

APPENDIX G

RD/MC/031

**Cambridge Local Plan and
South Cambridgeshire Local Plan**

**Cambridge Inner Green Belt Study (November 2015)
Supplement**

**LDA Design for Cambridge City Council and
South Cambridgeshire District Council**

March 2016

Cambridge Inner Green Belt Boundary Study (November 2015)

Proposed Amendments following Consultation on Proposed Modifications to Local Plans

Item 1

Some Representations from interested parties suggested that, in considering the implications of Green Belt release for development in each sector, the Study only considered development of the entire sector or sub area in question and did not consider development in only part of a sector or sub area. This was not the case, as evidenced by the identification of the potential to release land for development in parts of certain sub areas, for example in sectors 10-13. However, the use of the word 'remove' in some instances may have given a misleading impression. The following amendments are proposed to relevant paragraphs of the Study to improve clarity.

- 6.6.5. It is unlikely that any development within this sector could be accommodated without substantial harm to Green Belt purposes. Development within sub areas 3.1 or 3.2 would substantially harm or, depending on its extent, remove the characteristic setting to the city, diminish (both in reality and in perception) the presence of countryside close to the distinctive core of Cambridge and obstruct key views. Within sub area 3.2, development would also alter the characteristic approach into Cambridge along Barton Road. Within sub area 3.3, development would impact on the relationship with the Distinctive townscape within the West Cambridge Conservation Area and would remove all or part of the closest area of countryside to the historic core. No Green Belt release should be contemplated in this sector.
- 6.7.5. It is unlikely that any development within this sector could be accommodated without substantial harm to Green Belt purposes. Any proposed development would severely compromise the separation between Cambridge and Grantchester. Development within sub area 1 would alter the characteristic approach into Cambridge along the River Cam and would disrupt the special qualities of one of the most important green corridors into the city. Within sub area 4.2, development would substantially harm or, depending on its extent, remove the characteristic rural setting to the city and obstruct key views, as well as potentially altering the characteristic approach into Cambridge along Barton Road. Sub area 4.3, although less rural in character, is an important area of green, open land extending close to the distinctive core of Cambridge; development in this sub area would potentially alter the Barton Road approach to the city and would have the potential to detract from the character and qualities of the Cam corridor in sub area 4.1. No Green Belt release should be contemplated in this sector.

- 6.8.4. It is unlikely that any development within this sector could be accommodated without substantial harm to Green Belt purposes. Development within sub area 5.1 would substantially harm or, depending on its extent, remove the characteristic rural setting to the south and west of Grantchester and could open up the risk of uncontrolled expansion as far as the M11, due to the limited landscape structure currently in place. This would ~~be~~ undermine the key characteristic of open countryside east of the M11, would change the character and scale of Grantchester and would remove part of the countryside which is a key element of the setting to the west of Cambridge. Any development within sub area 5.2 would disrupt the special qualities of a key green corridor, potentially affecting designated areas. No Green Belt release should be contemplated in this sector.
- 6.9.5. It is unlikely that any development within this sector could be accommodated without substantial harm to Green Belt purposes. Any form of development within sub area 6.1 would alter the characteristic approach into Cambridge along the River Cam and would disrupt the special qualities of a key green corridor, and within sub area 6.2 would, substantially harm or, depending on its extent, remove the characteristic setting to the city and compromise the separation between the city and Grantchester, as well as potentially altering the characteristic approach into Cambridge along Trumpington Road. No Green Belt release should be contemplated in this sector.
- 6.21.5. It is unlikely that any development within this sector could be accommodated without substantial harm to Green Belt purposes. Development within sub area 18.1 would remove or reduce the remaining area of separation between Fen Ditton and the edge of Cambridge and affect the rural setting of Fen Ditton. Development within sub area 18.2 would affect the rural setting, form and character of the village, and within sub area 18.3 would affect the wider rural setting of Fen Ditton and Cambridge from the north east. No Green Belt release should be contemplated in this sector.
- 6.22.5. It is unlikely that any development within this sector could be accommodated without substantial harm to Green Belt purposes. Development within sub area 19.1 would affect the characteristic setting to Fen Ditton and the rural approach towards Cambridge. Within sub area 19.2 it would alter the highly distinctive approach into Cambridge along the River Cam and would disrupt the special qualities of the key green corridor. Within sub area 19.3 it would remove or reduce the remaining area of separation between Fen Ditton and the edge of Cambridge. No Green Belt release should be contemplated in this sector.

Item 2

The Representation from Grosvenor Developments suggested that sector 7 should be divided into sub areas, based on the different land uses within it. Within the Study, sector 7 is treated as a single area, due to the similar contribution to Green Belt purposes across different land uses within the sector. However, as there are some slight differences between the area laid out as a country park and that returned to agricultural use, it is proposed to divide the sector into two sub areas. An amended version of Figure 2, showing the sub areas, is attached and the following amendments are proposed to the assessment of sector 7.

6.10. Sector Number: 7**Location: South west of Trumpington**

- 6.10.1 Located on the south west side of Cambridge, Sector 7 is 2.74km from the historic core. This area of Green Belt extends south from Grantchester Road to the M11. It is bounded by the River Cam to the north-west and Hauxton Road and new development at Trumpington Meadows to the south-east.
- 6.10.2 The land use is currently in a state of change due to the new residential development at Trumpington Meadows. Previously, the land was a combination of farmland and trial plots for a plant breeding institute, up to where the riparian vegetation associated with the River Cam is located in the west of the sector. The northern part of the sector (sub area 7.1) has recently been laid out as a country park, including extensive areas of wildflower meadow as well as landscaped paths, benches and recently planted trees, as part of the Trumpington Meadows development. An area in the south of the sector (sub area 7.2) will be retained as farmland, with replanted hedgerows. Byron's Pool Local Nature Reserve is located in the west of the sector, adjacent to the River Cam.
- 6.10.3 In addition to the Local Nature Reserve, key features of this sector of Green Belt are the Old Mill Plantation City Wildlife Site along the River Cam, as well as the River Cam County Wildlife Site. Trumpington Conservation Area is adjacent to the north east corner of this sector. The Green Belt land is overlooked from the M11/Trumpington Road junction and other locations further south west along Hauxton Road, but key views towards the city that were previously identified have been altered by the ongoing development at Trumpington Meadows.

Sector Number: 7		
Assessment Criteria	<u>Sub Area 7.1: Country Park</u>	<u>Sub Area 7.2: Arable land</u>
1. A large historic core relative to the size of the city as a whole	Historically there has been limited expansion of Cambridge to the south west. Ongoing developments at Trumpington Meadows, Clay Farm and Glebe Farm are currently extending Cambridge in this direction, and largely surrounding the historic core of Trumpington. However, the extent of this development is constrained to the west by the green corridor associated with the River Cam, and by the Green Belt land in this sector. This expansion is increasing the extent of development towards the M11 and at a considerable distance from the historic core, altering the relationship between the historic core and the city as a whole. This sector plays an important role in restricting further growth of the city in this direction. Significant expansion of development into this sector would increase the impression of a city sprawling outwards from its historic centre and could start to threaten Cambridge’s identity as a city dominated by the historic core.	
2. A city focussed on the historic core	There are an increasing number of neighbourhood hubs and areas of commercial or institutional focus in the west and south west of the city. Although detailed analysis of this aspect of Cambridge has not been undertaken, it appears as though these nodes either serve local community needs without seriously competing with the city centre, or specialise in certain services that the city centre cannot cater for. Retention of this sector of Green Belt helps to prevent the requirement for community scale centres to expand to a size that would compete with the historic core.	

Sector Number: 7		
Assessment Criteria	<u>Sub Area 7.1: Country Park</u>	<u>Sub Area 7.2: Arable land</u>
3. Short and/or characteristic approaches to the historic core from the edge of the city	The approach to Cambridge along Trumpington Road is along a historic road and a distinctive route into Cambridge. The new urban gateway that is being created as part of the Trumpington Meadows and Glebe Farm developments will be a distinctive feature on the approach to Cambridge. Beyond this gateway, the character of the route is suburban through Trumpington, and there are views to the historic village core. The character of the route then becomes green to the north of Trumpington, where sector 6 bounds it on the western side.	
	This sector sub area contributes little to the approach to the historic core as a result of the almost continuous development present along Trumpington Road.	This sub area makes a <u>limited contribution to the approach to the historic core, forming a short stretch of rural setting to the new urban gateway, between the M11 and the new urban edge.</u>
4. A city of human scale easily crossed by foot and by bicycle	There is significant separation between the historic core and this sector. Cycling and walking into the centre of Cambridge takes some time but busy cycling and walking routes are both readily apparent and well used along Trumpington Road.	
5. Topography providing a framework to Cambridge	The river valley landscape is characteristic of the green corridors along the River Cam; flat and low lying, with the city and Hauxton Road slightly elevated above the valley bottom.	

Sector Number: 7		
Assessment Criteria	<u>Sub Area 7.1: Country Park</u>	<u>Sub Area 7.2: Arable land</u>
6. Long distance footpaths and bridleways providing access to the countryside	There are no long distance routes through this sector. and	
	There is an off road footpath between Grantchester and this sector <u>sub area</u> , along the river. The new country park will increase access from the new housing areas into the countryside, with the riverside route creating links into the wider countryside.	<u>There is</u> a new cycle route and footpath south from the sector <u>sub area</u> towards Hauxton and the wider countryside.
7. Key views of Cambridge from the surrounding landscape	A key view identified in the 2002 Green Belt Study by LDA Design, from Hauxton Road towards Cambridge, has now been interrupted by the new development at Trumpington Meadows. However, views of Trumpington Church, a local landmark, remain possible from the M11 junction, in the context of the new development.	
8. Significant areas of Distinctive and Supportive townscape and landscape	The whole of the sector forms the setting for this <u>the new urban edge at Trumpington Meadows and with the exception of the River Cam corridor is</u> therefore now all categorised as Supportive. The M11 corridor is identified as a visually detracting feature that influences the south western edge of this sector.	

Sector Number: 7		
Assessment Criteria	<u>Sub Area 7.1: Country Park</u>	<u>Sub Area 7.2: Arable land</u>
	The corridor of the River Cam, along the north western edge of this sector <u>sub area</u> , is identified as Distinctive landscape, running from the historic core, out towards open countryside to the south west of the city. <u>The remainder of the sub area is categorised as Supportive landscape.</u>	A small area <u>part of this sub area</u> , adjacent to the M11 junction, <u>was identified as Connective landscape in the 2002 Green Belt Study by LDA Design.</u> However, the new development occurring at Trumpington Meadows is creating a strong and recognisable new area of Cambridge, supporting the distinctive character of the city. <u>The whole sub area is therefore now categorised as Supportive landscape.</u>
9. A soft green edge to the city	Looking north in the direction of the historic core, Cambridge has a distinct green edge, partly as a result of the corridor of the River Cam and the woodland blocks in the adjacent Sector 6. However, the new development at Trumpington Meadows, on the eastern edge of the sector, does not currently have a green edge and has an urbanising influence on this sector.	
	Part of the sector <u>This sub area</u> forms a country park associated with the development, planting of which has been undertaken and is expected to provide a soft green edge to the new development once it starts to establish.	<u>The masterplan indicates planting along the north eastern edge of this sub area, which is expected to provide a soft green edge to the new development once it starts to establish.</u>

Sector Number: 7		
Assessment Criteria	<u>Sub Area 7.1: Country Park</u>	<u>Sub Area 7.2: Arable land</u>
10. Good urban structure with well-designed edges to the city	The constructed development to date at Trumpington Meadows has been designed to create a strong, long-term edge to Cambridge. The masterplan indicates that this will remain the case as the development continues west and south of the Park & Ride site and it is anticipated that the finished development will complement the Glebe Farm development to the east, creating a distinctive new urban gateway on Hauxton Road.	
11. Green corridors into the city	The River Cam corridor forms one of the key green corridors into the city. This sector <u>sub area</u> includes a small part of the southern part <u>end</u> of a green corridor that passes through the heart of the city, linking the countryside to the north and south of Cambridge, with some public access provided at Byron's Pool.	<u>This sub area does not form part of the green corridor into the city.</u>
12. The distribution, physical and visual separation of the necklace villages	This sector plays a key role in the setting of the new development at Trumpington Meadows and consequently the future edge of Cambridge. It prevents larger scale expansion to the south west of the city, towards the M11, and maintains separation from the motorway.	
	The sector <u>This sub area</u> provides separation between the future edge of Cambridge, at Trumpington Meadows, and Grantchester.	It also <u>This sub area</u> contributes to the separation between Cambridge and Hauxton.
13. The scale, character, identity and rural setting of the necklace villages	This sector does not form part of the setting of any of the necklace villages.	

Sector Number: 7		
Assessment Criteria	<u>Sub Area 7.1: Country Park</u>	<u>Sub Area 7.2: Arable land</u>
14. Designated sites and areas enriching the setting of Cambridge	Byron’s Pool Local Nature Reserve is located in the west of the sector, adjacent to the River Cam. In addition to the Local Nature Reserve, key features of this sector of the Green Belt are the Old Mill Plantation City Wildlife Site along the River Cam, as well as the River Cam County Wildlife Site. Trumpington Conservation Area is adjacent to the north east corner of this sector, with a small section of the Conservation Area, at Anstey Hall Barns, extending into the sector.	
15. Elements and features contributing positively to the character and structure of the landscape	Notwithstanding the ongoing development at Trumpington Meadows, Trumpington Church is still visible from parts of this sector and remains a local landmark. Old Mill Plantation and the Local Nature Reserve at Byron’s Pool are also important features along the River Cam corridor that contribute to the character of this sector.	
	The country park will develop a character of its own once it starts to become established and the adjacent development has been completed.	The structure of the retained areas of farmland, in the south of this sector <u>sub area</u> , has been enhanced with hedgerow and woodland planting as part of the new development.
16. A city set in a landscape which retains a strongly rural character	The rural character of this sector is currently influenced by the presence of the continuing development at Trumpington Meadows. The M11 also has some visual influence on the sector, although bunding along the motorway as part of the ongoing development has reduced this effect. The effect of development should reduce once development is completed and the surrounding open spaces begin to mature.	

Importance of the sector to Green Belt Purposes

6.10.4. This sector plays a key role in the setting of the south west of Cambridge, ensuring that the expansion of the city does not continue unchecked and that the historic core remains large in comparison to the size of the city. It retains open countryside close to the expanding edge of the city and sub

area 7.2 in particular prevents the sprawl of built development as far as the M11, retaining the distinctive separation between the edge of the city and the M11. As the hedgerow and woodland planting establishes within sub area 7.2, the rural character of this part of the sector will strengthen. The ~~sector~~ sub area is also important to the character of the approach to Cambridge along Hauxton Road and the visibility of the distinctive gateway to the city that is being created at Glebe Farm/Trumpington Meadows. Sub area 7.1 is important to the separation of Grantchester from Cambridge and part of the sub area lies within the River Cam green corridor.

Implications of Green Belt release for development

6.10.5. It is unlikely that any development within this sector could be accommodated without substantial harm to the Green Belt purposes. Development within the sector, particularly in sub area 7.2, would remove or reduce the distinctive separation between the edge of the city and the M11 and would affect the well designed and distinctive gateway to the city that is being created at Glebe Farm/Trumpington Meadows. Development within sub area 7.1 would also encroach on the green corridor along the River Cam and reduce the separation between Cambridge and Grantchester. No Green Belt release should be contemplated in this sector.

Item 3

The Representation made on behalf of CEG in relation to land at South East Cambridge seeks to apply the parameters for Green Belt release set out in relation to sector 11 to justify the release of a significantly greater extent of land than is proposed by Cambridge City Council's proposed allocations GB1 and GB2. The City Council's proposed allocations reflect a correct interpretation of the parameters whilst CEG's interpretation is incorrect. Whilst it is believed the parameters in the Study are clear, they have been reviewed in the light of CEG's misinterpretation and the following amendments are proposed to add greater clarity.

6.14.6. Limited development on some of the relatively flat ground in the western parts of the sector, in both sub areas 11.1 and 11.2, could be undertaken without significant long-term harm to Green Belt purposes, if carefully planned and designed in accordance with the parameters set out below. These parameters would avoid significant harm for the following reasons:

- The new Green Belt boundary would be no further from the historic core than existing boundaries to the east at Cherry Hinton. A permanent, well-designed edge to the city would be created. Thus, the increase in urban sprawl would be permanently limited and would not affect perceptions of the compact nature of the city.

- A well-vegetated, soft green edge to the city would minimise the urban influences on the retained Green Belt, thus minimising the perception of encroachment into the countryside.
- The rising topography of the Gog Magog Hills would be kept open, retaining a key feature of the setting of the city, and open rural land would be retained on the relatively flat ground at the foot of the hills, protecting the foreground in key views and those of more localised importance.

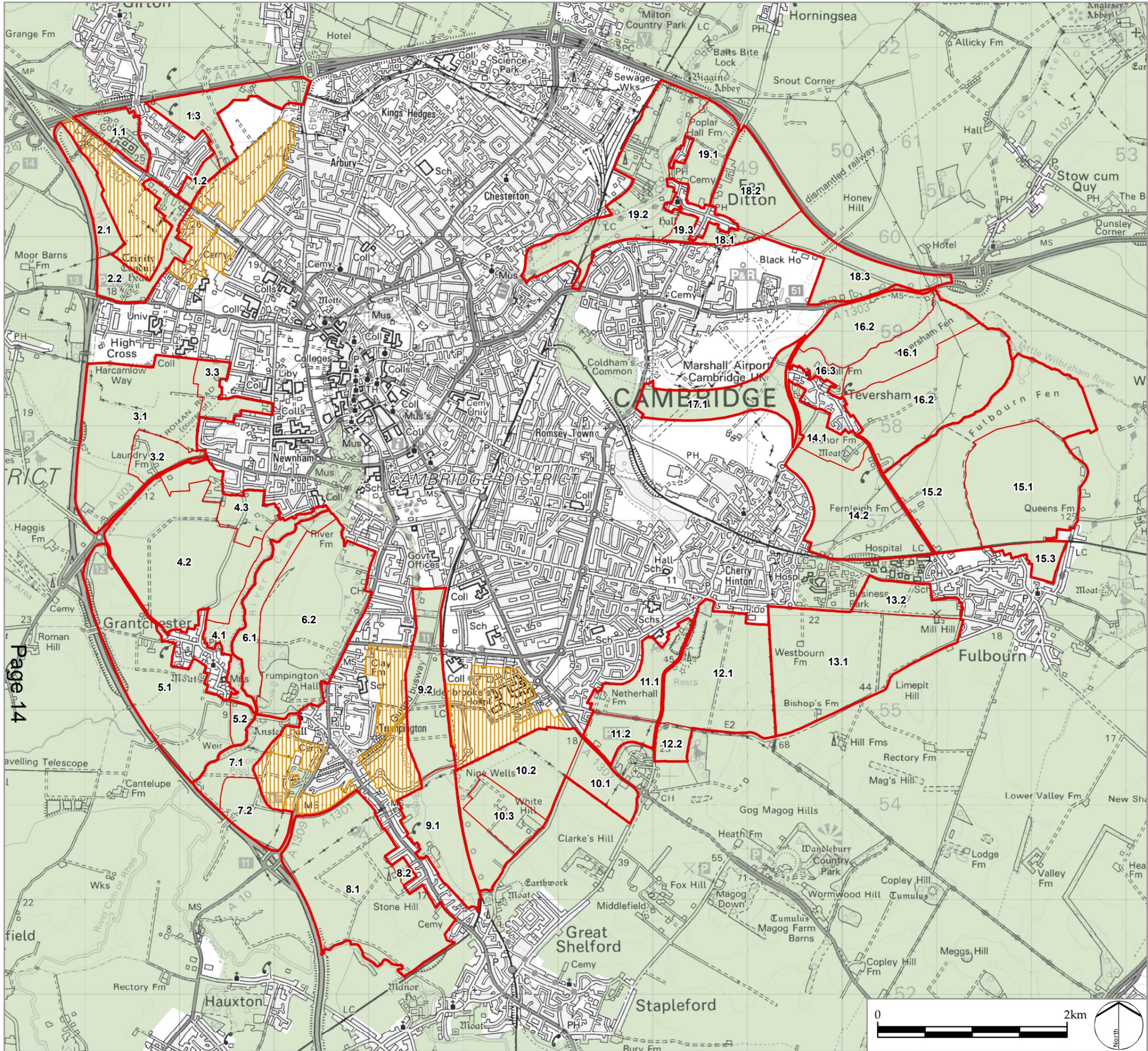
Parameters for Green Belt release (refer to the drawing on the following page):

- Land released from Green Belt should be restricted to parts of the relatively flat ground (as more specifically defined in the following points) and should not encroach onto the sloping ground leading onto the Gog Magog foothills.
- Land along the western edge of sub area 11.2 could be released for development. However, a substantial buffer should be retained as Green Belt to retain clear separation between the new urban gateway and the Park & Ride site, and the boundary of the released land should tie in with the new urban gateway along Worts' Causeway (see the following point). The remainder of sub area 11.2 should remain as Green Belt to prevent additional urban sprawl, encroachment into the countryside and excessive loss of rural land at the foot of the Gog Magog Hills. A release of land in sub area 11.2 could be planned in conjunction with a release in sub area 10.1 to create a new urban gateway on Babraham Road. In the absence of a release in sub area 10.1, particular care should be taken to ensure a high quality new urban gateway on Babraham Road.
- Land in the south western part of sub area 11.1 could also be released for development. The boundary of any land released ~~along the western edge of sub area 11.1~~ in this location should correspond with the edge of any release in sub area 11.2, to create a clear urban gateway on Worts' Causeway. The new urban gateway should be no further east than approximately half the distance from the existing urban edge west of sub area 11.2 towards Cherry Hinton Road/Limekiln Road. To the north east, ~~if~~ any Green Belt release should extend no further than the existing south eastern edge of development along Beaumont Road.
- By applying the two preceding points, a significant extent of relatively flat land would be retained west of Cherry Hinton Road/Limekiln Road in both sub areas 11.1 and 11.2 to retain open rural land at the foot of the Gog Magog Hills, and the rising topography of the foothills would be kept free from development.
- Any new development on land released from Green Belt should be designed to create a robust, permanent edge to the city in this sector. The new urban edge should be planted to create a soft green edge to

the city, to help integrate built form and to minimise the urbanising effects of development on the countryside.

- The scale and grain should be similar to the existing development on this edge of Cambridge. Medium-low density housing is likely to be most appropriate.

LDA Design
4732/ChC/RK
03 March 2016



LEGEND

- Green Belt
- Developments under construction / permitted
- Assessment Sectors
- Assessment Sub Areas

<p>A REV.</p>	<p>Sector 7 subdivided DESCRIPTION</p>	<p>ChC 02/03/16 APP. DATE</p>
-------------------	--	-----------------------------------

LD A DESIGN

PROJECT TITLE
CAMBRIDGE GREEN BELT STUDY

DRAWING TITLE
**Figure 2:
Assessment Sectors and Sub Areas**

ISSUED BY	Peterborough	T: 01733 310 471
DATE	Feb 2016	DRAWN MPa
SCALE @A3	1:40,000	CHECKED RK
STATUS	Final	APPROVED ChC

DWG. NO. 4732_002A

No dimensions are to be scaled from this drawing.
All dimensions are to be checked on site.
Area measurements for indicative purposes only.
© LDA Design Consulting Ltd. Quality Assured to BS EN ISO 9001 : 2008
Sources: Ordnance Survey, Cambridge City Council