is important in managing and guiding change and sets out in detail how to produce one.

Natural England has produced [National Character Areas](#) which describe landscape character in large geographic areas throughout England. Greater Cambridge falls within those in the East of England. These were used as the framework for the Greater Cambridge Landscape Character Assessment (2021).

Regional / Local Context

The [East of England Landscape Character Typology](#) identifies regional landscape character types defined by Natural England. At a County level the [Cambridgeshire Landscape Guidelines](#) (1991) are of relevance. Both of these documents were used to inform The Greater Cambridge Landscape Character Assessment (2021), and this document provides more detail.

Adopted Local Plans

[South Cambridgeshire Local Plan](#) (2018)

- Policy NH/1 Conservation Area and Green Separation at Longstanton, provides specific protection of an area of green separation (to include an area not covered by the Northstowe Area Action Plan) to ensure separation between Longstanton and Northstowe.
- Policy NH/2: Protecting and Enhancing Landscape Character, requires that development respects and retains or enhances the local character and distinctiveness of the local landscape and of the National Character Area (identified by Natural England) in which it is located. Further detail is provided in Supplementary Planning Documents.
- NH/13: Important Countryside Frontages, protects areas of land with a strong countryside character which penetrates or sweeps into South Cambridgeshire's villages or separates two parts of the built up area of the village. The frontage and the open countryside beyond should be kept open and free from development to maintain the setting, character and appearance of the village.
- The current Important Countryside Frontages are shown on the [South Cambridgeshire Policies Map](#).

[Cambridge Local Plan \(2018\)](#)

- Policy 8: Setting of the city, recognises the importance of the landscape setting of Cambridge, particularly at the urban edge, green infrastructure corridors, Green Belt, open spaces and River Cam Corridor. New development will only be supported in these areas if it conserves and enhances the setting and special character of the city, promotes access to the countryside/ open space, safeguards the best and most versatile agricultural land and includes landscape improvement proposals. Proposals to conserve or enhance biodiversity will also be supported.

5.3 Consultation and Engagement

Responses to the First Conversation highlighted we should require developments to be in keeping with the landscape, informed by Landscape Character Assessments. We should include policies which seek to protect sensitive and valued landscapes.

The plan needs to consider the whole landscape associated with historic Cambridge and the River Cam. It should continue to retain significant green corridors through the urban areas and linking to an enhanced countryside beyond. Development proposals should consider their impact on views to and from the Greater Cambridge boundary, and on designated and undesignated heritage assets.

There is also scope to improve the landscape setting of some of the villages.

5.4 Evidence Base

Greater Cambridge Landscape Character Assessment (2021)

The new Greater Cambridge Landscape Character Assessment (2021) looks in detail at the physical and human/cultural influences that have shaped the evolution and character of the landscape today. It was undertaken in accordance with Natural England's guidance (as detailed above).

It identifies 9 generic Landscape Character Types (LCTs) which have a distinct and homogeneous character with broadly similar patterns of physical and cultural attributes in terms of geology, typology, drainage patterns, land cover, ecology and historic evolution. These character types may be in multiple locations across Greater Cambridge. The Landscape Character Types have been further sub-divided into 33 different Landscape Character Areas (LCAs), which are unique, individual geographic areas with a distinct local identity and sense of place.

The study provides detailed information about the characteristics of each LCT and LCA which provides a useful baseline. It evaluates the key landscape features and forces for change and provides an assessment of the condition of the landscape, its

strength of character and key sensitivities. Guidance is provided on landscape management and for integrating any potential development into the landscape.

The study also looks at the character of South Cambridgeshire's rural villages, and the character of the landscapes and open spaces that contribute to the setting of Cambridge.

A Landscape Sensitivity Assessment (LSA) will be completed, in line with [guidance](#) produced by Natural England, to inform the next stage of plan making . This will help to further assess the type and scale of development that might be able to be accommodated without compromising landscape character.

5.5 Proposed Policy Approach and Reasons

The Proposed Policy Direction

The proposed policy direction, as set out in the First Proposals report is as follows:

The Greater Cambridge Local Plan will require developments to:

- Respect, retain or enhance local landscape character (as set out in the Greater Cambridge Landscape Character Assessment).
- Fully consider cumulative effects of development and incremental change on landscape character.
- Retain and enhance landscape features within new developments.
- Protect and enhance the setting of Cambridge, including the green corridors extending into the city and along the River Cam corridor, and strengthen or recreate the well-defined and vegetated edge of Cambridge, improve visual amenity and enhance biodiversity.
- Protect and enhance the setting of the villages in South Cambridgeshire and continue to protect identified Important Countryside Frontages.
- Protect important green gaps such as between Longstanton and Northstowe.

Reasons for the proposed policy direction

The Greater Cambridge Landscape Character Assessment (GC LCA) has shown that the landscape in Greater Cambridge is subtle, but rich and varied, from intimate river valleys to rolling chalk hills. Cambridge is a distinctive and iconic historic University city, built around the banks of the River Cam. The landscape setting of both Cambridge and the villages in South Cambridgeshire is important and should be protected and enhanced.

In line with national policy, the Local Plan needs to conserve and enhance the landscape and ensure that new development is sympathetic to local landscape character. The new GC LCA provides detailed information about the landscape

across the whole of the Greater Cambridge area and should be used to inform development proposals. In this way the Local Plan will ensure that the varied landscape character of different parts of the area is properly considered in planning decisions and that developments respond to the local landscape character and take opportunities to preserve and enhance the landscape.

The cumulative impact of developments and incremental change on landscape character will also need to be taken into account in planning decisions, again with reference to the information in the Greater Cambridge Landscape Character Assessment which sets out the key characteristics of the landscape and specific landscape sensitivities.

New development should always make every effort to retain and enhance landscape features such as trees, woodlands, hedges, ponds, ditches, walls etc, particularly where they have been highlighted within the GC LCA. Not only is it important to retain and enhance such features because they positively contribute to the landscape quality and character of an area, they are also important for biodiversity.

New development can provide opportunities to enhance the landscape, such as improving the edges of settlements. The edges of Cambridge and the villages are an important area of transition which require sensitive landscaping to protect the setting of the settlements and to provide a well-defined edge which respects townscape and the countryside beyond.

In many South Cambridgeshire villages there are locations where a strong countryside character penetrates into the village, or separates two parts of a village. These Important Countryside Frontages, identified in the South Cambridgeshire Local Plan 2018, are part of village character, and warrant continued protection. Other important green gaps in the landscape which should be protected and maintained, such as that between Longstanton and Northstowe, will be identified in the policy.

Alternative approaches, and reasons why they were rejected

Alternative approaches considered were:

No Policy – Not considered a reasonable alternative as policy guidance is needed to guide how landscape issues are addressed in planning decisions.

5.6 Further Work and Next Steps

Taking account of feedback received, the next step would be the inclusion of a fully worked up policy in the draft Local Plan for consultation at the next stage of plan making.

As referred to above, a Landscape Sensitivity Assessment will be completed to inform the next stage of plan making.

6. GP/GB: Protection and enhancement of the Cambridge Green Belt

6.1 Issue the Plan is Seeking to Respond to

The Cambridge Green Belt plays an important role in maintaining the special qualities of Cambridge as a historic city and the surrounding area. Local Plan policy will need to set out the purposes of the Cambridge Green Belt and guide the consideration of development proposals in the Green Belt.

6.2 Policy Context

National Context

The [National Planning Policy Framework \(2021\)](#) attaches significant importance to the Green Belt. Paragraph 137 states that the fundamental aim of Green Belt policy is to prevent urban sprawl by keeping land permanently open; the essential characteristics of Green Belts are their openness and their permanence. The five purposes of Green Belt are set out in paragraph 138:

- 1) To check the unrestricted sprawl of large built-up areas.
- 2) To prevent neighbouring towns 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.

Paragraph 140 is clear that Green Belt boundaries should only be altered where exceptional circumstances are fully evidenced and justified and that this should be through the preparation or updating of plans.

The NPPF states that local planning authorities should plan positively to enhance the beneficial use of the Green Belt, such as looking for opportunities to provide access, opportunities for outdoor sport and recreation, retain and enhance landscapes, visual amenity and biodiversity; or to improve damaged and derelict land (paragraph 145).

The NPPF has a section on development proposals in the Green Belt (paragraphs 147-151). Inappropriate development is, by definition, harmful to the Green Belt and should not be approved except in very special circumstances. The construction of new buildings is inappropriate. However there are some types of development which are not inappropriate within the Green Belt (set out in paragraphs 149 and 150).

The [Planning Practice Guidance on Green Belt](#) (2019) provides additional guidance on certain aspects. These include the factors that can be taken into account when considering the potential impact of development on the openness of the Green Belt. Also, how local planning authorities can use policies to ensure compensatory improvements to the environmental quality and accessibility of the remaining Green Belt land, where it has been demonstrated it is necessary to release Green Belt Land. In addition, ways in which these compensatory improvements can be secured.

Regional / Local Context

Following a long history of plans considering the relationship between the historic city of Cambridge and its surrounding hinterland, the Cambridge Green Belt Local Plan was approved in 1992, formally establishing the Cambridge Green Belt. The Cambridgeshire and Peterborough Structure Plan 2003 was the first plan to set out the Cambridge Green Belt purposes. The Examination in Public Panel Report for the Structure Plan, said that the Plan should not simply reiterate national policy, but should interpret it in a local context. The purposes of the Cambridge Green Belt are to:

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

These purposes were taken forward into the Cambridge Local Plan 2006 and South Cambridgeshire Core Strategy 2007 and subsequently the Cambridge Local Plan and South Cambridgeshire Local Plan (2018). At this time, the Inspectors' Local Plan Examination report accepted the continued validity of the three Cambridge Green Belt purposes as an application of national policy in a local context, reflecting "the importance of Cambridge as a historic city and the particular role of the Green Belt in preserving its setting".

Adopted Local Plans

[South Cambridgeshire Local Plan](#) (2018)

- Policy S/4 Cambridge Green Belt confirms that a Green Belt will be maintained around Cambridge and new development will only be approved in accordance with policy in the NPPF. Minor revisions to the Green Belt boundary at the edge of Cambridge and around some of the inset villages are shown on the Policies Map.
- Policy NH/8: Mitigating the Impact of Development in and Adjoining the Green Belt requires that any development proposal in the Green Belt must be

located, designed and landscaped so that it does not have an adverse effect on rural character or openness of the Green Belt. Similarly, development on the edges of settlements adjoining the Green Belt must include landscaping and design of a high quality.

- Policy NH/9: Redevelopment of Previously Developed Sites and Infilling in the Green Belt provides details of where re-use, alteration or extension, or replacement of existing buildings within the Green Belt would be appropriate. Also limited infilling and partial or complete redevelopment of previously developed sites.
- Policy NH/10: Facilities for Recreation in the Green Belt permits new buildings for outdoor sport and recreation where they will not individually or cumulatively harm the openness or purposes of the Green Belt.

[Cambridge Local Plan \(2018\)](#)

- Policy 4 The Cambridge Green Belt refers to the Policies Map for the extent of the Green Belt and that new development will only be approved in line with Green Belt policy in the NPPF.

6.3 Consultation and Engagement

Much of the feedback received in the First Conversation in relation to the Green Belt was about whether it should be released for development or not. There was recognition of the value it provides, providing a setting for the historic city, but also providing open space. Whilst many expressed strong views that it should be protected, others highlighted the potential benefits in terms of sustainability of releasing land for development when compared to other locations. This is considered further in the Strategy section of this consultation.

6.4 Evidence Base

The Greater Cambridge Green Belt Assessment (2021) looks in detail at the whole of the Cambridge Green Belt and identifies variations in openness and the extent to which land contributes to the specific purposes of the Cambridge Green Belt. It then uses this to determine variations in the potential harm to those Green Belt purposes if land was to be released from the Green Belt.

The purpose of this study is not to identify land that is suitable for development, or to set out the exceptional circumstances for releasing land from the Green Belt. Rather it identifies variations in Green Belt contribution and harm at a suitably granular level, which can then be used alongside other evidence to inform decisions regarding the relative merits of meeting the Councils' development needs in different locations.

The study looks at national and local policy context and previous Green Belt studies and sets out why the three established Cambridge Green Belt purposes are valid and should be used for the assessment. The methodology for undertaking the assessment is very thorough and is set out in detail in the study. The output of this methodology is that the Green Belt is divided into parcels based upon the variations in contribution to the Green Belt purposes and there are detailed assessment sheets for each of these parcels. The assessment sheets provide ratings for each parcel in relation to their contribution to each of the Cambridge Green Belt purposes, and the overall harm of Green Belt release. Any release of Green Belt land would result in harm, and the study shows the relative degree of harm, using a five-point scale ranging from very high to low harm. A summary of the findings is provided in Table 4.1 of the report and is mapped.

The Strategy Topic Paper considers in more detail the possible need to release any sites from the Green Belt and the exceptional circumstances that would need to be demonstrated for this in line with the NPPF and other High Court judgements.

In the event of any release of Green Belt, the Green Belt Assessment considers the mitigation measures that could be used to reduce harm. Also, in line with the NPPF, the possible compensatory improvements that could be made to the remaining Green Belt such as environmental improvements and improved accessibility for sport and recreation. Some of the other evidence bases provide information to help guide these opportunities such as the Green Infrastructure Opportunity Mapping (2021) and Landscape Character Assessment (2021).

6.5 Proposed Policy Approach and Reasons

The Proposed Policy Direction

The proposed policy direction, as set out in the First Proposals report is as follows:

National planning policy places great importance on Green Belt and sets out specific requirements for how planning proposals in these areas should be considered. New development in the Green Belt will only be approved in accordance with Green Belt policy in the National Planning Policy Framework.

The Greater Cambridge Local Plan will include the established local purposes of the Cambridge Green Belt, which 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.

Enhancement of the Green Belt, such as for recreation and biodiversity, will also be supported.

Reasons for the proposed policy direction

The Greater Cambridge Green Belt Assessment (2021) considered that the established Cambridge Green Belt purposes were still relevant and they were used to assess the potential harm of new development within the study. Therefore it is proposed to take these forward into the next Local Plan.

National policy set out in the National Planning Policy Framework will be applied when considering proposals for development in the Green Belt. This establishes that some forms of development are not inappropriate in the Green Belt, but where development is inappropriate it should not be approved except in very special circumstances.

National planning policy also requires local planning authorities to plan positively to enhance beneficial use of Green Belt land, 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. Such opportunities are being explored, in particular through the Green Infrastructure theme in this consultation and with regards to the evidence in the Green Infrastructure Opportunity Mapping (2021) and Landscape Character Assessment (2021) studies.

In line with the NPPF and Planning Practice Guidance, if any sites were to be released from the Green Belt suitable mitigation and compensatory improvements would be required to reduce harm and enhance the remaining Green Belt.

Alternative approaches, and reasons why they were rejected

Alternative approaches considered were:

No policy– Not considered a reasonable alternative due to the need to provide a clear policy framework specific to the Cambridge Green Belt.

6.6 Further Work and Next Steps

Taking account of feedback received, the next step would be the inclusion of a fully worked up policy in the draft Local Plan for consultation at the next stage of plan making.

7. GP/QD: Achieving High Quality New development

7.1 Issue the Plan is Seeking to Respond to

The Greater Cambridge Local Plan will need to outline expectations of how all new development, including buildings being altered or extended, are carefully designed to create high quality design informed by a thorough understanding of the context. This policy should set how a development's height, scale, form and proportions respond to their location sensitively. It should further identify that the entrances and functions need to be located to create active ground floor uses onto public spaces.

Expectations concerning amenity, impact and micro-climate also need to be identified. There also needs to be consideration of requiring high quality and long-lasting materials with appropriate detailing and longer-term adaptation and change.

7.2 Policy Context

National Context

National Planning Policy Framework

Securing good design is a key element of delivering sustainable development and a core principle of the [NPPF \(2021\)](#).

Paragraph 134 of the NPPF states that 'development that is not well designed should be refused, especially where it fails to reflect local design policies and government guidance on design'.

Paragraph 126 recognises that good design is characterised by both beauty and sustainability, going beyond solely aesthetic considerations as it 'creates better places in which to live and work and helps make development acceptable to communities.' This approach requires design policies which are grounded in an understanding of an area's defining characteristics as well as based on stated objectives for the future of the area.

Paragraph 129 of the NPPF requires local planning authorities to have design review arrangements in place to support applicants with the design of their development proposals, and to ensure that high standards of design are achieved. It also states that should have regard to any recommendations made by design review panels.

Paragraph 130 of the NPPF identified the key qualities that policies and decisions should ensure for new development. These cover matters relating to function, appearance, understanding of character and context, creating a sense of place, mix of development including provision of open space and that ensure safe and healthy places are created that support inclusivity and well-being.

Paragraph 135 of the NPPF makes specific reference to Local Planning Authorities ensuring that the quality of development ‘is not materially diminished between permission and completion (for example through changes to approved details such as the materials used)’.s

Planning Practice Guidance – Design: process and tools

Provides advice on the key points to take into account on design with reference across to the National Design Guide and National Model Design Code and related Guidance Notes for Design Codes.

National Design Guide (January 2021)

The National Design Guide reaffirms the importance of fundamental principles of good design by identifying the qualities of ‘fit for purpose, durable and bringing delight’. It applies to all scales of development that will create change in the built and natural environment and underpins the importance of well-designed and well-built places and the communities that influence and sustain them. The Guide identifies ‘Ten characteristics’ of context, identity, built form, movement, nature, public spaces, uses, homes & buildings, resources and lifespan that are influenced by three core themes of character, community and climate. Crucially at Paragraph 21, The Guide identifies that ‘a well-designed place is unlikely to be achieved by focussing only on the appearance, materials and detailing of buildings.’

National Model Design Code

MHCLG. 2021. National Model Design Code. Available online: [National Model Design Code \(publishing.service.gov.uk\)](https://www.publishing.service.gov.uk/government/uploads/system/uploads/attachment_data/file/95222/national-model-design-code.pdf)

The National Model Design Code sets a baseline standard of quality and practice which local planning authorities are expected to take into account when developing local design codes and guides and when determining planning applications, including:

- The layout of new development, including street pattern
- How landscaping should be approached including the importance of streets being tree-lined
- The factors to be considered when determining whether façades of buildings are of sufficiently high quality
- The environmental performance of place and buildings, ensuring they contribute to net zero targets
- That developments should clearly take account of local vernacular and heritage, architecture and materials.

Regional / Local Context

Greater Cambridge Design Review Panel

To help meet the challenge, Greater Cambridge is establishing a Place and Design Quality Panel, formed from reviewing existing Design Review services at both Cambridge City Council and South Cambridgeshire District Councils, to support its aspirations to raise design quality across the local plan area, and has conducted a site typologies study to understand, protect, utilise and enhance the valued characteristics of different areas in the plan. These should ensure that the key aspects and qualities of the built form and varying contexts across the Greater Cambridge.’ Maybe add something on the Cambridgeshire Quality Panel.

South Cambridgeshire District Design Guide (March 2010)

The District Design Guide SPD expands on district-wide policies included in the Development Control Policies Development Plan Document (DPD) and policies in individual Area Action Plans for major developments that may vary from the district-wide policies. These policies seek to ensure that design is an integral part of the development process. The aim of the District Design Guide SPD is to provide additional guidance on how developments can ensure they are sustainable and achieve a high quality of design in a way that respects the local context.

Adopted Local Plans

South Cambridgeshire Local Plan 2018

The adopted [South Cambridgeshire Local Plan](#) (September 2018) includes Policy HQ/1: Design Principles and HQ/2 Public Art and New Development.

HQ/1 states that all new development must be of high quality design, with a clear vision as to the positive contribution the development will make to its local and wider context. The policy establishes a set of fundamental design principles that should be applied to all development to ensure it contributes to social, economic and environmental sustainability and makes a positive difference to people’s lives to help provide homes, jobs and better opportunities for everyone, whilst protecting and enhancing the natural environment, and conserving the countryside and open spaces that are important to everyone.

HQ/2 requires major schemes to contribute public art without through a wide range of approaches This policy envisions the involvement of the community in the delivery of quality visual arts and crafts to bring social, cultural, environmental, educational and economic benefits as part of new developments can.

Cambridge Local Plan 2018

The adopted [Cambridge Local Plan](#) (September 2018) includes Policy 55 Responding To Context and Policy 56 Creating Successful Places.

Policy 55 aims to ensure that new developments have an understanding of and appropriate response to context to ensure that the special character of Cambridge is protected and enhanced. This context is understood as the setting of a site or area including land uses, open spaces, the built and natural environment and social and physical characteristics. It states that new development should create a scale and form that is appropriate to existing buildings, the public realm and open spaces, which complement the local identity of an area.

Policy 56 emphasises the importance of place. It states that successful places are those that create environments that are inclusive and accessible by balancing the needs of all users through high quality design. Such places are well integrated into their surroundings, having identified and responded to the opportunities and constraints of a site and resulting in attractive and enjoyable places available to everyone. The economic success of Cambridge is underpinned by the quality of life and place in the city, demonstrating its importance.

Policy 57: Designing new buildings requires proposed developments to consider site location, height, scale, form and proportions, along with materials, detailing and functional design including the successful integration of waste and recycling, bicycle parking, car parking and meter boxes. These need to be durable and of high quality of a proposal. It also stipulates that where new buildings are proposed or existing buildings altered or extended, it is important that any heritage assets and their settings are carefully considered.

Policy 60: Tall buildings and the skyline in Cambridge states that the city should seek to maintain and, where appropriate, enhance the overall character and qualities of its skyline as it continues to grow and develop into the future. Given the large number of heritage assets in the centre of Cambridge, the potential impact that a proposal for a tall building have on the significance of those assets will be a critical factor in the consideration of the proposal, as well as subtle changes in topography and the tree canopy to create a skyline of 'incidents', where important buildings rise above those of a prevailing lower scale. Further guidance about the expectation concerning the assessment of tall buildings is contained within Appendix F of the Cambridge Local Plan (2018) and discussed further in section 7.4 below.

Policy 64: Shopfronts, signage and shop security measures. This policy seeks to ensure that well-designed shopfronts and associated signage add to the character and quality of the city to help define distinctive shopping areas. Shopfronts should be designed to provide active building frontages with display windows, which contributes to the vibrancy of the shopping area and provide visual interest in the streetscene. Signage should be subtle and complement the built environment

Policy 66: Paving over front gardens. While planning permission is not required if a new or replacement driveway uses permeable surfacing, permission is required where the surface to be covered is more than 5 sq m, or where a traditional impermeable driveway that does not provide for water to run to a permeable area is proposed. This policy seeks to only permit proposed developments where it can be demonstrated that there is no adverse impact on surface water run-off, or on character and setting of the immediate area, or on biodiversity.

Cambridge skyline guidance. 2018– Cambridge Local Plan Appendix F

Cambridge Local Plan (2018) Appendix F: Tall buildings and the Skyline, provides guidance on the interpretation of Policy 60: Tall buildings and the skyline in Cambridge. It establishes a robust set of criteria to assist in assessing the likely impact of a proposed tall building (or buildings). The key purpose is to ensure that the overall character and qualities of the Cambridge skyline should be maintained and where appropriate enhanced as the Cambridge continues to grow and develop.

7.3 Consultation and Engagement

We received several comments responding to the quality of developments through the First Conversation consultation. You told us that policies should outline how new development can deliver the highest possible quality design. This was supported by comments that indicated building standards should be improved and developments should be place specific and climate sensitive. You commented that new developments to support better access requirements and providing accessible facilities. You stated the importance of new development encouraging low carbon lifestyles, and that it should contribute to improving the potential for planting and biodiversity, while integrating environmental standards in a way that can be well integrated with the design of the development.

7.4 Evidence Base

Historic England, Dec 2015. Tall Buildings Advice Note 4

This Historic England Advice Note provides guidance on planning for and designing tall buildings so that they may be delivered in a sustainable and successful way through the development plan and development management process.

The advice note focuses on how the value of heritage assets may be affected, and how the heritage conservation objectives within legislation and national policy can best be achieved.

Available online: <https://historicengland.org.uk/images-books/publications/tall-buildings-advice-note-4/>

Building for Life 12: Third Edition. 2015. Building for Life Partnership.

[Building for Life 12](#) is a government-endorsed industry standard for well-designed homes and neighbourhoods. Local communities, local authorities and developers are encouraged to use it to guide discussions about creating good places to live. The report asks 12 easy to understand questions that are designed to be used as a way of structuring discussions about a proposed development. Many of these design challenges can induce internalisation of trips through good design. These are listed below.

Integrating into the neighbourhood

Connections

Does the scheme integrate into its surroundings by reinforcing existing connections and creating new ones, while also respecting existing buildings and land uses around the development site?

Facilities and services

Does the development provide (or is it close to) community facilities, such as shops, schools, workplaces, parks, play areas, pubs or cafes?

Public transport

Does the scheme have good access to public transport to help reduce car dependency?

Meeting local housing requirements

Does the development have a mix of housing types and tenures that suit local requirements?

Creating a place

Character

Does the scheme create a place with a locally inspired or otherwise distinctive character?

Working with the site and its context

Does the scheme take advantage of existing topography, landscape features (including water courses), wildlife habitats, existing buildings, site orientation and microclimates?

Creating well defined streets and spaces

Are buildings designed and positioned with landscaping to define and enhance streets and spaces and are buildings designed to turn street corners well?

Easy to find your way around

Is the scheme designed to make it easy to find your way around?

Street & home

Streets for all

Are streets designed in a way that encourage low vehicle speeds and allow them to function as social spaces?

Car parking

Is resident and visitor parking sufficient and well-integrated so that it does not dominate the street?

Public and private spaces

Will public and private spaces be clearly defined and designed to be attractive, well managed and safe?

External storage and amenity space

Is there adequate external storage space for bins and recycling as well as vehicles and cycles? Are commercial and residential needs clearly identified and resolved?

Building for Life Partnership (Cabe at Design Council, Design for Homes and Home Builders Federation), Nottingham Trent University. 2015. Building For Life 12.

Available online: <https://www.designcouncil.org.uk/resources/guide/building-life-12-third-edition>

NEC Cultural Placemaking Strategy (2020)

The North East Cambridge Cultural Placemaking Strategy is intended to inform and complement the North East Cambridge Area Action Plan (NEC AAP). The purpose of the Strategy is to establish a cultural vision for the area and set out the key themes, deliverables and facilities required to realise the vision.

The Strategy is structured through six themes: Environment, Arts, Innovation, Sustainability and Youth. Deliverables include physical interventions, for example through provision of specific types of infrastructure and the design of streets, spaces, and buildings; and social or programmatic interventions to support community wellbeing, capacity building and engagement impacting the economic and cultural life of the area. An innovative multi-use community facility will form the centrepiece

of the new community district and North East Cambridge, bringing together library, community and healthcare services.

The Strategy has been informed by a programme of public engagement, as one of its key purposes is to ensure that the views and aspirations of surrounding communities are reflected in the placemaking vision for the NEC AAP area.

Available online: <https://www.greatercambridgeplanning.org/media/1250/cultural-placemaking-strategy-2020.pdf>

Design Review Principles and Practice, The Design Council, et al, 2013,

Available online: https://www.designcouncil.org.uk/sites/default/files/asset/document/DC%20Cabe%20Design%20Review%2013_W_0.pdf

Designing in villages

Natural England's Village Design Guidance sets out the purpose and role of a Village Design Statement (VDS) and offers detailed guidance on how to produce one. It explains why local communities are best placed to identify and describe local character and how a VDS will be of value to the local community, planners, designers and developers.

It summarises the suggested scope of a VDS and offers detailed advice about initiating and managing the various stages of its preparation. It emphasises the need for wide involvement, so that the finished VDS represents the views of the village as a whole, and it offers ideas for stimulating and sustaining that level of involvement. Guidance is also offered on the consultation process, on organising and managing the publication of the final text, and on the financial aspects of VDS production.

Available online: [Village Design - CCP501 \(naturalengland.org.uk\)](http://www.naturalengland.org.uk/Village-Design-CCP501)

7.5 Proposed Policy Approach and Reasons

The Proposed Policy Direction

The proposed policy direction, as set out in the First Proposals report is as follows:

This policy will require proposals to demonstrate how they meet the following expectations:

Designed with communities in mind:

- Ensure that buildings are orientated to provide natural surveillance and maximise opportunities to create active ground floor uses.
- Create active edges on to public space by locating appropriate uses, as well as entrances and windows of habitable rooms next to the street.
- Use design to minimise adverse impact on neighbouring buildings and spaces in terms of privacy and overlooking, sunlight and daylight, overshadowing and other microclimate considerations, artificial lighting, vibration, noise, fumes and odour, and other forms of pollution.
- Introduce mixed uses proposals in a way that can benefit all occupants where appropriate, avoiding the mixing of incompatible uses

Create local connections:

- Ensure building entrances and exits are convenient, safe and accessible for all users throughout the day and night, with lighting and security features successfully integrated into the design.

Are climate-positive:

- Create robust and adaptable building forms that can be successfully adapted and reused, extending their lifespan and reducing the carbon impacts of demolition
- Successfully integrate functional needs such as refuse, recycling, and bicycle parking does not negatively impact on the existing building or the amenity of neighbouring properties

Contribute and respond to local character:

- Provide a comprehensive design approach that achieves the successful integration of buildings, routes and spaces between buildings, topography, townscape and landscape.
- Create attractive and appropriately-scaled built frontages to positively enhance streets and/or public spaces in both urban and rural settings.
- Use materials and details that are of high quality, that will age well and be easy to maintain, and if an extension or alteration, reflect, or successfully contrast with, the existing building form, through the use of materials and architectural detailing.
- Ensure that development proposals successfully integrate functional aspects such as waste and recycling, bicycle parking and car parking.
- Any proposal for a structure that breaks the existing skyline and/or is significantly taller than the surrounding built form will need to demonstrate through visual assessment or appraisal with supporting accurate visual

representations, how the proposals enhance the existing landscape and townscape and do not cause unacceptable impact on the historic environment. Major schemes should share a native 3-D file for assessment.

Reasons for the proposed policy direction

National planning policy emphasises the need to create a robust policy framework to achieve high quality design and this is supported through the National Planning Practice Guidance: Design: process and tools, and the National Design Guide. The Greater Cambridge area has a strong track record of delivering high quality design in new development and it is important that this continues. The Greater Cambridge Local Plan should seek to ensure buildings and places of high quality that can improve wellbeing today and be enduring so that they can be appreciated by future generations.

This proposed policy direction includes a set of simple and concise parameters for the physical development of a site that can apply across diverse contexts within Greater Cambridge to establish high quality design. These parameters are based on the same four principles proposed in the policy direction for GP1 Place Responsive Design uses – Communities, Climate, Connectivity, and Character - to ensure alignment between policies and with the Greater Cambridge Design Review Panel and the Cambridgeshire Quality Charter for Growth. These four principles provide a framework for creating healthy, greener, environmentally responsive, sustainable and distinctive new development, with a consistent and high-quality standard of design.

The policy aims to provide greater certainty for communities about the outcomes of new local development. While there is no attempt to impose architectural styles to avoid stifling innovation or originality, it is however proper for policies to seek to promote or reinforce local distinctiveness. This approach aims to establish expectations regarding the design quality of public new proposals including extensions and alterations to existing buildings.

High quality design goes beyond a pure aesthetic response and includes more detailed matters such as functional design and assessment of impacts on setting and amenity. High quality design makes places that put people first, promote health and wellbeing and are welcoming, feel safe, are enjoyable and easy to use for everyone.

High quality building design is linked to context, in terms of appropriateness, and to place making in terms of how the proposed development will be sited. It is important that a proposed development is considered in terms of site location, height, scale, form and proportions, along with materials and detailing. Where proposals constitute a 'tall building' because they break the skyline and/or are significantly taller than the surrounding built form, then further assessment of impact on setting and contribution

to the wider context will be required. It is important that the policy achieves an approach that is both appropriate to urban and more rural contexts to cover redevelopment within existing contexts as well as development in emerging or new places being created in the wider Greater Cambridge area.

Materials to be used for new buildings should be suitable for their purpose and setting. The durability of materials and how they weather are important factors. All the necessary environmental services, plant, recycling and refuse storage, bicycle and car parking must be considered early in the design process and be successfully integrated into the development to form part of the overall design and not as an afterthought. Such features must be secure and located conveniently but unobtrusively.

Alternative approaches, and reasons why they were rejected

Alternative approaches considered were:

No policy – Not considered a reasonable alternative due to the need to respond to local design issues.

7.6 Further Work and Next Steps

Taking account of feedback received, the next step would be the inclusion of a fully worked up policy in the draft Local Plan for consultation at the next stage of plan making.

8. GP/QP: Establishing high-quality landscape and public realm

8.1 Issue the Plan is Seeking to Respond to

The Greater Cambridge Local Plan needs to ensure that new development can protect, enhance and create high quality landscape and public realm to support its strategic ambitions for wellbeing, climate, and transport. High quality public realm and open spaces that are connected and well-designed contribute to community safety, creating a sense of identity and belonging, while supporting positive health and social outcomes. High quality landscape, open space and public realm will be fundamental to the integration of green and blue infrastructure in the built environment to support biodiversity net gain and flooding resilience, while supporting and enabling active travel modes to be the default local choice for moving around.

8.2 Policy Context

National Context

National Planning Policy Framework

The [National Planning Policy Framework](#) (2021) sets out the government's objectives for new development and establishes three overarching objectives for sustainable development, including a social objective:

To support strong, vibrant and healthy communities, by ensuring that a sufficient number and range of homes can be provided to meet the needs of present and future generations; and by fostering a well-designed and safe built environment, with accessible services and open spaces that reflect current and future needs and support communities' health, social and cultural well-being.

Paragraph 104 emphasises that “transport issues should be considered from the earliest stages of plan-making and development proposals, so that ... opportunities to promote walking, cycling and public transport use are identified and pursued [and] ... patterns of movement, streets, parking and other transport considerations are integral to the design of schemes, and contribute to making high quality places”

Paragraph 112 states that applications for developments should “give priority first to pedestrian and cycle movements, both within the scheme and with neighbouring areas; and second – so far as possible – to facilitating access to high quality public transport, with layouts that maximise the catchment area for bus or other public transport services, and appropriate facilities that encourage public transport use”.

Paragraph 119 sets out that planning policies should make efficient use of land, taking into account the availability and capacity of infrastructure and services – both existing and proposed – as well as their potential for further improvement and the scope to promote sustainable travel modes that limit future car use; and the importance of securing well-designed, attractive and healthy places.

The NPPF also emphasises the importance of good design in planning. Paragraph 126 states: The creation of high-quality buildings and places is fundamental to what the planning and development process should achieve. Good design is a key aspect of sustainable development, creates better places in which to live and work and helps make development acceptable to communities.

Paragraph 130 highlights the importance of the public realm to local planning policy to “establish or maintain a strong sense of place, using the arrangement of streets spaces, building types and materials to create attractive, welcoming and distinctive places to live, work and visit”

Paragraph 131 states that “trees make an important contribution to the character and quality of urban environments, and can also help mitigate and adapt to climate change.” It goes on to suggest that local authorities “should ensure that new streets are tree-lined, that opportunities are taken to incorporate trees elsewhere in development ... [and] that appropriate measures are in place to secure the long-term maintenance of newly-planted trees, and that existing trees are retained wherever possible.” It indicates the importance of the local planning authority to work with the local highways authority “to ensure that the right trees are planted in the right places, and solutions are found that are compatible with highways standards and the needs of different users.”

Paragraph 167 underlines that major developments should incorporate sustainable drainage systems unless there is clear evidence that this would be inappropriate [

Department for Transport, Manual for Streets

The Manual for Streets published by the Department for Transport in 2007 emphasises that there is a clear distinction between road and streets. While roads’ main function is accommodating the movement of motor traffic, streets are typically lined with the built form and public space:

- The place function of the street is fundamental to achieve a fulfilling environment which people enjoy to inhabit, walk, meet and cycle. This function comes from the strong relationship between street and the buildings and spaces that frame it
- The greater the activity the street can accommodate such as walking, sitting, chatting with friends, browsing and window shopping the more the street is successful as a place, and the more the wider neighbourhood functions as a place

Department for Transport, Manual for Streets 2 (2010)

Manual for Streets 2 builds on Manual for Streets (2007) to establish the ‘principles of inclusive design’ and identifies that streets have a significant ‘place’ function and that the design of streets should assume that place should be subservient to movement. It also identifies the recommended user hierarchy to inform the design of development proposals. This hierarchy places pedestrians at the top followed by cyclists, public transport users, specialist service vehicles (emergency, services, waste etc.) with other motor traffic coming last, including car sharing and electric vehicles.

Available online: [Layout 2 \(tsrgd.co.uk\)](https://www.tsrgd.co.uk/layout/2)

Regional / Local Context

South Cambridgeshire Local Plan 2018

The adopted [South Cambridgeshire Local Plan](#) (September 2018) includes Policy HQ/1: Design Principles and HQ/2 Public Art and New Development.

HQ/1 states that all new development must be of high quality design, with a clear vision as to the positive contribution the development will make to its local and wider context. The policy establishes a set of fundamental design principles that should be applied to all development to ensure it contributes to social, economic and environmental sustainability and makes a positive difference to people’s lives to help provide homes, jobs and better opportunities for everyone, whilst protecting and enhancing the natural environment, and conserving the countryside and open spaces that are important to everyone.

HQ/2 requires major schemes to contribute public art without through a wide range of approaches This policy envisions the involvement of the community in the delivery of quality visual arts and crafts to bring social, cultural, environmental, educational and economic benefits as part of new developments can.

Cambridge Local Plan 2018

Policy 59: Designing landscape and the public realm. This policy establishes key principles for landscape and public realm design. It recognises that buildings and the spaces around them should be thought about holistically, with the landscape and public realm being as important as the building itself, and that successful landscape design will integrate development into its surroundings and enhance the function, character and amenity value of spaces and boundaries.

Cambridge Local Plan Policy 65: Visual pollution. This policy recognises that visual pollution – advertising signs, satellite dishes and street furniture – can cause clutter have a significant impact on the character and setting of heritage assets. Where

planning permission is required, the Council will seek to ensure that proposals for advertisements, signage and street furniture are sympathetic to the character and setting of Cambridge and do not add to an accumulation of street and building clutter.

Policy 67: Protection of open space. This policy recognises open spaces, regardless of ownership, as making a significant contribution to local character, and seeks to protect areas designated as protected open space designated areas that fulfil at least one of the criteria to assess open space included in the plan.

8.3 Consultation and Engagement

We received several comments responding to open space public realm considerations through the First Conversation consultation. You told us that policies should maximise the potential for planting and biodiversity net gain. This was supported by comments that indicated new development should integrate water management in the public realm and landscapes. You commented that new developments should be accessible and facilitate active travel and sustainable transport provision.

8.4 Evidence Base

NHS ‘putting health into place’

NHS guidance ‘Putting Health into Place: Principles 4-8 Design, Deliver and Manage’ identifies principles that should be used to inform the design of new places. Compact walkable forms that are well connected with multifunctional green spaces should influence the form of new places. Compact and connected development can maximise active travel options for people living and working in new places with multifunctional spaces enabling community activities and events that the whole community can engage in.

Linking Active Travel and Public Transport to Housing Growth and Planning. 2017. Sustrans

The key messages from the [Linking Active Travel and Public Transport to Housing Growth report](#) are summarised below:

1. Sustainable transport usage will be significantly increased if direct, attractive and safe walking, cycling, and public transport infrastructure are built both within and to connect new developments to existing networks.
2. The sooner sustainable transport is fully considered within the planning of a new development the more efficient their location, use and value will be.
3. In order to maximise sustainable travel, it is important to ensure:

- a. The right transport infrastructure is built into new developments from the outset; and
 - b. New developments are connected to existing sustainable transport networks to enable people to reach their destination.
4. Walking routes should be coherent, direct, safe, comfortable and attractive.
5. The provision of safe, direct and attractive cycling routes alongside convenient and secure cycle parking should be provided.
6. A clear sensible layout with through routes ensuring the permeability of new developments for walking, cycling and public transport routes is essential.
7. In conjunction with sustainable transport provision, private motor vehicle use should also be managed - for example speed restrictions and parking management.
8. There are a number of freely accessible tools to help plan and develop the business case for cycling and walking schemes to connect new developments to employment and other services people require access to.
9. Active travel provision should also integrate with public transport use for longer journeys to enable convenient, attractive sustainable modes from door to door. This needs to include improving access and secure parking infrastructure for bikes.'

Sustrans. 2017. Linking Active Travel and Public Transport to Housing Growth and Planning. Available online at: <https://www.sustrans.org.uk/media/4491/4491.pdf>

LTN 1/20 Cycle Infrastructure Design

LTN 1/20 Cycle Infrastructure Design was published in July 2020 and provides guidance and good practice for the design of cycle infrastructure which are centred around five core design principles which seek to make networks and routes 'coherent, direct, safe, comfortable and attractive'. The guidance should be applied to all changes associated with highway improvements, new highway construction and new or improved cycle facilities, including those on other rights of way such as bridleways and routes within public open space.

Healthy Streets. 2018. Transport for London

The [Healthy Streets](#) Approach and the 10 Indicators of a Healthy Street were developed by Lucy Saunders, a specialist in public health and transport. These were first included in Transport for London (TfL) policy in the first Health Action Plan in 2014 and TfL has been working on how to deliver this Approach in London. The Mayor expects the Healthy Streets Approach to be delivered by all parts of the GLA family, as set out in A City for All Londoners and Healthy Streets for London.

The Healthy Streets Approach is a system of policies and strategies to deliver a healthier, more inclusive city where people choose to walk, cycle and use public

transport. The 10 Healthy Streets Indicators are the essential ingredients for a healthy street environment. The 10 evidence-based indicators are deemed to be what makes streets appealing, healthy, inclusive places. Working towards these should help to create a healthier city, in which all people are included and can live well, and where inequalities are reduced.

The ten indicators are:

- Pedestrians from all walks of life
- Easy to cross
- Shade and shelter
- Places to stop and rest
- Not too noisy
- People choose to walk, cycle and use public transport
- People feel safe
- Things to see and do
- People feel relaxed
- Clean air

Transport for London. 2018. Healthy Streets Explained: A guide to the Healthy Streets Approach & how to apply it. Online: <https://tfl.gov.uk/corporate/about-tfl/how-we-work/planning-for-the-future/healthy-streets>

Neuroscience for Cities, 2018. Future Cities Catapult

Acoustics

Control acoustics to minimise background noise, echo and reverberation to suit the individual and level of focus required.

Spatial sequencing

Design spaces in a logical order based on use to support routine and predictability.

Transitions

Using transition zones helps the individual recalibrate their senses as they move from one level of stimulus to the next.

Safety

Safety is especially key for people who may have an altered sense of their environment.

Future Cities Catapult. 2018. Neuroscience for Cities. Available online:
https://futurecities.catapult.org.uk/wp-content/uploads/2018/06/Neuroscience_x_Cities_A5_1306.2-reduce-size.pdf

Cambridge City Wide Tree Strategy 2016-2026

The Cambridge City Wide Tree Strategy seeks to establish a point of reference for the public, councillors, officers and professionally interested people to enable informed discussion and to establish a clearer more structured approach to the issues affecting trees in Cambridge. The strategy takes three approaches to the delivery of the Council's vision and aims, namely:

- a) To Protect – existing trees, where appropriate, through the Council's regulatory responsibilities and; through the provision of tree management advice.
- b) To Enhance – tree cover through the Council's regulatory responsibilities; through education; through public engagement; and through new tree planting.
- c) To Manage – sustainably the Council's tree stock and those we maintain by agreement, in accordance with current best practice and within the resource allocated.

It is intended that the strategy should be reviewed every five years and it is hoped that it will continue to develop with each review

Available online: [Tree Strategy Part 1 FINAL.pdf \(cambridge.gov.uk\)](#)

8.5 Proposed Policy Approach and Reasons

The Proposed Policy Direction

The proposed policy direction, as set out in the First Proposals report is as follows:

Developers will be required to demonstrate how their proposals meet the following expectations:

Enabling local communities:

- Ensure generous, high quality and robust open spaces and public realm are woven across and throughout developments that offer significant natural, social and ecological benefits.
- Include tree and other planting, seating, drinking water fountains, shade and shelter, bicycle parking, street lighting, signage and public art, designed in a

coordinated and needs-led approach which does not obstruct the public realm or create street clutter.

- Ensure new and enhanced existing routes are designed inclusively, prioritising a pedestrian led movement hierarchy including generous and level footways that avoids street clutter.
- Parking should not reduce the functionality of open spaces, and if on street should be inset in an expanded footway to allow pedestrian movements when not occupied.

Enhance connectivity:

- Ensure that new and existing public realm seamlessly connects, and that the quality and function of existing routes are enhanced.
- Establish streets and open spaces that are well defined, and which clearly demarcate public and private space.
- Create streets that respond to their levels of use while not allowing vehicular traffic to dominate.

Respond to climate:

- Be landscape led, by retaining and enhancing existing features including trees, natural habitats, boundary treatments and historic street furniture and/or surfaces that positively contribute to the quality and character of an area.
- Ensure species are selected that enhance biodiversity through the use of native planting and/or species capable of adapting to our changing climate.
- Integrate surface water management through design to enable pedestrian accessibility and planting, retaining existing natural features where possible, do not pave over front gardens if this is compromised.
- Factor microclimate into design proposals and that public spaces receive adequate sunlight.

Integrate with local character

- Respond to its context and relate to the character and intended function of the spaces and surrounding buildings through the use of high quality and well detailed materials that are easily maintained.
- Ensure that the right growing conditions and future management regimes for landscape schemes are secured and implemented, and ensure that adequate space for large, medium and small species trees and other planting is incorporated that is appropriate to the scale of buildings.

- Provide appropriate types of open space whether in urban or more rural places that link into other sequences of existing or new landscape spaces and wider settings.

Reasons for the proposed policy direction

Open space and public realm helps to define the character and experience of great places, whether within Cambridge or one of the surrounding villages, and it is crucial that these positive qualities are maintained into the future. The importance of creating and protecting high quality streets and open spaces, both public and private, is a key part of adapting to climate change pressures, supporting and improving biodiversity, and promoting active and healthy lifestyles. The spaces between, around and within buildings, streets, squares, parks and open spaces all play a key role in supporting public life and fostering social interaction. Greater Cambridge's open spaces and public realm are key to creating a sense of place and play an important role in enhancing communities' quality of life and health and wellbeing and can even play a role in boosting the local economy.

Greater Cambridge, like many historic city regions is characterised by settlements with compact forms that enable easy local movement as a pedestrian or cyclist. This inherent character underpins the approach to ensuring new developments can contribute further to enabling local walking and cycling through a comprehensive open and green space network creating a healthy and inclusive place. Beyond the immediacy of, the connections formed physically and socially with the surrounding existing neighbourhoods and at a city and wider level are crucial.

The quality of streets and spaces together combine to clearly set out expectations for the quality of future development. An integrated approach to design is needed to help make the best use of the land available and to effectively respond to the challenges of creating a high-density new city district.

Landscape proposals will be required for major developments, ranging from housing, retail, commercial, industrial and mixed-use schemes. High quality landscape design can create usable spaces for occupier amenity, have biodiversity benefits as well as being functional - in respect of SuDS, microclimate and providing an attractive setting for buildings. Landscape plays a significant role in supporting and/or establishing an area's character and has a vital part in integrating a development into the local character. Landscape proposals will be especially important within prominent locations, such as along street frontages, transport interchanges, and other public spaces.

While the details required for a landscape scheme will vary according to the type and location of a development, landscape should be included as an integral part of the development proposal at the earliest stage and together with proposals for

sustainable drainage. Careful consideration should be given to the existing character of a site, and how any features such as surface treatments, furniture, lighting, boundary treatments and other structures are to be appropriately used and how planting and trees may mature over time. Poorly laid out landscape can compromise its amenity and environmental value and use, while leaving insufficient space for trees to grow can lead to the blocking of natural sunlight, issues of overhanging, subsidence and damage to foundations, resulting in subsequent applications for tree removal.

Management and protection of trees is a constant challenge. The tree population of Greater Cambridge contributes enormously to the city's character and appearance, and trees are fundamental to the management of temperatures and storm water and the provision of cleaner air. They provide an essential habitat for wildlife and promote wellbeing, providing opportunities for relaxation, exercise and meditation.

Deciduous trees provide shade to buildings, helping to manage solar gain when needed in summer months. Trees, particularly large canopy trees, contribute to reducing 'heat islands' whereby the temperatures of built up areas are significantly higher than areas outside them. Trees add biodiversity and aesthetic value to areas and the larger the canopy the more benefit there is for providing habitats for many more species. This policy will contribute towards achieving on-site biodiversity net gain as sought by BG/BG.

The Council will seek to make provision for the protection of trees of value by serving TPOs on existing trees and those to be planted as part of new development.

Alternative approaches, and reasons why they were rejected

Alternative approaches considered were:

No policy and relying on national guidance – Not considered a reasonable alternative due to the need to respond to local issues and climate change.

8.6 Further Work and Next Steps

Taking account of feedback received, the next step would be the inclusion of a fully worked up policy in the draft Local Plan for consultation at the next stage of plan making.

9. GP/HA: Conservation and Enhancement of Heritage Assets

9.1 Issue the Plan is Seeking to Respond to

This policy responds to will ensure that proposed development or alterations to Greater Cambridge's historic buildings or structures and its historic places, will support their conservation and recognise their importance to the places we value. The policy will include buildings of local importance and the appropriate treatment of archaeology.

9.2 Policy Context

National Context

National Planning Policy Framework

Paragraph 189 of the National Planning Policy Framework 2021 states that heritage assets range from sites and buildings of local historic value to those of the highest significance, such as World Heritage Sites which are internationally recognised to be of Outstanding Universal Value. These assets are an irreplaceable resource and should be conserved in a manner appropriate to their significance, so that they can be enjoyed for their contribution to the quality of life of existing and future generations

Paragraph 190 states that local plans should set out a positive strategy for the conservation and enjoyment of the historic environment, including heritage assets most at risk through neglect, decay or other threats

Paragraph 194 states that local planning authorities should require an applicant to describe the significance of any heritage assets affected, including any contribution made by their setting. The level of detail should be proportionate to the assets' importance and no more than is sufficient to understand the potential impact of the proposal on their significance. As a minimum the relevant historic environment record should have been consulted and the heritage assets assessed using appropriate expertise where necessary. Where a site on which development is proposed includes, or has the potential to include, heritage assets with archaeological interest, local planning authorities should require developers to submit an appropriate desk-based assessment and, where necessary, a field evaluation

Paragraph 199 When considering the impact of a proposed development on the significance of a designated heritage asset, great weight should be given to the asset's conservation (and the more important the asset, the greater the weight should be). This is irrespective of whether any potential harm amounts to substantial harm, total loss or less than substantial harm to its significance.

Public Register of Nationally Protected Historic Buildings and Sites in England

Historic England maintain a public register of all nationally protected historic buildings and sites in England.

Regional / Local Context

Local listings

South Cambridgeshire and Cambridge City have a list of locally listed buildings and shopfronts which make a positive contribution to Greater Cambridge's local character and distinctiveness. The borough also publishes Conservation Area guidelines providing information on how development in each Conservation Area should be managed in order to protect their identified character and special interest.

Adopted Local Plans

South Cambridgeshire Local Plan 2018

The adopted [South Cambridgeshire Local Plan](#) (September 2018) includes Policy NH/14: Heritage Assets and Policy NH/11: Protected Village Amenity Area Policy NH/14: Heritage Assets.

Policy NH/11 sets out the Protected Village Amenity Areas (PVAAs) that have been designated on sites within village frameworks in order to safeguard those areas of undeveloped land within villages which are important to retain. Some of the PVAAs may have important functions for the village such as allotments, recreation grounds and playing fields whilst others have an important amenity role in providing a setting for buildings or offer tranquil areas where there is minimum activity

Policy NH/14 states that heritage is an essential component of plans from a village or neighbourhood level to that of the district. It seeks to outline how a full understanding of the historic environment should be achieved in development, including traditional materials as used in vernacular buildings, is needed to inform plans, identify opportunities for conservation and enhancement, and to be able to reinforce local identity and create a sense of place.

Cambridge Local Plan 2018

The adopted [Cambridge Local Plan](#) (September 2018) includes Policy 55 Responding To Context and Policy 61: Conservation and enhancement of Cambridge's historic environment.

Policy 55 aims to ensure that new developments have an understanding of and appropriate response to context to ensure that the special character of Cambridge is protected and enhanced. This context is understood as the setting of a site or area

including land uses, open spaces, the built and natural environment and social and physical characteristics. It states that new development should create a scale and form that is appropriate to existing buildings, the public realm and open spaces, which complement the local identity of an area.

Policy 61 states that the conservation of a designated heritage asset is a material planning consideration and the higher the significance of the asset, the more weight will be given to its preservation. It states how it is important to identify and assess the impact of the development on the special character of the heritage asset in the Cambridge context by considering the effect on views or the setting of buildings and spaces; how the proposals will preserve or enhance the character or appearance of a conservation area, and how they should consider the scale, height, massing, alignment and materials respond to the local context.

9.3 Consultation and Engagement

Responses to the First Conversation highlighted the importance of the historic environment in Greater Cambridge, from the historic core of Cambridge through to village Conservation areas. Development could provide opportunities to enhance the historic environment, but also that it must be carefully considered to ensure impacts are fully assessed. A strategy for protecting and enhancing the historic environment should be an important part of the plan.

9.4 Evidence Base

Greater Cambridge Historic Impact Assessment

A Strategic Historic Impact Assessment (SHIA) comprising establishing a methodology, a baseline assessment, and an options assessment at a city/district wide level, has been carried out.

A full HIA in advance of First Proposals Sites selection has not been carried out (other than for the North East Cambridge site) but a reasonable understanding of the historic environment impact has been obtained via the sites selection process (see below). It is intended to carry out a full HIA of sites to be included in the plan at the Draft Local Plan stage.

As part of the Local Plan preparation process, Cambridge City Council and South Cambridgeshire District Council completed public consultation on the Greater Cambridge Local Plan First Conversation (Issues and Options) in early 2020. Building on the initial options set out in the First Conversation, three growth level options for homes and jobs and eight strategic (non-site specific) spatial options were identified for further testing. As part of the evidence base for the Local Plan, these growth options were assessed against a range of factors including potential impact on the historic environment (the subject of the SHIA report).

Cambridge Roof Extensions Design Guidance (Cambridge Local Plan Appendix E)

A design guide that provides general design principles for the design of the most common forms of roof extension. The principles are summarised below:

Massing and proportion

Roof extensions should relate well to the proportions, roof form and massing of the existing house and neighbouring properties. They must be appropriate in size, scale and proportion to the existing house and adjoining properties and must not be so large as to dominate the existing roof or to overwhelm their immediate setting.

Shop Front Design Guidance

The Shopfront Design Guidance recognises that good quality shopfronts in Cambridge help support attractive and inviting streets. Cambridge has a wide variety of existing shopfronts, some dating back centuries in the historic core and others built more recently. The objective of the guide is to help deliver high quality shopfronts, which will support high quality streetscapes across the city. The guide is not intended to constrain good, modern design.

The guide sets out some basic design principles for shopfronts throughout the city, giving guidance on how shopfronts can be restored, better shopfronts installed, and on designing shopfronts as part of a new building.

It also details key considerations for repairing and restoring traditional shopfronts, highlighting what things might be important to conserve.

The final section looks at the replacement of shopfronts in existing buildings, and applies when the existing shopfront is inappropriate or beyond repair.

South Cambridgeshire District Council. 2010. District Design Guide

The District Design Guide SPD expands on district-wide policies included in the Development Control Policies Development Plan Document (DPD) and policies in individual Area Action Plans for major developments that may vary from the district-wide policies. These policies seek to ensure that design is an integral part of the development process. The District Design Guide SPD also builds on national policy: Planning Policy Statement 1: Delivering Sustainable Development and its supplement: Planning and Climate Change. These promote sustainable, well-designed development to achieve a high quality built and natural environment. Achieving good design and sustainable development are the core principals underlying planning. At the heart of sustainable development is the simple idea of ensuring a better quality of life for everyone, now and for future generations. The aim

of the District Design Guide SPD is to provide additional guidance on how developments can ensure they are sustainable and achieve a high quality of design in a way that respects the local context. The revised District Design Guide SPD supersedes the existing District Design Guide adopted as Council Policy in November 2005.

South Cambridgeshire District Council. 2010. District Design Guide. Available online: [Microsoft Word - Adopted Design Guide SPD MAIN DOC.doc \(scambs.gov.uk\)](#)

South Cambridgeshire District Council. 2009. Listed Buildings SPD

The Listed Buildings SPD expands on district-wide policies included in the Development Control Policies Development Plan Document (DPD) and policies in individual Area Action Plans (AAPs). These policies seek to ensure that Listed Building issues are adequately addressed throughout the development process. The Listed Buildings SPD also builds on the Planning (Listed Buildings and Conservation Areas) Act 1990 and Planning Policy Guidance 15: Planning and the Historic Environment. The Listed Buildings SPD provides broad guidance on Listed Buildings regarding our policies, and therefore it covers general approaches, typical works and when Listed Building Consent is likely to be required.

Available online: [Microsoft Word - Revised Listed Buildings SPD.doc \(scambs.gov.uk\)](#)

9.5 Proposed Policy Approach and Reasons

The Proposed Policy Direction

The proposed policy direction, as set out in the First Proposals report is as follows:

Proposals affecting heritage assets will be considered in accordance with the guidance set out in the National Planning Policy Framework.

Recognising the important contribution heritage assets of various types make to Cambridge and South Cambridgeshire, the policy will require that proposals properly consider the historic environment and make a positive contribution to local character.

Development will be required to demonstrate how it preserves or enhances the significance of the heritage assets of the Greater Cambridge, their setting and the wider townscape, including views into, within and out of conservation areas.

The local plan will also continue to recognise the importance of local heritage assets (including buildings of local importance). We will include the criteria for the selection of these assets.

The policy will also require the appropriate treatment of archaeology.

Reasons for the proposed policy direction

Local plans have to enable the delivery of sustainable development in accordance with national planning policy, and one of the core dimensions of sustainable development is the protection and enhancement of the historic environment.

Greater Cambridge's historic and natural environment defines the character and setting of the urban and rural areas, contributing significantly to residents' quality of life. Against the backdrop of a successful, growing area, it is important to preserve and enhance the historic and natural environment to ensure that Greater Cambridge the connection between the historic villages and urban core are maintained with the wider countryside. Greater Cambridge has a varied architectural heritage, from the internationally recognised grandeur of King's College Chapel to the vernacular buildings of villages on the Fens. The number of conservation areas is high as is the number of grade I and grade II* listed buildings. Within the city of Cambridge there is an exceptional concentration of significant collegiate buildings around the arc of the River Cam. Green open spaces such as the Fens, the commons, greens and The Backs are also key features of the Greater Cambridge's life and nature. In addition, there are a number of registered parks and gardens of special historic interest, including college grounds, cemeteries and the Cambridge University Botanic Garden. The policy is needed to ensure the quality of all of this is protected and to ensure that environmental objectives are attained in the delivery of sustainable development.

Other policy approaches proposed in this consultation will help maintain the significance of Cambridge as an historic city via protection and enhancement of landscape character of Cambridge and the River Cam; the approach to tall buildings; progression of a Management Plan for the historic core.

Alternative approaches, and reasons why they were rejected

Alternative approaches considered were:

No policy, and relying on national guidance – Not considered a reasonable alternative due to the requirements to set out a strategy regarding heritage, and the need to respond to local issues.

9.6 Further Work and Next Steps

Taking account of feedback received, the next step would be the inclusion of a fully worked up policy in the draft Local Plan for consultation at the next stage of plan making.

Heritage Impact Assessments will also be carried out of major proposals to inform the development of detailed policies in the draft Local plan.

10. GP/CC: Adapting Heritage Assets to Climate Change

10.1 Issue the Plan is Seeking to Respond to

Achievement of net zero carbon requires action to address carbon emissions from all aspects of the built environment, including the existing built environment. At the same time, it is important to ensure that any measures to enhance the environmental performance of heritage assets is balanced against the need to protect and enhance the character and value of that asset. This preferred option seeks to set an approach that allows for sensitive adaptations to heritage assets that will improve their performance while also protecting that asset.

10.2 Policy Context

National Context

The NPPF recognises that heritage assets are an irreplaceable resource that should be conserved in a manner appropriate to their significance, so that they can be enjoyed for their contribution to the quality of life of existing and future generations. With regards to works to heritage assets to address environmental performance, Part L of Building Regulations highlights the need to take extra care with older homes and heritage assets and requires special consideration for buildings of traditional construction as well as Listed Buildings and buildings in Conservation Areas. It specifies that ‘the aim should be to improve energy efficiency as far as is reasonably practicable. The work should not prejudice the character of the host building or increase the risk of long-term deterioration of the building fabric or fittings’.

Regional / Local Context

Cambridgeshire and Peterborough Commission on Climate

The Cambridgeshire and Peterborough Combined Authority (CPCA) have established the Cambridgeshire and Peterborough Commission on Climate to conduct a thorough review of the ways that climate change is impacting on the regions local economy and community and to determine what action should be taken. The Commission’s [initial recommendations report](#), published in March 2021, notes that the regions emissions are approximately 25% higher per person than the UK average, and that if the area continues on this trajectory, we will only have around 6 years remaining before we have exhausted all of our ‘allowed’ share on emissions to 2050. Urgent action is therefore required, with the report noting that local government powers in transport and planning, amongst others, will be critical in driving transformation. The report makes a number of recommendations of relevance to the existing built environment, including:

- All existing buildings should achieve high energy efficiency standards, and be heated from low carbon sources:
 - Every building should, starting by 2025 with those below EPC 'C', have a renovation plan (digital green passport, extended to include water efficiency, incorporating passive cooling measures and property level flood resilience measures where appropriate), setting out a clear pathway to full decarbonisation.
 - Home retrofit will need to be rolled out across the building stock, incorporating cooling measures as well as energy e-fficiency, water efficiency and heat decarbonisation. The CPCA should take a lead in encouraging home-owners to move towards net zero, including by finding innovative ways to encourage behaviour change and support financing.

Cambridge City Council and South Cambridgeshire District Council

Both Cambridge City Council and South Cambridgeshire District Council have declared climate emergencies, pledging to support net zero through the development of planning policy, as well as other areas over which the Councils have influence.

In terms of corporate objectives:

Cambridge City Council: Caring for the planet

1. A city that takes robust action to tackle the local and global threat of climate change, both internally and in partnership with local organisations and residents, and to minimise its environmental impact by cutting carbon, waste and pollution.

[Cambridge City Council Climate Change Strategy 2021-2026](#)

Includes a vision for Cambridge to be net zero carbon by 2030, subject to Government, industry and regulators implementing the necessary changes to enable the city and the rest of the UK to achieve this. The objectives of the strategy include:

1. Reducing energy consumption and carbon emissions from homes and buildings in Cambridge.

South Cambridgeshire District Council:

1. Being green to our core – by the Council developing a plan for a carbon-neutral future for South Cambridgeshire, exploring opportunities for green energy generation and improving air quality.

[South Cambridgeshire District Council Zero carbon strategy and action plan](#)

Includes an aspiration to deliver a 50% reduction in carbon emissions from the South Cambridgeshire area by 2030 relative to a 2018 baseline, reducing to net zero carbon by 2050 at the latest. The strategy recognises the amount of work required to retrofit the existing building stock across the area.

Adopted Local Plans

South Cambridgeshire Local Plan 2018

- NH/15: Heritage Assets and Adapting to Climate Change

Cambridge Local Plan 2018

- Policy 63: Works to a heritage asset to address climate change

10.3 Consultation and Engagement

In the first conversation in 2020, the following issues were raised in relation to heritage assets and climate change.

- Retrofit existing development, including heritage assets, for better energy efficiency, insulation, boilers and energy.
- Provide guidance for retrofitting heritage assets.

10.4 Evidence Base

Analysis of carbon emissions undertaken as part of our net zero carbon study has shown that existing buildings currently account for 1/3 of greenhouse gas emissions in Greater Cambridge. Tackling these emissions is an important element in achieving net zero carbon, albeit the role of planning policy is limited. Many works to enhance the environmental performance of existing buildings are already covered by permitted development rights and previous attempts to use planning policy to require consequential improvements have not been successful. One area where planning policy can play a role relates to the approach that can be taken to enhance the performance of heritage assets.

Nationally, about 20% of our homes were built before 1919, using traditional timber-frame or solid wall construction methods and materials. Of this 20%, about 1% of homes in Cambridge and 3% in South Cambridgeshire are Listed Buildings. Maintaining the buildings we use is a powerful climate action as it 'locks in' the carbon used to build these in the first place. And while traditional buildings in general need to be part of the big push to improve residential efficiency across the board, in their own analysis the Committee on Climate Change have concluded that

at least 90% of existing buildings in the UK should have energy efficient retrofits for the UK to meet its zero carbon targets. This recognises that some buildings simply cannot be adapted to eliminate all emissions. However, there are things that can be done provided that the correct approach is taken. Policy is therefore needed to support owners of heritage assets to undertake sensitive works to address the performance of their buildings, in line with best practice guidance for heritage assets.

10.5 Proposed Policy Approach and Reasons

The Proposed Policy Direction

The proposed policy direction, as set out in the First Proposals report is as follows:

The policy will:

- Require retrofit works to be carried out in accordance with the BSI PAS 2035 framework and Historic England guidance for energy improvements to heritage assets.
- Require proposals to take a 'whole building' approach to undertaking works to heritage assets to enhance environmental performance;
- Support proposals which seek to undo the damage caused by previous inappropriate interventions (e.g. removal of cement render and replacement with breathable options).
- Give consideration to measures that will reduce carbon emissions and assist with adaptation to our changing climate (for example external shading or property level flood protection).

The plan will also direct residents to further guidance on how to approach works to older homes.

Reasons for the proposed policy direction

While high energy efficiency standards have been introduced for new buildings, we cannot meet our climate targets without reducing emissions and energy usage in all buildings. Improving energy efficiency is not only good for the climate, but it will also reduce running costs and can help to enhance the lifespan of buildings.

The Greater Cambridge Shared Planning Service is supportive of works to heritage assets to address climate change, as can be seen from case studies such as the Trinity College New Court project, which involved the deep retrofit of a Grade I Listed Building. Retrofitting heritage assets does, however, require a sensitive approach, which is why this preferred option has been developed, building on existing policies in our local plans.

Older buildings have fundamental differences in how they have been designed to perform compared to modern ones, so you cannot use the same approach as you would for a modern building. Traditional buildings are constructed from different materials and in different structural forms compared with modern buildings and consequently they perform differently. They usually heat up and cool down more slowly. Moreover they deal with moisture differently, allowing rain, groundwater and internal moisture (from washing, cooking and breathing) to move in a controlled way into and through their semi-permeable fabric. They also rely on sunshine, wind, heating and adequate internal ventilation through windows, chimneys and draughts in order to keep dry. In good condition and with regular maintenance, the system stays in balance. Changes to fabric performance, heating and ventilation, if not correctly undertaken, can change this balance and lead to problems of overheating, moulds and ill health. So it's important to have a policy approach that requires an understanding of buildings – what is it made of and how do the fabric and services work together and what alterations may have already been carried out which may be causing more harm than good.

The preferred option advocates taking a whole building approach to heritage assets. This whole house approach is embedded within the Sustainable Traditional Building Alliances Retrofit Principles and their Retrofit Guidance Wheel. It recognises that there is no 'one size fits all approach' for traditional buildings and advocates that we start thinking about 'fabric, services, people and context' all in combination.

- The Whole Buildings Approach is a way of thinking about retrofit in a manner that is holistic and risk based:
- Consider the three areas of risk: energy, health, heritage
- Take a whole building approach, accounting for: fabric, services, inhabitants' needs and behaviour, immediate context (weather, locality), and wider context (embodied carbon, decarbonisation of fuels), integrated for a building in balance.
- Use a joined-up process (linking assessment, design, construction, feedback)

Alternative approaches, and reasons why they were rejected

Alternative approaches considered were:

No policy – Not considered a reasonable alternative as given the scale of heritage assets in the area, and the challenge of climate change, a policy is needed.

10.6 Further Work and Next Steps

Taking account of feedback received, the next step would be the inclusion of a fully worked up policy in the draft Local Plan for consultation at the next stage of plan making.

11. GP/PH: The Protection of Public Houses

11.1 Issue the Plan is Seeking to Respond to

Public houses are an important part of Greater Cambridge's communities. They help to foster social interaction and local community life in both urban and rural areas. They are often the hub of a neighbourhood, street or village and can provide a focal point for cultural and recreation activities.

In Cambridge, pubs also provide invaluable facilities for the millions of visitors who come to the city every year. The quality of Cambridge's hostelry is a key part of the city's quality of life. Similarly, retaining historic pubs in use is important for the character and appeal of both the city and village life. In South Cambridgeshire, they are an essential component of a resilient and cohesive village community, often providing access to key services and a valuable source of employment.

Pubs have an important part to play in the Greater Cambridge economy, not just for the direct and indirect jobs they provide in the pub supplies, food and brewing industries, but in supporting the area's main industries and quality of life by attracting and providing a meeting place for students, academics, scientists and entrepreneurs, and in attracting office workers, shoppers and tourists.

11.2 Policy Context

National Context

In order to support prosperous rural economies, paragraph 84(d) of the [National Planning Policy Framework](#) (2021) requires planning policies should enable the retention and development of accessible local services and community facilities, including public houses.

Paragraph 92 (a) supports places that promote the opportunity for meetings between members of the community who might not otherwise come into contact with each other.

Paragraph 93(a) advises planning policies to plan positively for the provision and use of community facilities, including public houses to enhance the sustainability of communities and residential environments. This should support the provision of the social, recreational and cultural facilities and services the community needs.

Many older public houses also fall within the NPPF's definition of either the Historic Environment, where meetings or events have occurred that are of historic importance, or a Heritage asset, due to their architectural qualities.

National Planning Policy Guidance elaborates on the NPPF's definition of town centres as a place where main town centre uses are concentrated including city and

town centres, district and local centres (and so includes places that are often referred to as high streets). It also explains the need to consider structural changes in the economy, in particular changes in shopping and leisure patterns and formats, the impact these are likely to have on individual town centres, and how the planning tools available to them can support necessary adaptation and change. Evening and night time activities also have the potential to increase economic activity within town centres and provide additional employment opportunities.

Regional / Local Context

Research into the impact rural public houses, in England have on community cohesion and well-being has concluded that they provide a strong positive relationship between the presence of public houses and higher levels of community cohesion and well-being occurring in the English countryside.

[Reference: [Assessing the impact of pubs on community cohesion and wellbeing in the English countryside: a longitudinal study](#); Journal: International Journal of Contemporary Hospitality Management; Manuscript ID IJCHM-12-2015-0717.R2]

The Local Impact of The UK Beer and Pub Sector

In recent years, the British Beer & Pub Association (BBPA) have published two separate reports (January 2014 and August 2018), to measure the local impact of the UK Beer and Pub Sector. These include both regional and more localised data about the brewing and public houses sector. As they were compiled over different time periods, it is possible to compare how these economic sectors have developed overtime and the benefits these activities afford the Greater Cambridge area.

Economic Benefits

A comparison of economic benefits for the Eastern region between 2012 and 2018 is provided below in Table 11.2.1. These figures indicate a 22% increase in the Gross Value Added (GVA), an 11% increase in wages and 151% increase in net investment. They also demonstrate the positive economic benefits the beer and pub sector generate for the region.

Year	GVA (£m)	Wages (£m)	Net capital expenditure (£m)
2012	£1,929	£992	72
2018	£2,360	£1,100	181
Change	22%	11%	151%

Table 11.2.1: East region: beer and pub sector economic figures

A comparison of economic benefits for Cambridge (compiled by Parliamentary constituency) between 2012 and 2018 is provided below in Table 11.2.2. These

figures indicate a 41% increase in GVA, from £49m (million) to £69m and a 34% increase in wages, from £25.4m to £34m. These figures demonstrate the positive economic benefits the beer and pub sector generate for Cambridge.

Year	GVA (£m)	Wages Total (£m)
2011	49.1	25.4
2018	69	34
Change	41%	34%

Table 11.2.2: Cambridge beer and pub sector economic figures

A comparison of economic benefits for South Cambridgeshire (compiled by Parliamentary constituency) between 2012 and 2018 is provided below in Table 11.2.3. These figures indicate a 22% increase in GVA, from £25.4m to £31m and a 16% increase in wages, from £13.8m to £16m. These figures demonstrate the positive economic benefits the beer and pub sector generate for South Cambridgeshire.

Year	GVA (£m)	Wages Total (£m)
2011	25.4	13.8
2018	31	16
Change	22%	16%

Table 11.2.3: Cambridge beer and pub sector economic figures

Employment

In 2018, it was estimated that 43% of the direct jobs in the beer and pub sector across the UK are taken by those under 25 years of age. This is largely due to the pub sub-sector accounting for 90% of direct employment where there is a high proportion of young people working.

A comparison of employment figures for the Eastern region between 2012 and 2018 is provided below in Table 11.2.4. These figures indicate an overall slight decline of 4% in the number of people directly employed in the sector with a larger decline in full-time jobs and 6% increase in part-time posts. Those employed indirectly and ancillary have experienced a 14% decline in employment numbers. Nonetheless, in 2018, with over 85,000 people employed in the beer and pub sector, this is a considerably important source of employment for the Eastern region.

Year	Full-time	Part-time	Total	Indirectly & Ancillary	Employment (all types)
2012	31,445	31,581	63,026	29,444	92,470
2018	27,020	33,330	60,350	25,370	85,720
Change	-14%	6%	-4%	-14%	-7%

Table 11.2.4: East region: beer and pub sector employment figures

A comparison of employment benefits for Cambridge (compiled by Parliamentary constituency) between 2012 and 2018 is provided below in Table 11.2.5. These figures indicate an overall increase in employment of 7% in the sector, with an 8% increase in the number of people directly employed. In 2018, with over 2,800 people employed in the beer and pub sector in Cambridge, this is a considerably important source of employment for the city. This is particularly relevant for the city's large student population which may often engage in some part-time work to help contribute to the cost of their higher education.

Year	Direct Employment	Other Employment	Total
2011	2,068	632	2,700
2018	2,235	646	2,881
Change	8%	2%	7%

Table 11.2.5: Cambridge beer and pub sector employment figures

A comparison of employment benefits for South Cambridgeshire (compiled by Parliamentary constituency) between 2012 and 2018 is provided below in Table 11.2.6. These figures indicate an overall decline in employment by 5% in the sector, with an 11% decline in the number of people indirectly employed. In 2018, with over 1,273 people employed in the beer and pub sector in South Cambridgeshire, this remains an important source of employment in rural villages.

Year	Direct Employment	Other Employment	Total
2011	955	383	1,338
2018	933	340	1,273
Change	-2%	-11%	-5%

Table 11.2.6: South Cambridgeshire beer and pub sector employment figures

Cambridge Public House Study

In response to local concerns regarding the loss of public houses, in Cambridge the Council commissioned consultants to produce the Cambridge Public House Study to inform development management decisions and local planning policy, including a new policy to protect public houses along with a list of safeguarded public houses.

The list is reviewed every two years, with the inclusion of new public house sites and the removal of those that have been developed in such a way that the pub use could not be expected to return. Undeveloped sites with planning permission and vacant pub sites (those with buildings on-site and without planning consent for new development) will be retained on the safeguarding list.

Historical public house sites (where the public house use was discontinued prior to July 2006) were not included on the original safeguarding list unless the pub use has since been re-introduced. This is to avoid uncertainty for many small businesses that currently occupy former public houses and to avoid inconsistency with the council's policy approach.

Adopted Local Plans

The Cambridge Local Plan (2018) Policy 76: Protection of public houses. This policy explains the circumstance when the loss of a public house including the site itself is permitted. These include the public house site no longer being needed within the community, all reasonable efforts have been made to preserve the facility including diversification options and it has otherwise been demonstrated that the local community no longer needs the public house and alternative provision is available in the area.

The policy will permit the loss of any part of a public house, or its curtilage where it can be demonstrated that the viability of the public house use will not be adversely affected including the operational viability of the public house operation and the loss including associated development will not detract from the prevailing character and appearance of the area, including where the building is of merit or has any distinctive architectural features. Appendix C of the Cambridge Local Plan (2018) contains the list of protected public houses in Cambridge.

South Cambridgeshire Local Plan (2018) includes Policy E/20: Tourist Accommodation. This policy explains how tourist accommodation will be supported inside and outside development frameworks and holiday accommodation. Inside, they should be of a scale and type that is directly related to the role and function of the centre. Outside, this type of accommodation will be permitted which re-uses suitable existing buildings of a scale suitable to local circumstance. These can help support local businesses including public houses.

South Cambridgeshire Local Plan (2018) includes Policy SC/3: Protection of Village Services and Facilities. This policy protects village services and facilities from development that will result in the loss of a village service. These include village pubs. The policy explains the relevant matters to determine the significance of the loss. These include the established use of the premises and its existing and potential contribution to the social amenity of the local population. The presence of accessible alternatives and their ability to cope with displaced users along with any unacceptable impact of those alternative services or facilities will be considered. The other consideration is the future economic viability of the use including the results of marketing of the premises for a minimum of 12 months at a realistic price and in appropriate cases financial information.

South Cambridgeshire Local Plan (2018) includes Policy SC/4: Meeting Community Needs. This policy requires all housing developments to include or contribute to the provision of the services and facilities necessary to meet the needs of the development. For large-scale major developments, the policy includes an extensive list of community facilities and services which these developments will need to be provided. The list includes public houses.

11.3 Consultation and Engagement

Key feedback we received through the First Conversation consultation included support for new public houses to be provided in all new developments. This was received in response to our question about how we might achieve 'good growth' that promotes wellbeing and social inclusion.

11.4 Evidence Base

The British Beer & Pub Association (BBPA) have published two separate reports (January 2014 and August 2018), to measure the local impact of the UK Beer and Pub Sector. These include both regional and more localised data about the brewing and public houses sector. As they were compiled over different time periods, it is possible to compare how these economic sectors have developed overtime and the benefits these activities afford the Greater Cambridge area.

BBPA: [The Local Impact of The UK Beer and Pub Sector](#) January 2014

BBPA: [The Local Impact of The UK Beer and Pub Sector](#) August 2018

The BBPA have also produced guidance on how public houses can improve access for all, in particular for those with limited mobility.

BBPA: [An Open Welcome: Making your pub more accessible for customers](#) (2019)

Institute for Public Policy Research (IPPR) provides a series of recommendations to ensure that local pubs can continue to play a role in supporting community life for many years to come.

IPPR: [Pubs and places - The Social Value of Community Pubs](#) (2012)

Cambridge City Council [Cambridge Public House Study](#) (2012)

11.5 Proposed Policy Approach and Reasons

The Proposed Policy Direction

The proposed policy direction, as set out in the First Proposals report is as follows:

Safeguard public houses, only allowing their loss to other uses where they are no longer needed within the community as a public house or other form of community facility, demonstrated by evidence of effective marketing and exploration of options to make it viable.

Support diversification of public house uses to help them remain viable, such as the use of part of a pub for another use that would support its viability while respecting the site's prevailing character.

Reasons for the proposed policy direction

Given the important role and function these community facilities provide, it is essential that they are protected across Greater Cambridge. In Cambridge, they support community life for many different groups of people including local residents, local sporting or community-based clubs and societies, students, local businesses and universities. Pubs also provide invaluable facilities for the millions of visitors who come to the city every year. In South Cambridgeshire, they are an essential part of village life and provide an invaluable source of employment. They perform an integral role in maintaining community cohesion and well-being, as well as developing community resilience. The use of marketing is a key method of demonstrating if the public house use is still viable or not.

It is, however recognised that for many public houses, there are continual economic pressures and costs that need to be covered for the business to remain viable. This means a positive approach is needed to ensure public houses can diversify their business to provide supplementary income streams which allow the public house to continue to operate. At the same time, it is important that any diversification avoids undermining the public house's long-term viability and will not detract from the public house's prevailing character and appearance of the area.

Alternative approaches, and reasons why they were rejected

Alternative approaches considered were:

No policy – This is not the preferred approach. The adopted local plan policies which protect public houses have reduced the loss of safeguarded public houses. If there was no future policy to safeguard these sites/uses, there is significant risk of additional losses.

11.6 Further Work and Next Steps

The next step is to take account of feedback received during the First Proposals consultation and update the Cambridge Public House Study, to include all public houses in Greater Cambridge. The findings of these actions will inform and support the emerging Joint Local Plan for consultation.

Appendix 1: First Conversation Feedback

This section of the topic paper provides a summary of the feedback from the First Conversation related to this theme, and how comments have been taken into account. A report on the consultation, and full details of the comments received can be found on the [Greater Cambridge Planning website](#).

Q21. How should the Local Plan protect our heritage and ensure new development is well-designed?

Overarching theme / topic	Summary of issues raised in comments	How the comments have been taken into account
Townscape and public realm	Conceal commercial waste bins in public spaces.	Noted. A policy regarding quality of the public realm is proposed.
Townscape and public realm	New development proposals should be accompanied by quality public realm and open space improvements in the surrounding area.	Noted. A policy regarding quality of the public realm is proposed.
Townscape and public realm	Do not remove historic street furniture and lighting.	Noted. Where such changes required planning permission they would be subject to the heritage policy proposals set out in the preferred options report.
Townscape and public realm	Consider the impact of new development on Cambridge's approaches.	Noted. The approaches to Cambridge form part of its setting, an important purpose of the Cambridge green belt.
Water management	Concern over abstraction of the River Cam.	Noted. The Integrated Water Strategy which accompanies the consultation has considered water supply issues and guided the development of the preferred options report.

Overarching theme / topic	Summary of issues raised in comments	How the comments have been taken into account
Evidence base	Concerned the methodology for Cambridge City Council's Historic Core Appraisal was not robust.	Noted. The plan is being informed by a Historic Impact Assessment, and the local plan will provide a n appropriate strategy for heritage.
Evidence base	Prepare a Historic Environment Strategy.	Noted. The plan is being informed by a Historic Impact Assessment, and the local plan will provide a n appropriate strategy for heritage.
Evidence base	Concern regarding the quality of the 2018 Historic Environment Strategy.	Noted. The plan is being informed by a Historic Impact Assessment, and the local plan will provide a n appropriate strategy for heritage.
Conservation area appraisals	Produce a designation report for Steeple Morden Conservation Area and consider extending the designation to cover the Odsey railway area.	Noted, the councils have a programme in place for updating of Conservation area appraisals.
Cambridge Market	Protect the market in Cambridge with a bylaw.	Noted. This is beyond the scope of the plan.

Overarching theme / topic	Summary of issues raised in comments	How the comments have been taken into account
Protection of specific heritage assets	Support an integrated approach to the protection of the heritage value of the whole system of Nine Wells, Hobson's Brook, Hobson's Conduit Head, the tunnels and the underground pipework; the above-ground section should be designated as Green Space and it should be designated as a Conservation Area.	Noted. The current local plan identifies protected green space, and a review will be carried out prior to the draft plan stage.
Considering development proposals affecting heritage assets	Strengthen the role of the Design & Conservation Panel and Cambridgeshire Quality Panel and consider requiring developers of large-scale sites to go before the panel.	Noted. The Greater Cambridge Shared Planning service has been undertaking a review of the design panel to ensure it continues to provide an effective service.
Growth strategy	Support development at Cambridge Airport.	Noted. The strategy section of the preferred options report was based on consideration of a range of strategy options available to the plan, including the pros and cons of developing in a range of locations. A range of evidence has informed the preferred options report, and the preferred options report provides the opportunity to respond to the approach proposed for the new local plan.

Overarching theme / topic	Summary of issues raised in comments	How the comments have been taken into account
Growth strategy	Support development in sustainable locations.	Noted. The strategy section of the preferred options report was based on consideration of a range of strategy options available to the plan, including the pros and cons of developing in a range of locations. A range of evidence has informed the preferred options report, and the preferred options report provides the opportunity to respond to the approach proposed for the new local plan.
Growth strategy	Support the allocation of new development in villages when supported by new infrastructure and sustainable transport links	Noted. The strategy section of the preferred options report was based on consideration of a range of strategy options available to the plan, including the pros and cons of developing in a range of locations. A range of evidence has informed the preferred options report, and the preferred options report provides the opportunity to respond to the approach proposed for the new local plan.
Growth strategy	Support the development of new settlements	Noted. The strategy section of the preferred options report was based on consideration of a range of strategy options available to the plan, including the pros and cons of developing in a range of locations. A range of evidence has informed the preferred options report, and the preferred options report provides the opportunity to respond to the approach proposed for the new local plan.

Overarching theme / topic	Summary of issues raised in comments	How the comments have been taken into account
Growth strategy	Support small and medium sized development.	Noted. The strategy section of the preferred options report was based on consideration of a range of strategy options available to the plan, including the pros and cons of developing in a range of locations. A range of evidence has informed the preferred options report, and the preferred options report provides the opportunity to respond to the approach proposed for the new local plan.
Growth strategy	Object to development in villages	Noted. The strategy section of the preferred options report was based on consideration of a range of strategy options available to the plan, including the pros and cons of developing in a range of locations. A range of evidence has informed the preferred options report, and the preferred options report provides the opportunity to respond to the approach proposed for the new local plan.
Growth strategy	Object to development in villages and towns near heritage assets	Noted. Impact on heritage assets has been considered when identifying development allocation proposals that have been included in the strategy chapter.
Growth strategy	Support development which can enhance the historic environment.	Noted. Impact on heritage assets has been considered when identifying development allocation proposals that have been included in the strategy chapter.

Overarching theme / topic	Summary of issues raised in comments	How the comments have been taken into account
Growth strategy	Do not support large-scale development near small settlements, Conservation Areas and historic assets.	Noted. Impact on heritage assets has been considered when identifying development allocation proposals that have been included in the strategy chapter.
Green infrastructure	Support better quality green spaces in new development proposals.	Noted. These issues are addressed in the Green Infrastructure theme.
Green infrastructure	Incorporate greenery into the built environment and increase greenery in Cambridge.	Noted. These issues are addressed in the Green Infrastructure theme.
Housing need and type	Support self-build housing and more affordable housing.	Noted, the preferred options proposes to deliver housing to meet identified needs.
Housing need and type	Build new development to wheelchair homes standard.	Noted. This issue is addressed in the housing theme, which proposes to require all dwellings to be adaptable.
Balance growth and the historic environment	Support growth alongside the protection of the historic environment.	Noted. The preferred options proposals seek to balance these issues.
Balance growth and the historic environment	Not only are individual buildings at risk (the former Mill Road Library) but the historic city, its skyline and its setting are seriously threatened by the quantum of growth being contemplated.	Noted. The strategy in the preferred options report has considered a range of issues, including impact on the historic environment.
Balance growth and the historic environment	Balance heritage protection with growth.	Noted. The preferred options proposals seek to balance these issues.

Overarching theme / topic	Summary of issues raised in comments	How the comments have been taken into account
Active travel	Encourage active travel.	Noted. The Strategy and Infrastructure themes in the preferred options seek to support active travel.
Active travel	Improve footpaths and pedestrianise the city centre.	Noted. While these issues are also the remit of the Local Transport Plan, the local plan proposed options includes policies seeking to deliver accessible developments, which would include measures to ensure they support sustainable modes of travel.
Reduce car use	Support the creation of car free streets that allow for community uses	Noted. The infrastructure section of the preferred options report proposes a policy approach to parking which would seek to keep parking levels low where there are sustainable transport modes available.
Reduce car use	Reduce car parking and traffic near historic places	Noted. While these issues are also the remit of the Local Transport Plan, the local plan proposed options includes policies seeking to deliver accessible developments, which would include measures to ensure they support sustainable modes of travel.
Reduce car use	Reduce car use, ban HGVs and large buses in Cambridge.	Noted. While these issues are also the remit of the Local Transport Plan, the local plan proposed options includes policies seeking to deliver accessible developments, which would include measures to ensure they support sustainable modes of travel.

Overarching theme / topic	Summary of issues raised in comments	How the comments have been taken into account
Infrastructure	New development should be supported by sensitive and ingenious infrastructure and sustainable transport links	Noted. The proposed approach to the development strategy in the local plan seeks opportunities for development to access sustainable transport.
Infrastructure	Subject highways proposals to a design and sustainability test.	Noted. Highways proposals that form part of planning applications are subject to consultation with the Local Highway Authority who consider whether they meet required standards.
Climate change and sustainable design	Support only zero carbon development.	Noted. The Climate Change theme of the preferred options report includes policy proposals regarding net zero carbon buildings.
Climate change and sustainable design	Support energy efficient development.	Noted. The Climate Change theme of the preferred options report includes policy proposals regarding net zero carbon buildings.
Climate change and sustainable design	Support sustainably designed development.	Noted. The Climate Change theme of the preferred options report includes policy proposals regarding net zero carbon buildings.
Climate change and sustainable design	Balance protection of the historic environment and achieving net zero targets.	Noted. The Great Places theme of the preferred options report includes policy proposals regarding adapting heritage buildings to climate change. It proposes ways in which on site measures could be achieved while continuing to protect heritage assets.
Climate change and sustainable design	The new Local Plan should prioritise the climate	Noted. Climate change is a key theme which has been considered in the preferred options report.

Overarching theme / topic	Summary of issues raised in comments	How the comments have been taken into account
Design	Limit building height.	Note. Issues around the skyline and building height are identified in the preferred policy approaches regarding Great Places.
Design	Require new developments to have open spaces or vistas.	Noted, the Great Places theme proposes a number of policy approaches that would seek to guide the form of development, and this is supported by district design guidance.
Design	Support innovative and high quality design.	Noted. The Great Places theme includes policy proposals which set a strategic vision for achieving high quality design and policies to implement that vision.
Design	The new Local Plan should seek to support the coexistence of contemporary design and the historic environment.	Noted, the Great Places theme proposes a number of policy approaches that would seek to guide the form of development, and this is supported by district design guidance.
Design	Support a radical change in design and building tradition.	Noted. The Great Places theme includes policy proposals which set a strategic vision for achieving high quality design and policies to implement that vision.
Design	Support vernacular architecture.	Noted. The Great Places theme includes policy proposals which set a strategic vision for achieving high quality design and policies to implement that vision.
Design	Draw design inspiration from European architecture.	Noted. The Great Places theme includes policy proposals which set a strategic vision for achieving high quality design and policies to implement that vision.

Overarching theme / topic	Summary of issues raised in comments	How the comments have been taken into account
Design	New development and renovations should meet British Standard 8300.	Noted. Proposed design policies seek to ensure that proposals meet the principles of inclusive and healthy design.
Design	Consider building standards for new development.	Noted. The Great Places theme includes policy proposals which set a strategic vision for achieving high quality design and policies to implement that vision. The preferred options report also proposes specific standards building must achieve regarding climate change.
Design	Improve the quality of design in new buildings.	Noted. The Great Places theme includes policy proposals which set a strategic vision for achieving high quality design and policies to implement that vision.
Design	The quality of design in buildings and open spaces within the city centre should be replicated in other areas of Cambridge.	Noted. The Great Places theme includes policy proposals which set a strategic vision for achieving high quality design and policies to implement that vision. This would apply across Greater Cambridge.
Design	Conversions and extensions should reflect the style of their building.	Noted, the Great Places theme proposes a number of policy approaches that would seek to guide the form of development, and this is supported by district design guidance.
Design	Ensure that all new buildings are sympathetically designed with the local architecture in mind and reflect the historic environment.	Noted. The Great Places theme includes policy proposals which set a strategic vision for achieving high quality design and policies to implement that vision.

Overarching theme / topic	Summary of issues raised in comments	How the comments have been taken into account
Design	The design of new development should seek to preserve the character and appearance of the city, in shape, form, and density.	Noted. The Great Places theme includes policy proposals which set a strategic vision for achieving high quality design and policies to implement that vision.
Design Guides and Codes	Where a village design guide or neighbourhood plan is not in place, the Council should produce an SPD to guide new development	Noted, following changes to the national planning policy framework, the council will be considering its approach to design guides and design codes.
Design Guides and Codes	Require major development to implement agreed design codes.	Noted. Design codes are likely to form part of the implementation process regarding the policy approaches set out in the preferred options report.
Design Guides and Codes	Produce and enforce design codes to ensure high quality design.	Noted. Design codes are likely to form part of the implementation process regarding the policy approaches set out in the preferred options report.
Design Guides and Codes	Support a Greater Cambridge design guide which encourages high-quality sustainability, design.	Noted. The Great Places theme includes policy proposals which set a strategic vision for achieving high quality design and policies to implement that vision.
Building materials	Support the use of high-quality materials.	Noted. Use of high quality materials is referred in the proposed policy approach regarding achieving high quality development.
Building materials	Consider cladding for new buildings.	Noted. Use of high quality materials is referred in the proposed policy approach regarding achieving high quality development.

Overarching theme / topic	Summary of issues raised in comments	How the comments have been taken into account
Building materials	Encourage the use of natural products in building materials, such as timber, hempcrete and strawbale	Noted. Use of high quality materials is referred in the proposed policy approach regarding achieving high quality development. This issue also links to considering the carbon implications of developments, which is addressed in the climate change theme.
Masterplans	Encourage integrated masterplans that provide long term strategic development, and balance heritage protection and growth; consider the formal adoption of masterplans.	Noted, masterplans and design codes are likely to form part of planning for major or long term development proposals.
Local Plan policy approach to heritage	Consider Cambridge's historic environment as a whole.	Noted. A strategic Heritage Impact Assessment has been commissioned to accompany the preferred options report.
Local Plan policy approach to heritage	The new Local Plan should seek to protect heritage assets	Noted. A policy is proposed to ensure impact on heritage assets is fully considered in planning decisions.
Local Plan policy approach to heritage	Preserve sightlines, historic views and character.	Noted. The Great Places theme includes policy proposals which set a strategic vision for achieving high quality design and policies to implement that vision. It seeks to create a legacy of beautiful buildings and spaces in Greater Cambridge.
Local Plan policy approach to heritage	The Local Plan should include a policy which incorporates the ten Healthy New Town Principles.	Noted. This issue has been addressed in the Wellbeing and social inclusion theme.

Overarching theme / topic	Summary of issues raised in comments	How the comments have been taken into account
Local Plan policy approach to heritage	Include a policy to mitigate the direct and indirect effects on heritage assets and conservation areas from new development.	Noted. A policy is proposed to ensure impact on heritage assets is fully considered in planning decisions.
Local Plan policy approach to heritage	Policies in the Local Plan could consider the potential listing over the plan period of as yet unidentified heritage assets .	Noted, the Councils will be exploring how they considered local heritage assets.
Local Plan policy approach to heritage	Support a planning policy requiring a landmark building at each development site.	Noted. The Great Places theme includes policy proposals which set a strategic vision for achieving high quality design and policies to implement that vision. Whilst it does not seek a land mark building at every site, it does seek to create a legacy of beautiful buildings and spaces in Greater Cambridge
Local Plan policy approach to heritage	The Local Plan should include for a policy framework that sets out a positive strategy for the conservation and enjoyment of the historic environment.	Noted. The local plan will aim to achieve this.
Local Plan policy approach to heritage	Support a policy that enables communities to identify community heritage assets.	Noted, the Councils will be exploring how they considered local heritage assets.

Overarching theme / topic	Summary of issues raised in comments	How the comments have been taken into account
Local Plan policy approach to heritage	Design related planning policies should be flexible to allow for innovation, creativity, and contemporary design located close to the historic environment	Noted, the preferred options proposes that achieving high quality design would include use of materials and details that are of high quality, that will age well and be easy to maintain, and if an extension or alteration, reflect, or successfully contrast with, the existing building form, through the use of materials and architectural detailing. This would need to be in the context of the policy approach regarding conservation and enhancement of heritage assets.
Local Plan policy approach to heritage	The new Local Plan should include flexible policy requirements which allow for different solutions to be considered throughout the Plan period.	Noted. The preferred options sets out a set of policy principles which seek to allow a degree of flexibility whilst ensuring high quality design.

Q22. How do you think we should protect, enhance and adapt our historic buildings and landscapes?

Overarching theme / topic	Summary of issues raised in comments	How the comments have been taken into account
Green corridors	Cambridge should continue to retain significant green corridors through the urban areas and linking to an enhanced countryside beyond.	Noted. Green corridors represent important part of the Cambridge green belt, and the approaches set out in the First proposals seek to maintain these.
Landscape protection	Consider the strategic protection of landscape in the area through the new Local Plan	Noted, the great places theme includes a policy approach regarding landscape impacts. A landscape character assessment has also been prepared.
Landscape protection	The new Local Plan should include policies which seek to protect sensitive and valued landscapes in the area	Noted, the great place theme includes a policy approach regarding landscape impacts. A landscape character assessment has also been prepared.
Heritage protection	The new Local Plan should seek to protect heritage assets.	Noted. Heritage Impacts have been considered through the site selection process, and will also inform detailed site design.
Heritage protection	Do not allocate new development too close to heritage assets	Noted. Heritage Impacts have been considered through the site selection process, and will also inform detailed site design.
Heritage protection	Protect historic buildings and landscapes from new development, except where new investment could support the future of the heritage asset.	Noted. Heritage Impacts have been considered through the site selection process, and will also inform detailed site design.

Overarching theme / topic	Summary of issues raised in comments	How the comments have been taken into account
Heritage protection	Policies in the Plan could consider the potential listing over the plan period of as yet unidentified heritage assets	Noted. Proposals in the great places theme include that the plan will also continue to recognise the importance of local heritage assets (including buildings of local importance). We will include the criteria for the selection of these assets.
Development near heritage assets	Support for commercial development alongside the protection of the historic environment.	Noted. Heritage Impacts have been considered through the site selection process, and will also inform detailed site design.
Retrofitting heritage assets	Proposals to retrofit heritage buildings with carbon reduction measures should be undertaken in accordance with national planning policy and guidance	Noted. The Great Places theme of the preferred options report includes policy proposals regarding adapting heritage buildings to climate change. It proposes ways in which on site measures could be achieved while continuing to protect heritage assets.
Retrofitting heritage assets	The new Local Plan should support the adaptation of historic buildings to accommodate new uses.	Noted. The Great Places theme of the preferred options report includes policy proposals regarding adapting heritage buildings to climate change. It proposes ways in which on site measures could be achieved while continuing to protect heritage assets.
Retrofitting heritage assets	The Local Plan must enable historic buildings to adapt to meet the requirements of a net zero carbon future and the realities of climate change	Noted. The Great Places theme of the preferred options report includes policy proposals regarding adapting heritage buildings to climate change. It proposes ways in which on site measures could be achieved while continuing to protect heritage assets.

Overarching theme / topic	Summary of issues raised in comments	How the comments have been taken into account
Retrofitting heritage assets	Historic buildings need massive retro-fitting to achieve PassivHaus standards.	Noted. The Great Places theme of the preferred options report includes policy proposals regarding adapting heritage buildings to climate change. It proposes ways in which on site measures could be achieved while continuing to protect heritage assets.
Seeking public benefits from new development	Developments with extensive public benefits should be supported where there could be potential impacts on heritage assets.	Noted. The great places theme includes a policy approach regarding heritage, which reflects national planning guidance.
Protecting and enhancing landscape character	Local Plan site allocation should seek to discourage any development in those landscape character areas that are identified as being of highest value or at highest risk.	Noted. A Landscape Character Assessment has been prepared to inform decision making.
Protecting and enhancing landscape character	The Strategy needs to consider the whole landscape associated with historic Cambridge, including the upper Cam as far as Byron's Pool, the lower Cam along the length of the Lents and Mays course as far as Baits Bite, and Grantchester Meadows.	Noted. A Landscape Character Assessment has been prepared to inform decision making.
Protecting and enhancing landscape character	Existing landscape and settlement patterns should inform new development	Noted. A Landscape Character Assessment has been prepared to inform decision making.

Overarching theme / topic	Summary of issues raised in comments	How the comments have been taken into account
Protecting and enhancing landscape character	There is also scope to improve the landscape setting of other settlements including some villages.	Noted. A Landscape Character Assessment has been prepared to inform decision making.
Protecting and enhancing landscape character	Local Plan policy should require developments to be in keeping with the landscape character assessments.	Noted. A Landscape Character Assessment has been prepared to inform decision making. The great places theme includes a policy approach regarding landscape impacts
Growth strategy	Support development in the east of Cambridge where there are fewer sensitive landscapes and historic buildings.	Noted, the development strategy propose includes development at Cambridge East.
Growth strategy	Objection to building in the Green Belt. Only support the development of brownfield land	Noted. The proposed options focuses additional development beyond existing commitments onto brownfield sites on the edge of Cambridge, and in the future at Cambourne where a new railway station is planned. The benefits of further development on the edge of Cambridge were considered in the comparison of the different strategy options available to the plan, but it not considered that further green belt release should be made on the edge of Cambridge given the other options available apart from in in the specific circumstance identified at the Biomedical Campus. A limited number of releases are also proposed in the rural area. More information can be found in the strategy topic paper.

Overarching theme / topic	Summary of issues raised in comments	How the comments have been taken into account
Views and setting	Development proposals should consider their impact on views to and from the Greater Cambridge boundary.	Noted. Landscape impacts of development proposals have been considered in the site assessment process.
Views and setting	Provide guidance on setting and views to and from designated and undesignated heritage assets.	Noted, a Baseline Heritage Impact Assessment has been prepared to inform design making.
Views and setting	Emphasis should be on respect for settings and avoiding/ minimising harm.	Noted. The great places theme includes a policy approach regarding heritage, which reflects national planning guidance.
Green infrastructure	Key parts of the Cambridge rural hinterland need to be protected in perpetuity and enhanced as part of a nature recovery network	Noted. The green infrastructure theme includes detailed proposals regarding enhancement of the green infrastructure network, informed by the opportunity mapping project.
Green infrastructure	The new Local Plan should encourage more planting in urban areas to support the environment	Noted, the green infrastructure theme include proposals regarding biodiversity net gain, as well as enhancement of the tree canopy.
Green infrastructure	The new Local Plan should encourage the creation of habitats in urban areas to support flora and fauna	Noted, the green infrastructure theme include proposals regarding biodiversity net gain, as well as enhancement of the tree canopy.
Green infrastructure	Landscapes need to be as biodiverse, CO2-sequestering and water-absorbing as possible.	Noted, these issues are addressed in the climate change theme.

Overarching theme / topic	Summary of issues raised in comments	How the comments have been taken into account
Design	Limit building height.	Noted, the first proposals include policy requirement that tall building proposals must be of exceptional quality and ensure that the character or appearance of Cambridge, as a city of spires and towers emerging above the established tree line, is maintained.
Local Plan approach	Prioritise the objectives.	Noted.
Active travel	Encourage walking and cycling.	Noted, policy approaches set out in the Great Places theme would seek to focus development around people, supporting movement by walking and cycling.
Active travel	Pedestrianise Cambridge city centre.	Noted. The infrastructure theme includes policy approaches regarding parking, which seek a design led approach, including reduced levels of parking where alternative modes of transport are available.
Car use reduction	Reduce car parking and traffic near historic places.	Noted. The infrastructure theme includes policy approaches regarding parking, which seek a design led approach, including reduced levels of parking where alternative modes of transport are available.
Car use reduction	Reduce cars in the City Centre.	Noted. The infrastructure theme includes policy approaches regarding parking, which seek a design led approach, including reduced levels of parking where alternative modes of transport are available.

Q23. How do you think we could ensure that new development is as well-designed as possible?

Overarching theme / topic	Summary of issues raised in comments	How the comments have been taken into account
Self-build development	Allocate 10% of developments of 30 or more dwellings for self-builders or co-housing.	Noted, the housing theme includes a policy approach which would seek 5% of homes on sites over 20 to be self-build.
Policy approach	Allow flexibility for innovation and technology.	Noted, the design policies seek to secure high quality design , but they are not considered to be overly rigid.
Policy approach	Greater flexibility is required in the planning process to support different kinds of development. The approach taken with 'bulk developers' may not therefore be appropriate for co-housing community projects or self-build housing	Noted, the design policies seek to secure high quality design , but they are not considered to be overly rigid.
Policy approach	Support the existing approach to assessing design in planning applications.	Noted. As set out in the First Proposals, the planning service has been undertaking a review of the design panel approach.
Car use reduction	Challenge car-centric designs and plans.	Noted, policy approaches set out in the Great Places theme would seek to focus development around people, supporting movement by walking and cycling.

Overarching theme / topic	Summary of issues raised in comments	How the comments have been taken into account
Car use reduction	Do not provide on street parking for private cars with new development.	Noted. The infrastructure theme includes policy approaches regarding parking, which seek a design led approach, including reduced levels of parking where alternative modes of transport are available.
Sustainable transport	Support cycling infrastructure separate from walking infrastructure.	Noted. The infrastructure theme includes policy approaches regarding transport and connectivity, which include delivering high quality cycling infrastructure.
Sustainable transport	New development should provide sustainable transport and be connected to sustainable transport networks.	Noted, policy approaches set out in the Great Places theme would seek to focus development around people, supporting movement by walking and cycling.
Sustainable transport	Support frequent pedestrian and cycle crossings.	Noted, policy approaches set out in the Great Places theme would seek to focus development around people, supporting movement by walking and cycling.
Sustainable transport	Support high quality, permeable, interconnected and accessible cycling infrastructure, separate from walking infrastructure.	Noted, policy approaches set out in the Great Places theme would seek to focus development around people, supporting movement by walking and cycling.
Sustainable transport	Provide and maintain existing high quality cycle routes.	Noted, policy approaches set out in the Great Places theme would seek to focus development around people, supporting movement by walking and cycling.

Overarching theme / topic	Summary of issues raised in comments	How the comments have been taken into account
Sustainable transport	Support separate cycling and walking infrastructure, and public transport accessible by foot or bike.	Noted, policy approaches set out in the Great Places theme would seek to focus development around people, supporting movement by walking and cycling.
Sustainable transport	Prioritise walking and cycling in new development and discourage private vehicles.	Noted, policy approaches set out in the Great Places theme would seek to focus development around people, supporting movement by walking and cycling.
Sustainable transport	Design new development with walking and cycling as the main form of transport.	Noted, policy approaches set out in the Great Places theme would seek to focus development around people, supporting movement by walking and cycling.
Design (general)	Design standards should not be restrictive.	Noted, the design policies seek to secure high quality design , but they are not considered to be overly rigid.
Design (general)	Do not support standard designs.	Noted, the design policies seek to secure high quality design.
Design (general)	Draw design inspiration from small volume housebuilders, such as Goldsmith Street in Norwich.	Noted, the design policies seek to secure high quality design.
Design (general)	Ensure new development is well-designed.	Noted, the design policies seek to secure high quality design.
Design (general)	Support linear development.	Noted, the design policies seek to secure high quality design.
Design (general)	Ensure new development is designed with appropriate scale.	Noted, the design policies seek to secure high quality design, including that the scale is appropriate to the location.

Overarching theme / topic	Summary of issues raised in comments	How the comments have been taken into account
Design (general)	Improve building standards including layout, space, ventilation and heating.	Noted, these issues are addressed by the great places theme, but also in the climate change theme.
Design (general)	Involve communities at the design stage.	Noted, the policy approach regarding people and place responsive design includes using community engagement to inform design decisions.
Design (general)	Promote Natural Cambridgeshire's Developing with Nature Toolkit in a design policy.	Noted. Policies in the Green Infrastructure theme seek to support biodiversity net gain.
Design (general)	Recommend using the four 'C's' of Community, Connectivity, Climate and Character from the Cambridgeshire Quality Charter for Growth for the design vision.	Noted. The design policies proposed in the great places theme have been shaped around the four c's.
Design (general)	Set higher design standards.	Noted, the design policies seek to secure high quality design.
Design (general)	Support diverse styles.	Noted, policy proposals seek to provide a framework for ensuring high quality design, but are considered to also enable innovation.
Design (general)	Support multi-unit buildings.	Noted, this issue has been particularly explored through the North East Cambridge Area Action plan, which seeks to deliver a mixed use urban development. This can also inform development of other communities.

Overarching theme / topic	Summary of issues raised in comments	How the comments have been taken into account
Renewable energy	Do not support new development heated by gas.	Noted, this issue is addressed in the climate change theme, which seeks to require buildings to meet net zero carbon standards.
Renewable energy	Each building should generate and store energy.	Noted, this issue is addressed in the climate change theme, which seeks to require buildings to meet net zero carbon standards.
Sustainable design	Ensure well-designed new development by meeting passivhaus standards, using air source heat pumps, solar panels and electric boilers.	Noted, this issue is addressed in the climate change theme, which seeks to require buildings to meet net zero carbon standards.
Sustainable design	Ensure well-designed new development through passivhaus, accessibility and climate change resilience.	Noted, this issue is addressed in the climate change theme, which seeks to require buildings to meet net zero carbon standards.
Sustainable design	Equip all new development with passivhaus standards of insulation.	Noted, this issue is addressed in the climate change theme, which seeks to require buildings to meet net zero carbon standards.
Sustainable design	Support sustainable heating systems, solarpanels and renewable energy, improved insulation of walls and windows, reduced cement in constructions replaced by sustainable wood, and upgraded sewer systems.	Noted, this issue is addressed in the climate change theme, which seeks to require buildings to meet net zero carbon standards.

Overarching theme / topic	Summary of issues raised in comments	How the comments have been taken into account
Sustainable design	Ensure new development is well-designed through high sustainability standards, including no fossil fuels, solar panels, rain water storage, excellent insulation and green spaces.	Noted, this issue is addressed in the climate change theme, which seeks to require buildings to meet net zero carbon standards, as well as seeking high standards of water efficiency.
Sustainable design	Encourage zero carbon design through an awards scheme.	Noted, this issue is addressed in the climate change theme, which seeks to require buildings to meet net zero carbon standards.
Sustainable design	Support design solutions to achieve zero carbon.	Noted, this issue is addressed in the climate change theme, which seeks to require buildings to meet net zero carbon standards.
Sustainable design	Support diverse and sustainable designs.	Noted, the design policies seek to secure high quality design.
Sustainable design	Support development designed for longevity.	Noted, this issue is addressed in the climate change theme, which seeks the sustainable use of materials.
Historic environment protection	Ensure new development is well-designed by responding to surrounding heritage.	Noted, the historic environment is an important consideration when designing developments, and the first proposals includes policy requirements to ensure it is fully considered.
Historic environment protection	Require consideration of the character and appearance of the historic environment in design policies.	Noted, the historic environment is an important consideration when designing developments, and the first proposals includes policy requirements to ensure it is fully considered.

Overarching theme / topic	Summary of issues raised in comments	How the comments have been taken into account
Historic environment protection	Support for new development which supports the character and appearance of historic buildings, including the provision of green infrastructure	Noted, the historic environment is an important consideration when deigning developments, and the first proposals includes policy requirements to ensure it is fully considered.
Infrastructure provision	Ensure new development contributes to the infrastructure needs of the area.	Noted, the local plan will be informed by an infrastructure delivery plan, which will identify the infrastructure needed, when it is needed, and how it will be funded.
Green infrastructure	Ensure new development is designed high-quality and interconnected green infrastructure.	Noted, these issues are addressed in the green infrastructure theme.
Green infrastructure	Ensure new development is designed with gardens.	Noted. The housing theme includes a policy approach regarding space standards which would require provision of outdoor space.
Green infrastructure	Ensure new development is well-designed with planting.	Noted, design policies proposed seek appropriate types of open space, and the Green infrastructure theme provides further details.
Green infrastructure	Encourage developers to follow Natural England's Accessible Natural Greenspace Guidance.	Noted, this is addressed in the Green Infrastructure theme.
Green infrastructure	Support the provision of open green space.	Noted, these issues are addressed in the green infrastructure theme.

Overarching theme / topic	Summary of issues raised in comments	How the comments have been taken into account
Connections to employment	Integrate industrial and residential areas.	Noted, this issue has been particularly explored through the North East Cambridge Area Action plan, which seeks to deliver a mixed use urban development. This can also inform development of other communities.
Provision of infrastructure, services and facilities	New development should dedicate space to local facilities, businesses and green spaces.	Noted, policies proposed would require new developments to include a mix of uses in order to meet the needs of local communities.
Provision of infrastructure, services and facilities	Support local community spaces.	Noted, policies proposed would require new developments to include a mix of uses in order to meet the needs of local communities.
Monitoring	Support compliance monitoring and enforcement to ensure well-designed new development.	Noted, although this is primarily outside the scope of the plan.
Design codes, guides and panels	Support for the use of design codes for large scale new development	Noted. The First Proposals highlights that changes to the national planning policy have recently introduced a National Design Guide and National Model Design Code. We will be considering how we update our guidance to reflect the new approaches introduced nationally.

Overarching theme / topic	Summary of issues raised in comments	How the comments have been taken into account
Design codes, guides and panels	Support the use of design guides and codes.	Noted. The First Proposals highlights that changes to the national planning policy have recently introduced a National Design Guide and National Model Design Code. We will be considering how we update our guidance to reflect the new approaches introduced nationally.
Design codes, guides and panels	Support the use of design standards to guide the consideration of development proposals	Noted. The First Proposals highlights that changes to the national planning policy have recently introduced a National Design Guide and National Model Design Code. We will be considering how we update our guidance to reflect the new approaches introduced nationally.
Design codes, guides and panels	Support the use of design standards to guide the consideration of development proposals, particular encouraging sustainable design features	Noted. The First Proposals highlights that changes to the national planning policy have recently introduced a National Design Guide and National Model Design Code. We will be considering how we update our guidance to reflect the new approaches introduced nationally.
Design codes, guides and panels	Support style guides and design related SPDs.	Noted. The First Proposals highlights that changes to the national planning policy have recently introduced a National Design Guide and National Model Design Code. We will be considering how we update our guidance to reflect the new approaches introduced nationally.

Overarching theme / topic	Summary of issues raised in comments	How the comments have been taken into account
Design codes, guides and panels	Publicise best practice examples of design and share this through email threads or monthly updates.	Noted. The First Proposals highlights that changes to the national planning policy have recently introduced a National Design Guide and National Model Design Code. We will be considering how we update our guidance to reflect the new approaches introduced nationally.
Design codes, guides and panels	Review Design Review Panels for a more positive approach.	Noted. The First Proposals highlights that changes to the national planning policy have recently introduced a National Design Guide and National Model Design Code. We will be considering how we update our guidance to reflect the new approaches introduced nationally.
Design codes, guides and panels	Review SPDs on design-related matters.	Noted. The First Proposals highlights that changes to the national planning policy have recently introduced a National Design Guide and National Model Design Code. We will be considering how we update our guidance to reflect the new approaches introduced nationally.

Overarching theme / topic	Summary of issues raised in comments	How the comments have been taken into account
Design codes, guides and panels	Support design panels, design guides and best practice guidance.	Noted. Greater Cambridge is establishing a Place and Design Quality Panel, formed from reviewing existing Design Review services at both Cambridge City Council and South Cambridgeshire District Councils, to support its aspirations to raise design quality across the local plan area, and has conducted a site typologies study to understand, protect, utilise and enhance the valued characteristics of different areas in the plan. These should ensure that the key aspects and qualities of the built form and varying contexts across the Greater Cambridge.
Design codes, guides and panels	Support design-led area-based guidance, including SPDs	Noted. The First Proposals highlights that changes to the national planning policy have recently introduced a National Design Guide and National Model Design Code. We will be considering how we update our guidance to reflect the new approaches introduced nationally.

Overarching theme / topic	Summary of issues raised in comments	How the comments have been taken into account
Design codes, guides and panels	Significant developments in prominent locations must go before the Design & Conservation Panel or the Cambridgeshire Quality Panels.	Noted. Greater Cambridge is establishing a Place and Design Quality Panel, formed from reviewing existing Design Review services at both Cambridge City Council and South Cambridgeshire District Councils, to support its aspirations to raise design quality across the local plan area, and has conducted a site typologies study to understand, protect, utilise and enhance the valued characteristics of different areas in the plan. These should ensure that the key aspects and qualities of the built form and varying contexts across the Greater Cambridge.
Sustainable development	Support development in sustainable locations.	Noted.
Best practice design examples	Support design of development at Clay Farm / Glebe Farm, Trumpington Meadows and North West Cambridge.	Noted. Lessons learned from recent developments has been applied to the suggested design policies, and can also be used when preparing future design guidance.
Best practice design examples	Take design inspiration from Copenhagen, Barcelona and Oslo.	Noted. The First Proposals highlights that changes to the national planning policy have recently introduced a National Design Guide and National Model Design Code. We will be considering how we update our guidance to reflect the new approaches introduced nationally.

Overarching theme / topic	Summary of issues raised in comments	How the comments have been taken into account
Innovative design	Support innovation to ensure well-designed new development.	Noted, policy proposals seek to provide a framework for ensuring high quality design, but are considered to also enable innovation.
Innovative design	Support innovative design in new development	Noted, policy proposals seek to provide a framework for ensuring high quality design, but are considered to also enable innovation.
Provide a mix of uses	Support mixed use neighbourhoods.	Noted, the proposals in the first proposals would seek to deliver mixed use developments which are able to meet needs for services, facilities and employment locally.
Cambridgeshire Quality Charter for Growth	Update the Cambridgeshire Quality Charter for Growth.	Noted, the policy approaches in the great places theme have sought to structure around the themes of the quality charter, and provide additional information regarding design quality expectations.
Cambridgeshire Quality Charter for Growth	Use the criterion “does this scheme meet the standards set out in the Cambridgeshire Quality Charter for Growth?” as the basis for planning application assessments.	Noted, the policy proposed would require all applicants to demonstrate how their proposals sustain and enhance the unique qualities of the Greater Cambridge area.
Building Better, Building Beautiful Commission’s report	Use the Building Better, Building Beautiful Commission’s report “Living with Beauty”.	Noted. The First Proposals highlights that changes to the national planning policy have recently introduced a National Design Guide and National Model Design Code. We will be considering how we update our guidance to reflect the new approaches introduced nationally.

Overarching theme / topic	Summary of issues raised in comments	How the comments have been taken into account
Water management	Support water smart communities which have open space, sustainable water use, climate change resilience, multifunctional water features and water efficient homes.	Noted. The Climate Change theme addresses water efficiency and the integrated management of water in new developments.
Water management	Water and its use should be an integral part of development proposals.	Noted. The Climate Change theme addresses water efficiency and the integrated management of water in new developments.
Water management	Retain and improve waterways, their settings and associated corridors in the Greater Cambridge area for navigation, environmental, leisure and tourism through the provision of related facilities.	Noted. The Green Infrastructure theme includes proposals for a specific policy regarding river corridors to ensure issues are fully considered.
Water management	Retain on-site open watercourses.	Noted. The Climate Change theme addresses water efficiency and the integrated management of water in new developments.
Water management	Provide adequate maintenance strips for on-site open watercourses; protected watercourses; Sustainable Drainage Systems and other parts of the water level and flood risk management systems.	Noted. The Climate Change theme addresses water efficiency and the integrated management of water in new developments.

Appendix 2: Emerging Historic Environment Strategy

Introduction

This strategy sets out how consideration of the historic environment is being incorporated within the preparation, policies and proposals of the Greater Cambridge Local Plan.

- It indicates background or “evidence base” material;
- describes how the allocation of sites for development has been influenced by consideration of the historic environment;
- and indicates the spread of policies for the historic environment that it is intended will be prepared for the draft Local Plan.

At this First Proposals stage is an early part of the of the Local Plan’s preparation, there is further work to come regarding policies development in relation to the historic environment as the plan is developed.

Data Sources

[The National Heritage List for England](#)

The National Heritage List for England is a database of designated heritage assets (excluding conservation areas).It holds the official records for listed buildings, scheduled monuments, Registered Parks and Gardens, Registered Battlefields and Protected Wrecks.

[Cambridgeshire Historic Environment Record](#)

The Cambridgeshire Historic Environment Record, maintained by the County Council, provides information on heritage assets, including non-designated and designated heritage assets with archaeological interest.

[Conservation Area Appraisals](#)

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

Cambridge City Council has 17 Conservation Areas and South Cambridgeshire District Council has 85 Conservation Areas.

Conservation Area Appraisals describe the character and significance of Conservation Areas and give recommendations for their conservation and

enhancement. Completed appraisals can be found on the [Greater Cambridge Planning Service website](#).

Buildings of Local Importance

Cambridge City Council maintains a list of local heritage assets, including buildings of local interest.

Neighbourhood Plans

Neighbourhood planning is a community led initiative giving local communities power to prepare a planning document that forms part of the statutory development plan for the area, and which can be used in deciding planning applications in the local neighbourhood area.

Neighbourhood plan scan also identify local heritage assets, including buildings of local interest

Evidence Studies

The Local Plan is being informed by a wide range of evidence. Of particular relevance to the historic environment are:

- Strategic Historic Impact Assessment (Baseline Assessment)
- Greater Cambridge Landscape Character Assessment

Strategic Historic Impact Assessment

A Strategic Historic Impact Assessment (SHIA) comprising establishing a methodology, a baseline assessment, and an options assessment at a city/district wide level, has been carried out.

A full HIA in advance of First Proposals Sites selection has not been carried out (other than for the NEC site) but a reasonable understanding of the historic environment impact has been obtained via the sites selection process (see below). It is intended to carry out a full HIA by Draft Plan stage.

HIA of the selected sites will be collected in together with representations and responses to the First Proposals sites as part of preparation of the Draft Plan.

As part of the Local Plan preparation process, Cambridge City Council (CCC) and South Cambridgeshire District Council (SCDC) completed public consultation on the Greater Cambridge Local Plan First Conversation (Issues and Options) in early 2020. Building on the initial options set out in the First Conversation, three growth

level options for homes and jobs and eight strategic (non-site specific) spatial options were identified for further testing.

As part of the evidence base for the Local Plan, these growth options were assessed against a range of factors including potential impact on the historic environment (the subject of the SHIA report). The three Growth Options and eight Spatial Scenarios are tested in the SHIA. A follow up was then carried out to test two additional options.

The SHIA identified that, all of the strategic spatial options and growth scenarios would result in changes, both negative and positive, in terms of conserving and enhancing the character of Greater Cambridge's landscapes and townscapes, maintaining local distinctiveness and strengthening sense of place.

The SHIA identified the Fens, Chalk Hills and River Valleys as having sensitive landscape characteristics that are likely to be particularly vulnerable/susceptible to urban development, which may present constraints for higher growth scenarios associated with spatial options in these landscapes as described in the conclusions.

The SHIA marked the smaller historic villages and their landscape settings have sensitive townscape/landscape characteristics that are likely to be particularly vulnerable to change, highlighting that it may present constraints for higher growth scenarios associated with spatial options focused on the dispersal of growth to existing villages as described in the conclusions.

The SHIA also identifies the historic townscape character and landscape setting of Cambridge as particularly vulnerable to change. It states that it may present constraints for higher growth scenarios associated with spatial options focused on densification of the city and the edge of Cambridge as described in the conclusions

Historic Environment input into the site testing process

A wide range of site have been tested through the Housing and Employment Land Availability Assessment, and subsequently the Sustainability Appraisal.

The site assessment process was based on not only whether heritage assets were present but also on Heritage professional's judgement using the Greater Cambridge Shared Planning's Historic Environment Team.

Definition of Heritage Assets

Heritage Assets are buildings, monuments, sites, landscapes and places identified as having a degree of significance meriting consideration in planning decisions because of their heritage interest. Designated heritage assets include:

- Listed Buildings (grade I, grade II* and grade II)
- Registered Parks and Gardens
- Scheduled Monuments

- Conservation Areas

Non-designated Heritage Assets can include locally listed buildings (or Buildings of Local Interest identified in Conservation Area Appraisals and Neighbourhood Plans), non-registered parks or gardens, sites with archaeological potential and sites identified as having local heritage significance in the Cambridgeshire Historic Environment Record (HER).

Identification of relevant assets

Initially, GIS tools were used to map constraints via which the presence of site designations or features. It was noted whether features were within a site boundary or near to it.

Officer assessment

An assessment of each site was then undertaken by Conservation Officers and informed by evidence, such as Conservation Area Appraisals or by consideration of for instance, the wider setting of an asset and potential impact upon it. The sorts of issues considered included whether significant views would be impacted, whether development could be consistent with the characteristic layout of a conservation area, and the access to a site.

Sites were then classified:

Red

Development of the site would cause substantial harm, or severe or significant “Less than substantial harm” to a designated heritage asset or the setting of a designated heritage asset which cannot be reasonably mitigated.

Amber

Development of the site could have a detrimental impact on a designated or non-designated heritage asset or the setting of a designated or non-designated heritage asset, but the impact could be reasonably mitigated.

Green

Development of the site would have either a neutral or positive impact, but importantly not have a detrimental impact on any designated or non-designated heritage assets.

Archaeology assessment

Archaeology has also been considered by the Historic Environment Team at Cambridgeshire County Council based on the following methodology:

Red

Known archaeology of significance which could not be mitigated through design or conditions

Amber

Development of the site could have a detrimental impact to archaeology. Further information regarding the extent and significance of archaeology would be required. Archaeological works could be secured by condition of planning permission

Green

Development of the site would have either a neutral or positive impact to archaeology

Site Selection and policy details

Conservation officers were involved in the process of site selection and refinement of potential policy wording, ensuring that historic environment issues were considered at each stage.

The role of the site

- How the site can help deliver the objectives of the Plan, including creating great places
- What impact do the known site constraints have on development uses/types, capacity and phasing
- What further evidence will be required to inform the draft local plan at the next stage of plan making (including site specific HIA's for the preferred sites)
- The heritage impact assessment will inform design issues on major sites identified by the local plan, and will help refine the emerging allocations at these sites by detailing where development may impact heritage.

Input from Historic England and other Stat. Bodies

A large sites workshop was held with Cambridgeshire County Council archaeology and Historic England to assess the cumulative impacts of large sites on heritage.

Summary of HIA of the North East Cambridge

The role of the HIA for North East Cambridge is not to assess development proposals on the NEC, but rather assess the potential impact of future (as yet unspecified) development that would lie within the parameters established by the Townscape Strategy. The Townscape Strategy itself is informed by the heritage sensitivities identified in the baseline of this HIA with this document providing a summary of heritage sensitivities which required consideration as part of the Townscape Strategy development. The HIA goes on to describe the key elements which make up the Spatial Framework contained within the Strategy to inform the assessment stage.

This North East Cambridge HIA identifies known and potential heritage assets which may be affected by the future development of the NEC Site, the parameters of which are set out within the Townscape Strategy. A range of sources were reviewed in order to build up a picture of the past activity on the NEC Site and within a study area of up to 6km or beyond in some specific instances. Historic map analysis and documentary review alongside a review of the Cambridgeshire Historic Environment Record (HER) data and associated archaeological reports have enabled an understanding of the historic development of the Site and its likely archaeological potential.

Key findings

In terms of the change to the setting of Cambridge, future development delivered in line with the parameters established by the Townscape Strategy are unlikely to result in significant or notable harm to the setting of Cambridge as long as maximum and typical heights are managed and appropriate materials are used.

The report provides some guidance on requirements for further assessment once more detailed designs come forward as part of the planning application process and tools which can aid analysis. The report also identifies some areas where additional planting or screening could be introduced to minimise or soften visibility of the proposals.

Policies for the historic environment

So much of Cambridge and South Cambridgeshire includes 'lived-in' historic environments – the core of the city and of so many villages which entail value linked to quality of life and attractiveness as places to live, work and visit. The policy focus is on managing or guiding change rather than simply protecting a set of 'landmarks'.

Policy relevant to the historic environment will be contained not within a single heading in the Local Plan - instead, it will intersect with other areas including within the Deliver Great Places theme such as:

- GP/PP People and Place responsive design
- GP/LC Protection and enhancement of landscape character
- GP/GB Protection and enhancement of the Cambridge Green Belt
- GP/QD Achieving high quality new development
- GP/QP Establishing high quality landscape and public realm
- GP/HA Conservation and enhancement of heritage assets
- GP/CC Adapting heritage assets to climate change
- GP/PH Protecting public houses

There will also be historic environment specific content, in particular, an overarching “Conservation and Enhancement of Heritage Assets” policy and a policy “Adapting Heritage Assets to Climate Change”. This major policy area is reflected in a policy for the sensitive adaptation of historic buildings to enable consideration of measures that will reduce carbon emissions and assist with adaptation to our changing climate.

Other historic environment specific coverage will include:

Cambridge

The acknowledged significance of Cambridge as an historic city should be recognised in Local Plan policy. Much of the built environment in the City is covered by Conservation Areas. Important elements will be:

- Protection and enhancement of landscape character – development appraisal will consider the whole landscape associated with historic Cambridge and the River Cam.
- The approach to tall buildings (as set out in the draft policy, “Place/context sensitive design”) to avoid unacceptable impact on the historic environment.
- If it appears the character or appearance of parts of the historic core of Cambridge is harmed by “permitted development” such as the conversion of retail or other buildings to residential, the Council has an option to consider Article 4 Directions as a tool to address this.
- Progression of a Management Plan for the historic core (related to the Conservation Area Appraisal) which links to Spaces for People, and initiatives affecting the streets and character of the city centre.

Conservation Areas

The elements that contribute to the special architectural or historic interest will be protected and development will be required to demonstrate that it will avoid harm to

the character or appearance of these areas. Conservation areas are “heritage assets” in terms of the proposed “Conservation and Enhancement of Heritage Assets” policy.

Trees which get their protection from conservation area designation and make a major contribution to character or appearance will be protected via Policy GP/LC.

Building Details and Materials

Traditional buildings details and materials - for instance, thatched roofs – whether on Listed or unlisted buildings reflect the characteristics of both the city and the varied buildings and geography of South Cambs. These will be taken into account via the overarching heritage assets policy and in design guidance.

Conservation Area Appraisals and Management Plans

A programme of review of conservation area appraisals will continue across Greater Cambridge with the following priorities:

- Conservations Areas where there is potential for significant development/ change in the short & medium term.
- Conservation Areas “at risk” i.e. appearing on Historic England’s “Heritage At Risk Register”
- Those areas with no appraisal or where the appraisal was conducted some years ago

Local Listing

A list of Buildings of Local Importance exists for Cambridge (and was part of the 2018 Local Plan. It is not necessarily comprehensive. No adopted list yet exists for South Cambs district.

The Cambridgeshire Local Heritage Listing project aims to involve local people in improving the recognition of locally important historic features/buildings in the county. It should see buildings and other heritage assets added to the Cambridge list of BLIs and a Local List created for South Cambs district. The criteria for local listing will be set out within the Local Plan (and protection of locally listed buildings will be included via the overarching “Conservation and Enhancement of Heritage Assets” policy). The list itself will change rather than be fixed and will be web-based and to further assist public access, will be made available to the HER.

Buildings at Risk survey

As part of protecting and enhancing the heritage assets of Greater Cambridge, we maintain a Listed Buildings at Risk Register containing details of buildings known to be 'at risk' through neglect and decay, or which are vulnerable to becoming so.

The overarching purpose is to work alongside owners to ensure that the listed buildings identified are made weathertight and structurally sound and are no longer considered to be 'at risk'. The listed buildings are then subsequently removed from our Listed Buildings at Risk Register.

Buildings on the register have been assessed against selection criteria, based on the assessment criteria used by Historic England. A watching brief is kept where listed buildings vulnerable to being identified as 'at risk' are resurveyed.

The mechanism for additions to the register is explained on our website.

Neighbourhood Plans

The Historic Environment team has provided input to how heritage issues are addressed in Neighbourhood Plans in terms of policy content and on the identification of locally important heritage features.

Local Design Guides

The following design guidance related to the historic environment currently exists, and we will review how future guidance is provided to accompany the Local Plan:

- Roof Extensions Design (City)
- Shop Front Design
- District Design Guide (SCDC)
- Listed Buildings SPD (SCDC)