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Cambridge City Council

PLANNING

To: Councillors Dryden (Chair), Blencowe (Vice-Chair), Gawthrope, Hart, Hipkin, Pippas, C. Smart, Tunnacliffe and Holland

Despatched: Tuesday, 23 February 2016

Date: Wednesday, 2 March 2016

Time: 12.30 pm

Venue: Committee Room 1 & 2, The Guildhall, Market Square, Cambridge, CB2 3QJ

Contact: Toni Birkin

Direct Dial: 01223 457013

AGENDA

20 AMENDMENT SHEET (*Pages 3 - 56*)

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PLANNING COMMITTEE MEETING –2nd March 2016

Amendment/De-brief Sheet

MINOR PLANNING APPLICATIONS

CIRCULATION: First

ITEM: APPLICATION REF: 15/2063/FUL

Location: Land r/o 268 Queen Edith's Way

Target Date: 30.12.2015

To Note:

Following to the previous committee meeting, I have received a letter from the occupant of 260 Queen Edith's Way dated 7 February 2016. It reiterates concerns that the proposal would have a negative impact on the East Green Corridor (EGC). I attach the letter to the amendment sheet, which I understand has also been circulated directly to Planning Committee. Planning Officers met with local residents on 19 February 2016 to discuss their concerns with the issues raised regarding the EGC. The Officer report at paragraphs 0.16 and 0.17 deals with the issues the EGC raises, a term which is used as part of the Cambridge Landscape Character Assessment (2003).

I reconfirm that the EGC is not a formal land use designation and the supporting 2003 Assessment, whilst a material consideration, is not adopted policy for development management purposes. The 2003 Assessment does not preclude development within the EGC but identifies its character, important features, pressures and opportunities. The 2003 Assessment is referenced as part of the supporting text to adopted policy 3/2 which states that:

'Development will only be permitted on the urban edge if it conserves or enhances the setting and special character of Cambridge and the biodiversity, connectivity and amenity of the urban edge is improved'.

This policy is specifically referenced at paragraph 0.6 of my report in the potential reason for refusal. The policy has also been referenced as part of previous officer reports for development on this site.

The letter of 7 February 2016 also provides further information regarding the Cambridge Inner Green Belt Boundary Study, Appendix C (November 2015) which refers to the nature reserves on Limekiln Road. This Study is not adopted policy, has very limited weight and the development is not on Green Belt land and neither does it encroach upon either Limekiln Close or East Pit Local Nature Reserve. The Study would support emerging policy 8, but I would not recommend it is referenced as a policy in a potential reason for refusal given that it is still subject to the Examination in Public regarding the emerging local plan and there have been objections to the draft policy.

I have also received a letter from the applicant's planning agent dated 22 February 2016. I attach this to the amendment sheet. The letter makes reference to, amongst other matters, the EGC issue as well as clarifies issues regarding trees, bins and spoil removal. The letter questions whether the site is actually within the EGC, with reference to a map contained within the 2003 Assessment. The site is indeed outside the identified area for the EGC as shown on the map at section 3.2.

However, the supporting text to this map states that the 'Character Area is loosely associated with Cherry Hinton Brook and runs from Limekiln Close and West Pit, through Cherry Hinton Hall...'. The Council's records show that West Pit partly crosses into the application site and Limekiln Close to be opposite. My view is that the map is indicative to the area concerned and does not strictly have to define and include the site in order for it to fit within what is referred to as the EGC, especially given that it is not a formal land use constraint.

The supporting text to the map at section 3.2 goes on to state that 'rubbish filled quarries are a unique resource in the City'. This clearly fits the description of the application site. Furthermore, the diagram attached to 2.3.2 'Green Fingers and Corridors', shows a more loosely defined series of Green Fingers and Corridors, which covers the application site. Table 3.2 within the 2003 Assessment also identifies the EGC as including Limekiln Hill. The site is on land that could reasonably be construed as forming part of Limekiln Hill.

In my view, it is reasonable to interpret the site as falling within the EGC. I attach various extracts from the 2003 Landscape Character Assessment which support this conclusion with the site location annotated by arrow for ease of reference.

The applicant's planning agent has also clarified an issue that arose at the last meeting with regard to spoil removal and an alleged 6,000 tonnes needing to be removed. The planning agent states that this is an overestimate and inaccurate and that no spoil will need to be removed from the site.

I have also received a note from the Council's Landscaping Officer responding to the EGC issue. This explains why the proposed scheme would not have a negative impact on the EGC and setting of this edge of city site. The Officer has also confirmed that they did consider the Landscape Character Assessment (2003) before providing their consultation comments on the application. The Landscaping Officer states that the EGC 'does not preclude the idea of development within Green Fingers and Corridors but rather the corridor seeks to create a landscape framework for the City'. The EGC has been considered of relevance to the assessment of the application from the outset, although the officers attending the Committee in February were not familiar with the term 'East Green Corridor' specifically.

Officers have also made reference to the EGC issue in the updated section of the Committee Report (see paras 0.16 and 0.17).

Also attached is email correspondence between the case officer and the occupant of 260 Queen Edith's Way, dated between 21st and 24th February 2016, regarding the manoeuvring space within the site, which is no longer being provided. This has now

been satisfactorily addressed.

In the event that the Committee is minded to approve the application I have recommended an additional condition to withdraw permitted development rights. The addition of such a condition was discussed at the February Committee meeting.

Amendments To Text: None

Pre-Committee Amendments to Recommendation:

The recommendation is set out at paragraph 0.18/page 41 of the agenda.

If minded to **Approve:**

Additional condition – to remove permitted development rights for extensions:

Notwithstanding the provisions of Schedule 2, Part 1, Class A of the Town and Country Planning (General Permitted Development) Order 2015 (or any Order revoking and re-enacting that order with or without modification), the enlargement, improvement or other alteration of the dwellinghouse(s) shall not be allowed without the granting of specific planning permission.

Reason: To protect the amenity of adjoining properties and the character and appearance of the surrounding landscape (Cambridge Local Plan 2006 policies 3/2, 3/4, 3/10 and 3/12).

DECISION:

CIRCULATION: First

ITEM: APPLICATION REF: 16/0078/FUL

Location: 19 Earl Street

Target Date: 14.03.2016

To Note: None

Amendments To Text: None

Pre-Committee Amendments to Recommendation: None

DECISION:

CIRCULATION: First

ITEM: APPLICATION REF: 15/2380/FUL

Location: 23-25 Hills Road

Target Date: 11.03.2016

To Note: Third party representations have been received from the following addresses:

- 15 Cambridge Place
- 47 Cambridge Place
- 61 Highsett

The concerns relate to the impact of the vehicular access on highway safety and the numbering of the address.

The Highway Authority has responded to the additional third party representations:

"I have read through the attached document and, on a greenfield site of the issues raised would be a valid basis upon which to seek a redesign.

This is not, however a greenfield site, but brownfield and in considering the proposal we must consider whether this will result in severe detriment above and beyond the existing.

With that in mind, the existing space able to accommodate a transit type van provided that the service yard is clear, and, this vehicle would need to back in, providing a temporary obstruction on the public highway whilst it does so.

The site will still, if necessary be able to accommodate such a vehicle within the site, (a Renault-type transit is 1.9 metres high) but, as at present this will be extremely tight.

The proposed parking space outlines a space more in keeping with a small van.

If necessary it would be possible to condition the size of vehicle.

As for reversing off the highway, this is recommended in any case within the Highway Code, which is a best practice document.

As these manoeuvres occur at present, this proposal would not, in my opinion, make the situation demonstrable worse.

Regarding the visibility splay to the West; whilst this visibility is reduced below the guidance for Manual for streets, I have considered the existing and proposed situations.

For the proposed situation a vehicle entering Cambridge Place would do so at a very

low speed, the nature of Cambridge Place and the constraints therein affect this.

As can be seen in the objectors photograph image 8, a vehicle waiting to enter the carriageway would, as at present be visible, albeit less of the side of the vehicle being in view.

Drivers would, therefore be able to see this and, as happens at present, behave accordingly.

This conflict at this location already occurs (without a significant history of personal injury accidents) and I do not consider that I could demonstrate that the proposal would make this severely worse.

I hope that this clarifies the Highway Authority's position."

The agent has also submitted a response to the concerns raised regarding the amendments to the application. A tracking diagram has been submitted as part of this. This information has been sent to the Highway Authority and their response to this information will be reported back on the day of the Committee.

Amendments To Text:

Pre-Committee Amendments to Recommendation:

DECISION:

CIRCULATION: First

ITEM: APPLICATION REF: 15/2040/FUL

Location: 559 Newmarket Road

Target Date: 01.01.2016

To Note: Nothing

Amendments To Text: None

Pre-Committee Amendments to Recommendation: None

DECISION:

CIRCULATION: First

ITEM: APPLICATION REF: 15/2262/FUL

Location: 55 Spalding Way

Target Date: 04.03.2016

To Note:

The following comments have been received in respect of the amended plans:

Councillor Taylor states that the application should be considered by the Planning Committee as it represents a substantial intensification of use and is likely to have a big impact on traffic movements in the street.

Councillor Moore has expressed the following concerns:

- There may be safety issues associated with the plan especially if the house is to be an HMO. The ground floor of the original house has variously had the sitting room at the front and back of the house. If the back ground floor room is a bedroom with a locked door, then there would be no functional fire exit on the ground floor to the rear. How can the safety of residents be ensured and are there any conditions that could be applied to ensure this?
- Many of the rooms could be used as double rooms, so the 10 bedrooms may result in 15+ residents living at the property.
- There are parking implications for these additional bedsits, and it is possible that additional double yellow lines will be needed which would need to be taken up with Highways.
- There is a potential issue regarding the front garden. It is understood that Spalding Way's main sewer or water mains may run under this area, and landscaping here may not be sensible.

The owner/occupier of No.42 Spalding Way states that the amended plans remove the off-street parking spaces, which means all 10 tenants' parking will now be in the street in the space originally occupied by one terraced house. This is a narrow residential road and the property is approaching a junction. This high density of occupation is likely to cause obstruction for neighbours and for children en-route to the nearby schools. It is also out of character with the local housing.

The Highways Authority has advised that the revised scheme, which removes all parking from the site, overcomes their original objection regarding the parking space. Whilst this risks decanting parking demand onto the public highway, this would be unlikely to result in any significant adverse impact upon highway safety.

Any consent should be subject to a condition requiring the redundant vehicle crossover of the footway to be returned to normal footway and kerb.

The majority of the above issues have been addressed within the Committee report. The fire safety concerns raised by Councillor Moore are a Building Regulations rather than planning matter and could not therefore be controlled by way of planning condition. Nevertheless, the amendment to the proposed layout does show internal access from the front to rear of the house without needing to go through private bedrooms. With regard to concerns raised about the intensity of the use, proposed

condition No.4 seeks to restrict the number of occupiers to 5 per property (10 in total across the two properties).

Amendments To Text:

Pre-Committee Amendments to Recommendation:

An additional condition (No.7) should be added as follows:

Prior to the bringing into use of the development, hereby permitted, the existing access to the adopted public highway shall be permanently closed off and returned to a full face kerbed footway.

Reason: In the interests of highway safety in accordance with Policy 8/2 of the Cambridge Local Plan 2006.

DECISION:

CIRCULATION: First

ITEM: APPLICATION REF: 15/0848/FUL

Location: 135A Green End Road

Target Date: 31.07.2015

To Note: Nothing

Amendments To Text: None

Pre-Committee Amendments to Recommendation: None

DECISION:

CIRCULATION: First

ITEM: APPLICATION REF: 15/1938/FUL

Location: 113 Ditton Fields

Target Date: 17.12.2015

To Note: None

Amendments To Text: None

Pre-Committee Amendments to Recommendation: None

DECISION:

CIRCULATION: First

ITEM: APPLICATION REF: 15/2221/FUL

Location: 104 Wulfstan Way

Target Date: 25.01.2016

To Note: None

Amendments To Text: None

Pre-Committee Amendments to Recommendation: None

DECISION:

CIRCULATION: First

ITEM: APPLICATION REF: 15/0732/FUL

Location: 2a Carisbrooke Road

Target Date: 16.06.2015

To Note:

The resident at no.2 Carisbrooke Road has made further representations most of which has been addressed in my committee report.

The objector has raised concerns regarding the potential impact on a future bedroom and family room windows which they intend to create from converting the existing enclosed swimming pool.

In my view the proposal can only be assessed based upon the existing site context and therefore I do not consider the proposed extension would have any significant adverse impact on the residential amenity of the adjoining neighbour. The extension is considered to be set far enough away from the main habitable room windows in the rear of the dwelling. The proposed extension also complies with the 45 degree rule as well as the 25 degree rule. Therefore in my view the proposed extension would not appear overbearing or create an adverse sense of enclosure or cause any significant overshadowing.

The proposed extension is considered to be a subservient additional to the main house and would not appear alien or out of character in this location.

The owner of 2 Carisbrooke Road has also provided written supplementary information (see attached) that includes comments on the Committee report. I will address these points verbally at Committee.

The applicant has expressed concern that the representations from 2 Carisbrooke Road may not accurately reflect the view of the extension from the neighbouring property. He has provided 2 diagrams: SWG/PG 15.05 showing approximately a 1.8m portion of visible extension from the kitchen window of No.2; and SWG/PG 15.06 demonstrating what is considered by the applicant to be a more realistic view of the 1.8m portion visible from the kitchen window as referenced in 15.05. Both drawings are attached for reference.

At the Briefing, there was discussion about adding a condition to any consent requiring the existing unauthorised fence to be moved within a specified timescale. On further reflection, it is felt that it wouldn't be appropriate to deal with this issuer through this planning application as such a condition would not be enforceable in the event the development is not implemented. This will therefore need to be resolved separately as an Enforcement matter.

Amendments To Text: None

Pre-Committee Amendments to Recommendation:

DECISION:

CIRCULATION: First

ITEM: APPLICATION REF: 15/2249/FUL

Location: 41 Birdwood Road

Target Date: 29.01.2016

To Note:

Amendments To Text:

Pre-Committee Amendments to Recommendation:

DECISION:

CIRCULATION: First

ITEM: APPLICATION REF: 15/2241/FUL

Location: 37 Kinnaird Way

Target Date: 11.03.2016

To Note: Nothing

Amendments To Text: None

Pre-Committee Amendments to Recommendation: None

DECISION:

CIRCULATION: First

ITEM: APPLICATION REF: 15/2362/FUL

Location: 39 Springfield Road

Target Date: 11.03.2016

To Note: Nothing

Amendments To Text: None

Pre-Committee Amendments to Recommendation: None

DECISION:

CIRCULATION: First

ITEM: APPLICATION REF: 15/2333/FUL

Location: 31 Gunhild Close

Target Date: 11.03.2016

To Note: Nothing

Amendments To Text: None

Pre-Committee Amendments to Recommendation: None

DECISION:

CIRCULATION: First

ITEM: APPLICATION REF: 15/2351/FUL

Location: 121 Milton Road

Target Date: 11.03.2016

To Note: Nothing

Amendments To Text: None

Pre-Committee Amendments to Recommendation: None

DECISION:

GENERAL ITEMS

CIRCULATION: First

ITEM:

APPLICATION REF: 13/1087/FUL - University Arms Public Art

To Note: A further revised Public Art Delivery Plan (PADP) has been submitted which removes reference to the off-site contribution (no longer required) as set out in the officer report. The revised PADP is attached to the amendment sheet.

Amendments To Text:

Pre-Committee Amendments to Recommendation:

DECISION:

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SUMMARY

Our principle objections are:

1. the public amenity land should not be enclosed (in part for reasons of road safety) nor built upon
2. the building proposed would overdevelop the site, as noted in the original planning consent awarded on 18 February 2004 for 2a (see B1 below)
3. the building proposed is against the grain and character of existing development
4. the building proposed would have a substantial impact and block morning and winter light in to our garden and home.

UPDATES AND FACTUAL CORRECTIONS

1 Planning consent for the construction of 2a

When planning consent was originally given for the construction of the house at 2a (C/03/1148) condition 7 specified

Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) Order 1995 (or any order revoking and re-enacting that Order with or without modification), no extensions or additions or garages shall be erected other than those expressly authorised by this permission. Reason: To protect the amenity of adjoining properties, and to prevent overdevelopment of the site. (Cambridge Local Plan 1996 policies BE2 and BE8).

2 Distance of proposed enclosure from the highway

The planning officer's report states that the proposed enclosure of the public amenity land would be set in excess of 10 metres away from the road junction. However, the proposals would make the fence approximately 6 metres from the junction with the access road to the former Scotsdale Laundry Site (15/0519/OUT). The Planning Committee approved full planning permission to a revision to this junction on 6 January 2016 and the road up to the public highway. A section of the plan approved is on page 4.

3 The height of the garden wall between 2 and 2a Carisbrooke Road

The gardens of the two neighbouring properties must have different ground levels. The boundary wall between the two properties is 2.12m high as measured from the ground of the garden in 2 Carisbrooke Road and not 1.8m as stated in 2a's information. We ask whether this variance in measurements has any impact on the 25 degree diagram, submitted by the owner of 2a, which is not drawn to scale.

4 Use of extension at 2 Carisbrooke Road

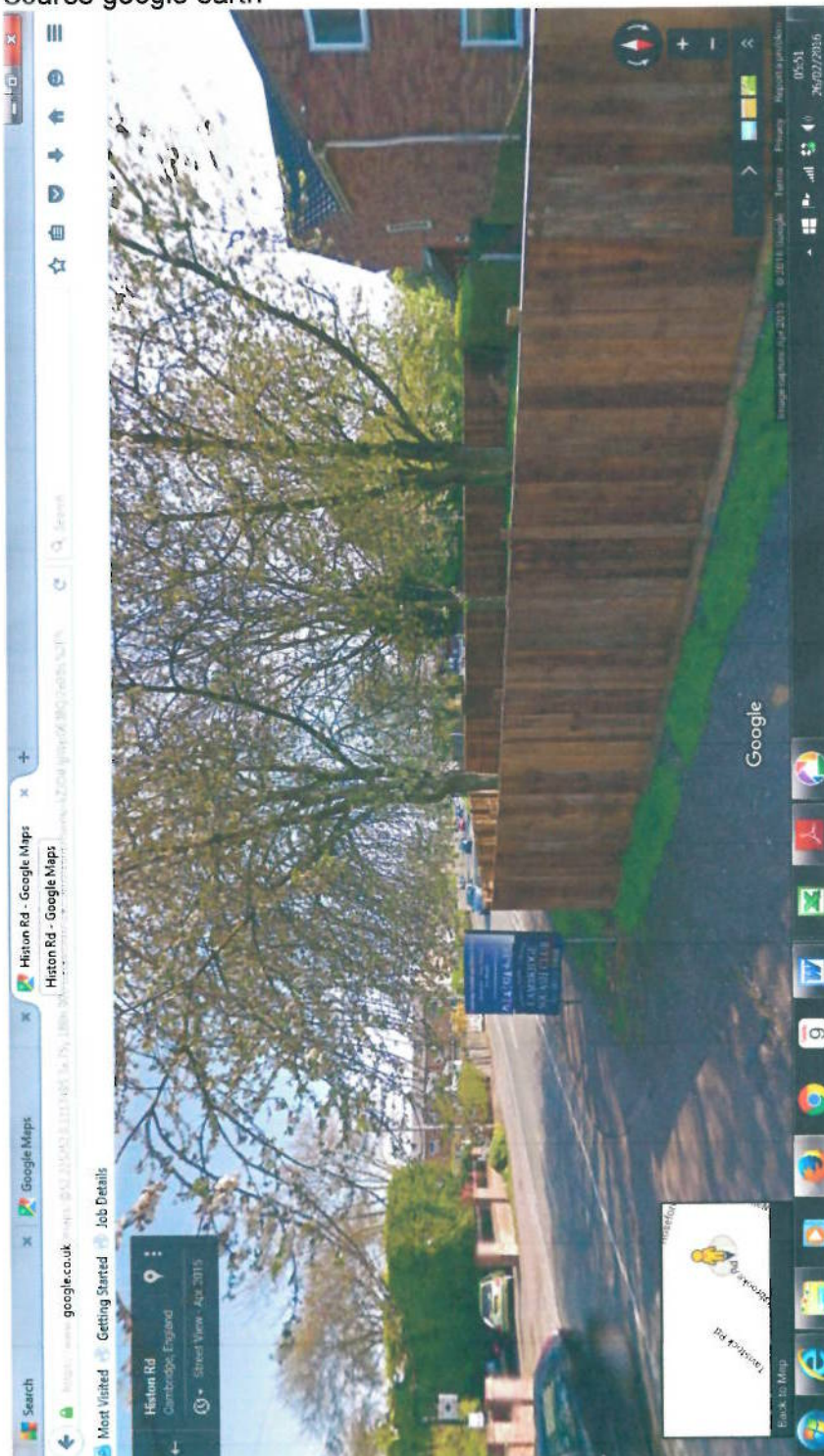
We moved to Carisbrooke Road in May 2014. On 5 November 2014 Duty Planning Officer Sophie Pain told us that we did not need planning consent to convert the interior of the extension from a pool room in to ground floor accommodation for our elderly parents. The plans have been developed and work is now underway.

5 Weekend work

The applicant would like the planning officer's recommendation 4 to be amended to 'no noisy works being carried out on a Sunday or Bank Holidays' (Response F of Applicant responses). We would object to such a change should planning permission be granted. The site is very close to and overlooking our garden. An assessment of what is noisy can be quite subjective.

An image of the area under discussion

Source google earth



OBJECTIONS

1 The public amenity land should not be enclosed nor built upon

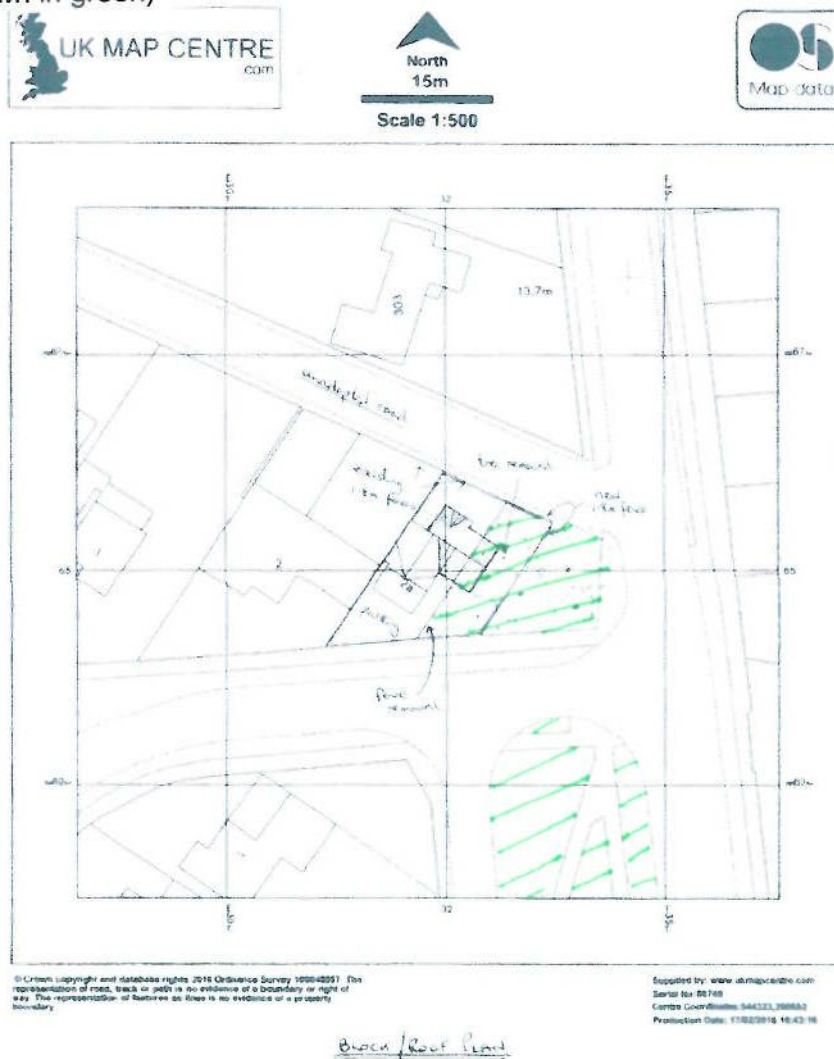
The land at the corner of Carisbrooke Road and Histon Road is the northern gateway to the McManus estate. This estate is characterised by wide verges, suburban streets with open front gardens and houses set well back from the road at the end of drives. It is dedicated to public amenity and has been open for everyone to enjoy since the estate was built in the 1960s.

1.1 Character

The open public amenity land in question is mirrored and balanced by adjacent land at the top of Badminton Close (as illustrated below by the area marked in green) which mark the northern gateway to the McManus Estate. These are features designed in by the planners of the area.

It feels inappropriate to reduce the open public amenity land that typifies the area on this gateway to the estate. This is the view of a number of objectors to the application.

Open green space at the gateway to the north end of the McManus Estate (shown in green)

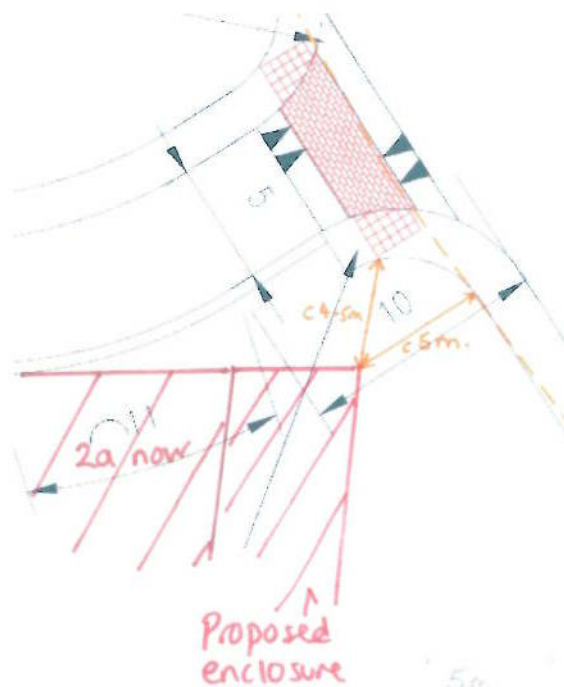


DEG SWG/PS 15-01

1.2 Public safety

The land is near a junction that is about to become busier. Not just as the Histon Road becomes busier, but as the lane next door to the land is due to be upgraded to a publicly adoptable highway as the former Scotsdale Laundry site and squash courts are developed and this link is anticipated to connect to Darwin Green as a cycle and pedestrian and link between Cavesson Court and Tavistock Road.

As this junction is planned to become considerably busier it seems inappropriate to reduce the extent of visibility on this corner, which is busy during school runs as Carisbrooke Road leads directly down to Mayfield School. The area is complex as Badminton Close and Tavistock Road join Carisbrooke Road, itself which bends, near the Junction with the Histon Road (see layout on page 3). This was the site of a road rage incident on March 17 2015, as reported in the Cambridge News on 20 March 2015.



1.3 Threat to amenity land from City Deal Histon Road proposals

Other public amenity land and green spaces along the Histon Road are under threat from the proposals from the Cambridgeshire City Deal. It is important to protect the spaces that we do have that are set far back enough from the Histon Road not to be affected. <http://www.gccitydeal.co.uk/histon-road>

There is a risk that the applicant takes some land out of public use on one side of this area of land and the transport proposals takes out land on the other side “squeezing” the space left to public amenity.

1.4 The public amenity land should not be built on even if it is enclosed

Our green spaces are our city’s lungs. Even if public green space does become enclosed it should not be built on. By enclosing this land it is proposed that it and the garden of 2a are built on, so the area of green spaces decrease and increases the density of building on this corner to a suburban estate.

2 The building proposed would overdevelop the location

When planning consent was originally given for the construction of the house at 2a Carisbrooke Road in 2004 (C/03/1148) condition 7 specified that 'no extensions or additions or garages shall be erected other than those expressly authorised by this permission. Reason: To protect the amenity of adjoining properties, and to prevent overdevelopment of the site' (full text on page 1).

The shared rear garden boundary between 2 and 2a runs a total of 13.1m. The proposed extension would mean double storey pitch roofed buildings along or close to more than three quarters of this garden boundary (77%). We see this as out of scale to the site and contrary to original planning consent.

Currently



Illustration of impact of proposals



3 The building proposed is against the grain and character of existing development

Carisbrooke Road is at the North end of the McManus estate. It is a suburban development built in the 1960s. Typically, the grain of the development is that from the road there is a drive and front garden, then the house and then the garden. This pattern means that light is shared across back gardens.

In 2003 the previous owners of 2 Carisbrooke Road sold some of the garden with detailed plans attached to the Grange family. The attached plans were developed with the protection of the amenity of the house and garden of 2 Carisbrooke Road in mind and a number of restrictive covenants were agreed.



We have looked to see if there are other two storey extensions that run so close to the end of a shared garden boundary in any of the c. 400 houses on the McManus Estate and cannot find a comparable example anywhere. This suggests to us that the proposed extension is out of character with the neighbourhood, which is typically suburban in character.

In addition, it is typical for front gardens in the McManus Estate to be open. The plans submitted suggest the applicant is proposing to enclose the expanded front garden with a 1.8m fence, including enclosing one of the trees that was planted in the land dedicated to public amenity.

We object to this tree being enclosed and to the front garden being enclosed with such a high fence if this is the intention.

4 The building proposed would have a substantial impact on our home and garden

The original proposals for 2a Carisbrooke Road were carefully developed to mitigate the impact on 2 Carisbrooke Road. This is noted in the planning consent originally given and the restricted covenants attached to the sale of the land.

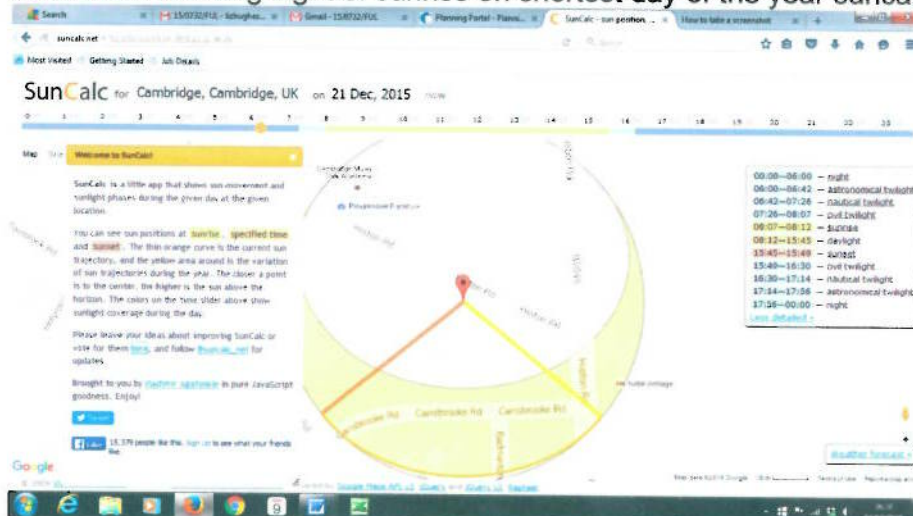
The angle of the rear aspect of 2a means that the sunrise can be seen from the French windows in our single storey flat roofed extension even on the shortest day of the year (see suncalc below). The proposed double storey pitched roof extension would block this light and our view of the trees dedicated to public amenity. If the development went ahead the sunrise would not be able to be seen and there would not be direct morning light on this aspect for at least three months of the year.

Assuming the measurements and calculations are correct (see updates and factual corrections number 3 on page 1), the applicant suggests the proposed extension just falls within the recommended BRE guidelines; however this does not take in to account the proportion of the outlook, light and sense of space they are proposing to block. The extension would make our garden feel very boxed in.

Photo taken 8.15am 16 February 2016

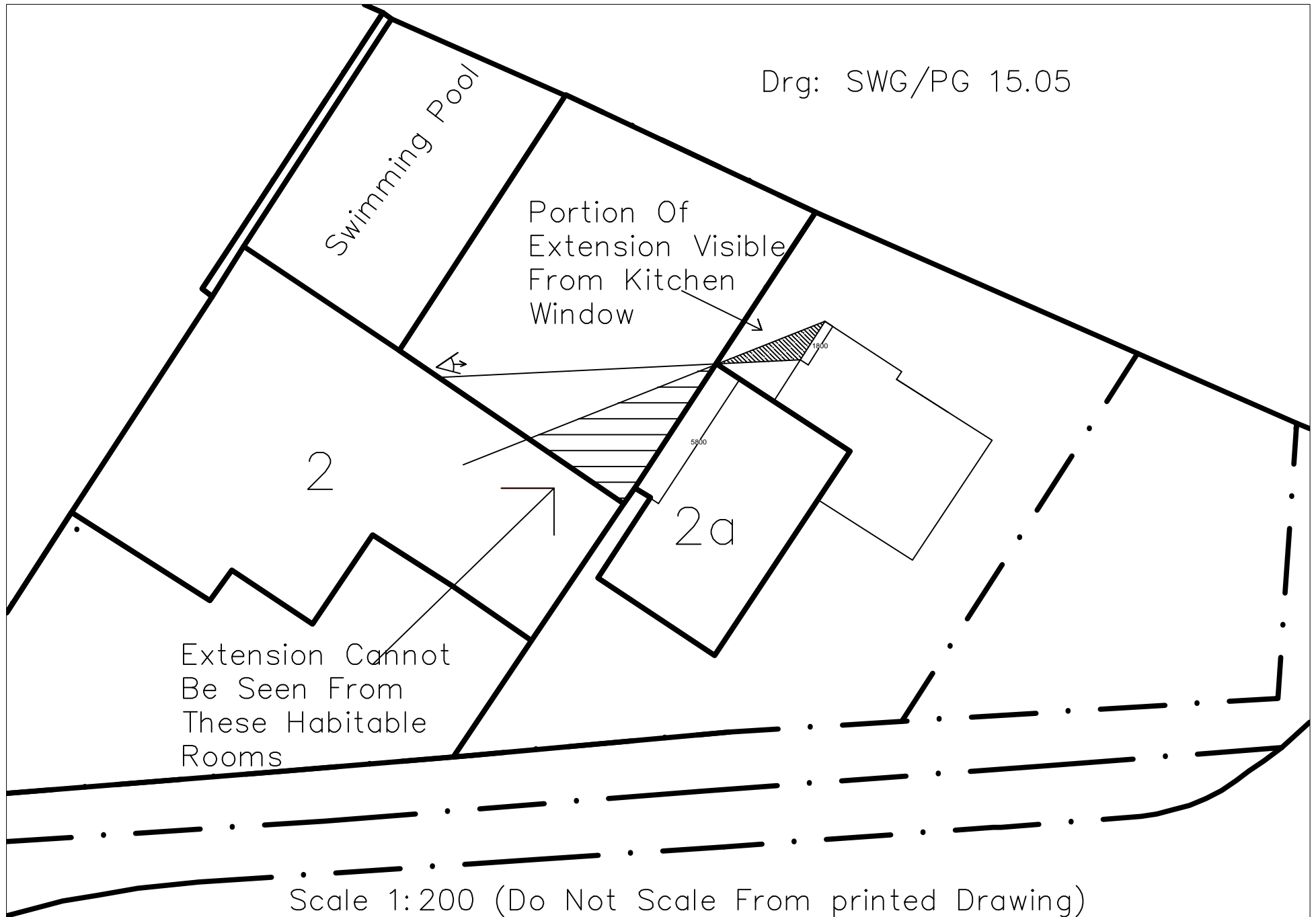


Illustration showing sight of sunrise on shortest day of the year suncalc.net



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Drg: SWG/PG 15.05



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1800 ——— 5800 ———
 EXTENSION EXISTING HOUSE

SUGGESTED VISUAL IMPACT OF EXTENSION FROM KITCHEN WINDOW

SWE/KG 15.06

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260 Queen Ediths Way
Cambridge

7 Feb 2016

Re Planning Committee Meeting 3 Feb 2016
Application 15/2063/FUL, "Land Rear of 268 Queen Ediths Way"

Copy to: Planning Committee, Mark Ashton, Tim Moore, Sav Patel

Dear Chairman,

At the meeting last week I presented information on the "East Green Corridor" which runs adjacent to the proposed development site. During the discussion, members of the committee asked the planning officers for more information about it, but no answer was available. This letter gives the specific references in the city council's documents.

Information Point: What is the East Green Corridor?

The "**East Green Corridor**" or sometimes "**East Cambridge Corridor**" is an area specifically referred to in the **Cambridge Landscape Character Assessment 2003**. (see p24, p11). To quote the report:

"**East Cambridge Corridor** which links the complex of chalkland sites important for nature conservation around **Lime Kiln** with Cherry Hinton Hall, Blue Circle, Coldham's Common and eventually the Fenlands to the north-east"

The **Cambridge Landscape Character Assessment** is referred to in the **Cambridge Local Plan 2006** (section 3.8-3.9, p23), where it says:

"Development will be permitted if it respects and enhances the distinctive character and quality of areas identified in the Cambridge Landscape Character Assessment"

Likewise the **Cambridge Landscape Character Assessment** is referred to in the **Cambridge Draft Local Plan 2014** (p36, policy 8) which states:

"Development on the urban edge ...will only be supported where it responds to, conserves and enhances the landscape setting, approaches and special character of the city, in accordance with the Cambridge Landscape Character Assessment 2003"

The corridor is specifically mentioned in the Cambridge Landscape Character Assessment and is thus an area requiring special consideration under both the Local Plan 2006 and the Draft Local Plan 2014. However there is no mention of it in any of the planning offices reports about the site to the committee.

The best way to find the report is to Google "Cambridge Landscape Character Assessment"

Information Point: Cambridge Inner Green Belt Boundary Study, Appendix C, November 2015

In my presentation to the planning meeting I mentioned the recently published LDA report jointly commissioned by the City Council and South Cambridgeshire District Council. In its recommendations it refers to the nature reserves on Limekiln Rd.

It states (section 6.15.5, p142) "Development should not encroach onto the steeper rising slopes towards **Limekiln Close and East Pit Local Nature Reserves.**"

The report was presented at an extraordinary council meeting on 30th November 2015. No mention of this relevant information has been made in any of the planning officer's reports to the committee.

The report can best be found by Googling for "Cambridge Inner Green Belt Boundary Study November 2015"

Yours sincerely

A solid black rectangular box used to redact the signature of the sender.

From: [REDACTED]
Sent: 25 February 2016 08:07
To: Sav Patel
Cc: Toby Williams; Sarah Dyer
Subject: Re: 15/2063/FUL - Manoeuvring Space


Dear Sav,
Thank you for your prompt reply and clear explanation of the situation.

Kind regards

[REDACTED]

On 24/02/16 12:29, Sav Patel wrote:

> Dear [REDACTED]
>
> Thank you for your email with attached letter.
>
> The highway condition that you are referring to relates to the first application for 7 dwellings and so does not specifically relate to the current proposed scheme for 3 dwellings, as it is materially different scheme.
>
> It would be expected for a scheme consisting of 7 dwellings to make appropriate provision for the internal road to be made to adoptable standard so that a refuse lorry can enter and leaving the site in forward gear. However, as the proposal is for 3 dwellings and the internal road is proposed to be a shared private road, there is not the same requirement for the internal road to be adopted. Private roads, aside from where it connects to the public highway such as the junction onto OEW, are outside the control/responsibility of the County Highway Authority.
>
> Therefore, as a refuse lorry would not enter the site, the site does not need to provide an internal manoeuvring area such as provided previously. I note the current proposal provides sufficient turning/manoeuvring space for private vehicles.
>
> I have consulted with the County Highway Officer on this matter and he agrees with this.
>
> I trust this assists.
>
> Regards
> Sav
>
> -----Original Message-----
> From: [REDACTED]

> Sent: 21 February 2016 20:31
> To: Sav Patel
> Cc: Toby Williams; Sarah Dyer
> Subject: 15/2063/FUL - Manoeuvring Space
>
> Dear Sav, Toby
> Thank you for your time last week.
>
> I've noticed a change in the latest plan that may mean it no
longer meets one of the requirements laid
down by Cambridgeshire Highways. See attached which has the details.
>
> Kind regards
>
> 
> 260 Queen Ediths Way
>
>
> Please consider the environment - do you really need to print this
> e-mail?
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To All Councillors on the Cambridge City Council
Planning Committee

22nd February 2016

Dear Councillor

PROPOSED ERECTION OF 3NO. FOUR BED DWELLINGS, INTERNAL ACCESS ROAD, CAR AND CYCLE PARKING AND HARD AND SOFT LANDSCAPING

LAND AT THE REAR OF NO.268 QUEEN EDITHS WAY, CAMBRIDGE

I refer to the above application that was considered by the Planning Committee on Wednesday 3rd February 2016. For those of you in attendance at this meeting, Members resolved to reject the Officer recommendation of approval and voted to use the Adjourned Decisions Protocol (ADP), therefore adjourning making the formal decision on the application until the March meeting.

Your Planning Officers have prepared an updated report which will be appended to the original report when the Committee reconvenes in March. Unfortunately only Members who were present at the discussion in February will be able to contribute to the meeting and vote on the application.

A number of issues were raised by Members at the meeting earlier this month and I feel that it would be beneficial to provide clarification on a number of points. This will assist Members when they come to voting on the application in March. These matters can be summarised as follows:

Green Corridor

At the meeting the Objectors tried to argue that the site formed part of an important Green Corridor on the approach into Cambridge. The Cambridge Landscape Character Assessment (April 2003) makes reference to the East Cambridge Green Corridor, however the application site falls outside of this defined area. There is no specific Policy that refers to Green Corridors within the adopted Cambridge Local Plan 2006 and it therefore cannot be viewed as a Planning Constraint to the development of this site. Policy 3/2 refers to the 'Setting of the City' and it is considered that the proposed development is sensitive to the unique qualities of the surrounding area and importantly will preserve the qualities of the former pit landform. The application site which falls entirely within the City development boundary is undesignated land within the Cambridge Local Plan 2006, essentially appearing as 'whiteland'. It falls outside the Green Belt, SSSI, Local Nature Reserve and Conservation Area. It is relevant to point out that the application site has always formed part of the rear garden of No.268 Queen Ediths Way. The main body of the site was formerly a chalk pit, and this was partly backfilled in the 1960's with spoil and fill from the Addenbrooke's Hospital foundations. The majority of the site is laid to grass and regularly maintained. The site was also not assessed as part of the

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re-audit of the Areas of Open Space Report and this document was used as part of the evidence base in the preparation of the new Local Plan. The site was considered to be suitable for residential development and it was assessed during the SHLAA process. The site was rejected, however this was due to the fact that the landowner was not interested in bringing it forward for development at that time and not for any reasons appertaining to its potential local contribution as an important open space.

The Inspectors overseeing the Local Plan examination have raised concerns about the methodology employed in carrying out the Green Belt Review. The Councils commissioned an independent review and LDA Design has carried out an Inner Green Belt Study (November 2015). Green corridors are described within the report as ***“widths of countryside or green space, with public access, penetrating from the open countryside into the urban fabric of Cambridge”***. These are shown within Figure 7 of the report and neither the application site or the surrounding land is indicated as falling within a green corridor. Figure 10 picks up on important Gateways and Approaches into the site and Limekiln Road is not identified as a Green/treed approach into Cambridge. In summary, there is no Policy to support the application site forming an important Green Corridor into Cambridge. Policy 8 of the proposed Cambridge Local Plan 2014 ‘Setting of the City’ does refer to development on sites abutting green corridors and the Green Belt, however the proposed development is fully compliant with the three criteria listed here. With regard to these, the proposal will:

- A. Conserve and enhance the landscape setting of the City at this location;
- B. Not applicable to the application;
- C. The scheme includes landscape improvement proposals that will enhance and ensure the longevity of the Limekiln Road boundary, improve visual amenity and enhance biodiversity.

It is also relevant to point out that this Policy has not yet been tested at the Examination Stage and as a result can be attached no weight.

In summary, this parcel of land does not serve an important function and is not considered worthy for protection for environmental or recreation reasons and as a result, a residential use is entirely acceptable and indeed, given local housing need, should be the preferred use.

Tree Loss

The majority of trees on the site will remain unaffected, especially along Limekiln Road and fronting Queen Edith's Way and a site management company will be employed to maintain these areas. The proposals will result in the loss of 14 trees, however importantly 15 new, more appropriate species of tree will be introduced at the site. The 14 trees to be removed are mainly poor quality trees which are either dead or dying and are not suitable for retention (being Category U trees) or which are poor, low quality trees which offer no constraint to the development and are suitable for replacement (being Category C trees). Regardless if the proposed development goes ahead or not, works (including the removal of two trees) are required to be carried out to the eastern (Limekiln Road) boundary and these are outlined within the Arboricultural Report that accompanied the application.

With regard to the landscaping proposals, the site boundaries will be enhanced with new hedgerow and tree planting, continuing the existing character of well vegetated property boundaries. Importantly, the existing planting and vegetation along Limekiln Road, which is growing on a steep bank will be considerably enhanced with the introduction of a gabion wall that will stabilise the bank ensuring its longevity as a green buffer. This new gabion wall will not affect existing root structures but will considerably bolster the entire area between the wall and Limekiln Road to become a much larger green buffer extending to approximately 4-5m in depth. A lot of the existing ivy and deadwood will also be removed and this will significantly tidy up this boundary, safeguarding what is already there and removing risks to the Highway. The application is accompanied by a Landscape and Visual issues Report and the following is proposed for the eastern boundary:

'Retention and enhancement of the existing hedgerow and the majority of existing trees and gapping up of the southern section, reinforcing the 'green corridor' and visual appearance of the Site's landscape character on approach into Cambridge along Limekiln Road, whilst connecting this green corridor to the existing woodland surrounding the caravan site to the south'.

The scheme is fully supported by your Tree Officer and landscape Officers and the proposed tree planting strategy is acceptable. They are also supportive of the enhancement plans for the eastern boundary and feel that the proposed measures *'will aid in the retention and continued longevity of the existing trees'*.

Loss of Wildlife

The application was accompanied by a walkover ecology survey and no evidence of protected species other than small numbers of garden and woodland birds were recorded within the site during the survey. The site adjoins both the SSSI and LNR designations, however the application site was found not to support vegetation of similar species character to the interest features of the SSSI and significant direct or indirect adverse impacts on the SSSI as a result of the development are not anticipated given the layout of the proposed development and the existing public access management within the SSSI. Ecological mitigation and enhancement measures in the form of both bat and bird boxes are recommended. Your Ecology Officer is supportive of the proposals and acknowledges that the scheme recognises the adjoining environmental designations by not raising site levels and retaining the tree screen along Limekiln Road. Natural England has also commented and are not objecting to the proposals. They have stated the following within their consultation response: ***"The application, as submitted, will not damage or destroy the interest features for which Cherry Hinton Pit has been notified. We therefore advise your authority that this SSSI does not represent a constraint in determining this application"***.

Importantly wildlife will still be able to pass through the site and no physical boundary will be provided along Limekiln Road, this will be completely natural.

Removal of fill from the site

With regard to the removal of fill from the site to accommodate the development, the Objectors have incorrectly stated that in excess of 6,000 tonnes would need to be removed. Plainly, this is a gross overestimate and completely inaccurate. In fact no spoil will need to be removed from the site. Given that the units have been moved further away from the boundary with the Queen Ediths Way properties and positioned more centrally within the pit, a reduced cut will be required. The architects have confirmed that approximately 1,130 tonnes of fill will need to be cut from within the pit, however this will all be used within the fill element (to provide the access road and gardens) and as a result no material will be removed from the site. We have used the verified topographical survey to make this calculation. It is clear that in principle no material needs to be removed from the site.

Highway Safety

A new private driveway to provide access to the development will be provided off Queen Edith's Way. A new dropped kerb crossover access will be created 40m west of the junction with Limekiln Road and the Highways Authority has confirmed that this arrangement is entirely acceptable. Importantly the proposed development will not prejudice highway safety at this location and three dwellings can be accommodated on the site.

Bin Collection

With regard to the arrangements for the collection of waste at the site, a bin collection point has been provided at the site entrance. The refuse truck will not enter the site, however on bin collection day a Site management company will transfer the bins to the collection point and Council Officers will service the bins from this location. This collection point is located within 20m of the Highway and these arrangements for the collection of waste are fully compliant with policy and your environmental Officers are supportive of this arrangement.

I trust that you will find the above note to be of use and that it clarifies the issues raised at the recent Committee Meeting. It is important to reiterate that the application site appears as undesignated land which forms part of the rear garden of No.268 Queen Edith's Way. There is therefore no material planning reason why permission should be withheld, and we would invite Members of the Committee to concur with that view.

Yours sincerely



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- **Buildings and Historic Core;**
- **Green Fingers and Corridors;**
- **Water courses and bodies;**
- **Open Green Spaces within the City;**
- **Setting and Views of the City Skyline; and**
- **Separation.**

2.3.1 Buildings and The Historic Core

Cambridge historic core has developed around the river Cam. The character of the City is essentially a market town with grand, historic, mostly collegiate buildings, set side by side vernacular buildings of much lesser scale within a tight pattern of narrow streets. The historic core is Defining Character.

There are approximately 1600 listed buildings in Cambridge. Those most closely and intrinsically associated with Cambridge are Defining Character.

There are nine Conservation Areas within the City. Some areas within these - those most closely associated with Cambridge, the College Backs and King's Parade for instance, are Defining Character.

The Historic Core and Conservation Areas are dealt with in much more detail in other studies¹⁵.

2.3.2 Green Fingers and Corridors

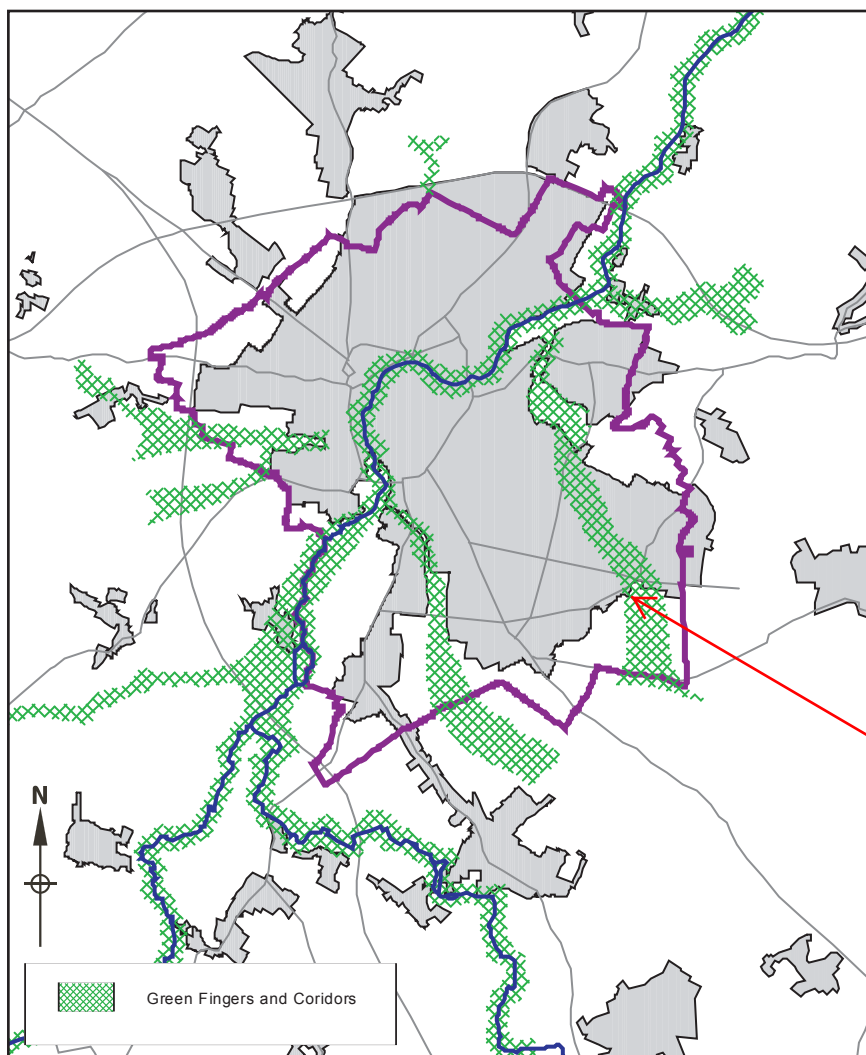
Amongst the most important features of Cambridge are the green fingers and corridors that sweep in from the rural hinterland to the heart of the City. The Backs is one of the archetype landscapes here. The corridors provide a landscape framework for the whole City and Cambridge owes much of its very special character to the way these spaces penetrate the urban fabric and the unique association between the built spaces and green space. Many of the adjacent urban areas owe much of their character to green corridors. Policy P9/3b of the Deposit Draft Structure Plan¹⁶ emphasises the importance to ensuring *'the protection of the green corridors running from open countryside into the urban area'*.

The distinction between the urban and rural edge is blurred as the green landscape penetrates through the City. The two are considered together - City and setting - as contributing to the elements that make up the Defining Character. The green corridors are:

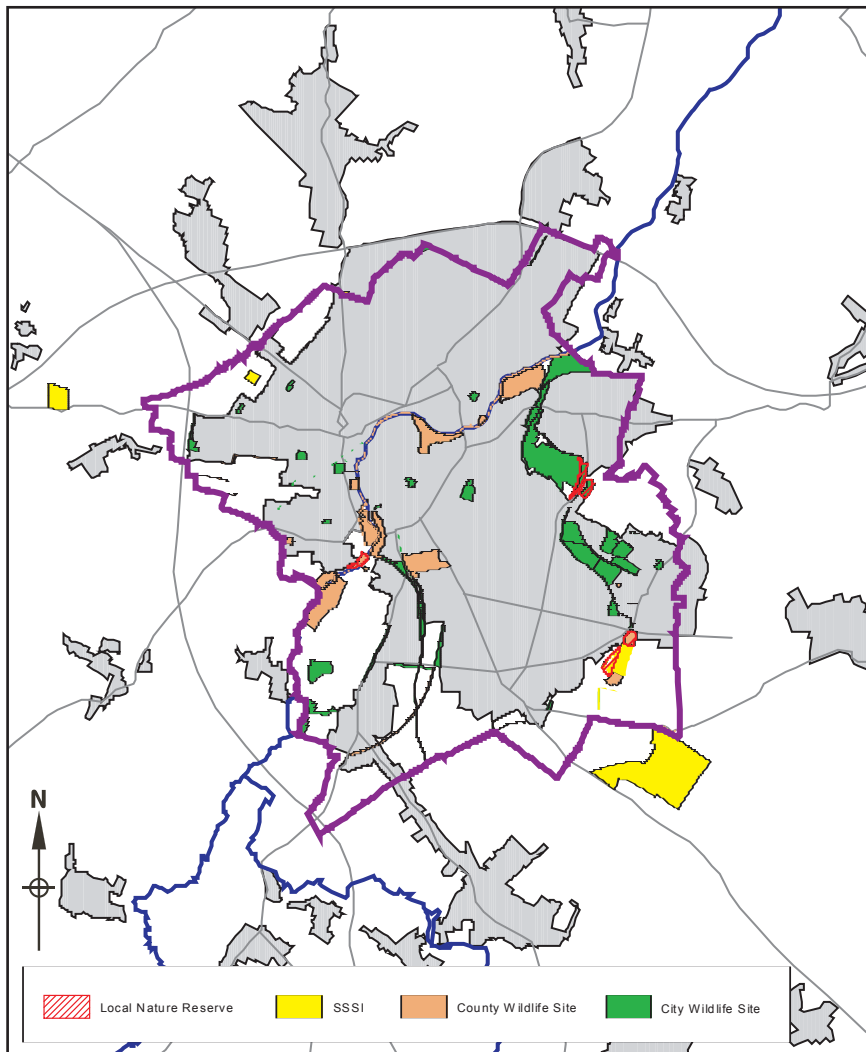
¹⁵ Cambridge City Council Conservation Area Appraisals. Trumpington, Mill Road and St Matthew's Area, Newnham Croft, The Kite and Southacre. Conservation Area Appraisal for the Historic Core in progress

¹⁶ Cambridgeshire County Council and Peterborough City Council 2002 Cambridgeshire and Peterborough Joint Structure Plan Review. Deposit Draft Plan 2002

- The green space that sweeps in along the corridor of the Cam from the south-west linking the claylands with the fenlands to the north-east. It consists of a string of major open spaces, mostly Commons, encircling the City centre which relate and give a setting to the historic City core;
- The Vicar's Brook and Hobson's Brook corridor extending from the Nine Wells area to the south of the City, north through Empty Common to the River Cam;
- East Cambridge Corridor which links the complex of chalkland sites important for nature conservation around Lime Kiln with Cherry Hinton Hall, Blue Circle, Coldham's Common and eventually the Fenlands to the north-east;
- The western corridor which is bifurcated and runs in towards the historic core following linear features such as the Bin Brook, the Coton footpath hedge and other hedges and ditches; and
- The Mere Way in north Cambridge which is a linear wooded area following the Roman Road.



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2.4.6 Ancient Woodland, Tree Cover, Hedgerows and Veteran Trees

There are no ancient woodlands within the City, but there are some in close proximity to the City limits. These are a scarce resource and contribute to the landscape and amenity of the City. Although these cannot be regarded under the strict definition of Defining Character they are of considerable worth to Cambridge. It would not be possible to recreate this resource.

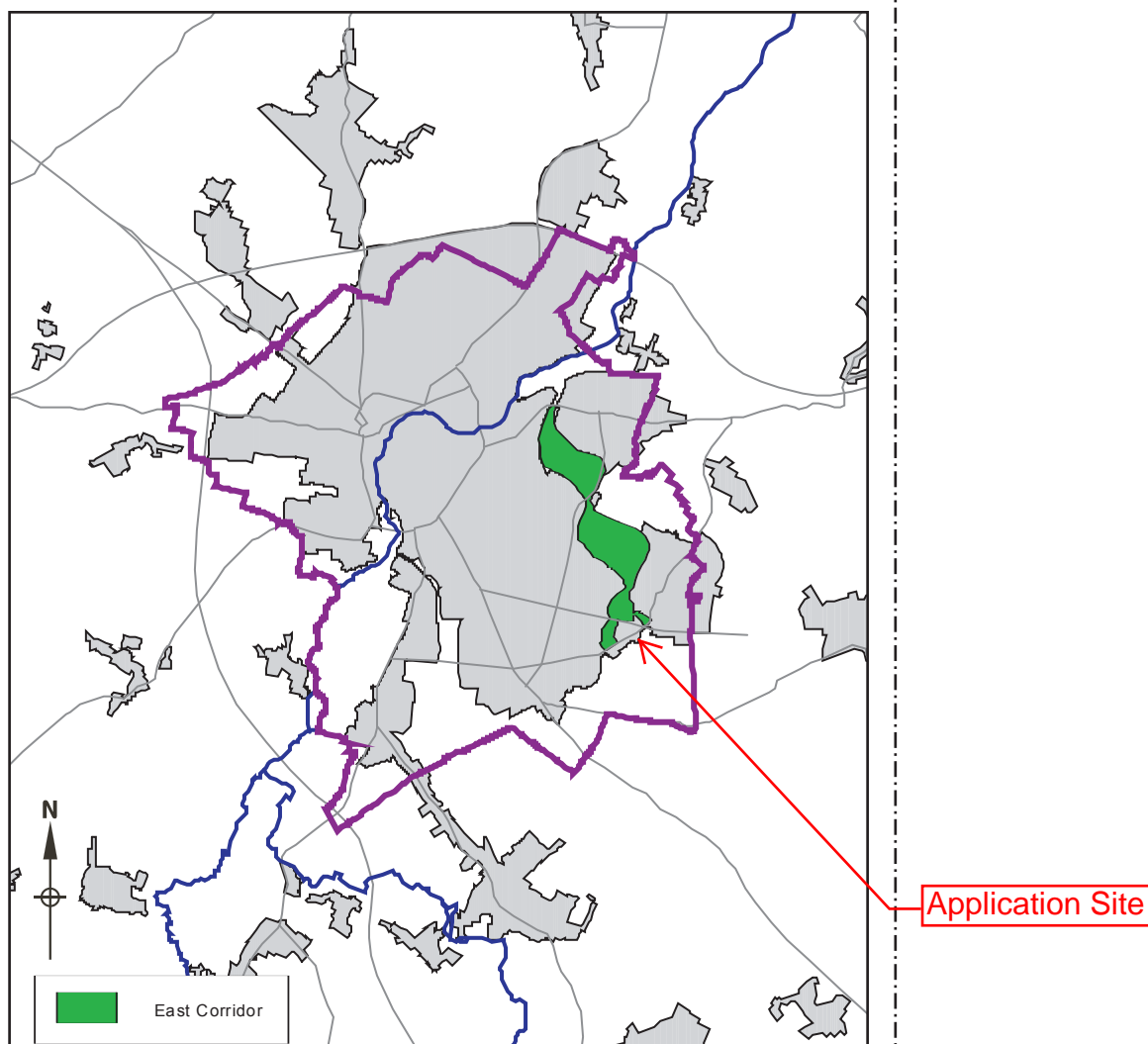
Cambridge is essentially a well-treed City and the tree belts and avenues that are characteristic of many streets are an important part of the City's character. They are not in themselves Defining Character, but their summed contribution to the City's environment is immeasurable. They are Supporting Character. Where they coincide with major green spaces, setting or views for instance they become by association Defining Character.

Veteran trees and ancient hedgerows associated with early field pattern or where these are of significance in the landscape, they are Supporting Character. It would not be possible to recreate this resource.

	CHARACTER TYPE	CAMBRIDGE CHARACTER TYPE	CAMBRIDGE CHARACTER AREA	'DEFINING / SUPPORTING CHARACTER'	POSITIVE CHARACTER FEATURES	NEGATIVE CHARACTER FEATURES AND OPPORTUNITIES
3.2	GREEN CORRIDOR	East Corridor	Limekiln Hill	DEFINING CHARACTER	Setting, Green Corridor, Environmental Features, Wildlife	
			Cherry Hinton Hall	DEFINING CHARACTER	Green Corridor, Environmental Features, Wildlife	
			Blue Circle	SUPPORTING CHARACTER	Green Corridor, Environmental Features, Wildlife	Brown Field Site. Partly degraded landscape with great potential
			Coldham's Common	DEFINING CHARACTER	Green Corridor, Environmental Features	
			Barnwell Junction	DEFINING CHARACTER	Green Corridor, Environmental Features	

3.3	RURAL LOWLAND MOSAIC		Northern Fringe	NO	Historic routeway with associated ancient hedgerows, wildlife	Degraded landscape. Environmental enhancement. Potential association with green river corridor
			West Claylands	Parts are 'DEFINING CHARACTER'	Setting, Views, Green corridor, Environmental Features	
			Chalklands	Parts are 'DEFINING CHARACTER'	Setting, Views, Environmental features. High Ground, important views	
			Eastern Transition	NO	Some features such as ancient hedgerows and veteran trees	Monotonous landscape. Possibility of Environmental enhancement and association with green corridor
			Southern Fringe	Parts are 'DEFINING CHARACTER'	Setting, Views	

3.2 GREEN CORRIDOR - EAST CORRIDOR COLDHAM'S BROOK, CHERRY HINTON BROOK



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This Character Area is loosely associated with Cherry Hinton Brook and runs from Limekiln Close and West Pit, through Cherry Hinton Hall, part of the former Blue Circle Site, Coldham's Common through Barnwell Junction to Stourbridge Common and Ditton Meadows. The Blue Circle site includes the water filled pits and the landfill sites as well as land set aside for wildlife conservation purposes during recent development. Parts of the Blue Circle Site are currently being developed.

The whole corridor is approximately 4 km long and apart from the potential for habitat conservation and creation offers unique opportunities in Cambridge for public recreation, access to semi-natural open spaces including water bodies, car free transport opportunities and access into the countryside beyond Cambridge. It has a variety of habitats including the stream courses with associated commons, meadows, parklands, allotments, open space, water filled quarries and rubbish tips. The water filled quarries and rubbish filled quarries are a unique resource in the City.

Cherry Hinton Brook and Coldham's Brook run through the East Corridor in a northerly direction eventually discharging into the Cam. These together with the extensive gravel workings on the Blue Circle Site offer opportunities for recreation and footway and cycleway corridors.

There are two Definitive Footpaths which link Cherry Hinton to the City centre - The Tins and Snakey Path.

The Blue Circle Site, which is not easily accessible for the public, provides a diversity of habitat that is unusual in Cambridge. It is well used by local naturalists who report an interesting and diverse list of plants and animals that occur there. The landfill sites have also developed interesting flora and fauna and are, potentially, a recreation resource and perhaps in the long term as development land. The water bodies and landfill sites would have to be carefully reviewed with public safety in mind.

The area was the subject of a survey and subsequent Nature Conservation Strategy published in May 1993²⁸. The area was found to contain a wide range of habitats, from broad leaved woodland, ancient trees, scrub and hedges, semi natural calcareous and neutral grasslands, ruderal herb communities, marsh, seasonal and permanent pools, marl lakes and watercourses.

This character area is unified by the streams and has great potential for nature conservation, access and passive recreation.



Water filled pits

²⁸ Cambridge City Council 1993
Nature Conservation Strategy

ISSUES

Defining Character

- the Green Corridor - East Corridor, Coldham's Brook and Cherry Hinton Brook is generally an area of Defining Character.

Important Features

- large tracts of undeveloped areas close to dense development;
- City Wildlife Sites; and
- Walks.

Pressures

- development pressure on filled tips; and
- privately owned semi derelict open space and therefore pressures from trespass.

VISION

To work towards safeguarding this unique resource for public amenity and enjoyment.

Opportunities

- to work together in partnership with landowners to produce management plans which ensure implementation of appropriate management regimes which maximise wildlife interest;
- improve access while ensuring safety for the public;
- take Biodiversity Action Plans into account in future development or management plans; and
- in association with new development, encourage the use of trees and shrubs which are appropriate to the Character Type in visual and cultural terms and which benefit wildlife. Encourage the use of trees and shrubs of native or local provenance where possible.

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Appendix 5, Cambridge City Council Landscaping Officer (further comments on the East Green Corridor

Background

- 1.0 Three applications have been submitted over the course of past year and a half.
- 14/1382/FUL - Seven units using the entirety of the suburban garden of 268 Queen Edith's Road
 - 15/0596/FUL - Reduction to three 5-bed units using only the unfilled portion of the garden and excluding the southern-most 'street level' green space from the Red line boundary
 - 15/2063/ful - The current application of three 4-bed units is similar to application 15/0596/FUL but reduces the foot print of the new units and addressing amenity and overlooking concerns raised in the previous application.
- 1.1 Within the landscape team's comments throughout the process, from the first application to the current one, consideration was given to the character of the area, the existing natural resources and designated areas (statutory and non-statutory), tree protection orders, protected road verges, as well as Local Plan Policy and current character area assessments.
- 1.2 Whilst we did not expressly mention the East Cambridge Corridor within our comments to the planning applications, we have considered the application against the character assessment outlined in the Cambridge Landscape Character Assessment (April 2003)
- 1.3 An important factor to note within the Green Fingers and Corridors character area is the statement that "... the urban and rural edge is blurred as the green landscape penetrates through the City. The two are considered together - City and setting - as contributing to the elements that make up the Defining Character." [Cambridge Landscape Character Assessment; Section 2.3.2]
- 1.4 With this in mind, it does not preclude the idea of development within Green Fingers and Corridors but rather the corridor seeks to create a landscape framework for the City. We considered that the development, as initially presented, with seven units, did not respect or protect the existing landscape framework. Too much green infrastructure was being removed in favour of development.

Planning Influence on Proposals

- 2.0 Through the planning process we were able to negotiate reductions in numbers and footprints of units while increasing the amount and quality of undeveloped open space, and protect existing natural features and edges.

- 2.1 The result is the retention of:
- 1) the southern-most end of the site that is generally at street level and serves as an ecological open space which buffers the development from the West Pit LNR and caravan park to the south;
 - 2) the retention and enhancement of the native buffer of trees and hedges along the Limekiln Road boundary and;
 - 3) the retention of the woodland area at the junction of Limekiln Road and Queen Edith's Way (QEW).
- 2.2 The open space to the south has been excluded from the red line boundary of the current proposals and left untouched. This ecological buffer zone between the site and the West Pit LNR will allow uninterrupted use of the space as a habitat and foraging corridor between the various LNRs and SSSI in the area and is in keeping with the character of the area.
- 2.3 The majority of the native buffer of trees and hedges which line Limekiln Road will be retained and enhanced in the current proposals.
- Four large and two small trees are proposed to be felled in this area. One of the large ash trees is already dead, whilst another suffers from root and stem failures which cause a danger to the highway.
 - The remainder are lost to development in order to construct a retaining wall to maintain the embankment upon which the buffer exists.
 - The subsequent landscape proposals would reinstate nine native trees along the length of the boundary.
 - We concur that in the very short term (years 1 through 5), there will be gaps in the boundary edge but this will be ephemeral in nature and will soon take on a stature which will be adequate for screening.
 - In addition, to the tree planting significant understorey planting is being proposed which will further intensify the buffering at lower levels.
- 2.4 The woodland at the junction of Limekiln Road and QEW has been largely left unaltered save the loss of a collection of fruiting trees near the existing house to enable a safe access to the development to be installed. The landscape team considered a proposed footpath that meandered through the woodland and ultimately rejected it in favour of an undisturbed area more suited for wildlife than pedestrian intrusion.

Conclusion

- 3.0 These three elements, the southern open space, the boundary buffer along Limekiln Road and the preserved woodland at the junction of Limekiln Road and QEW all link together and create a singular green framework which works with the development and is in keeping with the definition of the Green

Fingers and Corridors as stated in the Cambridge Landscape Character Assessment.

- 3.0 In respect to concerns about the views of the development at night, we consider that the existence of light from building windows which may appear through the cover of trees and hedges is also in keeping with the Green Fingers and Corridors as the definition does not seek to exclude the existence of development from the corridors but to retain and enhance the framework for the setting of the City, which we consider that the proposals achieve.

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University Arms Hotel

Delivery Plan



October 2015

Content

Executive Summary

1. Summary of the history of the site.
2. The temporary art programme
3. Rationale for the temporary art programme
4. The approach
5. Outcomes
6. Publication, web site / app
7. The audience and participants
8. Artist Selection
9. Management and Steering Group
10. Programme
11. Budget

Executive summary

This Delivery Plan relates to the application for Public Art at the University Arms Hotel. It is submitted to satisfy the requirements of the s106 agreement. The developer [CUA Property Ltd] of the University Arms Hotel has reviewed and reconsidered the proposed approach to the expenditure of their public art contribution in relation to the redevelopment of the University Arts Hotel.

This project will seek to celebrate the fascinating history of the University Arm Hotel and its important relationship with Parker's Piece and the local community including the local schools. The Hotel has is an important landmark on the route into the city centre. The arts activities related to the redevelopment of the Hotel will result in a programme of high quality artist-led creative engagement and participatory work with local communities which tells the story of the site and celebrates its locality.

It is proposed that an arts group is appointed to develop and deliver a programme of activities with local schools and communities. It is anticipated that the artist appointment will be made during early 2016 to allow this programme to function over the life of the development period leading to a final event / performance linked to the opening of the hotel. Early development of the proposed art programme involved consultation with the Hotel's branding consultants Made Thought. This has allowed the Art Consultant to have some involvement in the discussions about the hoardings, their design and the possible use of them in relation to the outcomes of the artist's work. Made Thought have now concluded their work.

The priority of the art programme is to utilise the area of Parker's Piece immediately adjacent to the Hotel and where possible use the hoardings as a backdrop for the public art programme. Made thought have included windows within the hoarding for use by the artists to promote and raise awareness of their work.

The form of the engagement programme will be developed in collaboration between the appointed artist, InSite Arts and a local based curator, who will be appointed to work with the artists on a day to day basis.

The programme must seek ways to engage and involve as wide a community as possible with activities events on Parkers Piece over the duration of the arts programme would be encouraged.

The Programme will run from Spring 2016 to August 2017

The Section 106 allocation to the UAH Art Programme will be £152,000.

1. Summary of the history of the site.

The University Arms Hotel is bounded by Regent Street to the west, Park Terrace to the north and Parkers Piece to the south and east. The Jack Hobbs Pavilion is sited to the northeast of the hotel. The University Arms was originally a coaching inn and has operated continuously as a hotel since it opened. The 1830s villa, which formed the original hotel, in the southwest corner of the site was demolished in the 1960s. However, the nineteenth century and 1920s and 1930s gault brick, neo-classical style extensions along Parker's Piece remain. The Regent Street side of the hotel was rebuilt in the 1960s in brown brick with a discordant jagged facade. The Park Terrace elevation is a composite facade which dates predominantly from the 1960s and 1970s.

The hotel is in an important location on one of the main approach roads to the city centre. It is situated at the point where the scale of the buildings begins to change, with smaller scale buildings to the south and larger scale buildings to the north. The current one-way traffic system gives further prominence to the hotel as most vehicles cannot go north of the hotel into the city but have to turn into Park Terrace and several bus routes also turn at the hotel.

In medieval times, the area known today as Parker's Piece was part of Middle Field. Trinity College sold the land to the Cambridge Corporation in 1612 and the land was used as pasture. The area where Park Terrace now stands, to the west of Parker's Piece, was built on what had been the Nuns' Garden, laid out by the nuns of St Radegund and which came to Jesus College when it was founded on the site of what by the end of the fifteenth century was the derelict nunnery. The site of the University Arms Hotel was not part of Parker's Piece but owned by Jesus College. The area around Parker's Piece began to develop in the early nineteenth century.

The University Arms opened in 1834 as a newly built hotel run by William Bird. At this time, the hotel was an elegant three storey building with basement below and an attic storey with dormers above. The street facade was three bays wide with an entrance portico and bay windows on the ground floor. The building along Parker's Piece was seven bays long whilst to the northwest was an enclosed yard with stabling and outbuildings. A successful coaching inn and hotel, the University Arms was extended repeatedly in the late 19th and early twentieth centuries. In the 1920s and 1930s, the stableyard was replaced was covered and a new entrance built. In the 1960s, the original Georgian building was knocked down and a modern edifice erected across the Regent Street frontage with car parking on the ground floor and accommodation above. Further alterations were carried out in the 1970s on the Park Terrace side of the hotel. For more information on the history of the hotel's development, see the Heritage Statement submitted with the original planning application (LPA Ref. 13/1087/FULL).

2. The temporary art programme

InSite Arts have been appointed to develop the approach and Delivery Plan for the University Arms Hotel temporary art programme. The Delivery Plan has been developed in consultation with the client team and their Branding Consultants, Made Thought, and officers from Cambridge City Council who will be a significant partner

in the evolution and interface between the temporary arts activities and the hotel during construction and the community. This is an important relationship that will underpin the outcomes of the temporary programme. The success of the project will be through the skills of exceptional artists to work with diverse communities and interpret these processes into high quality work that further animate the front facing presence of the hotel during construction, potentially the hoarding or building itself and significantly activities and event on Parkers Pieces.

The Key Principles for the arts at the UAH are to:

- engage creatively with local communities and schools through the construction period of the hotel;
- explore the history of the hotel site and its significance within the wider area of Parker's Piece; and
- develop a range of projects that using a diversity of media that offers access to a wider range of people and groups to be able to participate.

3. Rationale for a temporary art project.

Carried out with creativity and supported by good management and documentation it is without doubt that temporary projects can stay in the collective memory of those people who participate, or become an audience for the work. Temporary means embracing the potential of the ephemeral, the challenging, and frees up the potential art forms and media an artist can work with. Using these potential art forms and media, the artist can also explore different mechanisms for reaching out to the local people and uses of Parker's Piece.

It is clear from the plans and elevations of the new refurbished and extended hotel that the physical presence on the site affords little opportunity for artwork that is integrated into the fabric of the building, or that can be sited in a meaningful way within the demise of the building.

The significance of the hotel on Regent Street and in relation to Parker's Piece offers the developer an opportunity to explore this fact in a way that allows local communities, children, students, local business, sports clubs (football and cricket clubs which use Parker's Piece) as well as specialist interest groups to play a part in the arts project.

There are few locations in the City that can afford an artist such a rich and diverse set of people and groups to work with and a temporary programme will allow a meaningful dialogue to emerge over a period of time. The temporary structures that will encase the hotel, before it is revealed in its refurbished form, offer an exciting, challenging and intriguing back drop for the artists work and could support a range of art forms, from text, photography, light film, and illustration..

4. The Approach

The art programme will be delivered through a series of arts-led events and happenings, which will be developed by the appointed artist/group. It is anticipated that the artist(s) will have a strong geographical relationship with the City or can

demonstrate that they can invest appropriate time in the City to build robust and meaningful relationships with local groups and organisations.

It is anticipated that the appointed artists will become an important signifier, and easily recognisable, as part of the Hotel development. This artist/group will operate creatively in identifying groups and individuals to work with and should seek to, through their work, establish a creative community with a passion for Parker's Piece and, particularly, the hotel site.

The history of the site and the building itself is rich with tales and with remarkable characters which will be a valuable reference point for the development of this artist engagement programme. Further information about the history of the site and the evolution of the building is outlined in some detail within the conservation / heritage reports submitted with the original planning application (LPA ref. 13/1087/FULL and 14/0897/s73). Whilst the artist/group will carry out their own research, this resource will be made available to them to assist in the creation of a meaningful programme of work.

Whilst at the heart of this project is a creative process of engagement, the outcomes that will be realised at Parkers Pieces or on the temporary elevations of the hotel will be conceived and created by the artist/group. The work will be inspired and informed by the engagement work with the various groups.

At this stage it is neither possible nor appropriate to define the artwork of the appointed artist/group as the outcomes will be varied. The creative engagement processes may include; workshops, events, parties, meals, sports matches and other happenings.

5. Outcomes

It is anticipated that there will be a range of outputs:

- A final event to capture the work of the project;
- Interim activities with local schools or community venues away from Parkers Pieces that will be documented and shared with communities to encourage engagement with the programme;
- Visual imagery and narrative that may contribute to the animation of the hoardings around the site; and
- Activities that may take place adjacent to the site to raise dialogue about the project and the hotel

6. Publication / web site / app

The documentation and distribution of the outcomes of this work is an important part of the project. A small publication will be produced that captures the history of the site. The publication will be discrete and designed in such a way that it can be distributed to interested parties but will be available within the hotel, reception and / or rooms. A website has already been developed for the University Arms Hotel and it is the intention that an arts page will be integrated which and this will share

information about the project and the hotel itself. The appointed artists will contribute to the develop ideas on how the outcomes of the work will be disseminated.

<http://www.newuniversityarms.com/>

7. The audience and participants?

The significance of the University Arms Hotel for users of Parker's Piece, for local residents, as well as for people coming into the City from the railway station, is clear from the sites long and established history as a hotel or inn welcoming travellers.

Local schools and amenities such as the swimming pool and local food and retail outlets quickly demonstrate the potential for this project to engage with a diversity of people in Cambridge. Students from local colleges could play a part, however this project is about the people of Cambridge in its broadest sense. Aspirations must be clearly established and the appointed artist will work with the curatorial team, InSite Arts, to establish a clear rationale for the project partners.

It is the intention that InSite Arts will carry out consultant with potential project partners and communities in advance of the artist appointment to hear about experiences and aspirations which will inform the development of the artist's brief.

The appointed artist will be given a period of research and development time to establish links and partnerships with individuals and organisation in the immediate area but in the first instance will be talking to the immediate neighbours to the site which will include:

1. Parkside School
2. YMCA, Police
3. Fire Service
4. Park Terrace residents
5. Queen Anne Terrace Car Park
6. the Swimming Pool and Pavilion
7. NCI Cricket Club

With the support of the City Council officers it is the intention that the art consultant and the artist will also engage in dialogue with key Councillors and specialist interest groups such as Cambridge Past Present and Future, Save Our Spaces and the Friends of Kite group.

8. The Artist Selection

The artist will be selected as a result of their track record of working with people and on the basis of their past work. The artist/group will be appointed through a competitive interview process. The aspirations for the role are such that a genuine commitment to working with communities is vital. We expect to select an artist/group that has exceptional social skills as well as a high quality artistic practice.

The shortlist created for interview would, therefore, be developed by the Art Consultant, InSite Arts and local curator. The art team will research widely for these artists and the appointment will be based on the criteria outlined.

Criteria

- A established reputation in socially engaged practice;
- Creativity in reaching groups and individuals in the development of their work;
- A willingness to invest time in a consistent way into the project; and
- A quality of artistic practice appropriate for the public facing aspect of the commission.

The Artist brief

The full artist brief will be prepared following approval from the planning department. The brief will be prepared by InSite Arts with the local curator. It will, however, reflect the content of this delivery plan but will further develop after consultant with local stakeholders

9. Management and Steering Group

Due to the significance of the Hotel and its siting on Parker's Piece the ongoing consultation and partnerships with the City and it's communities is important. It is proposed that a small steering group is established to oversee the brief development, artist appointment and to oversee the development of the art programme.

Steering Group Membership

1. Client Representative x 2
2. Architect representative
3. Ward Councillor / representative from CCC
4. InSite Arts and Curator
5. Other to be confirmed

10. Programme (see appendix 1)

Key Actions and Dates

1. InSite Arts appointed October 2015
2. Consultation with local stakeholders and communities – InSite Arts November 2015
3. Development of brief and longlist development December 2015
4. Artist Appointment January 2015
5. Artist Research and Development Period January – March 2015
6. Commencement of Project
7. Final Event August 2017
- 8.

10. Budget		
UAH Hotel		
Temporary Programme Budget Breakdown		
Community Engagement activities		
Artist Community Engagement Fees		
2016		£10,000
2017		£20,000
Community Engagement Workshop and Materials costs		
2016		£8,000
2017		£10,000
Capital costs for any hoarding or structural work on Parkers Pieces		£50,000
final event performance / all development, documentation and production		£10,000
Total Community Engagement Budget		£106,000
Publication and app		
management of production/editorial		£3,000
production costs		£6,000
images and licenses		£1,000
app design - estimate		£5,000
Total Publication / app		£15,000
Curatorial / Project Management (InSite Arts and locally based curator)		
Artist appointment		
artist brief		
artist appointment		
partnership building		
Year one Community engagement		
overseeing community engagement work		
reporting		
curatorial review and development of year two community engagement activities		
Year Two Community Engagement		
ongoing community engagement work		
overseeing design and integration of work into hoardings		
prep and management of final event linked to opening		
Total Management Fees		£31,000
Total Project Budget		£152,000
proposed some for community engagement activities		£152,000

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