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Cambridge City Council

DEVELOPMENT PLAN SCRUTINY SUB-COMMITTEE

To: Councillors Nimmo-Smith (Chair), Saunders (Vice-Chair), Herbert, Marchant-Daisley, Stuart and Znajek

Executive Councillor for Planning and Sustainable Transport:
Councillor Ward

Alternates: Councillors Blencowe and Tunnacliffe

Despatched: Monday, 4 July 2011

Date: Tuesday, 12 July 2011

Time: 4.30 pm

Venue: Committee Room 1 & 2 - Guildhall

Contact: James Goddard

Direct Dial: 01223 457015

AGENDA

1 APOLOGIES

To receive any apologies for absence.

2 DECLARATIONS OF INTEREST

Members are asked to declare at this stage any interests, which they may have in any of the following items on the agenda. If any member is unsure whether or not they should declare an interest on a particular matter, they are requested to seek advice from the Head of Legal Services **before** the meeting.

3 MINUTES (*Pages 1 - 6*)

To approve the minutes of the meeting on 14 June 2011. (*Pages 1 - 6*)

4 PUBLIC QUESTIONS (SEE BELOW)

5 DRAFT OPEN SPACE AND RECREATION STRATEGY (*Pages 7 - 134*)

(Pages 7 - 134)

6 DRAFT STRATEGIC HOUSING LAND AVAILABILITY ASSESSMENT
(Pages 135 - 260)

Appendix B is too large to attach to the agenda in hard copy format. Printed copies have been placed for reference in the Council Members Room and on deposit at Guildhall Reception. All documents are published on the Council's website:

- (i) Main Report and Appendices A & C with the agenda document.**
- (ii) Appendix B is available in the 'Library' folder accessible via the following hyper link
<http://www.cambridge.gov.uk/democracy/ecCatDisplay.aspx?sch=doc&cat=13010&path=0%2c12935>**

(Pages 135 - 260)

Information for the public

Public attendance

You are welcome to attend this meeting as an observer, although it will be necessary to ask you to leave the room during the discussion of matters which are described as confidential.

Public Speaking

You can ask questions on an issue included on either agenda above, or on an issue which is within this committee's powers. Questions can only be asked during the slot on the agenda for this at the beginning of the meeting, not later on when an issue is under discussion by the committee.

If you wish to ask a question related to an agenda item contact the committee officer (listed above under 'contact') **before the meeting starts**. If you wish to ask a question on a matter not included on this agenda, please contact the committee officer by 10.00am the working day before the meeting. Further details concerning the right to speak at committee can be obtained from the committee section.

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DEVELOPMENT PLAN SCRUTINY SUB-COMMITTEE

14 June 2011
9.30 - 10.40 am

Present: Councillors Nimmo-Smith (Chair), Saunders (Vice-Chair), Herbert, Marchant-Daisley, Stuart and Znajek

Executive Councillor for Planning and Sustainable Transport: Tim Ward

Officers present:

Patsy Dell (Head of Planning Services)
Sara Saunders (Planning Policy Manager)
Stephen Miles (Planning Policy & Economic Development Officer)
James Goddard (Committee Manager)

Others present:

Chris Green (SQW Consultant)

FOR THE INFORMATION OF THE COUNCIL

11/21/DPSSC Apologies

None.

11/22/DPSSC Declarations of Interest

Name	Item	Interest
Councillor Nimmo-Smith	11/26/DPSSC	Personal – Sits on NHS Research Ethics Committee to review drug trials.
Councillor Ward	11/26/DPSSC	Personal – Job requires some competition with migrant workers.
Councillor Znajek	11/26/DPSSC	Personal – Is an East Chesterton resident.
Councillor Herbert	11/27/DPSSC	Personal – Delivers some training on planning to Councillors.

11/23/DPSSC Minutes

The minutes of the 22 March 2011 meeting were approved and signed as a correct record.

11/24/DPSSC Public Questions (See Below)

None.

11/25/DPSSC Discussion on Timing of Future DPSSC Meetings

The committee discussed a proposal to move meeting start times. It was agreed that DPSSC would start at 4:30 pm for future meetings starting from 12 July 2011.

11/26/DPSSC Cambridge Cluster at 50: The Cambridge Economy Retrospect and Prospect**Matter for Decision:**

In May 2010 East of England Development Agency (EEDA) commissioned the Cambridge Cluster at 50 study to analyse existing data and consult with businesses and other key stakeholders about the Cambridge economy, 50 years on from the development of the Cambridge Cluster phenomena.

The Cluster Study would provide an evidence base for developing policies and allocating sites in the review of the Local Plan and would also be a material consideration in the determination of planning applications.

Decision of Executive Councillor for Planning and Sustainable Transport:

Endorsed the content of the "Cambridge Cluster at 50: The Cambridge economy: retrospect and prospect" for use as an evidence base for the review of the Local Plan and as a material consideration in planning decisions.

Reason for the Decision:

As set out in the officer's report.

Any alternative options considered and rejected:

Not applicable.

Scrutiny Considerations:

The committee received a report from the Planning Policy & Economic Development Officer regarding the Cambridge Cluster at 50.

The SQW Consultant summarised points from the Cambridge Cluster at 50 report to EEDA and partners.

The committee made the following comments in response to the report.

- (i) Sought clarification concerning expected numbers of jobs to be created in the next ten years as set out in the report. Was the potential trend for growth still positive.
- (ii) Discussion of points to be raised in the response to the Government's consultation on the relaxation of planning laws for change of use consultation at the end of June 2011.
- (iii) Discussion of points concerning competing demands of companies attracted to the Cambridge area, and the need to balance their needs with other stakeholders such as tourists.
- (iv) Sought clarification on the benefits of addressing transport gaps identified by the Cluster report.

The SQW Consultant and Planning Policy Manager responded:

- (i) The report was based on research undertaken in 2010 using existing data sources. The report reflects some, but not all economic trend changes. The report was also based upon interviews with stakeholders. The Cambridge Cluster economy was not in the same positive position as previously expected, due to anticipated public sector funding and job cut implications, but the economy is expected to remain healthy.
- (ii) There is pressure for commercial land to become residential. The Local Plan has to balance competing needs of jobs/economy/growth, housing and transport. It would be more difficult to balance these needs if the planning laws were relaxed.
- (iii) Research showed that as hi-tech companies mature from research to manufacturing, the range of their activities broadens. Companies attracted to the Cambridge area for reasons such as research, should be encouraged to stay and undertake other activities such as manufacturing, or locating their corporate head quarters here. The availability of premises and the existing policy in the greater Cambridge area will limit the potential for this. As the hi-tech cluster and related sectors mature, hi-tech companies could be encouraged

to locate to Cambridge and existing companies should be encouraged to remain.

There was synergy between the needs of market towns and Cambridge Cluster, with research taking place in and close to Cambridge, plus manufacturing taking place in the market towns and surrounding area.

There was high demand for companies to locate in Cambridge City centre. The 5 roles of the Cambridge economy aimed to reflect the competing demands of economic drivers such as tourists and the hi-tech sector. The Cambridge Cluster report reflected these competing demands. Companies wished to locate to the city centre due to the perception that peripheral locations were too remote. Companies may prefer peripheral locations if this perception was addressed, reducing pressure on the centre. Therefore the City could support a number of economic activities and so balance the needs of tourists (eg retaining historic city centre), industry etc.

- (iv) Companies would be happy to locate to peripheral locations around Cambridge that have good local, regional and national transport links (particularly with London). The potential for growth around railway stations has not been exploited as well in the UK as in other countries.

Councillor Ward sought clarification that the committee was not making planning policy. The Planning Policy Manager responded that the study would only be relevant as a material consideration for certain planning applications, and would support current policy/emerging policy development as background evidence. It was not new policy at this stage, its weight and applicability as a material consideration in the determination of planning applications would need to be determined in relation to the specific circumstances of each case/situation. This was not a back door way of overturning local plan policies, it was evidence that needed to be weighted in the balance with existing policy, emerging policy and other material considerations at the time when decisions are made. This would apply in a limited number of circumstances.

The Committee resolved unanimously to adopt the recommendation.

The Executive Councillor approved the recommendation.

Conflicts of interest declared by the Executive Councillor (and any dispensations granted)

Not applicable.

11/27/DPSSC MEMBER DEVELOPMENT PROGRAMME 2011/2012**Matter for Decision:**

Officers sought Member's feedback on a programme of development activities for the coming year.

Decision of Executive Councillor for Planning and Sustainable Transport:

Agreed the implementation of a Member development programme for 2011/12.

Reason for the Decision:

As set out in the officer's report.

Any alternative options considered and rejected:

Not applicable.

Scrutiny Considerations:

The committee received a report from the Head of Planning regarding Member development.

The committee requested the following additions be included in the programme of Member development activities:

- (v) Training on how to read plans.
- (vi) Inclusion of relevant local case studies in training sessions.
- (vii) On-going training concerning the Localism Bill to reflect changes in policy.
- (viii) Guidance on avoiding the perception of pre-determination in light of Secretary of State comments and new flexibilities.
- (ix) Building control.
- (x) Permitted development and links to building control, specifically for 'green' buildings.

The Committee resolved unanimously to adopt the recommendation.

The Executive Councillor approved the recommendation.

Conflicts of interest declared by the Executive Councillor (and any dispensations granted)

Not applicable.

The meeting ended at 10.40 am

CHAIR



To: Executive Councillor for Planning and Sustainable Transport
Report by: Head of Planning Services
Relevant scrutiny committee: Development Plan Scrutiny Sub Committee 12/07/2011
Wards affected: All Wards

Draft Open Space and Recreation Strategy

Non Key Decision

1.0 Executive Summary

- 1.1 An essential part of the character of Cambridge is formed by the open spaces and grounds around buildings and the extent of green spaces within the city. These open spaces may be in public ownership (e.g. City or County Council), but many are part of the University of Cambridge and its colleges. These green spaces are vital for many reasons, including health and well-being, enjoyment and biodiversity. With increasing pressure for development in the city, it is particularly important that green spaces are protected and enhanced and that new open spaces are created and protected.
- 1.2 The purpose of the Draft Open Space and Recreation Strategy is to replace the existing Open Space and Recreation Strategy 2006 in setting out the protection, enhancement and requirements for new provision of open space necessary to meet the needs of the expanding city, and the mechanisms for implementation.
- 1.3 The Draft Open Space and Recreation Strategy has been prepared for stakeholder consultation and is attached as Appendix A of this document. A draft schedule of consultees has also been prepared and is included as Appendix B. The stakeholder consultation will take place between July and September 2011.
- 1.4 Following stakeholder consultation and any consequent amendments, the Draft Open Space and Recreation Strategy will be presented at Environment Scrutiny Committee in October 2011 for adoption as a material consideration and as part of the technical evidence base for the Local Plan Review.

2.0 Recommendations

- 2.1 This report is being submitted to the Development Plan Scrutiny Sub-Committee for prior consideration and comment before decision by the Executive Councillor for Planning and Sustainable Transport.
- 2.2 The Executive Councillor is recommended:
 - a) To approve the Draft Open Space and Recreation Strategy for stakeholder consultation (Appendix A);
 - b) To approve the Draft Schedule of Consultees (Appendix B).

3.0 Background

Purpose of the Draft Open Space and Recreation Strategy

- 3.1 In 2004 and 2006, open spaces within the city were the subject of assessment in the form of the Open Space and Recreation Survey, which then informed the development of the Open Space and Recreation Strategies (2004 and 2006). The last Open Space and Recreation Strategy was adopted in November 2006, incorporating relevant changes made to the Local Plan 2006 during the Inquiry process. The 2006 survey covered approximately 200 sites across the City, including City Council owned and managed sites, schools, University and College grounds. The data held is now almost five years old and it is essential for evidence base purposes that the existing sites are re-surveyed.
- 3.2 The Draft Open Space and Recreation Strategy 2011 (hereafter referred to as the Draft Strategy) seeks to protect open spaces across the City and requires the delivery of new open spaces or the enhancement of existing open spaces through new development. The specification for the draft Open Space and Recreation Strategy was approved at Development Plan Scrutiny Sub-Committee in July 2010.
- 3.3 It seeks to protect a greater range of open spaces than its predecessors as a number of open spaces have been created as a result of residential development and other open spaces have been the subject of development within or adjacent to their sites since 2006. Sites in the growth areas, though consented in some cases, will be surveyed following completion.
- 3.4 The Draft Strategy comprises two main components. The first part of the development of the Draft Strategy is the Open Space and Recreation Assessment, which allows the Council to identify specific needs and quantitative or qualitative deficits or surpluses of open space, sports and recreational facilities in Cambridge. The

assessment covered over 350 sites, including City Council owned and managed spaces, schools, and University and college land. Of the sites assessed, over 270 sites were considered worthy of designation as Protected Open Space. This assessment of sites in Spring 2011 formed the starting point for producing the Draft Strategy and for effective planning through the on-going use of Policies 3/8 and 4/2 of the Cambridge Local Plan 2006. The assessment of sites and review of relevant literature and national standards has supported the setting of new locally derived standards within the Draft Strategy. The setting of standards forms the second part of the Draft Strategy.

- 3.5 The Draft Strategy forms part of the evidence base for the review of the Local Plan and the development of appropriate future policies. and is required under Planning Policy Guidance 17 (PPG17): Planning for Open Space, Sport and Recreation (2002).

Policy Context for the Draft Open Space and Recreation Strategy

- 3.6 PPG17 includes a requirement for local authorities to undertake assessments of the existing and future needs of their communities for open space, sports and recreational facilities. Assessments will normally be undertaken at district level, although assessments of strategic facilities should be undertaken at regional or sub-regional levels.
- 3.7 PPG 17(Paragraph 3) states that:

Local authorities should also undertake audits of existing open space, sports and recreational facilities, the use made of existing facilities, access in terms of location and costs (such as charges) and opportunities for new open space and facilities. Audits should consider both the quantitative and the qualitative elements of open space, sports and recreational facilities . Audits of quality will be particularly important as they will allow local authorities to identify potential for increased use through better design, management and maintenance.

- 3.6 Currently, the Cambridge Local Plan 2006 recognises the importance of open spaces and has two key policies, 3/8 and 4/2. Policy 3/8 *Open Space and Recreation Provision Through New Development* states that:

All residential development will provide public open space and sports facilities in accordance with the Open Space and Recreation Standards. Provision should be on-site as appropriate to the nature and location of development or where the scale of development indicates otherwise through commuted payments to the City Council.

The Open Space and Recreation Standards form Appendix A of the Cambridge Local Plan 2006.

3.7 Policy 4/2 Protection of Open Space in the Cambridge Local Plan 2006 states that:

Development will not be permitted which would be harmful to the character of, or lead to the loss of, open space of environmental and/or recreational importance unless the open space uses can be satisfactorily replaced elsewhere and the site is not important for environmental reasons.

3.8 Open space protected under this policy includes commons, recreation grounds, historic Parks and Gardens, sites with nature conservation designation, outdoor sports facilities, provision for children and teenagers, semi-natural green spaces, allotments, urban spaces and cemeteries. Although the majority are public open spaces, private spaces that contribute to the character, environmental quality or biodiversity of the area are protected. These spaces are often contiguous and have an important linking role as conduits for wildlife and for access by foot and cycle and recreation opportunities. Many have a dual importance, both for the contribution they make to leisure provision and for their environmental importance. Some still retain evidence of significant historic land use patterns.

3.9 Open spaces have been listed in the Draft Strategy as being public or private. In describing whether a site is public or private, one particular area of concern relates to school sites. Whilst private schools in the City have been described as being private, schools in the state sector have been described as being public. This is on the basis of community usage of school playing fields/Multi Use Games Areas etc taking place outside school hours. Access to these kinds of open space, particularly Multi Use Games Areas, provide a genuine resource for the wider communities within the City. In terms of the urban extensions, community access to a number of the school sites is committed to in the relevant Section 106 agreements.

3.10 Open spaces protected under this policy are:

- areas designated as Green Belt on the Proposals Map;
- areas designated Protected Open Space on the Proposals Map; and
- undesignated areas which fulfil at least one of the Criteria to Assess Open Space included in the Plan. This has separate criteria for Environmental and Recreational Importance.

3.11 The criteria for Environmental and Recreational Importance are set out in Appendix B of the Cambridge Local Plan 2006 and are replicated in Appendix B of this report as they form Part 1 of the proposed questionnaire for future assessment.

Content of the Draft Open Space and Recreation Strategy

3.12 The Draft Strategy comprises the following sections:

- Section 1 sets out the introduction, vision and the status of the Draft Strategy;
- Section 2 outlines the policy and strategic context for the document;
- Section 3 discusses the criteria for protecting open spaces, which includes the two established criteria of environmental and recreational importance and a subsidiary quality assessment. Carrying out a quality assessment is advocated by PPG17 and can be used to support decision-making on where monies could be spent in an area;
- Section 4 illustrates the findings of the Open Space and Recreation Assessment work. It breaks the information down by ward and provides data on the deficits in each ward and the ward's strengths and weaknesses in terms of open space provision. It also discusses the level of provision proposed in the urban extensions to the City, which have not been assessed in this Draft Strategy as they have not yet been delivered on site. An indicative map of the existing Protected Open Space in the City and the proposed provision in the urban extensions is set out in Appendix 4.
- Section 5 sets out standards for different types of Protected Open Space.
- Section 6 sets out the approach to implementing the Draft Strategy.

3.13 The main differences between the Open Space and Recreation Strategy 2006 and the Draft Strategy are outlined in the paragraphs below.

1. In addition to the criteria for environmental and recreational importance, the assessment now includes a questionnaire on quality. This is in keeping with the requirements of PPG17 and allows the Council to direct monies towards sites in poorer condition. It also allows officers to record a snapshot of the quality of the site in 2011, which can be compared against future quality assessments of sites. This quality assessment is

discussed in paragraphs 3.13 to 3.15 of the Draft Strategy. The questions are included as Appendix 3 and the quality scores for each site form part of Appendix 2 of the Draft Strategy.

2. A number of sites have been assessed during the preparation of this Draft Strategy that were not previously considered, including new sites delivered since 2006.
3. As the development of the urban extensions has moved forward considerably since the last Open Space and Recreation Strategy, information on the proposed open spaces in the urban extensions is included. This information is provided in paragraphs 4.4 – 4.12.
4. Sections 4.19 to 4.32 provide profiles for each ward. The profiles provide information on Protected Open Spaces at a ward level as this approach allows data to be viewed at a comprehensible level for use by planning officers and other stakeholders to identify deficiencies. It also allows strengths, weaknesses, opportunities and threats to be identified on a ward basis in relation to open space. Each profile includes a map of the Protected Open Spaces in the ward and a list of the sites which indicates whether the sites are publicly accessible or are private, requiring either an entry payment or membership of a College or allotment society for example. A number of the ward maps show Protected Open Spaces that span two or more wards. Any cross-boundary Protected Open Space is shown on the maps of each ward, but is only shown on one ward list in order to avoid double-counting of the site's area. Draft ward profiles were sent to all Councillors for their feedback. This resulted in a number of changes being made to the ward profiles and further assessment of a number of open spaces taking place, which has been incorporated into the Draft Strategy.
5. Chapter 5 sets out the proposed Open Space and Recreation Standards. The adopted standards for the quantity of open space required through new development are set out in the Cambridge Local Plan 2006. Policy 3/8 requires all residential development to include open space in accordance with the open space standards as included in Appendix A of the Local Plan. As this Draft Strategy suggests new standards, the Cambridge Local Plan 2006 standards will stand as the adopted standards for the time-being. However, the Draft Strategy's new standards will form part of the evidence base for the review of the Local Plan and support the Planning Obligations Strategy. Following the adoption of the next Local Plan, the Strategy will be formally

updated and readopted in order to ensure that the standards of the new Local Plan and Strategy are aligned.

6. The main changes proposed to the existing Cambridge Local Plan standards are an increase in the Informal Open Space standard from 1.8 hectares per 1,000 people to 2.2 hectares per 1,000 people, and a change in the 0.4 hectares per 1,000 people standard for allotments.
7. The change to Informal Open Space is based on the level of provision of this form of open space in the City and is discussed in paragraphs 5.30 to 5.34.
8. Currently, the allotment standard is 0.4 hectares per 1,000 people for the urban extensions only. It is suggested that the standard remains the same number of hectares per 1,000 population, but the standard is now also to be required in the existing built-up area of the City in addition to being required for the urban extensions. This is to allow the provision of further land for allotments to meet demand and to allow enhancements to existing allotment sites, which might allow increased levels of usage.

3.14 The Council is currently reviewing its position in relation to adoption and access of open spaces delivered through new development and the final Strategy will need to reflect this.

4.0 Next Steps

- 4.1 After approval for consultation at Development Plan Scrutiny Sub-Committee, the Draft Strategy will be released for stakeholder consultation between July and September 2011.
- 4.2 Following amendments to the Draft Strategy as a result of consultation, the document will be presented at Environment Scrutiny Committee in October 2011 for adoption as a material consideration in the planning process and as part of the evidence base for the Local Plan Review.
- 4.3 In terms of its role as a material consideration, a playing field site may have been assessed in 2011 as part of the Draft Strategy. If a proposal for development came forward which might give rise to the loss of the playing field, the work included in the Draft Strategy allows the Council the opportunity to show its importance for environmental and/or recreational reasons. The case officer for the planning application would use the findings of the Open Space and Recreation

Assessment and Strategy to inform decision-making on the principle of the loss of the playing field and the quantity and qualities of publicly accessible open space to be provided on site based on deficits in the locality.

- 4.4 In relation to forming part of the evidence base for the Local Plan Review, as this Draft Strategy suggests new standards, the Cambridge Local Plan 2006 (and the Planning Obligations Strategy Supplementary Planning Document) standards will stand as the adopted standards for the time-being. The suggested new standards will be used to inform the Local Plan Review and support the Planning Obligations Strategy. Following the adoption of the next Local Plan, the Strategy will be formally updated and readopted in order to ensure that the standards of the new Local Plan and Strategy are aligned.

5.0 Implications

Financial/Procurement

- 5.1 The Council will continue to seek Section 106 contributions in accordance with the Planning Obligations Strategy Supplementary Planning Document 2010.

Staffing

- 5.2 There are no direct staffing implications arising from this report.

Equal Opportunities

- 5.3 There are no direct equal opportunities impacts arising from this report. The Draft Strategy seeks to ensure that the provision of open space meets the needs of residents regardless of their age, ethnic profile or any disability.

Environmental

- 5.4 There are no direct environmental implications arising from this report. The Draft Strategy is concerned with the protection, enhancement and provision of open space. It reflects the need to balance meeting the needs of those who live, work, visit or study in the City, with the protection and enhancement of the environment. The new Development Plan for Cambridge will assist in the delivery of high quality and sustainable new developments along with protecting and enhancing the built and natural environment of the City.

Community Safety

5.5 There are no direct community safety implications arising from this report. Community safety is an important issue which affects the use of open space. The Draft Strategy reflects the need to take this into account in proposals for new or improved open space.

6.0 Background papers

6.1 These background papers were used in the preparation of this report:

- Cambridge Local Plan 2006
- Open Space and Recreation Strategy November 2006

7.0 Appendices

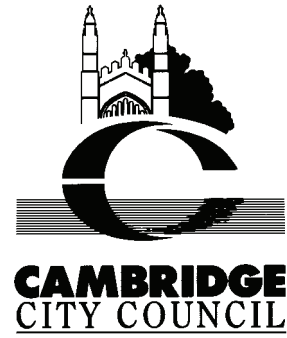
- Appendix A: Draft Open Space and Recreation Strategy
- Appendix B: Draft Schedule of Consultees

8.0 Inspection of papers

To inspect the background papers or if you have a query on the report please contact:

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Author's Phone Number: 01223 457183
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Draft Open Space and Recreation Strategy

June 2011

Draft Open Space and Recreation Strategy

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1.0 Introduction

Context

- 1.1 Cambridge is a compact City with a strong sense of identity. It is internationally famous for the quality of its environment. It has a legacy of historic buildings built and open spaces created over the last 1,000 years. An essential part of Cambridge's character stems from the relationship between the City's buildings and its open spaces, and the important role of trees and landscape features. Many of the open spaces in Cambridge link together to form an extensive network, with frequent juxtaposition of public and private spaces of different sizes and functions. These spaces form a number of corridors of green semi-natural habitat that link the heart of the built-up area to the surrounding countryside. There are strong links between the historic core and the suburbs with a ring of neighbourhoods encircling the centre within walking or cycling distance, and beyond to the agricultural hinterland and surrounding villages. The corridors of green space allow the City to be viewed in its landscape from a number of key approaches. The Cambridge Green Belt seeks to protect and enhance this very special setting for future generations.
- 1.2 The open spaces and grounds around buildings and the extent of green spaces within the City form a vital part of the character of Cambridge. The transition between the relative peace and space of the open spaces and the bustle and intimacy of the densely packed City streets is very marked. These qualities are fragile, finite and irreplaceable, and should be safeguarded. Over the years, there has been some gradual erosion of these spaces, although the character of the City has been successfully conserved. With increasing pressure for development in the City, it is particularly important that its green spaces are protected and enhanced, and new open spaces are created and allowed to mature. Open spaces, both established and new, can give a feeling of openness in an otherwise dense, urban environment.
- 1.3 Access to open space is recognised as being important for a healthy lifestyle. Many of the City's open spaces are enjoyed visually by those visiting, living or working in Cambridge, but they are not all available for active use. This puts added pressure on those spaces which are available. New residential development has to provide open space in accordance with the standards that are included in this document. However, it has often not been possible for all the required open space to be included within sites developed in the existing built-up area over recent years and few new large areas of open space have been created. Where this has not been possible, improvements to existing open space are made using financial contributions to the City Council by developers in lieu of providing open space on site.
- 1.4 The urban expansion of Cambridge brings both the necessity and opportunity to provide new public open space. This Strategy is important as it seeks to ensure that open space supports the development of sustainable communities, and the enhancement of the health and well-being of residents and the biodiversity of the City. It sets out to ensure that open space in Cambridge meets the needs of all who live, work, study in or visit the City and provides a satisfactory environment for nature. Local people and

Draft Open Space and Recreation Strategy

communities should be involved in the process of enhancing open spaces and suggesting new open spaces, and the design of those spaces to meet local needs.

1.5 Green infrastructure, and the provision of sport, recreation and biodiversity should be protected, improved and new provision made alongside built development. It covers all open space within the City, from major tracts of green space to small pockets of open space. It covers land, which is available for use by the public, but also private land, which contributes to the character, environmental quality or recreational resources of the City. This includes significant areas of land owned and managed by the Colleges of the University of Cambridge. The Strategy:

- sets out the protection of existing open spaces;
- promotes the improvement of and creation of new facilities on existing open spaces;
- sets out the standards for open space and sports provision in and through new development;
- supports the implementation of Section 106 monies and future Community Infrastructure Levy monies.

Introduced in the Planning Act 2008 and put into force by the Community Infrastructure Regulations 2010 on 6th April 2010, the Community Infrastructure Levy allows local authorities in England and Wales to raise funds from developers via a charging schedule for a wide range of infrastructure, including open space and recreation facilities. It replaces Section 106 contributions for many forms of infrastructure, although Section 106 agreements can still be used for site-specific mitigation measures and for affordable housing provision. The Council will be taking the Community Infrastructure Levy forward at the same time as the Local Plan Review.

Vision

1.6 By setting out the requirements for the protection, enhancement and delivery of open spaces for Cambridge, this Strategy supports the achievement of one of the Council's Medium Term Objectives, which works *"Towards a City which draws inspiration from its iconic historic centre and achieves a sense of place in all of its parts with generous urban open spaces and well designed buildings."*

1.7 The overall vision for the document is to provide, improve and maintain a framework of diverse and high value open spaces that are accessible to all, physically, culturally and socially, and which reflect and enhance the special character and setting of Cambridge¹. Where possible, existing open spaces should be linked in a green grid within the City and to the surrounding rural areas.

1.8 Spaces should be designed and managed to meet the needs of those who live, work, study in or visit the City while also protecting and enhancing the environment. Local people should be involved in decisions relating to

¹ As defined in *Cambridge Landscape Character Assessment (2003)*

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improving and creating open space and their future use and management. Spaces should be designed to be flexible providing opportunities for:

- sport, play, and other recreation and leisure activities;
- places for events and socialising;
- celebrating cultural diversity;
- enhancing the historic environment;
- educational activities;
- places for tranquillity and repose;
- safe and attractive walking and cycling routes; and
- flood risk management.

This needs to be balanced with the provision of features of amenity value and the protection and enhancement of habitats for plants and animals. Sustainable societies recognise their reliance on ecosystem services. Some of these are provided directly such as food, timber and energy. Others are indirect, such as climate regulation, water purification and the productivity of soil. The diverse range of Cambridge's open spaces combine to provide a range of services including food alleviation, surface water attenuation, pollination, cooling, noise reduction and pollutant filtering.

- 1.9 Within the existing built up area of Cambridge, there need to be improvements in the range of open space, sport and recreation opportunities that are available and accessible through:

- The protection and/or enhancement of existing open spaces; and
- The creation of new open space, mostly within new developments.

In areas of deficit, creative solutions should be explored and implemented to make the most innovative use of sites.

- 1.10 Within the urban extensions, significant new open spaces and sport and recreation provision must be created in the form of a green network, made up of corridors and spaces. The developments in the urban extensions must:

- Maximise and enhance existing environmental, amenity and biodiversity features;
- Create open spaces and recreational facilities with a variety of characters and functions including large areas of natural greenspace, playing fields, provision for children and teenagers, new urban parks and gardens, indoor sports facilities, civic spaces, allotments and community gardens;
- Create open spaces that are sustainable and designed to engender a feeling of well-being and safety;
- Create and/or enhance corridors that link through the City and with the open countryside;
- Provide good cycle and pedestrian links to and through new open spaces.

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Flexibility should be built into the design so that future communities can be involved in the creation, use and management of the spaces.

- 1.11 In terms of the fringes of the City, improvements should be made in the provision of and access to the open countryside by foot, cycle and horse. Links should be created to open spaces of strategic importance such as Wicken Fen, Wandlebury, Milton Country Park and Coton Countryside Reserve. These sites are both rich in biodiversity and represent important amenities in their own right. Success in achieving linkages and enhancement of sites this will require partnership working through the Green Infrastructure Forum with local communities, Cambridgeshire County Council, South Cambridgeshire District Council, the National Trust and other landowners.

Status

- 1.12 The last Strategy was adopted in November 2006, incorporating relevant changes made to the Local Plan 2006 during the Inquiry process. This new Strategy reassesses open spaces within the City, which were considered as a part of the previous strategy, evaluates a range of additional sites and includes a new quality assessment of all sites surveyed. This revised Strategy will inform the development of the Local Plan Review.
- 1.13 As a material consideration in decision-making, the Strategy will inform the planning process on the loss of any open space and guide the provision of open space by continuing to inform the Masterplanning process for the urban extensions and through the consideration of all new development. Open space is provided through new development in accordance with the Open Space and Recreation Standards included in the Local Plan and the North West Cambridge and Cambridge East Area Action Plans. The urban extensions are expected to deliver fully against the Open Space and Recreation Standards, but this is recognised as being more challenging on smaller sites within the existing built-up area. As such, any shortfall in provision on site is met through payments to the City Council under Section 106 of the Town and Country Planning Act 1990 (as amended). The payments are set out in the Planning Obligation Strategy Supplementary Planning Document (SPD). This approach will be replaced by the Community Infrastructure Levy over the coming years.
- 1.14 Since 2006, a number of open spaces have been created as a result of residential development, including on sites such as Accordia. Other open spaces have been the subject of development within or adjacent to their sites. These sites have had to be surveyed for the first time. Sites in the urban extensions, though consented in some cases, will be surveyed following completion.
- 1.15 This Strategy has been developed taking into account government guidance as set out in Planning Policy Guidance Note 17 (PPG17) and its Companion Guide. It is underpinned by an assessment of the quality and quantity of open space of environmental and/or recreational importance and its classification based on the typology in PPG17.

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Structure of the document

- 1.16 The Strategy is split into 6 sections. Section 2 outlines the relevant policy context. Section 3 sets out the criteria for the assessment, which has formed the backbone of the Strategy, and categories for protecting open space. Section 4 discusses the findings of the open space assessment and breaks down the information by ward and provides information on the strengths and weaknesses, opportunities and threats for each area. Section 5 outlines open space and recreation standards for Cambridge and provides additional detail on the requirements for different types of open space provision. This section sets out the strategic context for each type of open space and establishes the recommended quantity, quality and accessibility standards and the application of the standards. These are not applicable to all typologies of open space. Section 6 sets out the action plan for the Strategy.

2.0 Context

Policy Context

2.1 The findings of the Open Space and Recreation Assessment and this Strategy form part of the local evidence base for the review of the Cambridge Local Plan 2006. Appendix 1 of this document considers the wider national, regional and local policies, guidance and strategies that have been considered in drawing up this Strategy. It should be noted that the list contained in Appendix 1 is not intended to be exhaustive, as other policies and documents may also be relevant dependent on the nature of forthcoming development proposals and/or on emerging policy documents.

2.2 A number of national and local documents have a key relationship with the development of this Strategy and are therefore discussed below:

Planning Policy Guidance Note 17 (PPG17) – Planning for Open Space, Sport and Recreation

2.3 This guidance note recognises the importance of open spaces, sport and recreation provision and the contribution that they make to the quality of life. It states that Local Planning Authorities should develop clear policies for the provision, protection and enhancement of such provision and include policies requiring recreational facilities to be provided as an integral part of major new developments. PPG17 includes a requirement for local authorities to undertake assessments of the existing and future needs of their communities for open space, sports and recreational facilities. Assessments will normally be undertaken at district level, although assessments of strategic facilities should be undertaken at regional or sub-regional levels. Open Space Standards should be set locally and based on the local assessments of needs and opportunities.

2.4 The companion guide to PPG17 sets out the process for undertaking local assessments of need and audits of provision. It also establishes the following desirable outcomes for an open space assessment:

- Networks of accessible, high quality open spaces and sport and recreation facilities, in both urban and rural areas, which meet the needs of the residents and visitors, are fit for purpose and economically and environmentally sustainable;
- An appropriate balance between new provision and enhancement of existing open space;
- Clarity and reasonable certainty for developers and landowners in relation to the requirements and expectations of local planning authorities in respect of open space, sport and recreation provision.

The East of England Plan: The Revision to the Regional Spatial Strategy for the East of England (2008)

2.5 This document sets out the strategy to guide planning and development in the East of England to the year 2021. It covers economic development, housing, the environment, transport, waste management, culture, sport and recreation, mineral extraction and implementation. It aims to improve quality of life, and sets out requirements for Local Planning Authorities to require the retention of

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substantial connected networks of green space in urban, urban fringe and adjacent countryside areas to serve growing communities. Whilst the Government has announced its intention to revoke the Regional Spatial Strategies, this will not take place until the Localism Bill becomes an Act. As such, at this time, the East of England Plan remains a material consideration in decision-making.

Cambridgeshire and Peterborough Structure Plan (2003)

2.6 This document sets out the strategic framework for land use planning in Cambridgeshire and Peterborough up to 2016. Under the 2004 Planning and Compulsory Purchase Act and following the adoption of the East of England Plan: The Revision to the Regional Spatial Strategy for the East of England in May 2008, only certain policies in the Plan remain in force. Those policies of relevance to the strategy include:

- P4/4 Water Based Recreation;
- P9/2b Review of Green Belt Boundaries;
- P9/2c Location and Phasing of Development Land to be released from the Green Belt;
- P9/8 Infrastructure Provision.

These policies will fall away once the Localism Bill becomes an Act.

The Cambridge Local Plan 2006

2.7 Currently, the Cambridge Local Plan 2006 recognises the importance of open spaces and has two key policies, 3/8 and 4/2. Policy 3/8 *Open Space and Recreation Provision Through New Development* states that:

All residential development will provide public open space and sports facilities in accordance with the Open Space and Recreation Standards. Provision should be on-site as appropriate to the nature and location of development or where the scale of development indicates otherwise through commuted payments to the City Council.

The Open Space and Recreation Standards form Appendix A of the Cambridge Local Plan 2006.

2.8 Policy 4/2 Protection of Open Space in the Cambridge Local Plan 2006 states that:

Development will not be permitted which would be harmful to the character of, or lead to the loss of, open space of environmental and/or recreational importance unless the open space uses can be satisfactorily replaced elsewhere and the site is not important for environmental reasons.

2.9 Open space protected under this policy includes commons, recreation grounds, registered and other historic Parks and Gardens, sites with nature conservation designation, outdoor sports facilities, provision for children and teenagers, semi-natural green spaces, allotments, urban spaces and cemeteries. Although the majority are public open spaces, private spaces that contribute to the character, environmental quality or biodiversity of the

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area are protected. These spaces are often contiguous and have an important linking role as conduits for wildlife and for access by foot and cycle and recreation opportunities. Many have a dual importance, both for the contribution they make to leisure provision and for their environmental importance. Some still retain evidence of significant historic land use patterns.

North West Cambridge Area Action Plan (2009)

- 2.10 Cambridge City Council and South Cambridgeshire District Council have jointly prepared the North West Cambridge Area Action Plan (AAP), which seeks to create a new University quarter. The AAP provides for academic and research and development facilities, accommodation for 2,000 students and 3,000 dwellings, half of which will be for University key workers. The AAP contains a range of policies relating to the provision of open space and uses the same Open Space and Recreation Standards as set out in the Cambridge Local Plan 2006.

Cambridge East Area Action Plan (2008)

- 2.11 Cambridge City Council and South Cambridgeshire District Council have jointly prepared the Cambridge East Area Action Plan, which identifies the site for a sustainable new urban quarter of approximately 10,000 to 12,000 dwellings. The AAP contains a range of policies relating to the provision of open space and uses the same Open Space and Recreation Standards as set out in the Cambridge Local Plan 2006.

Planning Obligations Strategy Supplementary Planning Document (2010)

- 2.12 The Council's Planning Obligations Strategy was adopted as a Supplementary Planning Document (SPD) in March 2010. Planning Obligations are a key way of addressing the impact new development can have on the infrastructure of the City. If all the open space required in a new development under the Open Space and Recreation Standards can not be accommodated on site, developers make financial contributions towards the provision or improvement of open space elsewhere. The Planning Obligation Strategy SPD provides a framework for the negotiation and expenditure of monies secured under Section 106 agreements. The use of the Planning Obligations Strategy SPD for open space and recreation contributions will be replaced by the use of the Community Infrastructure Levy in the coming years.

Relevant Strategies and Guidance

- 2.13 The Strategy must work within the context of the Council's Medium Term Objectives, the County-wide and City Council's Sustainable Community Strategies and other strategies and guidance. A number of these strategies and guidance documents are discussed below.

Accessible Natural Greenspace in Towns and Cities

- 2.14 Natural England has developed a standard for natural green space (ANGSt), which it defines as "land, water and geological features which have been naturally colonised by plants and animals and which are accessible on foot to large numbers of residents". The standard provides a set of benchmarks for

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ensuring access to places of wildlife interest. These standards recommend that people living in towns and cities should have:

- An accessible natural green space less than 300 metres (5 minutes walk) from home;
- Statutory Local Nature Reserves at a minimum level of one hectare per thousand population;
- At least one accessible 20 hectare site within two kilometres of home;
- One accessible 100 hectare site within five kilometres of home;
- One accessible 500 hectare site within ten kilometres of home.

Draft Green Infrastructure Strategy for Cambridgeshire

2.15 The first Green Infrastructure Strategy for the Cambridge sub-region was produced in 2006. This provided a strategy for the provision of large-scale Green Infrastructure for the Cambridge Sub-Region over a 20 year period to complement and support the planned growth. In order to update the strategy and provide coverage for the whole of Cambridgeshire, the review of the Green Infrastructure Strategy commenced in May 2009. The draft Green Infrastructure Strategy (2011) has four objectives:

1. Reverse the Decline in Biodiversity;
2. Mitigate and Adapt to Climate Change;
3. Promote Sustainable Growth and Economic Development;
4. Support Healthy Living and Well-being.

The new strategy has adopted a number of key themes, such as landscape character, health and sustainable movement. The themes and their evidence base were considered both individually and together in order to establish where gaps and opportunities existed at the spatial level. The overlapping themes and factors supported the development of the Strategic Network, creating a multi-functional network which could be brought forward. Cambridge is covered by one Strategic Area, which proposes a number of strategic projects. Many of these projects are existing proposals in the urban extensions. It provides a strategic context for green infrastructure, but recognises that a local level strategy such as the Council's Draft Open Space and Recreation Strategy is required to protect, enhance and deliver open spaces within the City

A Major Sports Facilities Strategy for the Cambridge Sub-Region

2.16 This study, produced by PMP for Cambridgeshire Horizons, evaluates existing facility provision within the sub-region and identifies the increase in demand anticipated through the significant population growth planned between 1999 and 2016.

Cambridge Parks – Managing the City's Asset 2010 to 2014

2.17 This document was approved in January 2010. This creates a strategic framework within the medium term objectives for developing, maintaining and managing parks, commons and open spaces directly owned and/or managed by the City Council.

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Sports Strategy 2009 - 2013

2.18 The Council's Sports Strategy is to be used to influence a number of key issues including:

- The national drive to increase participation in sport and physical activity;
- Improving health, and reducing levels of obesity;
- Leisure facility provision and management;
- The growth of the City.

The Council provides a range of sports services that are used by residents, people living nearby or working in the City, and visitors. This comprises indoor swimming facilities; outdoor swimming pools and paddling pools; indoor sports centres; pitches and courts, and 88 parks and open spaces, providing a wide range of both formal and informal sport, recreation and play provision. The Council also provides a sports development service, which focuses on increasing participation in physical activity and sport; and supporting grassroots and community sport; and improving health and well being, addressing inequality.

Cambridge Climate Change Strategy and Action Plan 2008 - 2012

2.19 The purpose of the Cambridge Climate Change Strategy & Action Plan is to establish the framework for action in Cambridge to tackle the causes and consequences of climate change. It describes the present situation, rationale, future intentions and actions for Cambridge City Council to take in order to achieve them.

Nature Conservation Strategy 2006 - 2016

2.20 The Council's Nature Conservation Strategy 2006 – 2016 was produced by the Wildlife Trust. This document comprises an assessment of the most important areas for wildlife within the City's boundaries and sets out a strategy and action plan for the preservation and enhancement of wildlife value across Cambridge.

Cambridge City and County Wildlife Sites Register 2005

2.21 This register lists all the City and County Wildlife Sites in Cambridge and describes their qualities.

Cambridge Landscape Character Assessment 2003

2.22 This assessment indicates areas or features important to the environment and setting of Cambridge in order to ensure that new developments will take account of existing character and where possible achieve environmental or visual improvement.

Cambridge Arboricultural Strategy 2000-2007

2.23 This strategy is currently being updated. The 2004 – 2007 strategy aimed to protect important trees throughout the City and increase the numbers of trees on Council land. A Protocol for the consultation and determination of tree work operations to trees on City Council owned land has been produced and relates to trees works scheduled by arboricultural officers. The Council has a crucial role to play in maximising the benefits trees bring to the City, both

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through exercising its statutory powers and by encouraging and supporting tree management and planting.

2.24 A Quality Charter for Growth in Cambridge

Produced by Cambridgeshire Horizons in 2008, the aim of this document is to improve quality while simplifying the development process by establishing a short set of overriding principles.

3.0 Protecting Open Spaces

The Basis for Protecting Open Spaces

- 3.1 Existing open spaces of environmental and recreational importance in the City are protected through Policy 4/2 of the Cambridge Local Plan 2006. This policy states that development will not be permitted which would result in the loss of open space of environmental and/or recreational importance. Criteria to assess the importance of open space are set out below and the criteria for environmental and recreational importance are included as Appendix B of the Local Plan. The areas of land protected under Policy 4/2 are:
- areas designated Green Belt on the Proposals Map;
 - areas designated Protected Open Space on the Proposals Map; and
 - undesignated areas which fulfil at least one of the criteria for protecting open space as set out below (also included in the Local Plan). This includes smaller sites throughout the City, which are important for environmental and recreational reasons.
- 3.2 A list of all the sites showing if they meet the criteria for environmental importance, recreational importance or both is included as Appendix 2. This also classifies the site using a typology adapted from PPG17. A full database has been set up which includes details of which criteria each site meets, and includes a quality assessment of each site. The database will be used in considering planning applications relating to protected open spaces and proposals for improving open space.
- 3.3 The categories of spaces and facilities are listed below, irrespective of ownership and the extent of existing public access, e.g. University sports fields.
- Allotments and community gardens and orchards;
 - Amenity greenspace – including informal recreation spaces and greenspaces in and around housing;
 - Cemeteries and churchyards;
 - Provision for children and teenagers – including play areas, skateboard parks, outdoor basketball hoops, formal and informal ‘hangout’ areas.
 - Green corridors including river banks and cycleways;
 - Natural and semi-natural urban green spaces including woodlands, urban forestry, scrub, grasslands (e.g. downlands, commons and meadows) wetlands, open and running water, wastelands and derelict open land and rock areas (e.g. cliffs, quarries and pits);
 - Parks and gardens including urban parks, country parks and formal gardens;
 - Outdoor sports facilities (publicly and privately owned) including tennis courts, bowling greens, sports pitches, golf courses, camp sites, athletics tracks, school and other institutional playing fields, equestrian facilities, and other outdoor sports areas;

Each site is categorised as having a primary purpose under the typology, although it may well perform a number of functions. Given the number of

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smaller open spaces, particularly allotments and children's play areas, and their importance in densely developed parts of the City, no size limit for sites has been placed on the assessment.

The Criteria for Protecting Open Spaces

- 3.4 Historically, the Council has protected open spaces for environmental and/or recreational importance. In addition to assessing all sites against the established criteria for environmental and recreational importance, the recent audit work also includes a quality assessment of all sites. The criteria for both parts of the assessment are detailed in the following paragraphs. In visiting 354 sites over the course of three months in early 2011, the four officers involved in the site visits assessed every site against the criteria listed below.

Environmental Importance

- 3.5 For a site to be important for environmental reasons, it must meet one of the criteria a to c below. The questions under each are used to assess whether open space meets that criterion.

a. Does the site make a major contribution to the setting, character, structure and the environmental quality of the City?

- i Does it make a major contribution to the setting of Cambridge?
- ii Does it have positive landscape features and/or a sense of place sufficient for it to make a major contribution to the character of the City?
- iii Is the site an important green break in the urban framework?
- iv Does it have significant historical, cultural or known archaeological interest?

b. Does the site make a major contribution to the character and environmental quality of the local area?

- i Does it have positive features such as streams, trees, hedgerows or meadowlands which give it a sense of place sufficient to make a major contribution to the character of the local area?
- ii Is it an important green break in the framework of the local area?
- iii Does it form part of a network of open spaces in the local area?
- iv Is it enjoyed visually on a daily basis from public places (e.g. footpaths, vantage points)?
- v Does it have local historical or cultural interest?

c. Does the site contribute to the wildlife value and biodiversity of the City?

- i Does it have any nature conservation designation?
- ii Is it adjacent to or an important link to sites with nature conservation designation?
- iii Does it contain important habitats or species sufficient to make it worthy of consideration for any nature conservation designation?
- iv Is it an important wildlife oasis in an area with limited wildlife value?

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Recreational importance

3.6 For a site to be important for recreational reasons, it must meet criteria d. or e. below. The questions under each criteria are used to assess whether open space meets that criterion.

d. Does the site make a major contribution to the recreational resources of the City as a whole?

- i Is it of a size, quality and accessibility such that people would travel to use it for recreational purposes, no matter where they live, work or study in the City?
- ii Is it an important part of the network of significant recreational open spaces?
- iii Is it part of the sports provision which helps to meet demand from people throughout the City, no matter where they live, work or study?

3.7 Recreational resources of the City include playing fields used by colleges or sports clubs, school playing fields which are also used by sports clubs, commons and other recreation grounds which people would go out of their way to visit. Sites meet this criterion if they are part of the sports provision, which helps to meet demand from people throughout the City. An assessment of the supply and demand of sports pitches was carried out in 1999. This found that the supply of pitches in secure public use to be 0.8 hectares per 1,000 population. This is significantly below that required under the adopted open space standards. The assessment was updated in 2004 and this found that there had been very little change in participation rates. There has also been little change in the supply of pitches. The significant deficit is not as problematic as would be expected due to the fact that some of the additional demand is met through the use of pitches not subject to community use agreements, particularly through the University sector. Therefore, all pitches not in secure public use, excluding those associated with primary schools which are not used by outside clubs, would meet this criterion and are still protected, as they help to meet demand from people throughout the City.

3.8 If a Protected Open Space is only important for the contribution it makes to the recreational resources of the City (criterion d), development of the site may be acceptable if an improvement to open spaces, sports and recreational facilities would be achieved through replacement provision. The new land or facility should be at least as accessible to current and potential new users and at least of equivalent size, usefulness, attractiveness and quality. Planning obligations should be used to secure the replacement provision and ensure public access to this land. It can prove difficult to achieve replacement provision within Cambridge's administrative boundaries, due to constraints on the availability and cost of large sites. The onus is on the applicant to show that the options for acceptable replacement provision have been thoroughly investigated. This evidence should form part of the planning submission.

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e. **Does the site make a major contribution to the recreational resources of the local area?**

- i Is it of a size and accessibility such that people who live, work or study in the local area do or could use it for recreational purposes?
- ii Is it an important part of the network and hierarchy of recreational facilities in the local area?
- iii Is it a significant linkage between recreational areas?

3.9 Recreational resources of the local area include playing fields, which are well related to their users. This could include playing fields, which are part of a College site or school playing fields.

3.10 All the Cambridge Green Belt within the Council's administrative area is Protected Open Space as it is important for environmental reasons. Individual sites in the Green Belt are separately listed, if they are also important for recreational reasons or have a specific nature conservation designation. Registered and other Historic Parks and Gardens and sites with nature conservation designations are also identified as Protected Open Space.

3.11 Previously unidentified sites qualify as Protected Open Space if they meet one or more of the criteria. If an application is received, which affects a site that may be worthy of protection, an assessment will be made of the site against the criteria.

3.12 There is a clear presumption against the loss of open space of environmental or recreational importance. Development may be acceptable if there will be no material harm to the character, use and visual amenity of the area, and:

- it is for ancillary recreational or open space related uses e.g. changing facilities; or
- it enhances the recreational or biodiversity value of the site; or
- in the case of school and College grounds, the proposed development meets a legitimate educational need that is appropriately met on site.

Quality Assessment of Sites

3.13 For the first time, in addition to assessing each site for its environmental and/or recreational importance, the assessment included a questionnaire considering the quality of each site. This questionnaire forms Appendix 3 of this document, whilst quality scores are included in Appendix 2.

3.14 Although this represents a new approach for the Council, undertaking a quality assessment is in keeping with the requirements of PPG17. PPG17 expects local authorities to use the information gained from the audits and assessments to set locally derived standards for the provision of open space, sports and recreational facilities in their area. These standards will then form the basis for redressing both quantitative and qualitative deficiencies through the planning process and they can be incorporated in the development plan.

3.15 The questions were drafted so that they could be used on a wide range of sites of different typologies. Each site receives a score between 1 and 5 to a series of questions (outlined below) and an overall quality score is generated.

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This score is expressed as a percentage and represents the score for the number of relevant questions asked and scored. There are a number of instances where a question cannot be applied to a site, e.g. children's playspace questions when assessing a churchyard. If the question is not relevant, that question is discounted and the final total is recalculated accordingly. Furthermore, for example, where a site has no car parking, this is not necessarily viewed as a negative feature. In the instance of no car parking being provided, the question is discounted. If, however, the site has an area of car parking in poor condition, it would receive a low quality score for that question.

4.0 Provision of Open Space across the City

Introduction

- 4.1 This section of the Draft Strategy discusses the findings of the Open Space and Recreation Assessment. It breaks the information down by ward and provides data on the deficits in each ward and the ward's strengths and weaknesses in terms of open space provision. It also discusses the level of provision proposed in the urban extensions to the City, which have not been assessed in this Draft Strategy as they have not yet been delivered on site. An indicative map of the existing Protected Open Space in the City and the proposed provision in the urban extensions is set out in Appendix 4.
- 4.2 Across the City, there are some 736.11 hectares of Protected Open Space on 286 sites², of which 346.82 hectares on 155 sites are publicly accessible. Overall, this equates to approximately 6.2 hectares of Protected Open Space per 1,000 people based on mid-2009 population estimates, of which 2.9 hectares per 1,000 people is publicly accessible. This can be compared to the existing standard for all open space provision through new residential development of 3.3 hectares per 1,000 people (3.7 hectares per 1,000 people in the urban extensions as allotments are included).
- 4.3 Within the City, Protected Open Spaces have been sub-divided into categories, given their main purpose. Table 1 below indicates the amounts of each typology of open space. The abbreviation used for each type of site is included in the table. This abbreviation is used as part of the unique number for each site, e.g. AGS 32 would be Amenity Green Space 32 - Fanshawe Road Amenity Green Space.

Table 1: Primary function of open spaces in Cambridge

Typology	Sites	Total Hectares
Allotments (A)	22	35.87*
Amenity Green Space (AGS)	69	34.45
Cemeteries and Churchyards (CEM)	12	17.70
Provision for children and young people (CYP)	28	5.24
Natural and Semi-Natural Green Spaces (NAT)	36	167.55
Parks and Gardens (P&G)	56	257.78
Outdoor Sports Facilities (SPO)	63	217.52
Total	286	736.11

*Excludes Victoria Almshouses (categorised as AGS 51 due to the amount of amenity green space on site for residents) and Histon Road Allotments (located within South Cambridgeshire, but functionally and geographically contiguous with the City).

Green corridors are not included within the table above as each green corridor in the city is split down into different sites of a range of typologies.

² Over 350 sites were assessed in Spring 2011, but a number were discounted as they did not meet the criteria for environmental or recreational importance.

Future Provision of Open Space in the Urban Extensions

- 4.4 A key aspect of the development strategy for the Cambridge area is a number of major new urban extensions to the City. The 2003 Cambridgeshire and Peterborough Structure Plan required a review of the Cambridge Green Belt to release land for the long term development needs of Cambridge, in specified locations and subject to the purposes of the Cambridge Green Belt (Structure Plan policy P9/2b). The required review of the Cambridge Green Belt has already been completed through the development plans of the City Council and of South Cambridgeshire District Council. These plans have released land to meet the long-term development needs of Cambridge at the southern fringe, at North West Cambridge and at Cambridge Airport. Many of the urban extensions include land in both Cambridge City Council and South Cambridgeshire District Council's administrative areas. They are at various stages of implementation, with some having obtained planning permission. The urban extensions to Cambridge create additional demands for access to open spaces at the same time as providing opportunities to deliver new areas of open space, both strategic and local. These areas play a key role in linking the urban area with the surrounding countryside.

Cambridge Southern Fringe: Trumpington Meadows

- 4.5 Trumpington Meadows comprises 1,200 new homes alongside supporting facilities. It lies within both Cambridge City and South Cambridgeshire District Councils' areas, and is allocated in the Cambridge Local Plan 2006 and South Cambridgeshire's Cambridge Southern Fringe Area Action Plan. Planning permission was granted in 2009. Throughout the residential development there will be 'green fingers' – areas of open space that extend into the development from the arable fields to the south and country park to the west. All 'green fingers', except one which runs above the main gas pipeline, will be planted with two rows of trees to create avenues. Pocket parks and greens will also be provided throughout the development. A new riverside community park (Country Park) is to be provided along the River Cam extending north and south of the M11 motorway. It will include a variety of habitats, including wet and dry meadowland and woodland alongside tussocky grassland at the river edge. There will be two balancing ponds within the Country Park, sited on land to the north of the M11 and east of the River Cam, and new planting around the balancing ponds. Shared cycle and pedestrian routes will be provided, linking the Country Park to the built up area. The two parts of the Country Park on either side of the M11 will be linked by a cycle and footpath using the existing bridge over the motorway, and there will be a good network of informal footpaths across the park. Land directly to the south and south west of the built up area will remain in arable use and be rented out to local farmers. The illustrative land strategy within the Design and Access Statement accompanying the planning application seeks to break up these large fields between the M11 and the development edge into smaller fields that replicate the old pattern of field boundaries. New trees will be planted within the new hedgerow boundaries to break up the expanse of arable fields and improve biodiversity.

Cambridge Southern Fringe: Bell School

- 4.6 This site lies entirely within Cambridge's administrative area and comprises 347 residential units and 100 units of student accommodation. It is allocated

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in the Cambridge Local Plan 2006 and received planning approval, subject to a Section 106 agreement, in 2008. Bell School has informal open space centred around two balancing ponds along the southern edge, the provision of allotments, play areas and pocket parks together with a central linear informal space ending in a crescent on its southern end and a landscaped area adjacent to Greenlands on its northern end. The layout provides an opportunity for an attractive pedestrian link with views out to the countryside beyond the site, including the Gog Magogs to the south. The open spaces on Bell School are not in themselves strategic in nature. As a part of the greater offer of the Southern Fringe, Bell School's open space forms a local part of the strategic provision of open space for the South of the City.

Cambridge Southern Fringe: Clay Farm

- 4.7 This site lies entirely within Cambridge's administrative area and provides 2,300 new homes and a mixture of other supporting uses. It is allocated in the Cambridge Local Plan 2006 and planning permission was granted in 2010. This site is an important gateway to Cambridge and will form a new edge to the City. Landscape and open space are key elements of overall character of the proposed development, with the existing trees, plantations, hedges, Hobson's Brook and associated ditches characterising the development, and providing the background around which the new landscape will be designed. The green corridor provides the transition between the urban fabric and the open countryside to the south, and remains in the Green Belt. A transition is proposed within this corridor from formal recreation/open space adjacent to Long Road to informal open space further south to merge with the countryside character beyond. This is achieved with the majority of active uses located north of The Busway's Addenbrooke's spur. South of The Busway spur will comprise wet/dry balancing ponds, a permanent wetland feature, informal species rich grassland and tree planting primarily along the western and southern edges. An allotment site of 1 hectare is included on the western edge of the southern section.

Cambridge Southern Fringe: Glebe Farm

- 4.8 This site lies entirely within Cambridge's administrative area and provides for residential development of just under 300 homes. It is allocated in the Cambridge Local Plan 2006 and planning permission was granted in 2010. The public open space is spread across three main areas: a central open space, a western open space and an eastern open space, each of which contains a play area. The layouts and play specification for the spaces provide for a range of different ages, from toddlers to teenagers. The open space on the northern side of the site is much less animated and smaller in scale and seeks to implement a native tree planting mix with a wildflower seeded area along its northern edges. Along the sides of the site that face Hauxton Road and the Addenbrooke's Access Road is a buffer of native structural landscaping arranged in a series of thickets. The allotments are provided at the very eastern side of the site and are sub-divided by a roadway and potential strategic pedestrian/cycle link to Exeter Close. A number of pedestrian and cycle links are provided at regular intervals, and a strategic link is provided centrally that meets with Bishop's Road and crosses to meet Hauxton Road further north. The open spaces on Glebe Farm are not in themselves strategic in nature. As a part of the wider Southern Fringe, Glebe

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Farm's open spaces form a local part of the strategic provision of open space for the South of the City.

Cambridge Southern Fringe: Addenbrooke's 20:20

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

North West Cambridge: Land between Huntingdon Road and Histon Road (NIAB 1)

- 4.10 A park is proposed in the centre of this development of 1780 dwellings within Cambridge's boundaries and a green corridor is proposed along the outer boundary of the development that runs between Cambridge and South Cambridgeshire. The site is allocated in the Cambridge Local Plan 2006 and planning permission was granted in 2010 subject to a legal agreement, although the frontage area has a separate permission and construction began in Spring 2010. The green corridor along the boundary will include the retained hedgerows and additional planting, the existing definitive footpath linking Huntingdon Road and Histon Road, an additional cycle route and new drainage facilities which take the form of swales, ditches or ponds. A park will be provided in the centre of the development, near the community centre and linked to two of the green corridors that cross the site. This park will contain sports pitches, landscaped areas for informal play and recreation, drainage facilities including drains or swales along the edges of the park and wetland areas. Children's play areas will be provided throughout the site. Some of the open spaces are purely local in nature, whilst the green corridor has a more strategic role.

North West Cambridge: Land between Madingley Road and Histon Road

- 4.11 Land in Cambridge and South Cambridgeshire has been released from the Green Belt specifically to address the long-term development needs of the University of Cambridge. The joint North West Cambridge Area Action Plan provides for academic and research and development facilities, accommodation for 2,000 students and 3,000 dwellings, half of which will be for University key workers. A large central area of open space will be provided in the strategic gap between the two parts of the site, which will be retained as Green Belt. There will also be a substantial open landscaped area between the development and the M11, retained in the Green Belt. The Plan requires improved linkages into the wider countryside and other areas of publicly accessible open space such as the Coton Countryside Reserve and

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the NIAB 1 and 2 developments. The open spaces which make up the green corridor and the strategic gap are of strategic importance.

Cambridge East

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

Ward Assessment

- 4.13 A simple way of assessing the adequacy of the amount of existing open space provision is to compare the quantity of provision in an area with its population. In principle, this is a sensible approach, except that ward boundaries are essentially arbitrary and not all local communities identify with them. In addition, a ward can appear to be poorly provided for, but have very good provision just outside its boundary.
- 4.14 However, it is considered relevant to provide information on Protected Open Spaces at a ward level as this approach allows data to be viewed at a more comprehensible level. Ward profiles can also be combined to view provision at an Area Committee level, if necessary.
- 4.15 Each ward profile contains the following information:
- Population of the ward (based on Cambridgeshire County Council's 2009 population estimates);
 - Number of hectares of Protected Open Space per 1,000 population;
 - Percentage of Protected Open Space which is publicly accessible;
 - Description of the ward;
 - Strengths of the Protected Open Spaces within the ward;
 - Weaknesses of the Protected Open Spaces within the ward;
 - Opportunities to improve Protected Open Spaces within the ward;
 - Threats to Protected Open Space within the ward.
- 4.16 Additionally, following the descriptive text, each ward profile also has a map showing the location and number of each area of Protected Open Space within the ward and an accompanying list of the Protected Open Spaces by number and name. The table of sites also indicates whether the sites are publicly accessible or are private, requiring either an entry payment or membership of a College or allotment society for example. The number of

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hectares occupied by each site is also noted. Despite not being generally publicly accessible, the many private open spaces in Cambridge are essential components of the City's character; providing a setting for the City's many historic buildings; offering a recreational resource for their users, e.g. students and staff of a College; supporting biodiversity and supplying a green lung to the surrounding area.

- 4.17 A number of the ward maps show Protected Open Spaces that span two or more wards. Any cross-boundary Protected Open Space is shown on the maps of each ward, but is only shown on one ward list in order to avoid double-counting of the site's area. For example, the Lakes adjacent to Cherry Hinton Brook (NAT 28) fall into more than one ward, but are only listed under Coleridge ward as the majority of the land area is within Coleridge. This approach has been used throughout the document.
- 4.18 Where opportunities are expressed in the ward profiles, they are intended to be illustrative rather than exhaustive. If allocated or windfall sites come forward for residential development in wards where there are clear deficiencies in publicly accessible open space, the development should be required to provide high quality provision on site, unless it can be clearly demonstrated that this is not possible. If provision cannot be secured on site, financial contributions should be paid in order to enhance open space in the locality to allow it to support a greater number of users. Site allocations will be reviewed as a part of the review of the Local Plan.

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4.19 Abbey Ward Profile

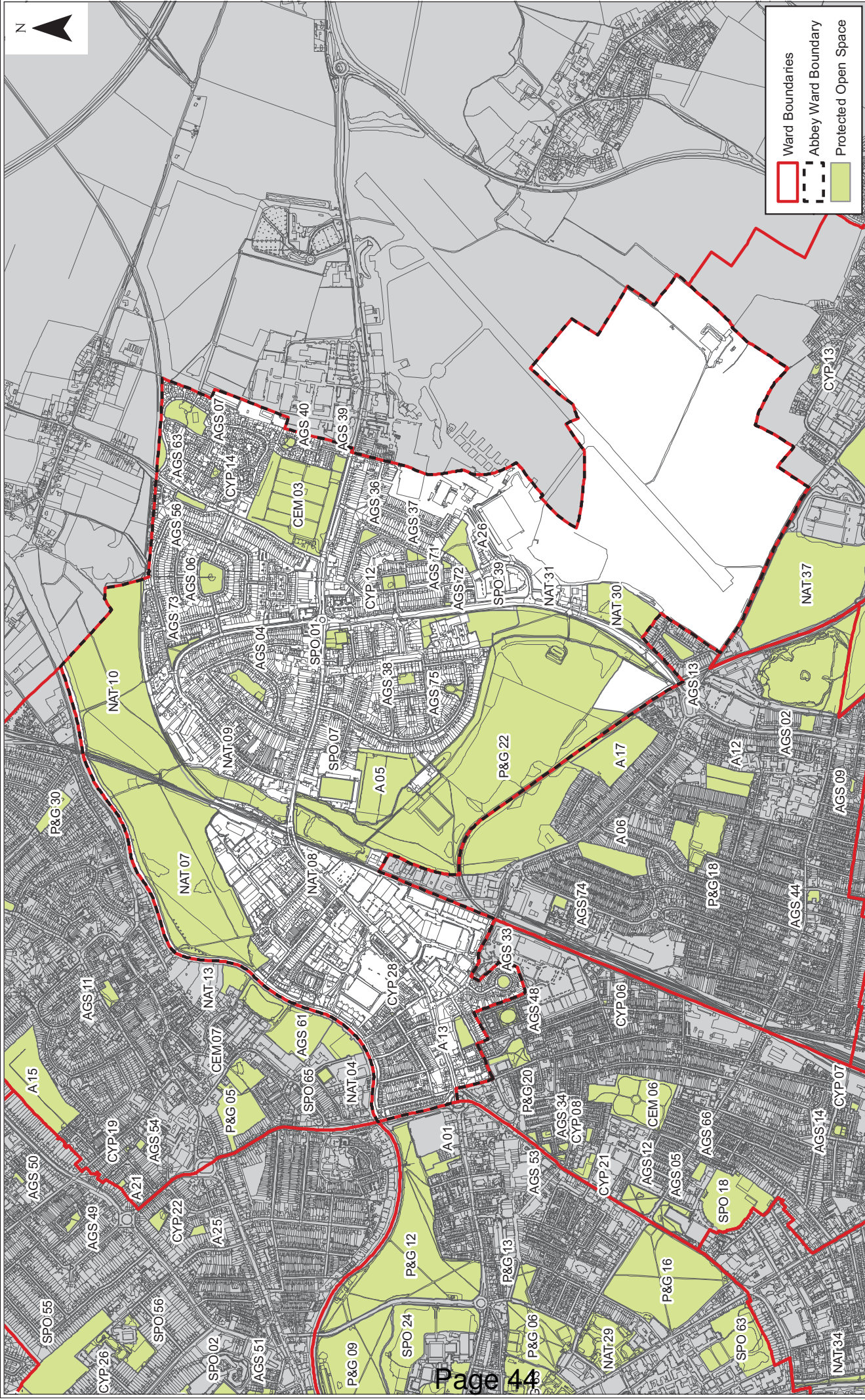
Total Population (2009):	9,360
Protected Open Space hectares per 1,000 population:	12.3 hectares (89.5% of which is publicly accessible open space)
Description:	The ward has a mix of housing types and land uses, with much of the western part of the ward made up of retail and industrial uses along Newmarket Road. The area between the river and Newmarket Road up to Stanley Road is predominantly 19 th century housing, with a mix of 20 th and 21 st century housing up to the railway. The 20 th century housing estate areas in the ward consists of a mix of flats, terraced and semi-detached housing. Some of the flatted blocks have little or no access to gardens. The ward is bounded by commons and other open spaces to the north and the south-east. To the north, Stourbridge Common and Ditton Meadows are contiguous, providing an extensive green corridor, which runs adjacent to the River Cam into the heart of the City. Cambridge Airport forms the south-eastern edge of the ward with the open areas of closely cut grassland adjacent to the runway linking the notional countryside with Coldham's Common and the former gravel quarries and Cherry Hinton Hall through to the chalklands to the south.
Strengths:	In comparison to the majority of the City, Abbey ward contains a good mix of publicly accessible open spaces. In addition to the presence of a number of allotments and children's play spaces, there is good access to the nearby commons and sports facilities at the Abbey Pools complex.
Weaknesses:	Although the amount of open space provision is comparatively good and the areas of open space are well-used, the quality of the open spaces is very varied, with the quality of maintenance only average on Ditton Fields (AGS 04), the Dudley Road Recreation Ground (AGS 06) and the Velos Walk Play Area (CYP 14). A number of sites in the ward, including Silverwood Close (AGS 33) suffer from fly-parking on the edges of amenity green space. On Coldhams Common (P&G 22), the relationship between the common and the adjacent football ground (SPO 07) is poor due to the hostile environment created by high security fencing and hard landscaping.
Opportunities:	Children's play spaces on Peverel Road and at Abbey Pools Complex need significant improvement. River Lane Play Area only provides for toddlers, but is used by older children as they have no alternative space within the site. Enhancement of Barnwell West Local Nature Reserve to improve access and reduce fly tipping and damage caused by recreational dog walkers. Development of Cambridge East with significant open space and recreation provision.
Threats:	Potential for loss of football pitch at Cambridge United FC.

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Protected Open Spaces in Abbey Ward

Site No.	Site Name	Public/Private	Size
A 05	Elfleda Road Allotments	Private	4.29
A 13	New Street Allotments	Private	0.47
A 26	Peverel Road Allotments	Private	1.08
AGS 04	Ditton Fields Recreation Ground	Public	0.64
AGS 06	Dudley Road Recreation Ground	Public	0.80
AGS 07	Thorpe Way Play Area	Public	1.16
AGS 33	Silverwood Close Amenity Green Space	Public	0.16
AGS 36	Amenity Green Space outside 73 - 87 Peverel Road	Public	0.19
AGS 37	Amenity Green Space outside 33 - 47 Peverel Road	Public	0.18
AGS 38	Rawlyn Road Amenity Green Space	Public	0.24
AGS 39	Jack Warren Green large Amenity Open Space	Public	0.24
AGS 40	Jack Warren Green small Amenity Green Space	Public	0.15
AGS 56	Ditton Lane Amenity Green Space	Public	0.26
AGS 63	Fison Road Amenity Green Space	Public	0.30
AGS 71	Peverel Road Small Amenity Green Space	Public	0.07
AGS 72	Barnwell Road Amenity Green Space	Public	0.04
AGS 73	Wadloes Road Amenity Green Space	Public	0.32
AGS 75	Whitehill Close Amenity Green Space	Public	0.25
CEM 03	Newmarket Road Cemetery	Public	7.82
CYP 12	Peverel Road Play Area	Public	0.41
CYP 14	Velos Walk Play Area	Public	0.09
CYP 28	River Lane Play Area	Public	0.01
NAT 07	Stourbridge Common	Public	19.38
NAT 08	Barnwell Pit (lake)	Private	2.45
NAT 09	Barnwell Junction Pasture and disused Railway	Private	2.97
NAT 10	Ditton Meadows	Public	15.85
NAT 30	Barnwell East Local Nature Reserve	Public	3.26
NAT 31	Barnwell West Local Nature Reserve	Public	4.02
P&G 22	Coldhams Common	Public	44.74
SPO 01	Barnwell Road Recreation Ground	Public	0.56
SPO 07	Cambridge United FC	Private	0.84
SPO 39	Abbey Meadows Primary School	Public	2.00
Total			115.24

N



Ward Boundaries
 Abbey Ward Boundary
 Protected Open Space

Date: 16th June 2011
 Produced by: Matthew Merry
 Section/Department: Information Services, Environment Dept
 Scale: 1:12,500

Protected Open Spaces in Abbey Ward

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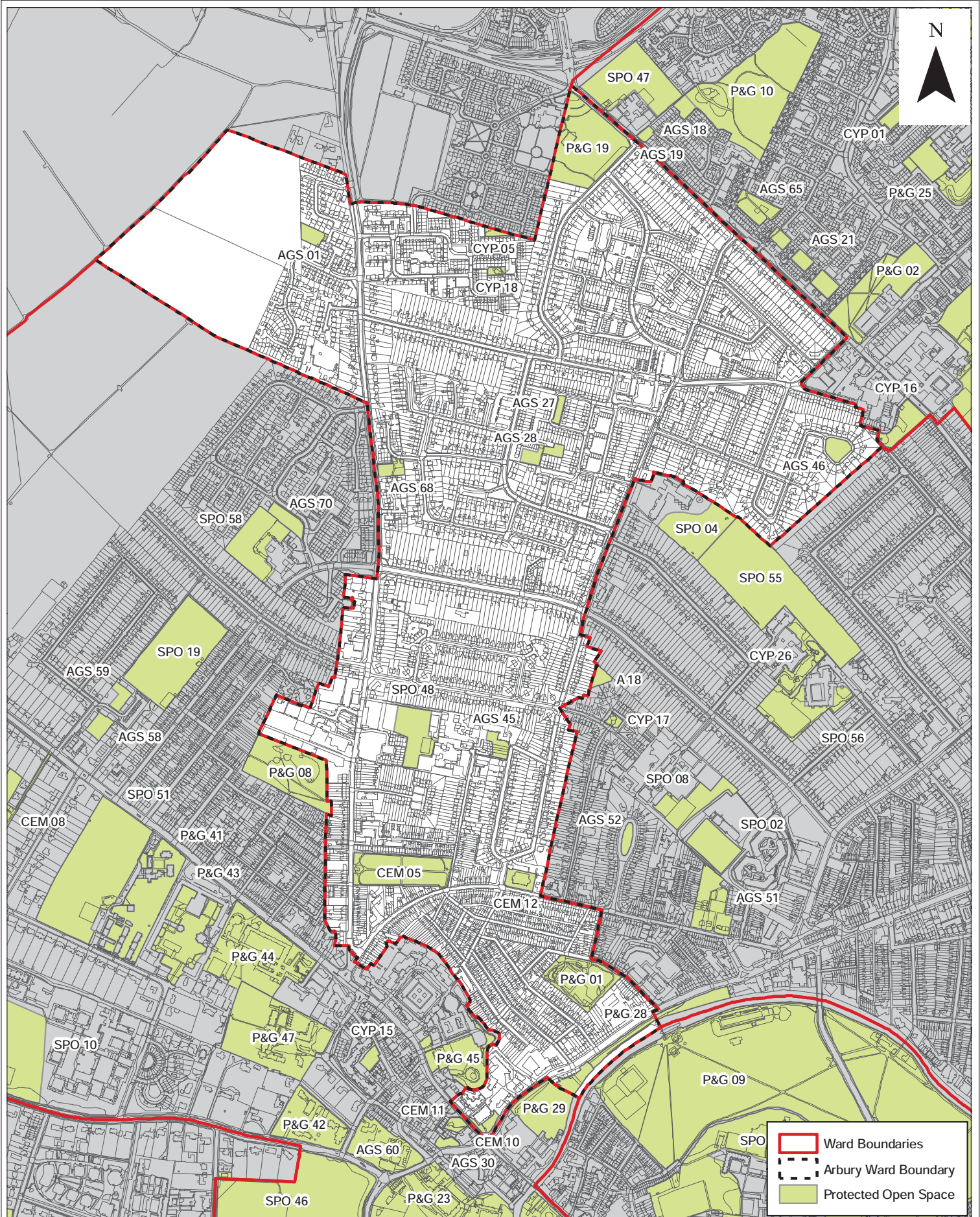
4.20 Arbury Ward Profile

Total Population (2009):	9,280
Protected Open Space hectares per 1,000 population:	0.81 hectares (98% of which is publicly accessible open space)
Description:	Situated to the north of the City Centre, Arbury predominantly consists of flatted blocks, terraced and semi-detached housing dating from the late 1950s onwards, with pockets of older terraced housing close to the City Centre. The ward has the lowest levels of Protected Open Space in the City. Although the amount of publicly accessible open space is high relative to the amount of Protected Open Space, the types of open space are limited. Adjacent to the ward, Jesus Green (P&G 09) and Arbury Local Centre Play Area (CYP 16) are accessible for residents of Arbury.
Strengths:	The St. Alban's Road Recreation Ground (P&G 19) at the northernmost point of the ward has a community centre, sports pitch and children's play space located on the same site. This site is used extensively by local residents.
Weaknesses:	The Play Area behind 70 - 80 Hazelwood Close (CYP 05) and Hazelwood Close Toddler Play Area (CYP 18) are both in very poor condition with significant disrepair evident. Given their relatively isolated locations, they have been subject to vandalism. CYP 05, in particular, was unappealing for children. Greater consideration should be given to allocation of children's play spaces. Poor distribution of open spaces of any quality or size close to areas of housing.
Opportunities:	Site 5.07 Willowcroft, Histon Road and Site 5.17 295 Histon Road are both allocated for housing in the Cambridge Local Plan 2006. If these sites were to come forward for their allocated use, the quality and quantity of open space made available on site should be high in line with the Council's standards in order to avoid further negative impact on deficiencies in publicly accessible open space in both Arbury and Castle wards. Blandford Way Play Area (AGS 01) is currently very limited with two play items for toddlers. This space could be considerably better used if more thought was given to equipment. Opportunities to improve the quality of green spaces close to flatted blocks and to consider consolidating children's play spaces onto larger, better-overlooked sites.
Threats:	Ongoing damage to green spaces.

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Protected Open Spaces in Arbury Ward

Site No.	Site Name	Public/Private	Size
AGS 01	Blandford Way Play Area	Public	0.18
AGS 27	Ferrars Way Amenity Green Space	Public	0.10
AGS 28	Harris Road Amenity Green Space	Public	0.24
AGS 45	Harvey Goodwin Gardens	Private	0.18
AGS 46	Redfern Close Amenity Green Space	Public	0.22
AGS 68	Borrowdale Amenity Green Space	Public	0.17
CEM 05	Histon Road Cemetery	Public	1.38
CEM 10	St Giles' Churchyard	Public	0.11
CEM 12	St Luke's Churchyard	Public	0.24
CYP 05	Play Area behind 70 - 80 Hazelwood Close	Public	0.07
CYP 18	Hazelwood Close Toddler Play Area	Public	0.07
P&G 01	Alexandra Gardens	Public	1.15
P&G 19	St Albans Road Recreation Ground	Public	2.09
P&G 28	Jubilee Gardens	Public	0.56
SPO 48	St Luke's Primary School	Public	0.79
Total			7.55



Protected Open Spaces in Arbury Ward

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Date:	16th June 2011
Produced by:	Matthew Merry
Section/Department:	Information Services, Environment Dept
Scale:	1:7,500

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4.21 Castle Ward Profile

Total Population (2009):	7,750
Protected Open Space hectares per 1,000 population:	10.1 hectares (7% of which is publicly accessible open space)
Description:	<p>Situated to the north-west of the City Centre, Castle ward is bisected by Huntingdon Road. Between the south-western side of Huntingdon Road and Madingley Road, College uses dominate, with Colleges such as Fitzwilliam, Churchill and Murray Edwards having significant presences within the streetscene. All the Colleges within this area have established and well-maintained gardens, whilst some Colleges also have extensive playing fields within the ward. Residential uses within this area predominantly consist of large detached houses with large gardens.</p> <p>To the north-east of Huntingdon Road, terraced housing dominates, with limited pockets of publicly accessible open space.</p>
Strengths:	<p>The open spaces associated with the Colleges can be glimpsed travelling through the area, adding to the greenness of the ward.</p> <p>Histon Road Recreation Ground (P&G 08) is well-maintained, accessible from different directions, has high quality play equipment for all ages, and has patches of semi-natural green space. Castle Mound, a scheduled ancient monument, provides an opportunity to view the City's skyline and allows people to appreciate the historic context of the City.</p>
Weaknesses:	<p>The main challenge in Castle ward is the level of public access to Protected Open Spaces. Although some residents of the ward will be associated with the Colleges and will have access to the College gardens and playing fields, many residents in Castle, particularly those in the north of the ward, have very limited access, with Histon Road Recreation Ground providing the most sizable piece of public open space in the area.</p>
Opportunities:	<p>Whilst the NIAB and North West Cambridge sites will provide open space primarily for the residents of the sites themselves, it is anticipated that nearby residents of Castle ward will make use of the range of open spaces to be offered at both NIAB and North West Cambridge. Both sites will allow better access to the countryside beyond.</p> <p>Access to the Travellers' Rest Pit SSSI (NAT 24) will be enhanced as a result of the development at North West Cambridge.</p>
Threats:	<p>The loss of or deterioration of existing open spaces. Loss of College sports pitches.</p>

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Protected Open Spaces in Castle Ward

Site No.	Site Name	Public/Private	Size
AGS 30	Northampton Street Amenity Green Space	Private	0.09
AGS 58	Sherlock Close Amenity Green Space 2	Private	0.19
AGS 59	Sherlock Close Amenity Green Space 1	Private	0.16
AGS 60	Westminster College	Private	1.12
AGS 70	Carisbrooke Road Amenity Green Space	Public	0.25
CEM 08	All Souls Lane (Ascension) Cemetery	Public	0.93
CEM 11	St Peter's Churchyard	Public	0.11
CYP 15	Albion Yard Children's Play Area	Public	0.13
NAT 17	Madingley Rise Meadow	Private	1.86
NAT 20	Conduit Head Road Lake	Private	0.81
NAT 24	Traveller's Rest Pit (SSSI)	Private	3.71
P&G 08	Histon Road Recreation Ground	Public	1.80
P&G 23	St John's College Gardens	Private	11.39
P&G 24	Royal Observatory	Private	3.10
P&G 29	Magdalene College Gardens	Private	1.30
P&G 32	Trinity College Gardens	Private	7.48
P&G 41	Wychfield	Private	1.74
P&G 42	Lucy Cavendish College Gardens	Private	1.30
P&G 43	Fitzwilliam College Gardens	Private	1.46
P&G 44	Murray Edwards College Gardens	Private	2.69
P&G 45	Castle Mound	Public	1.17
P&G 47	St Edmund's College Gardens	Private	2.95
P&G 48	Trinity Hall Gardens	Private	1.10
P&G 49	Gonville & Caius College Gardens	Private	0.81
P&G 54	Trinity College Fellows Garden	Private	2.37
P&G 55	Trinity College - Burrell's Field	Private	1.48
SPO 10	Churchill College Grounds	Private	9.06
SPO 19	Fitzwilliam College Playing Fields	Private	2.61
SPO 46	St John's & Magdalene Colleges Playing Field	Private	10.31
SPO 51	Trinity Hall Playing Field	Private	3.89
SPO 58	Mayfield Primary School	Public	1.10
Total			78.47

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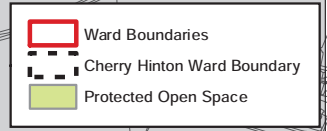
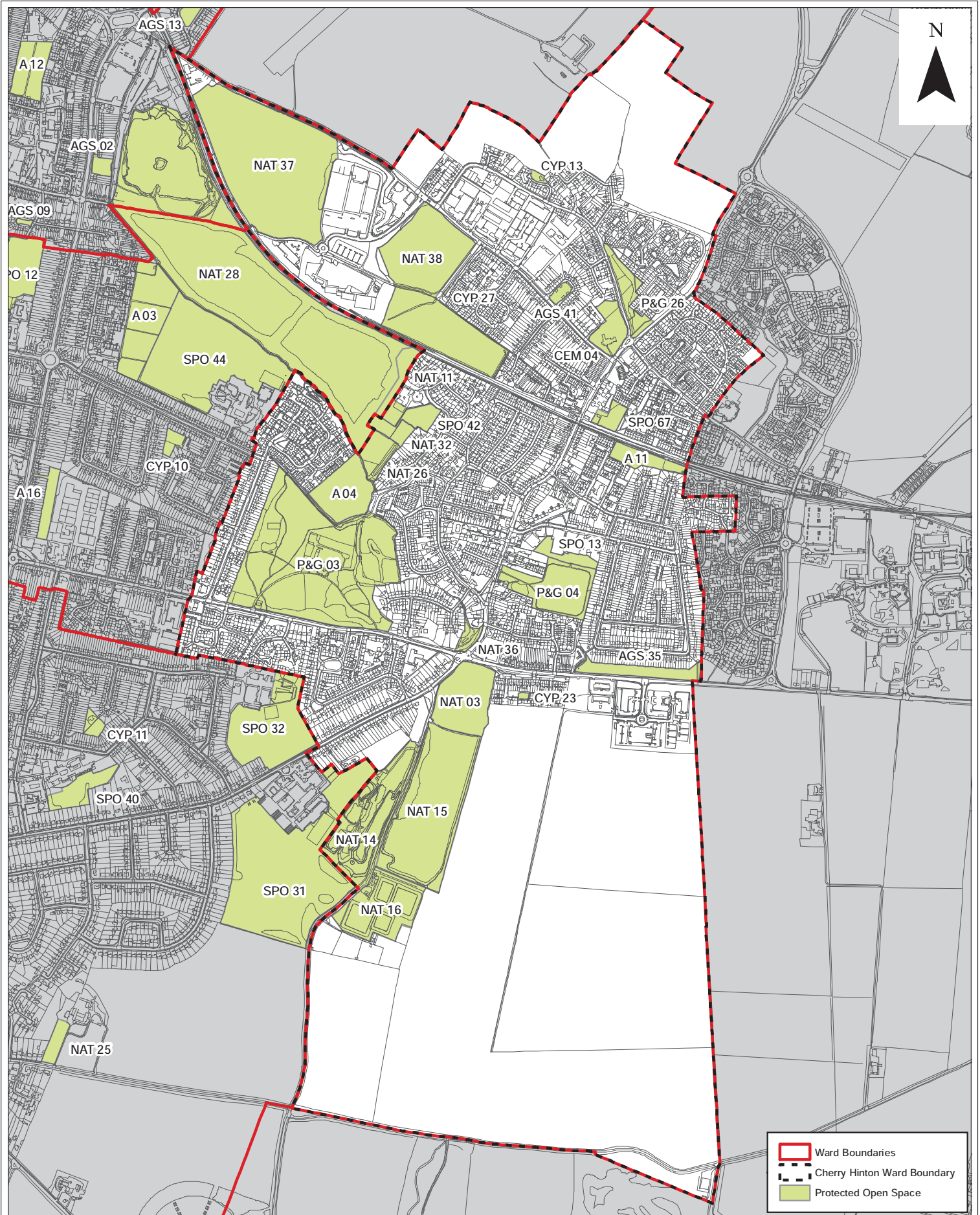
4.22 Cherry Hinton Ward Profile

Total Population (2009):	8,740
Protected Open Space hectares per 1,000 population:	7.71 hectares (58% of which is publicly accessible open space)
Description:	The ward has a mix of housing types and land uses, with industrial uses located on the northern edge of the ward adjacent to Cambridge Airport and office and research and development uses on Fulbourn Road. The rest of the ward predominantly consists of 20 th century housing, with the original village core still evident along the High Street. This ward is bounded by a range of open spaces to the north and west, which form part of a green corridor running through to adjacent Abbey Coleridge and Romsey wards. To the south and east, the Cambridge Green Belt bounds the built-up area, with a number of sites of local and national nature conservation importance forming the edge of the built-up area of the City.
Strengths:	Cherry Hinton has a good range of open spaces, including the parkland of Cherry Hinton Hall, sports provision within recreation grounds, high quality allotment provision and a range of natural and semi-natural green spaces, which form a strong green corridor. In recent years, improvements have been made to the East Pit (NAT 15) in order to enhance biodiversity and reduce damage from off-road biking.
Weaknesses:	Many of the natural and semi-natural green spaces are not well-managed and maintained. Whilst a balance should be sought between access and biodiversity, the sites adjacent to the lakes (NAT 11, 32 and 26) are suffering from poor quality maintenance. On some of the sites, self-set trees are taking over, reducing the biodiversity of the scrubland. The most significant problem, however, relates to access. There is obvious demand to enter the lakes from adjacent sites, including the Spinney Primary School and Cherry Hinton Brook. This desire for access has given rise to vandalism and other anti-social behaviour.
Opportunities:	Improvements to facilities at Cherry Hinton Hall – this need has already been recognised through the masterplanning work undertaken for the site. Improvement of access to currently restricted natural and semi-natural green spaces. If land adjacent to Hatherdene Close comes forward for housing, there are opportunities for open space to be provided within the site. Development of Cambridge East with significant open space and recreation provision.
Threats:	Further deterioration in quality of natural and semi-natural green spaces.

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Protected Open Spaces in Cherry Hinton Ward

Site No.	Site Name	Public/Private	Size
A 04	Dawes Lane Allotments	Private	2.21
A 11	Wenvoe Close Allotments and Paddock	Private	0.87
AGS 35	Fulbourn Road Amenity Green Space	Public	1.14
AGS 41	Queen's Meadow Amenity Green Space	Public	0.23
CEM 04	Church End Cemetery (St Andrew's Church)	Public	1.08
CYP 13	Reilly Way Play Area	Public	0.10
CYP 23	Ainsdale Children's Play Area	Public	0.05
CYP 27	Kathleen Elliott Way Children's Play Area	Public	0.02
NAT 03	Limekiln Close Local Nature Reserve	Public	2.86
NAT 14	West Pit SSSI (Limekiln Caravan Club)	Public	4.91
NAT 15	East Pit (south of Limekiln Close LNR)	Public	8.10
NAT 16	Lime Kiln Hill Reservoirs	Private	3.39
NAT 26	Meadow and Small Wood (Peterhouse) - South of Hayster Drive	Private	0.95
NAT 32	Hayster Drive Open Space	Private	0.57
NAT 36	Giant's Grave	Public	0.37
NAT 37	Former Landfill Site West of Norman Way	Private	11.59
NAT 38	Former Landfill Site East of Norman Way	Private	8.86
P&G 03	Cherry Hinton Hall	Public	14.12
P&G 04	Cherry Hinton Recreation Ground	Public	2.90
P&G 26	Church End Green Space	Public	1.15
SPO 13	Colville County Primary School	Public	0.55
SPO 42	Spinney County Primary School	Public	0.87
SPO 67	Cherry Hinton Infants School	Public	0.50
Total			67.39



Protected Open Spaces in Cherry Hinton Ward



Date:	13th June 2011
Produced by:	Timothy Cliff
Section/Department:	Information Services, Environment Dept
Scale:	1:10,000

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4.23 Coleridge Ward Profile

Total Population (2009):	8,550
Protected Open Space hectares per 1,000 population:	5.72 hectares (34.6% of which is publicly accessible open space)
Description:	Coleridge has a mix of housing types and land uses, with leisure and industrial uses located on the western edge of the ward and some retail and industrial uses located on Cherry Hinton Road at the southern edge of the ward. The 19 th and 20 th century housing development in the ward has a small number of flatted blocks and areas of terraced housing mingled with streets of semi-detached housing.
Strengths:	Coleridge Recreation Ground (P&G 07) is used extensively by local residents, including many dog-walkers, people with young children and a number of sports teams. As the largest and most varied, publicly accessible Protected Open Space in the ward, it offers a vitally important resource to local people. Despite its strengths and the level of use, there is still significant scope for improvement of facilities on site. The paddling pool attracts many visitors in the summer months and should be maintained effectively.
Weaknesses:	St Thomas' Road Play Area (CYP 10) is situated to the rear of housing off St. Thomas' Road. In addition to its poor siting, the condition of the site is poor, with vehicles regularly driving across the land and some evidence of anti-social behaviour. The Lakes adjacent to Cherry Hinton Brook (NAT 28) are in a mix of ownerships and are not publicly accessible. Although the lakes are both deep and dangerous, due to the crumbling nature of the banks and the lack of surveillance, they are frequently accessed informally from a number of access points.
Opportunities:	Site 5.02 The Paddocks Trading Estate and Site 5.08 Territorial Army site on Cherry Hinton Road are both allocated for housing in the Cambridge Local Plan 2006. If these sites were to come forward for their allocated use, the quality and quantity of open space made available on site should be high in line with the Council's standards in order to avoid further negative impact on deficiencies in publicly accessible open space in Coleridge ward.
Threats:	Further expansion of Coleridge Community College, Ridgefield Primary School and St. Bede's School with related loss of open space.

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Protected Open Spaces in Coleridge Ward

Site No.	Site Name	Public/Private	Size
A 03	Burnside Allotments	Private	3.34
A 07	Fanshawe Road Allotments	Private	0.62
A 16	Perne Road Allotments	Private	0.68
AGS 31	Davy Road Amenity Green Space	Public	0.22
AGS 32	Fanshawe Road Amenity Green Space	Public	0.18
AGS 47	Rustat Avenue Amenity Green Space	Public	1.24
CYP 10	St Thomas' Road Play Area	Public	0.30
NAT 11	Spinney - Blue Circle	Private	0.65
NAT 28	Lakes adjacent to Cherry Hinton Brook	Private	26.72
P&G 07	Coleridge Recreation Ground	Public	5.08
SPO 12	Coleridge Community College Playing Fields	Public	2.16
SPO 44	St Bede's School	Public	7.74
Total			48.93



Ward Boundaries
 Coleridge Ward Boundary
 Protected Open Space

Date: 13th June 2011
 Produced by: Timothy Cliff
 Section/Department: Information Services, Environment Dept
 Scale: 1:7,500

Protected Open Spaces in Coleridge Ward



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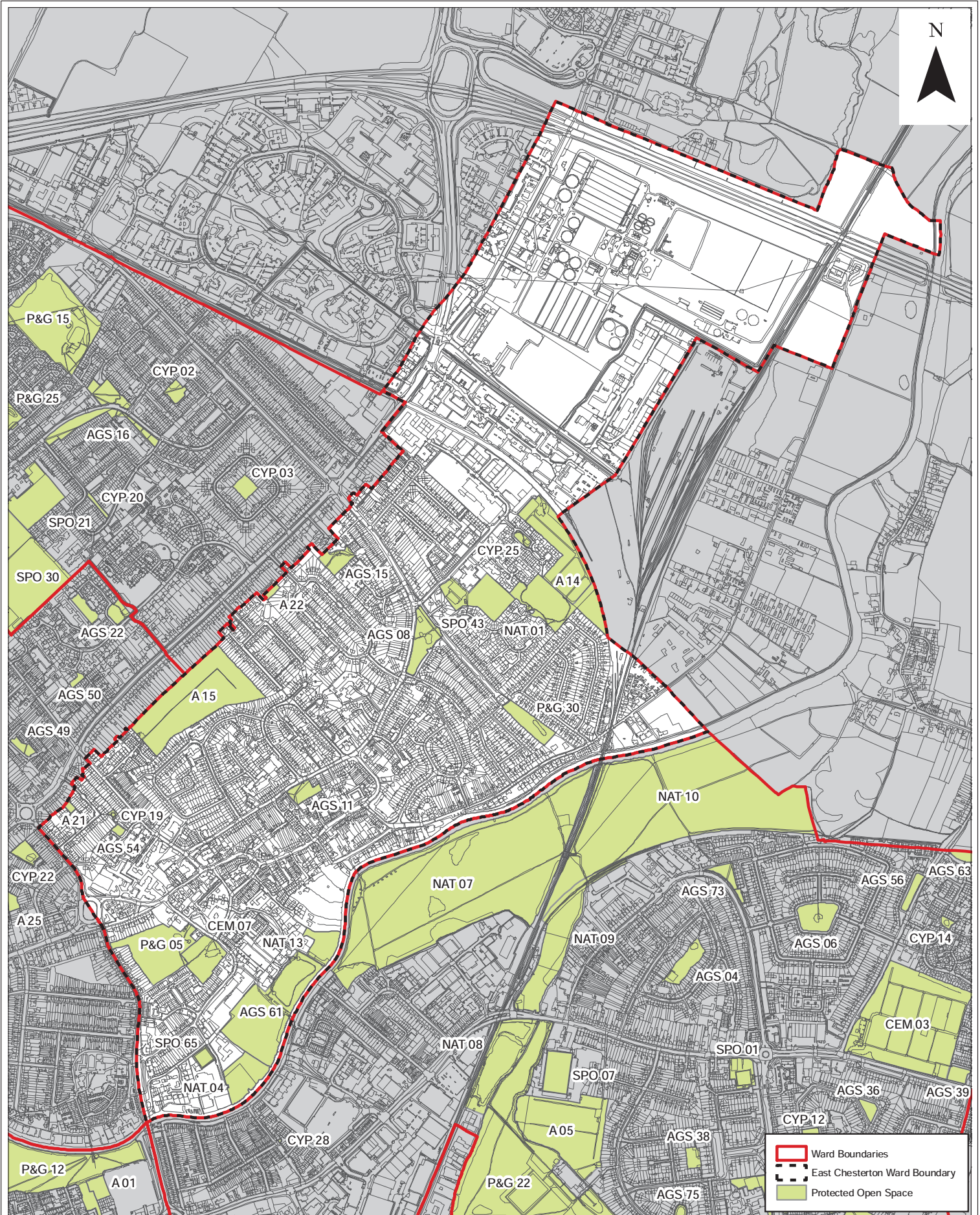
4.24 East Chesterton Ward Profile

Total Population (2009):	8,830
Protected Open Space hectares per 1,000 population:	2.66 hectares (63.7% of which is publicly accessible open space)
Description:	Whilst the north-east of East Chesterton ward contains many employment and industrial uses, the south-west of the ward is mainly occupied by housing, with some retail uses along Chesterton High Street. Older housing is concentrated around Chesterton High Street and Ferry Lane, with 20 th century housing forming much of the rest of the ward between the River Cam and Milton Road. Although there is not a high level of provision of open space within the ward, almost two-thirds is publicly accessible.
Strengths:	The ward has a significant amount of allotment provision, with one particularly large site at Pakenham Close (A15). There is a range of open space of different types with access to a number of natural and semi-natural green spaces both within and adjacent to the ward. Chesterton Recreation Ground (P&G 05) is one of the ward's main assets, with scope for formal and informal use of the space, with pitch provision and a children's play area suitable for a range of ages.
Weaknesses:	Causeway Park (P&G 30) is in very poor condition. The site is rough grassland with few trees and paths. The site seems to lack any real purpose. The Simoco Site (AGS 61) is also in poor condition at the moment, although it is understood that the Council is looking to provide new pitch provision on part of the site, which should improve the use and condition of part of the site.
Opportunities:	Consideration should be given to how Causeway Park functions and what improvements could be made to improve its use, safety and attractiveness. Paths across Chesterton Recreation Ground should be improved to allow better access on the clear desire line between Longworth Avenue and Church Street. Delivery of further open space if the Shirley School site comes forward for housing.
Threats:	Further deterioration in quality of open spaces.

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Protected Open Spaces in East Chesterton Ward

Site No.	Site Name	Public/Private	Size
A14	Nuffield Road Allotments	Private	2.58
A15	Pakenham Close Allotments	Private	4.84
A21	Maple Close Allotments	Private	0.06
A22	Kendal Way Allotments	Private	0.10
AGS 08	Green End Road Recreation Ground	Public	0.90
AGS 11	Scotland Road Recreation Ground	Public	0.39
AGS 15	Brownsfield Recreation Ground	Public	0.47
AGS 54	Pearl Close Large Amenity Green Space	Public	0.08
AGS 61	Simoco Site	Public	4.13
CEM 07	St Andrews Church Cemetery	Public	1.02
CYP 19	Pearl Close Toddler Play Area	Public	0.04
CYP 25	Discovery Way Children's Play Space	Public	0.13
NAT 01	Bramblefields Local Nature Reserve	Public	2.20
NAT 04	Logans Meadow Local Nature Reserve	Public	1.11
NAT 13	Grayling Close & Thrifts Walk (east of ex-Simoco site)	Private	0.70
P&G 05	Chesterton Recreation Ground	Public	2.30
P&G 30	Causeway Park	Public	0.68
SPO 43	St Andrews Primary School	Public	1.52
SPO 65	Chesterton Bowls Club	Private	0.24
Total			23.49



Protected Open Spaces in East Chesterton Ward

Date:	16th June 2011
Produced by:	Matthew Merry
Section/Department:	Information Services, Environment Dept
Scale:	1:10,000

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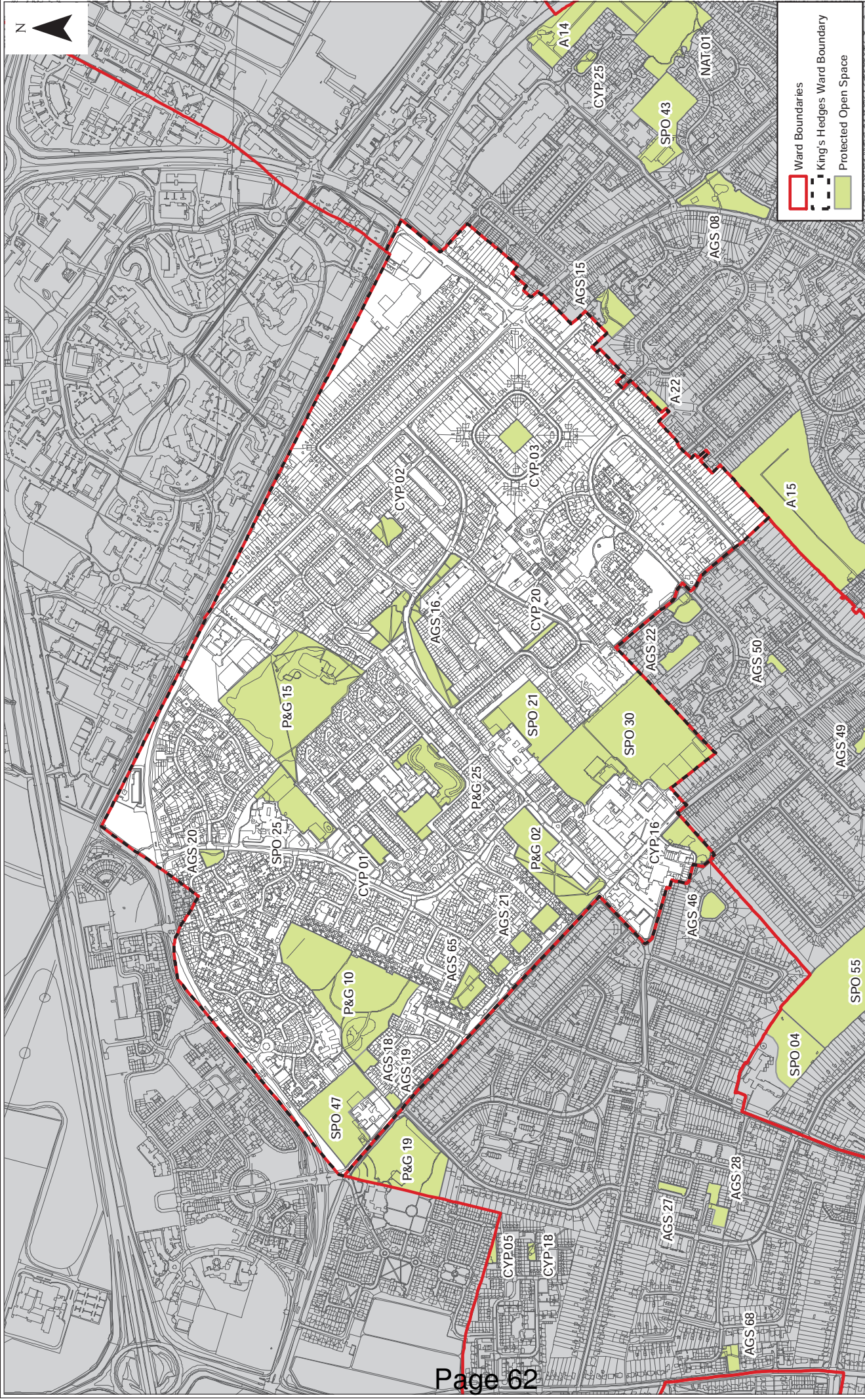
4.25 King's Hedges Ward Profile

Total Population (2009):	8,260
Protected Open Space hectares per 1,000 population:	3.06 hectares (100% of which is publicly accessible open space)
Description:	Predominantly 1960s and 1970s estate housing with numerous three and four storey flatted blocks. The ward is peppered with small areas of amenity green space adjacent to housing. Open spaces are more limited close to Milton Road, with the largest parks located in the north-western end of the ward.
Strengths:	Edgecombe Flats Green (P&G 25) provides one of the few natural and semi-natural green spaces in the ward with copses of trees. The two largest recreation grounds at King's Hedges (P&G 10) and Nun's Way (P&G 15) are sizable spaces and are used extensively.
Weaknesses:	Whilst most of the children's play areas are in a usable condition, the play area on Hawkins Road (CYP 20) is very poor. Consideration should be given to removing the play equipment or completely rethinking the provision in this area. King's Hedges County Primary School has a very poor playing pitch. Although the playing space is sufficient, the quality of the turf is very low and the ground is uneven. This is not helped by the playing pitch having been built on the foundations of the former school buildings.
Opportunities:	Both King's Hedges and Nun's Way Recreation Grounds have the potential to be very pleasant spaces and are used by local residents, but both suffer from damage due to vandalism and anti-social behaviour. Beales Way Play Area (CYP 02) would benefit from a better range of play equipment and improvement to the level of maintenance of the site. Cameron Way Play Area (CYP 01) would benefit from enhancement of seating and hard landscaping in particular. There are many amenity green spaces around flats which could be enhanced with trees and more landscaping.
Threats:	Further deterioration in quality of open spaces. Loss of playing pitch space due to any future expansion of St Laurence's and King's Hedges schools and Manor Community College.

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Protected Open Spaces in King's Hedges Ward

Site No.	Site Name	Public/Private	Size
AGS 16	Campkin Road/St Kilda Avenue	Public	1.36
AGS 18	Land at end of Moyne Close	Public	0.14
AGS 19	Land west of 43 Ashvale	Public	0.07
AGS 20	Minerva Way Amenity Green Space	Public	0.15
AGS 21	Walker Court Amenity Green Space	Public	0.45
AGS 65	Hanson Court Amenity Green Space	Public	0.42
CYP 01	Cameron Road Play Area	Public	0.19
CYP 02	Beales Way Play Area	Public	0.25
CYP 03	Ramsden Square Play Area	Public	0.29
CYP 16	Arbury Local Centre Play Area	Public	0.43
CYP 20	Hawkins Road Children's Play Area	Public	0.08
P&G 02	Arbury Town Park	Public	1.66
P&G 10	King's Hedges Recreation Ground	Public	3.90
P&G 15	Nun's Way Recreation Ground	Public	4.65
P&G 25	Edgecombe Flats Green	Public	1.43
SPO 21	Grove Primary School	Public	1.6
SPO 25	Kings Hedges County Primary School	Public	1.08
SPO 30	Manor Community College Playing Fields	Public	5.41
SPO 47	St Laurence Catholic Primary School	Public	1.77
Total			25.33



Date: 16th June 2011
 Produced by: Matthew Merry
 Section/Department: Information Services, Environment Dept
 Scale: 1:7,500

Protected Open Spaces in King's Hedges Ward



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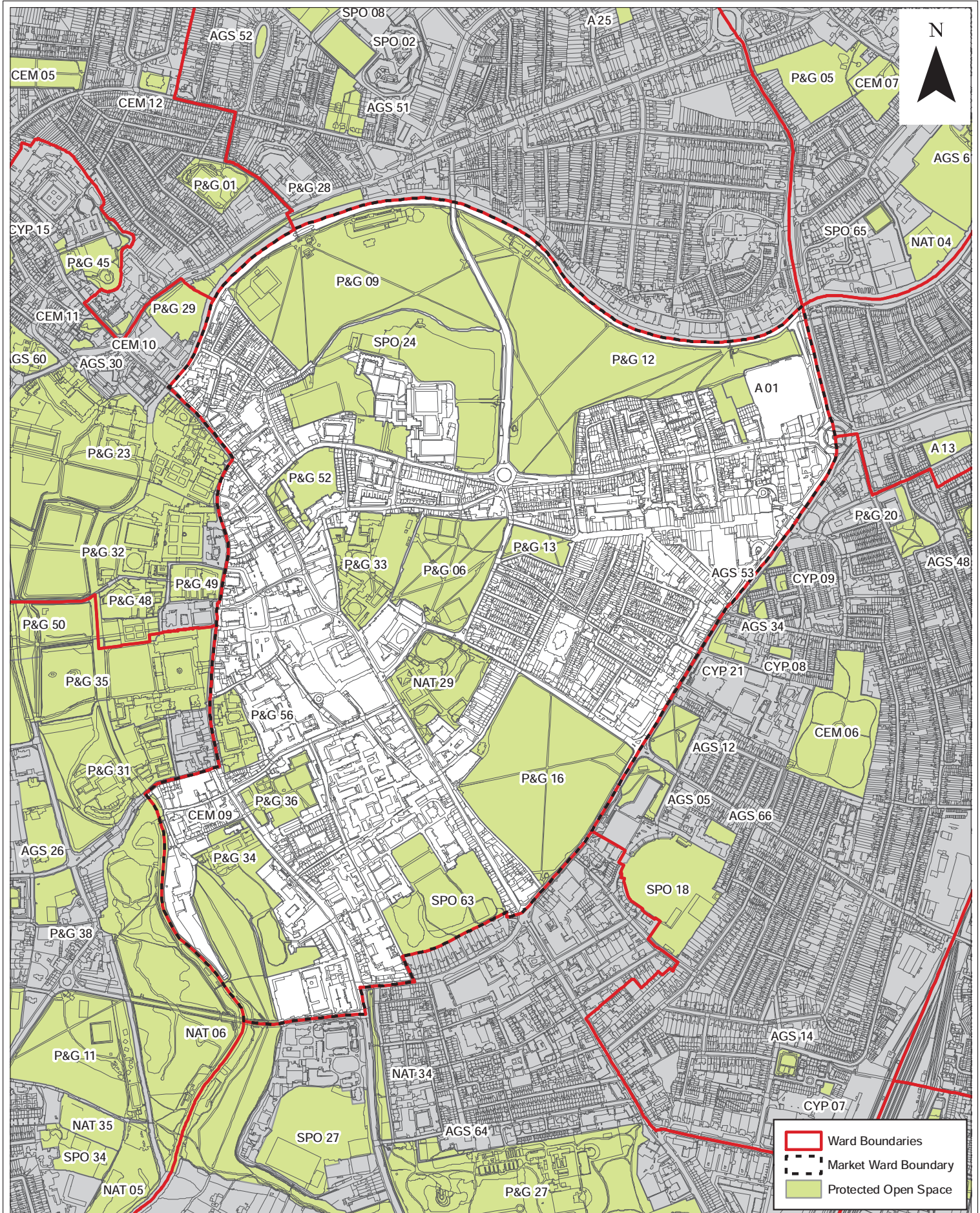
4.26 Market Ward Profile

Total Population (2009):	8,460
Protected Open Space hectares per 1,000 population:	7.82 hectares (60.7% of which is publicly accessible open space)
Description:	<p>This area includes the commercial core of the City, which is surrounded by Colleges, University and residential buildings. Beyond these buildings are the River Cam and a number of open spaces. Apart the residential provision of the Colleges and larger townhouses on streets like Park Terrace, much of the rest of the housing is terraced. The residential areas of the ward benefit from being located close to open spaces such as Christ's Pieces (P&G 06), Jesus Green (P&G 09), Midsummer Common (P&G 12) and Parker's Piece (P&G 09).</p> <p>The open spaces in the ward include a number of the City's parks and many of the City's older College grounds.</p> <p>Directly adjacent to Peterhouse on the edge of Market ward, Coe Fen (NAT 06) is an valuable area of open space, which provides a green foreground to the historic core, is an important semi-natural green space and hosts a key cycle route.</p>
Strengths:	<p>The open spaces in this area make a considerable contribution to the City and to the setting of the historic core of Cambridge. They allow a range of views across different parts of the City and provide a peaceful contrast to the bustle of the City Centre.</p> <p>Market Ward contains a number of important City-wide resources in the form of Christ's Pieces (P&G 06); Parker's Piece (P&G 16); Jesus Green (P&G 09); and Midsummer Common (P&G 12). Christ's Pieces serves local residents, but is also important to people from further afield, due to its proximity to the Drummer Street Bus Station.</p> <p>Within Market, there are a number of Colleges with associated gardens and sports facilities. The quality of the open space provision on these sites is extremely high. However, these open spaces have limited public accessibility.</p>
Weaknesses:	<p>As the publicly accessible open spaces in the City Centre attract many visitors, the level of littering and damage to sites is particularly high in the summer months, despite attempts made to resolve these issues, e.g. through the introduction of barbeque stones.</p>
Opportunities:	<p>Site 7.08 New Museums Site and Site 7.10 Mill Lane/Old Press Site are both allocated in the Cambridge Local Plan 2006 for redevelopment/refurbishment for predominantly University uses, with enhancement of the public realm. However, due to the density and type of development expected, the number and size of open spaces are likely to be limited.</p>
Threats:	<p>Deterioration in the quality of publicly accessible open spaces due to high levels of use.</p>

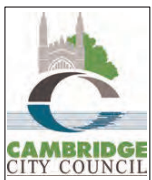
Draft Open Space and Recreation Strategy

Protected Open Spaces in Market Ward

Site No.	Site Name	Public/Private	Size
A 01	Auckland Road Allotments	Private	0.30
CEM 09	St Mary the Less Churchyard	Public	0.17
NAT 29	Emmanuel College Gardens	Private	3.09
P&G 06	Christ's Pieces	Public	4.07
P&G 09	Jesus Green	Public	11.74
P&G 12	Midsummer Common	Public	13.80
P&G 13	New Square	Public	0.77
P&G 16	Parker's Piece	Public	9.63
P&G 33	Christ's College Gardens	Private	3.09
P&G 34	Peterhouse Gardens	Private	2.83
P&G 36	Pembroke College Gardens	Private	1.53
P&G 52	Sidney Sussex College Gardens	Private	1.52
P&G 56	Corpus Christi College Gardens	Private	1.23
SPO 24	Jesus College Gardens	Private	8.36
SPO 63	Downing College Gardens	Private	4.06
Total			66.19



Protected Open Spaces in Market Ward 65



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Scale:	1:7,500

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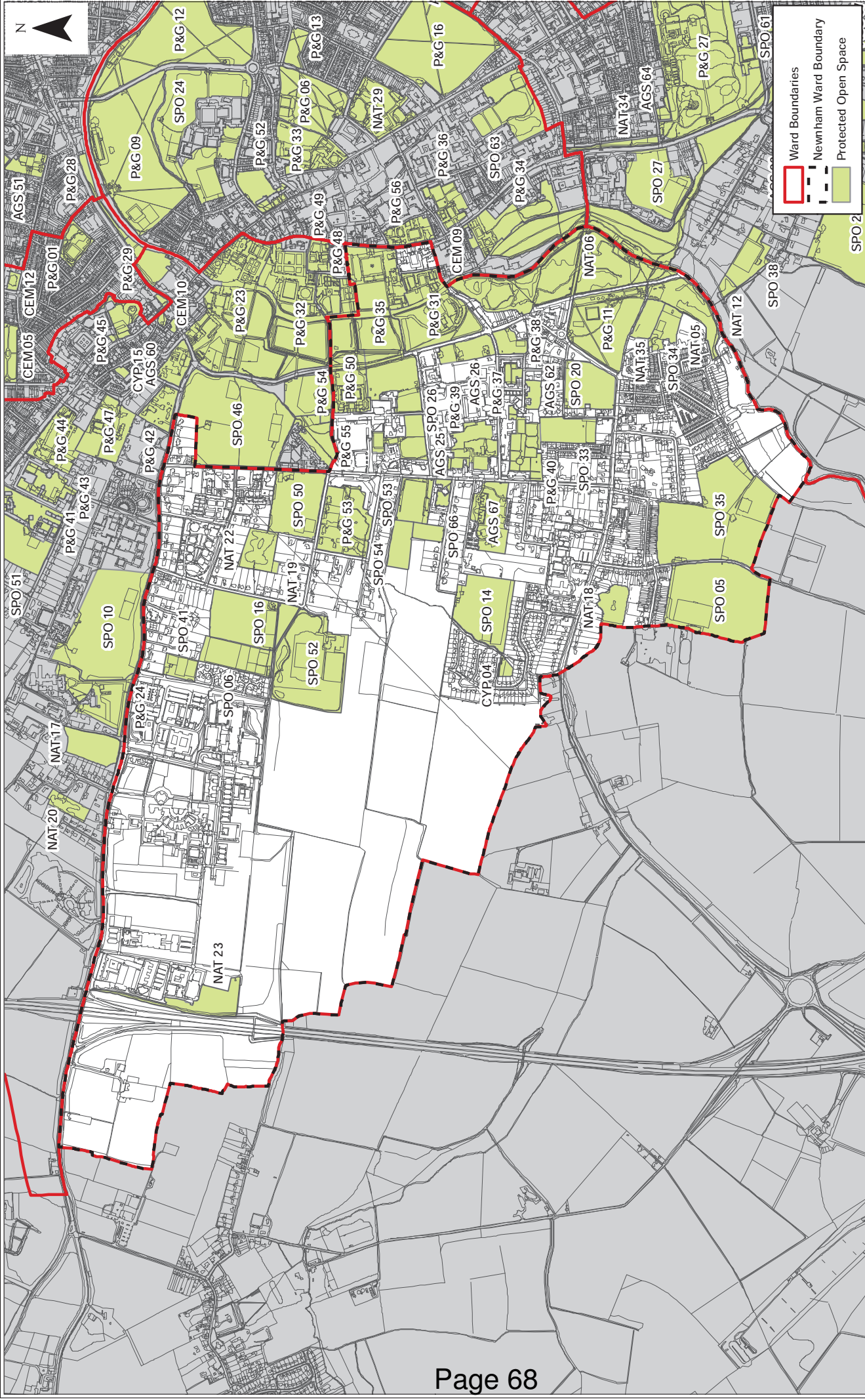
4.27 Newnham Ward Profile

Total Population (2009):	8,450
Protected Open Space hectares per 1,000 population:	14.7 hectares (24.7% of which is publicly accessible open space)
Description:	Situated to the west of the City Centre, Newnham is characterised by significant levels of open space, much of it playing fields for the Colleges. The northern part of the ward has a number of spacious streets inhabited by large mainly detached houses and University and College buildings. The southern part of the ward includes the Newnham Croft area where many of the streets are made up of terraced housing, with some larger houses on Barton and Millington Roads. The ward lies adjacent to the countryside, with areas of Green Belt running through and around the built-up area. Many of the open spaces are vital to the setting of the City and the quality of the Cambridge Green Belt.
Strengths:	The Backs with their interplay of grand College buildings and the well-treed landscape form Cambridge's most famous landscaped area. To the south, the semi-natural areas of Sheep's Green and Coe Fen have a totally different character, but provide an important wildlife and recreational resource and contribute significantly to the setting of the ward and its buildings between the historic core and the urban edge of the City. In addition to being home to many Colleges and their gardens, there are a considerable number of College and University playing pitches. The ward contains two of the City's rugby clubs, Cambridge University RUFC (SPO 53) and Cambridge RUFC (SPO 05) and the University Athletics Track (SPO 52). On Lammas Land (P&G 25), the mix of activities, including the paddling pool, allows visitors to stay for long periods of time.
Weaknesses:	Although the ward is host to many Protected Open Spaces, only approximately 25% of open spaces are publicly accessible.
Opportunities:	Penarth Place Play Area (CYP 04) would benefit from a better range of play equipment.
Threats:	Loss of sports pitch provision and College gardens due to expansion of Colleges.

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Protected Open Spaces in Newnham Ward

Site No.	Site Name	Public/Private	Size
AGS 25	Cripps Court, Selwyn College	Private	0.35
AGS 26	Gonville & Caius (Finella)	Private	1.36
AGS 62	The Pightle and Principals Lodge	Private	0.50
AGS 67	Pinehurst	Private	2.72
CYP 04	Penarth Place Play Area	Public	0.29
NAT 05	Paradise Nature Reserve	Public	2.53
NAT 06	Sheeps Green & Coe Fen	Public	20.61
NAT 18	Barton Road Lake	Private	1.22
NAT 19	Meadow Triangle near Wilberforce Road and Cycle Way	Public	0.62
NAT 22	Adams Road Sanctuary (lake)	Private	1.70
NAT 23	M11 Verge and scrub east of M11	Private	2.27
NAT 35	The Grove	Private	0.97
P&G 11	Lammas Land	Public	5.45
P&G 31	Queens' College	Private	5.61
P&G 35	King's College	Private	9.71
P&G 37	Ridley Hall Grounds	Private	0.40
P&G 38	Gonville & Caius Fellows Garden	Private	0.81
P&G 39	Selwyn College Gardens	Private	2.26
P&G 40	Newnham College Gardens	Private	2.12
P&G 50	Clare College Gardens	Private	4.77
P&G 53	Robinson College Gardens	Private	3.93
SPO 05	Cambridge Rugby Football Club	Private	8.55
SPO 06	Cambridge Tennis & Hockey Club	Private	2.41
SPO 14	Corpus Christi Playing Fields	Private	4.29
SPO 16	Emmanuel College Playing Field	Private	4.02
SPO 20	Gonville & Caius College Playing Field	Private	2.71
SPO 26	King's College School	Private	1.76
SPO 33	Newnham College Playing Field	Private	1.76
SPO 34	Newnham Croft Primary School	Public	1.16
SPO 35	Pembroke, Peterhouse, Downing, St Catherine's & Christ's College Playing Field	Private	11.30
SPO 41	University Croquet and Tennis Club (Cocks & Hens Lawn Tennis Club)	Private	0.89
SPO 50	Trinity College Playing Field	Private	3.90
SPO 52	University Athletics Track	Private	7.52
SPO 53	University Rugby Club	Private	1.77
SPO 54	University Rugby Club Practice Ground	Private	1.25
SPO 66	Trinity College Hockey Field	Private	0.62
Total			124.11



Ward Boundaries
 Newnham Ward Boundary
 Protected Open Space

Date: 16th June 2011
 Produced by: Matthew Merry
 Section/Department: Information Services, Environment Dept
 Scale: 1:12,500

Protected Open Spaces in Newnham Ward



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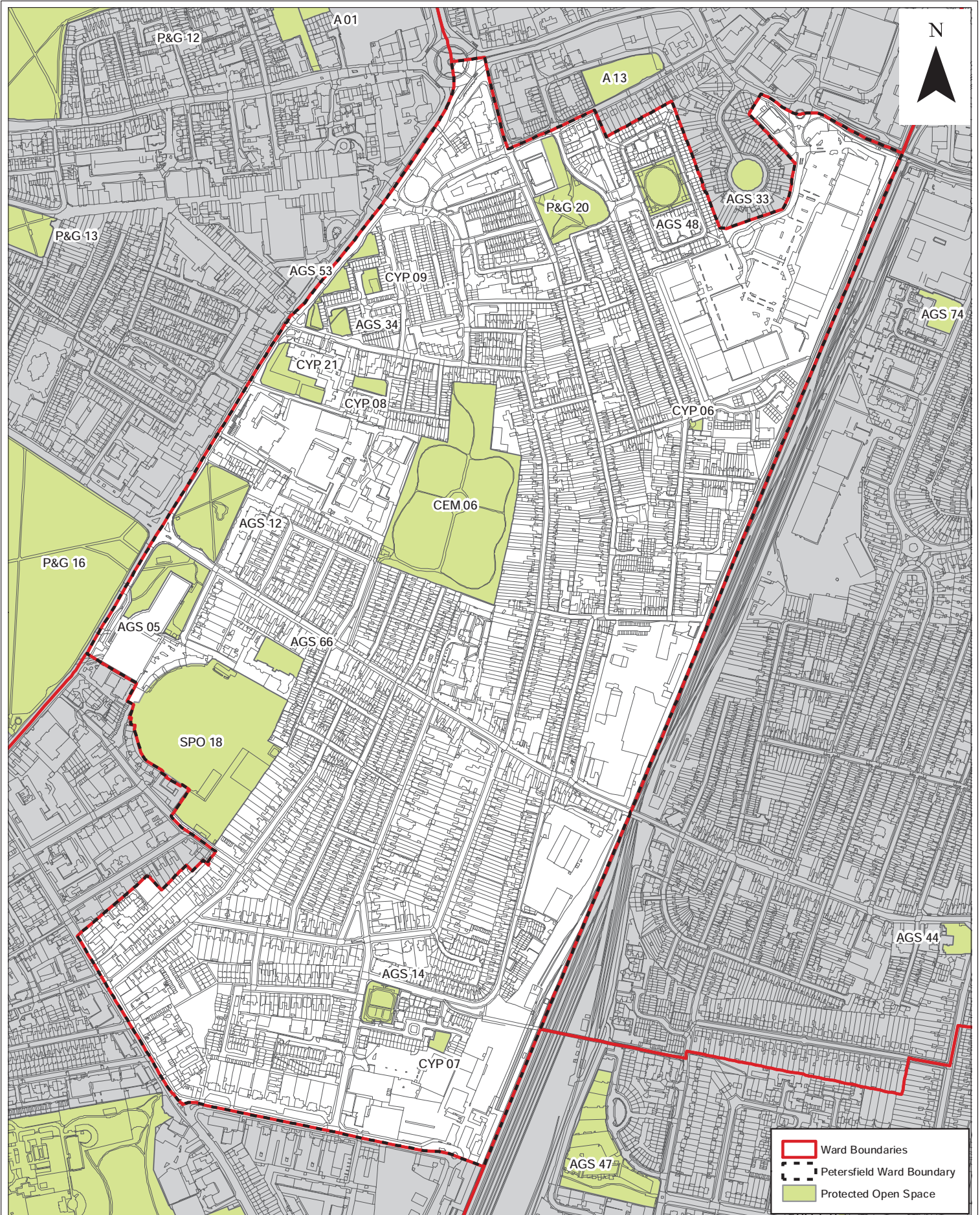
4.28 Petersfield Ward Profile

Total Population (2009):	7,770
Protected Open Space hectares per 1,000 population:	1.53 hectares (65.3% of which is publicly accessible open space)
Description:	Lying to the south-east of the City Centre, this densely built-up ward is home to the Cambridge campus of Anglia Ruskin University, retail and employment uses in addition to a considerable amount of residential development. Much of the housing provision consists of older terraced housing, with some pockets of 20 th century development. Most gardens are relatively small and narrow and there is little in the way of street trees given the densely urban nature of the area.
Strengths:	Compact high-density residential neighbourhoods with strong identity and sense of place. In addition to its role as a graveyard, Mill Road Cemetery (CEM 06) is used extensively for recreation by local people and is also important for wildlife. Peter's Field (AGS 12) has recently been refitted with new children's play equipment and soft landscaping has been cut back, which have both given rise to significant improvements in the quality of the space.
Weaknesses:	Limited amount of Protected Open Space, of which approximately two-thirds is publicly accessible. Although there is a range of publicly accessible open spaces close to the ward including Parker's Piece and Coldham's Common, the amount of informal open space in the ward is low given the local population density and natural and semi-natural green space is restricted to Mill Road Cemetery (CEM 06). There is no publicly accessible formal outdoor sports provision within Petersfield.
Opportunities:	Improvements to St. Matthew's Piece dependent on the future of the Howard Mallett Centre. Site 5.09 Travis Perkins is allocated in the Cambridge Local Plan 2006 for housing. If these sites were to come forward for their allocated use, the quality and quantity of open space made available on site should be high in line with the Council's standards in order to avoid further negative impact on any deficiencies in publicly accessible open space in Petersfield.
Threats:	Deterioration in the quality of open spaces. Further expansion of St. Matthew's Primary School with associated loss of play space.

Draft Open Space and Recreation Strategy

Protected Open Spaces in Petersfield Ward

Site No.	Site Name	Public/Private	Size
AGS 05	Donkey Common	Public	0.69
AGS 12	Peter's Field	Public	0.89
AGS 14	Ravensworth Gardens	Public	0.25
AGS 34	Staffordshire Gardens Amenity Green Space	Public	0.10
AGS 48	St Matthew's Gardens	Public	0.44
AGS 53	Fazeley House Amenity Green Space	Private	0.24
AGS 66	Hughes Hall Amenity Green Space	Private	0.22
CEM 06	Mill Road Cemetery	Public	3.99
CYP 06	Ainsworth Street Play Area	Public	0.03
CYP 07	Ravensworth Gardens Toddler Play Area	Public	0.07
CYP 08	Flower Street Play Area	Public	0.10
CYP 09	Shenstone Play Area	Public	0.08
CYP 21	St Matthew's Primary School	Public	0.36
P&G 20	St Matthew's Piece	Public	0.76
SPO 18	Fenners Cricket Ground	Private	3.66
Total			11.88



Ward Boundaries
 Petersfield Ward Boundary
 Protected Open Space



Protected Open Spaces in Petersfield Ward

Date: 16th June 2011
 Produced by: Matthew Merry
 Section/Department: Information Services, Environment Dept
 Scale: 1:5,000

Draft Open Space and Recreation Strategy

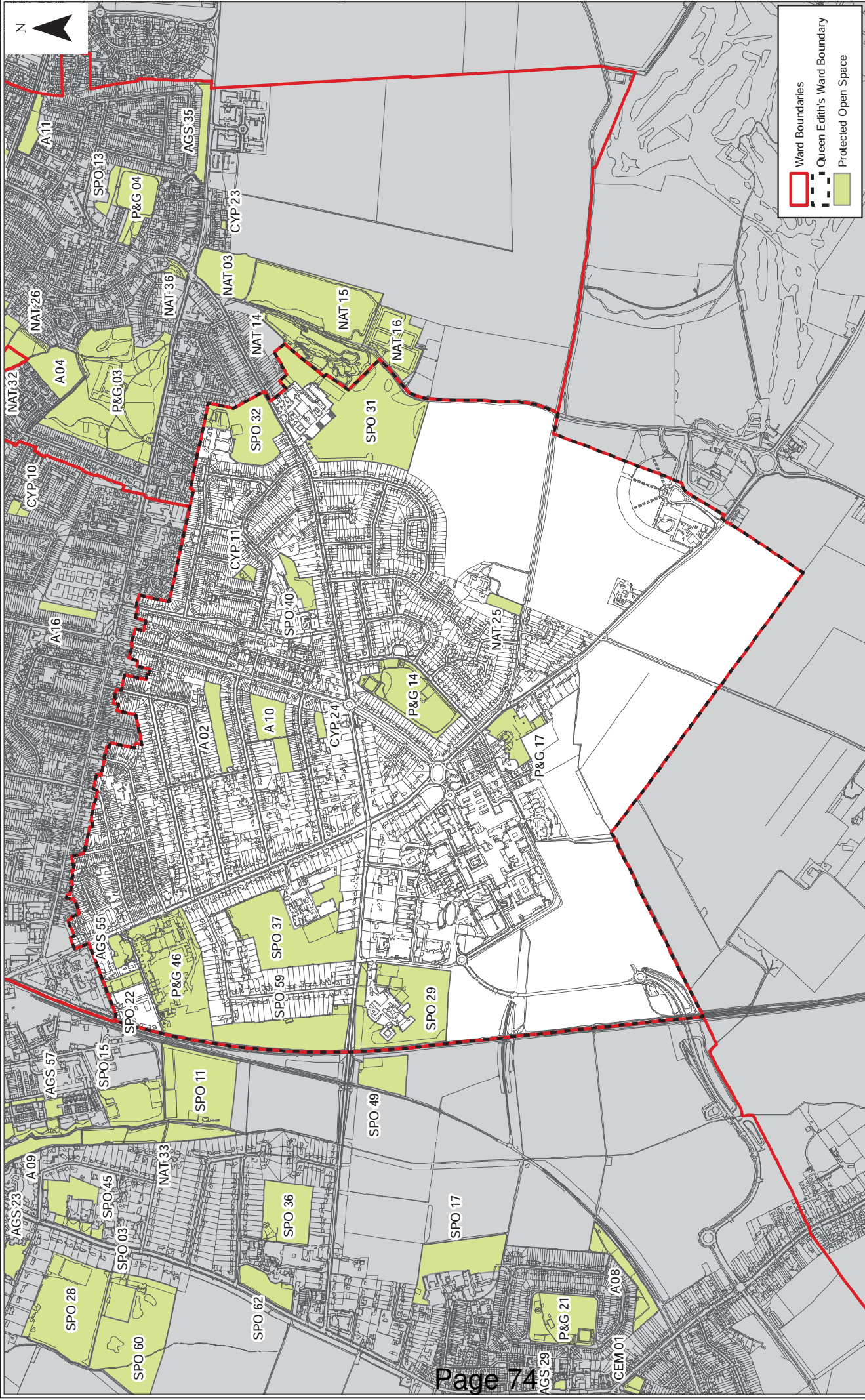
4.29 Queen Edith's Ward Profile

Total Population (2009):	8,750
Protected Open Space hectares per 1,000 population:	6.89 hectares (49.8% of which is publicly accessible open space)
Description:	<p>Apart from the presence of Addenbrooke's, Homerton College and a number of state and private schools, Queen Edith's ward is predominantly residential in nature, with housing of a range of ages and types. The northern part of the ward is more densely developed, with areas adjacent to Hills Road and south of Queen Edith's Way having larger houses set in more spacious gardens. Barring natural and semi-natural green spaces, the range of open spaces within the ward is varied and the southern boundary includes land within the Cambridge Green Belt. However, only 3.43 hectares of Protected Open Space per 1,000 population is accessible to local people. Some of the ward lies in the Cambridge Green Belt and forms part of the setting of the City.</p>
Strengths:	<p>Within Queen Edith's, levels of allotment provision are reasonable. Both allotment sites are used extensively and are well located for access. Nightingale Avenue Recreation Ground (P&G 14) has a good range of facilities and is clearly visited by many local residents. Sports facilities at Netherhall School are accessible to the wider community.</p>
Weaknesses:	<p>The distribution of publicly accessible open space within the ward is not even. The western portion of the ward is dominated by open spaces in private use. Whilst some will allow paid entry, others are generally inaccessible to the ward's wider population. Whilst the condition of Nightingale Avenue Recreation Ground is generally good, the pavilion is in poor condition and the pitches may be subject to heavy usage for formal sports as a result of the loss of sports provision at Bell School.</p>
Opportunities:	<p>The ongoing development of Addenbrooke's will involve the delivery of open spaces for use by patients, visitors and staff. Enhancement of the pavilion at Nightingale Avenue Recreation Ground and of the children's play spaces at Gunhild Way (CYP 11) and Holbrook Road (CYP 24).</p>
Threats:	<p>Loss of further playing field provision as a result of school or College expansion at Queen Edith's, Queen Emma, the Perse and Netherhall Schools, and Homerton College.</p>

Draft Open Space and Recreation Strategy

Protected Open Spaces in Queen Edith's Ward

Site No.	Site Name	Public/Private	Size
A 02	Baldock Way Allotments	Private	1.50
A 10	Holbrooke Road Allotments	Private	2.34
AGS 55	Faculty of Education	Private	0.72
CYP 11	Gunhild Way Play Area	Public	0.32
CYP 24	Holbrook Road Children's Play Area	Public	0.30
NAT 25	Netherhall Farm Meadow	Private	0.51
P&G 14	Nightingale Avenue Recreation Ground	Public	5.09
P&G 17	Bell School of Language	Private	1.98
P&G 46	Homerton College Grounds	Private	8.94
SPO 22	Hills Road Sports Centre (Tennis Courts)	Private	0.65
SPO 29	Long Road Sixth Form College	Public	7.15
SPO 31	Netherhall School (South)	Public	11.68
SPO 32	Queen Emma Primary School	Public	4.33
SPO 37	Perse School For Boys Playing Field	Private	8.58
SPO 40	Queen Edith Primary School	Public	1.12
SPO 59	Cantabrian Rugby Football Grounds	Private	5.05
Total			60.26



Date: 16th June 2011
 Produced by: Matthew Merry
 Section/Department: Information Services, Environment Dept
 Scale: 1:12,500

Protected Open Spaces in Queen Edith's Ward



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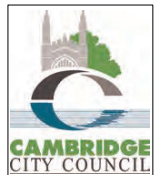
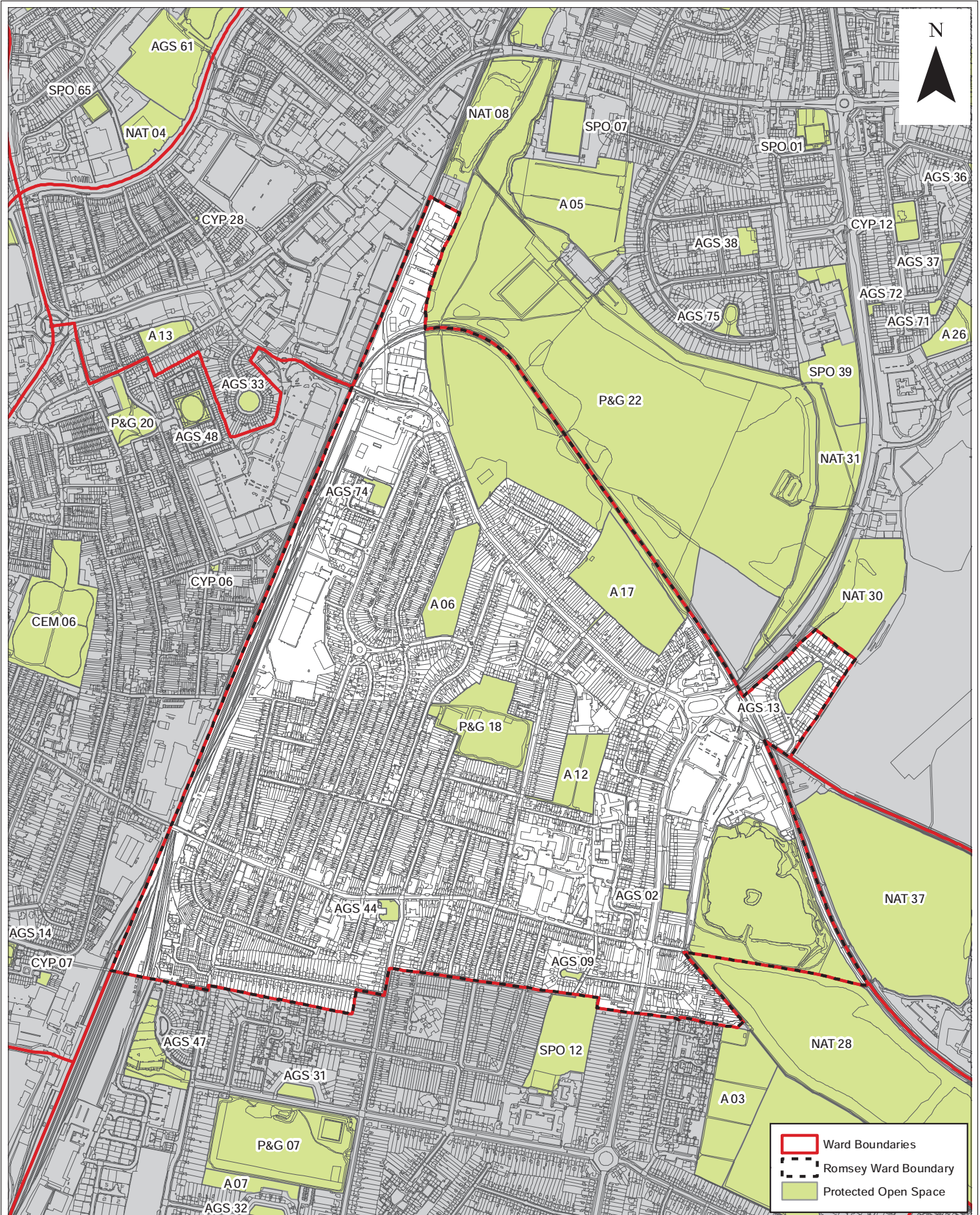
4.30 Romsey Ward Profile

Total Population (2009):	8,950
Protected Open Space hectares per 1,000 population:	1.18 hectares (36% of which is publicly accessible open space)
Description:	Densely built-up, predominantly residential environment to the south-east of the City Centre. Much of the housing provision consists of terraced housing, although there are pockets of semi-detached housing in the northern part of the ward. Most gardens are relatively small and narrow and there is little in the way of street trees given the densely urban nature of the area.
Strengths:	Significant level of allotment provision within the ward, although this provision is also used by people living outside the ward, particularly Stourbridge Grove. Romsey Recreation Ground has a wide range of facilities suitable for children of all ages and is subject to high levels of usage.
Weaknesses:	Apart from the relatively informal pitch provision on Romsey Recreation Ground, there is no formal sports provision in Romsey. However, Coleridge Community College and Coleridge Road Recreation Ground are relatively close to the ward. The amount of informal open space in the ward is low given the local population density and the amount of natural and semi-natural green space is very low and is restricted to tree belts within Romsey Recreation Ground and Brooks Road Play Area.
Opportunities:	Site 7.12 Former Magnet Warehouse on Mill Road is allocated for housing, community facilities and student housing in lieu of affordable housing in the Cambridge Local Plan 2006. If this site comes forward for its allocated use, the quality and quantity of open space made available on site should be high in line with the Council's standards in order to avoid further negative impact on deficiencies in publicly accessible open space in Romsey ward.
Threats:	Inadequate open space delivered as a result of new residential development coming forward and deterioration in the quality of existing open spaces.

Draft Open Space and Recreation Strategy

Protected Open Spaces in Romsey Ward

Site No.	Site Name	Public/Private	Size
A 06	Fairfax Road Allotments	Private	1.64
A 12	Vinery Road Allotments	Private	1.48
A 17	Stourbridge Grove Allotments	Private	3.47
AGS 02	Brooks Road Play Area	Public	0.29
AGS 09	Montreal Square	Public	0.07
AGS 13	Nuttings Road Amenity Green Space	Public	0.44
AGS 44	Mill Road Amenity Green Space	Private	0.16
AGS 74	Hampden Gardens Amenity Green Space	Public	0.2
P&G 18	Romsey Recreation Ground	Public	2.81
Total			10.56



Protected Open Spaces in Romsey Ward 7

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Draft Open Space and Recreation Strategy

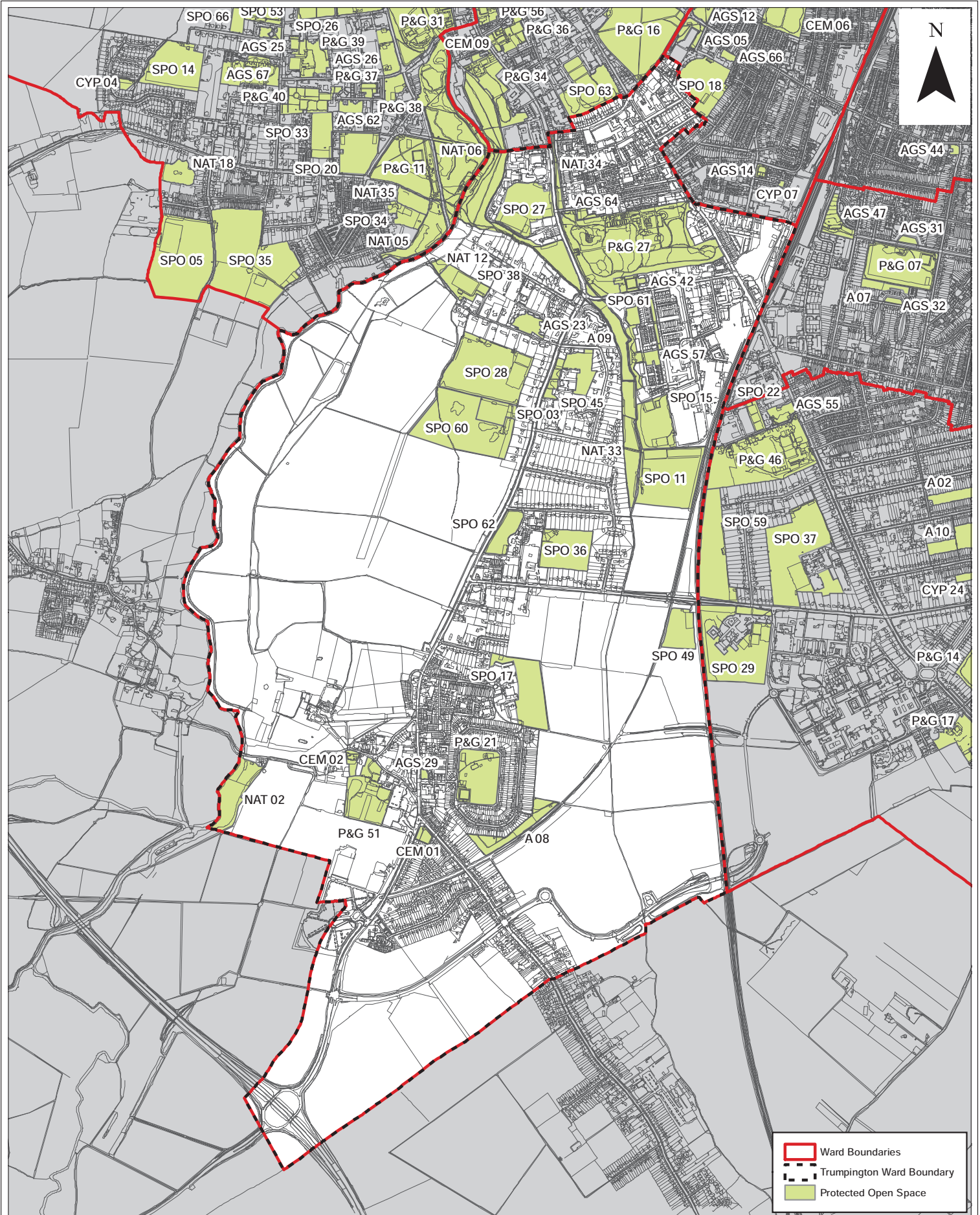
4.31 Trumpington Ward Profile

Total Population (2009):	7,420
Protected Open Space hectares per 1,000 population:	11.6 hectares (18.7% of which is publicly accessible open space)
Description:	<p>Trumpington Ward is varied in character with older terraced housing situated closest to the City Centre, larger detached housing and private schools dominating the eastern side of Trumpington Road between the Brooklands Avenue junction and the village of Trumpington. The western side of Trumpington Road contains fields used for sport, recreation and agriculture, which run down to the River Cam. The nucleus of Trumpington village contains both Anstey and Trumpington Halls and established houses and cottages. To the east of the village centre, the area predominantly consists of post-war housing. Although, a significant proportion of the open space in the ward is not publicly accessible, many of the private Protected Open Spaces can be viewed from the streetscene and contribute to the greenness of the ward. Many of the open spaces to the west of Trumpington Road are vital to the setting of the City and the quality of the Cambridge Green Belt.</p>
Strengths:	<p>The ward has a good mix of different types of Protected Open Space. Many of the sites contribute to the green corridor of open spaces which runs through from the Clay Farm site up to Lammas Land and the green corridor running down from Paradise Local Nature Reserve through Grantchester Meadows along the River Cam.</p>
Weaknesses:	<p>Whilst many of the sports fields within the ward are of a good standard, the level of accessibility to sports provision is not high.</p>
Opportunities:	<p>Whilst the residential sites at Glebe Farm, Clay Farm and Trumpington Meadows will provide open space primarily for the residents of the sites themselves, it is anticipated that nearby residents of Trumpington ward will make use of the range of open spaces to be offered at the sites.</p> <p>Site 5.06 British Telecom, Long Road is allocated for housing in the Cambridge Local Plan 2006. If this site comes forward for its allocated use, the quality and quantity of open space made available on site should be high in line with the Council's standards in order to avoid further negative impact on any deficiencies in publicly accessible open space in Trumpington ward.</p>
Threats:	<p>Loss of playing field sites to other forms of development without appropriate replacement facilities.</p>

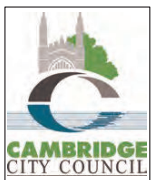
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Protected Open Spaces in Trumpington Ward

Site No.	Site Name	Public/Private	Size
A 08	Foster Road Allotments	Private	2.08
A 09	Empty Common Allotments	Private	1.65
AGS 23	Southacre Amenity Green Space	Private	0.87
AGS 29	Anstey Way Amenity Green Space	Private	0.13
AGS 42	Brooklands Court Amenity Green Space	Private	0.11
AGS 57	Accordia Amenity Green Space	Private	2.10
AGS 64	St Mary's Amenity Green Space	Private	0.30
CEM 01	Trumpington Church Extension Churchyard	Public	0.39
CEM 02	Trumpington Church Cemetery (St Mary & St Michael's Church)	Public	0.46
NAT 02	Byrons Pool	Public	3.07
NAT 12	Wetland Area (Perse School Playing Fields)	Private	0.30
NAT 33	Empty Common (Copses and Pastures)	Public	2.81
NAT 34	Brookside	Private	0.56
P&G 21	Trumpington Recreation Ground (King George V Memorial Playing Field)	Public	4.06
P&G 27	Cambridge University Botanic Garden	Private	16.40
P&G 51	Anstey Hall	Private	3.92
SPO 03	Cambridge Football Stadium	Public	1.43
SPO 11	Clare College Playing Fields	Private	6.54
SPO 15	Cambridge University Press Playing Fields	Private	3.21
SPO 17	Fawcett Primary School	Public	3.84
SPO 27	Leys School Playing Field	Private	3.94
SPO 28	Leys & St Faiths Schools Playing Field	Private	7.94
SPO 36	Perse Preparatory School (Peterhouse)	Private	3.65
SPO 38	Perse School for Girls Playing Field	Private	1.78
SPO 45	St Faith's Playing Field	Private	2.29
SPO 49	St Mary's School Playing Field	Private	2.03
SPO 60	Cambridge Lakes Golf Course	Private	7.91
SPO 61	Cambridge & County Bowling Club	Private	0.58
SPO 62	Perse Preparatory School	Private	1.60
Total			85.95



Protected Open Spaces in Trumpington Ward



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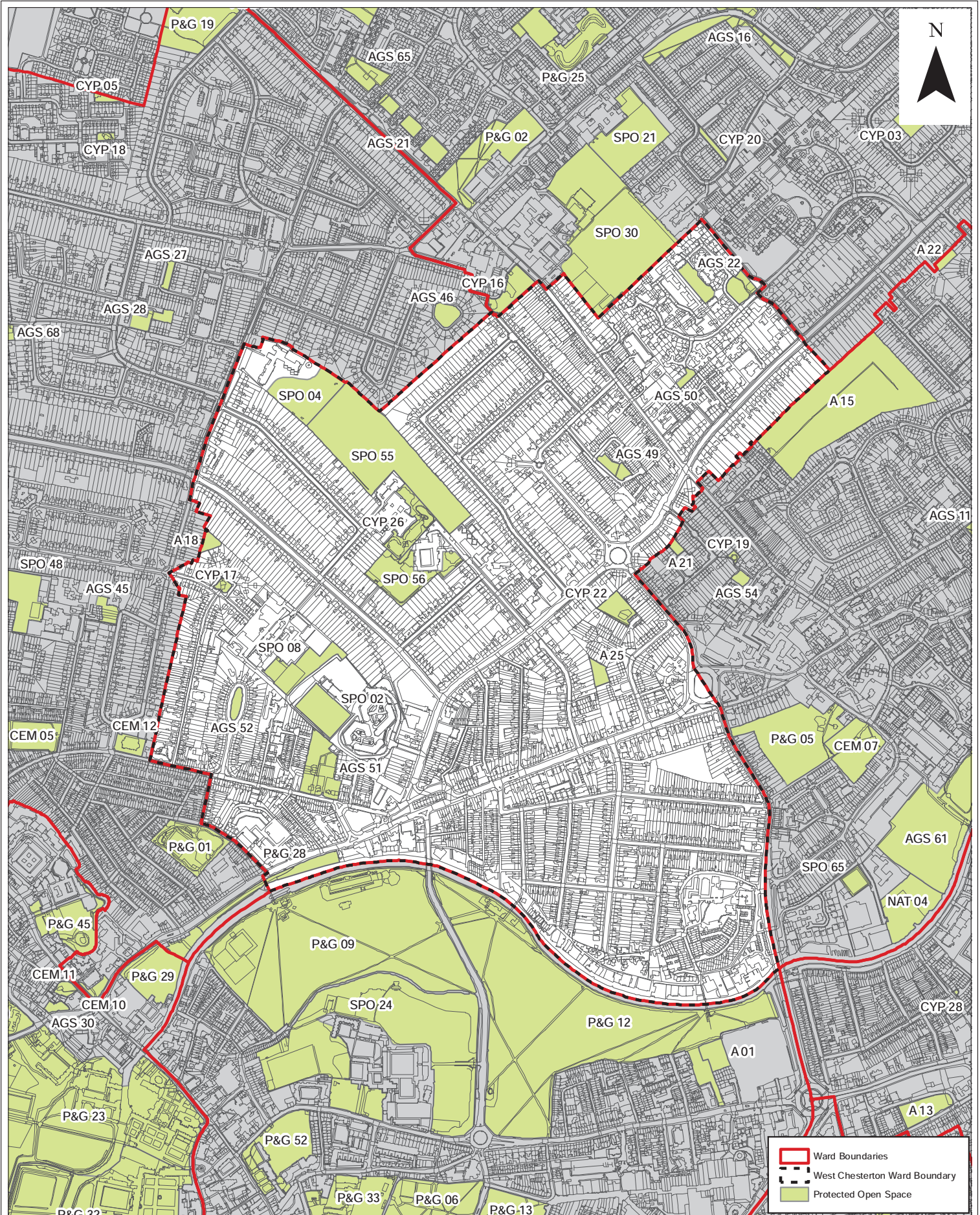
4.32 West Chesterton Ward Profile

Total Population (2009):	8,510
Protected Open Space hectares per 1,000 population:	1.26 hectares (81.6% of which is publicly accessible open space)
Description:	West Chesterton is mainly residential in nature, with some retail and office uses located around Mitcham's Corner and a number of school sites in the north of the ward. The southern part of the ward largely comprises Victorian housing, with a range of dwelling types from small terraced workers' cottages to suburban villas. The housing in the northern part of the ward is generally younger than that of the southern part of the ward and is predominantly semi-detached set in larger plots.
Strengths:	Given the age of development and the size of gardens, some areas of the ward appear quite verdant. The block of school playing fields serving Castle School; Arbury and Milton Road Primary Schools and Chesterton Community College contribute significantly to the amount of open space available in the ward.
Weaknesses:	There is a limited range of open spaces available within the ward itself. Although other Protected Open Spaces such as Alexandra Gardens (P&G 01) Chesterton Recreation Ground (P&G 05) and Jesus Green (P&G 09) are close to the ward, there is very little informal open space and space for children and teenagers.
Opportunities:	Improvements to children's play space, particularly Chestnut Grove Recreation Ground (CYP 22) and Bateson Road Play Area (CYP 17). Site 5.15 Henry Giles House is allocated for housing in the Cambridge Local Plan 2006. If this site comes forward for its allocated use, the quality and quantity of open space made available on site should be high in line with the Council's standards in order to avoid further negative impact on any deficiencies in publicly accessible open space in West Chesterton ward.
Threats:	Loss of Cambridge City Football Club without re-provision of facilities.

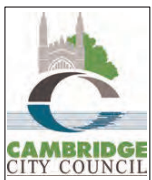
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Protected Open Spaces in West Chesterton Ward

Site No.	Site Name	Public/Private	Size
A18	Bateson Road Allotments	Private	0.12
A 25	Hawthorne Road Allotments	Private	0.15
AGS 22	College Fields Amenity Green Spaces	Public	0.56
AGS 49	Mulberry Close Amenity Green Space	Public	0.19
AGS 50	The Beeches Amenity Green Space	Public	0.08
AGS 51	Victoria Almshouses Allotments and Amenity Green Space	Private	0.87
AGS 52	Victoria Park	Private	0.13
CYP 17	Bateson Road Play Area	Public	0.07
CYP 22	Chestnut Grove Recreation Ground	Public	0.32
CYP 26	Castle School Playground	Public	0.64
SPO 02	Cambridge City Football Club	Private	0.71
SPO 04	Arbury County Primary School	Public	1.08
SPO 08	Chesterton Community College	Public	0.75
SPO 55	Chesterton Community College Playing Field	Public	3.93
SPO 56	Milton Road Primary School	Public	1.16
Total			10.76



	Ward Boundaries
	West Chesterton Ward Boundary
	Protected Open Space



Protected Open Spaces in West Chesterton Ward

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5.0 Open Space and Recreation Standards

Introduction

- 5.1 PPG17 advocates that Local Planning Authorities should set out planning policies for open space based on local standards derived from local assessment. The standards developed in this document are local standards based on recent assessment, with consideration given to national benchmarks set out by organisations such as Fields in Trust.
- 5.2 The adopted standards for the quantity of open space required through new development are set out in the Cambridge Local Plan 2006. Policy 3/8 requires all residential development to include open space in accordance with the open space standards as included in Appendix A of the Local Plan. As this Draft Strategy suggests new standards, the Cambridge Local Plan 2006 standards will stand as the adopted standards for the time-being. However, the Draft Strategy's new standards will form part of the evidence base for the review of the Local Plan. Following the adoption of the next Local Plan, the Strategy will be formally updated and readopted in order to ensure that the standards of the new Local Plan and Strategy are aligned. Accessibility standards are also given in some instances, which should be taken into account when considering which types of open space should be included within developments, and when considering how contributions in lieu of open space should be spent. Quality standards are not specified within this strategy, but the quality scores from assessments should inform decisions on the enhancement of existing facilities in the locality of new development.
- 5.3 The open space required under the standards is defined as any land laid out as a public garden or used for the purposes of public recreation. This means space which has unimpeded public access, and which is of a suitable size and nature for sport, active or passive recreation or children and teenagers' play. Private or shared amenity areas, for example in a development of flats or College grounds, or buffer landscape areas are not included as public open space. This definition relates to both open space provided within a development, and when considering the provision of existing open space.
- 5.4 Indoor sports facilities required under the standards must be accessible to the public, secured if appropriate through a Community Use Agreement.
- 5.5 Open space such as a toddler play area, informal activity area or natural greenspace within smaller development could be considered to meet the standards even if it is principally to be used by residents of that development. This is to encourage open space provision on site in smaller developments where there is insufficient space to provide open space which would be used to a significant extent by those outside the development area. Open space in larger developments should have unimpeded public access.

Summary of the Standards

- 5.6 Table 2 overleaf shows the proposed standards produced for open space and recreation as a result of the recent assessment work undertaken to develop this Strategy. They apply to all schemes for new residential developments

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and the requirement is based on the number of people accruing from the development.

Table 2: The City Council's Open Space and Recreation Standards

Type of Open Space	Definition	Standard
Outdoor Sports Facilities	Playing Pitches, Courts and Greens	1.2 ha per 1,000 people
Indoor Sports Provision	Formal provision such as Sports Halls and Swimming Pools	1 Sports Hall for 13,000 people 1 Swimming Pool for 50,000 people
Provision for children and teenagers	Equipped children's play areas and outdoor youth provision	0.3 ha per 1,000 people
Informal Open Space	Recreation Grounds, parks and common land excluding equipped play areas and pitches, and nature conservation sites.	2.2 ha per 1,000 people
Allotments	Allotments	0.4 ha per 1,000 people

5.7 Discussion of the reasoning behind the standards is set out in the paragraphs below.

Outdoor Sports Facilities

5.8 Sport England has been a Statutory Consultee on planning application affecting playing fields for fifteen years (Statutory Instrument 1817, as amended by Statutory Instrument 2010/2184) due to concern about the loss of playing fields. Any planning application affecting a playing field must be referred by the Local Planning Authority to Sport England for their comment.

5.9 It is Sport England's policy to object to any planning application which would result in the loss of playing pitch provision, unless it meets one of the five exceptions set out in *A Sporting Future for the Playing Fields of England*.

5.10 In 1998 a study of pitch sports was carried out using a method endorsed by the English Sports Council. This covered the City of Cambridge and all the adjoining parishes. A questionnaire survey was carried out of all known pitch sports clubs, schools and institutes of further and higher education and all relevant parish councils. All pitches within the study area were identified and inspected. In 2004, this study was revisited to establish whether demand from the key pitch sports has changed significantly. (*Sports Provision in Cambridge, 2004*). The scope of the study was also widened to cover other types of sports and recreation facilities. The key findings from this 2004 study are incorporated below.

5.11 The 2004 study gave a standard of 1.1 hectares of grass pitches per 1,000 people based on team generation rates and current provision of football, cricket and rugby, and a standard of 1 floodlit pitch (0.9 hectares) per 25,000 people for Artificial Turf Pitches. It also recommended Tennis provision of 3 Tennis Courts (0.18 hectares) per 3000 people; and 1 Bowling Green (0.14 hectares) per 11,000 people. This resulted in an overall standard of 1.2

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hectares of outdoor sports facilities per 1,000 population. This outdoor sports facilities standard covers pitches, courts and greens.

- 5.12 The current national standard set out by Fields in Trust (formerly NPFA) (2008) for playing pitches in urban areas is 1.15 hectares per 1,000 population, close to the 2004 study's standard of 1.1 hectares of grass pitches per 1,000 people.
- 5.13 In recent years, the City has seen some reductions in sports facilities on Protected Open Space, including the loss of space at Netherhall School and Lady Adrian School (now redeveloped as Castle School). In these instances, improvements have also been made to sports facilities in these localities, with Netherhall developing a floodlit all-weather pitch which is capable of being used more intensively than a grass pitch, and improvements having been made to sports hall and all-weather pitch provision at Chesterton Community College.
- 5.14 In moving forward with standards for playing pitches, it is recommended that an up-to-date playing pitch assessment is produced for the City as a part of the review of the Local Plan. Any changes to the current standard of 1.2 hectares per 1,000 population should only be made with a current understanding of the number and type of sports clubs operating in Cambridge and the number and type of playing pitches, courts and greens available and their level of usage.
- 5.15 In terms of grass pitches, provision should be made for:
- One adult football pitch for every 1,026 people, or 0.887 hectares of pitch space per 1,000 people;
 - One cricket field for every 11,580 people, or 0.138 hectares of pitch space per 1,000 people; and
 - One adult rugby pitch for every 12,580 people, or 0.095 hectares of pitch space per 1,000 people.

This is based on team generation rates, with an allowance of 15% to cater for future increases in participation

- 5.16 The pitch area used to calculate the area required includes run-off margins but excludes space required for ancillary facilities such as pavilions and parking. There is potential for shared use on a seasonal basis by cricket and football, with 2 football pitches sharing with one cricket field. Pitches should be accessible. Provision should also be made for mini soccer and mini rugby. Floodlighting will increase the level of use of facilities and is essential for many higher level clubs. It should be designed to minimise light spillage and the impact on wildlife and the landscape. The provision of changing rooms and toilets and storage is desirable for all local sports teams. This is important as lack of access to ancillary facilities, such as changing rooms and toilet facilities, creates a distinct barrier to the formal use of sports pitches.
- 5.17 Pitches should be provided in accordance with the following accessibility standards, based on local evidence and similar studies elsewhere.

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- Grass pitches for football should be located within 3.2km from catchment population, although there may be a need for mini soccer pitches to be located closer to the catchment population.
- Applicants should refer to current FA/FIFA regulations for use of certain artificial surfaces for football pitches.
- Provision for rugby should be made within 8km from catchment population. In practice this means that a rugby pitch can be considered as a City wide resource.
- Provision for cricket should be made within 8km from catchment population. In practice this means that a cricket field can be considered as a City wide resource.
- Wherever possible new provision should be designed and laid out so as to provide for potential shared use on a seasonal basis by football and cricket. Football pitches should be grouped at least 2 together to allow for use as a cricket wicket.

5.18 Sports pitches relating to schools and colleges should be well located in relation to their users. Joint use would be supported. However, if these are to count towards meeting the standards, full community use must be secured for the long term.

Artificial Turf Pitches

5.19 Hockey is the principal sport which has to be played on ATPs. They are also used for football, both training and matches, provided the surface is appropriate. This standard is based on Team Generation Rates for hockey with an allowance of 15% to cater for future increases in participation. This gives a level of provision of one ATP pitch per 25,170 people. Consideration should be given to the type of surface to allow maximum use of the provision.

5.20 Provision should be within 8km from the catchment population. In practice, this means that an ATP pitch can be considered as a City-wide resource. Floodlighting is essential on public ATP pitches, and changing rooms, toilets and storage should be provided.

Tennis

5.21 The provision of outdoor community tennis courts should be on a multi-court basis, which helps facilitate the development of clubs. The standard of 3 tennis courts (0.18 hectares) per 3,000 population is based on the catchment population required to generate sufficient regular tennis activity. Provision should be well related in geographical terms to the population it is intended to serve and is best located in areas which are also the focus for other sports and recreational activity.

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Bowling Greens

- 5.22 The standard is based on the existing level of provision of 1 outdoor bowling green for every 11,000 people. New provision should be well related in geographical terms to the population it is intended to serve.

Indoor Sports Provision

- 5.23 The main components of formal indoor facilities are swimming pools and sports halls. The standard consists of:

- one swimming pool for every 50,000 people; and
- one sports hall for every 13,000 people.

- 5.24 In 2008, Genesis Consulting were commissioned by Sport England to carry out a study on the level of swimming pool provision in Cambridge and South Cambridgeshire. The study's findings highlight that there is currently a good range of swimming pools in the Cambridge area, which includes local authority, commercial and school facilities. The analysis identifies that if no further pools are built in the Cambridge area before 2021 to meet the expected 25% increase in population, levels of unmet demand will only be increased slightly due to spare capacity in existing pools in the City. However, the increased demand will lead to all pools in the study area reaching and exceeding their comfortable capacity, with the result that they will feel crowded to their users. The existing pools will also age significantly and will not necessarily be in a condition to suit the needs of 2021. As a pool ages and the condition of facilities reduces in quality, the capacity and use of that resource tends to fall. For these reasons, the increased population and demand arising from the new growth areas in particular would justify the provision of additional swimming pool water space in appropriate locations, particularly in areas of new housing and in South Cambridgeshire. The study considers a range of scenarios to potentially meet this capacity. It concludes that the Council should pursue a programme of refurbishment of its major indoor pools, in tandem with new pool provision in Cambridge East. If however, a proposal for a new swimming pool were to come forward on the West Cambridge campus, the opportunities for community use of the new pool would need to be explored by the Council, with benefits to the wider community of Cambridge maximised. The standard for swimming pools is based on existing provision, which meets the current demand, but provides little spare capacity for the future growth of the City.

- 5.25 The standard for sports halls is based on existing provision plus the additional halls, which the City Council has made a financial commitment to. Sports Halls are measured in badminton courts, with a standard sized facility having four courts. The 2008 study on sports hall provision in Cambridge and South Cambridgeshire by Genesis Consulting for Sport England showed that currently, overall provision in the Cambridge and South Cambridgeshire administrative areas combined was almost exactly at the national average in terms of the number of courts per head of population. Cambridge itself has 0.37 courts per thousand population against the national average of 0.29 courts per thousand population, whilst South Cambridgeshire had less courts than the national average. Despite the good supply there is some unmet demand, mainly from those without access to a car, but also from those who

Draft Open Space and Recreation Strategy

live at the edge of or beyond a reasonable driving distance. Much of the sports hall provision is also located on school sites, which reduces the overall accessibility.

- 5.26 The study also considered population growth and the impact of new provision on capacity and need. Five new locations were tested in the model: Northstowe, Cambridge Regional College, the University of Cambridge, Southern Fringe and Cambridge East. The research identified that in 2021, the predicted growth in population increases demand by about 21%, only half of which can be absorbed by existing sports halls, as there is insufficient spare capacity in the right locations. Existing halls will require investment to retain desirability and contribute to meeting future demand. The study concludes that the Council should pursue a programme of refurbishment and negotiating community use in existing facilities in tandem with potentially co-located new sports hall provision in Cambridge East and the Southern Fringe over the next 13 years.
- 5.27 All new developments should therefore contribute through financial contributions based on the provision of new sports halls and a swimming pool. New provision should be located to be accessible to the catchment population. Facilities could be provided on a shared use basis, such as on school sites. Financial contributions from new developments in the existing built-up area, where sports facilities are not normally provided on-site, will be spent in the most appropriate way to meet the needs of the residents and could include a range of facilities such as indoor climbing walls or for indoor bowls.
- 5.28 Existing community facilities and new provision afforded under Policies 5/13 and 5/14 in the 2006 Local Plan will help to meet the need for informal indoor sports, providing venues for local community sports and recreation clubs.

Informal Open Space

- 5.29 This is open space that is not formally laid out for sports, children's play or youth provision. It can be used for passive and active informal recreation. This includes unequipped areas for casual play and informal activities adjacent to provision for children and teenagers, some of which will be required to provide a buffer zone for equipped play areas. It also includes amenity greenspaces within housing areas, as well as natural greenspaces and nature reserves.
- 5.30 To provide more detail, the types of open space which are included within this category are:
- Informal Activity Areas: These would normally be associated with housing developments and be suitable for informal play and socialising. It could include a sandpit, barbeque area, seating, boulders, green tunnel, and play art. Such areas should be included in housing sites of 10 or more units;
 - Amenity Green Space: This includes areas such grassed areas used for kickabout and casual play space within residential areas;

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- Urban Parks: These could include some of the elements above, as well as ornamental horticultural areas;
- Natural greenspaces: These range from small pockets within new development and existing built up areas to more strategic open spaces which offer more than a local function. It covers areas suitable for passive recreation such as woodlands and grasslands, and could include water bodies. They should provide wildlife habitats as set out in Local Biodiversity Action Plans and opportunities for walking and jogging on soft surfaces, dog walking and sitting out. Opportunities should be sought to provide small areas of natural and semi-natural greenspace within most housing sites, including those under 10 units, where this can satisfactorily achieved.

5.31 Key issues identified as a result of the assessment of the quantity of provision of informal open space include:

- Abbey, Cherry Hinton, Market and Newnham wards all have good levels of informal open space. Abbey is the most well-provided for due to the presence of Stourbridge and Coldham's Commons abutting the ward's built-up area;
- Provision of informal open space is particularly low in West Chesterton, Petersfield, Castle and Romsey wards. These figures have not been expressed as per 1,000 population, but instead reflect the actual level of provision for each whole ward.

5.32 In setting a local standard for informal open space, it is important to consider the existing standard in the Cambridge Local Plan 2006, the existing amount of informal open space within the City and any nationally derived standards. The existing standard in the Cambridge Local Plan 2006 is 1.8 hectares per 1,000 population. This standard was based on the level of provision and Cambridge's population at the time of the assessment. The 2011 assessment work has established that the City currently has in excess of 258 hectares of publicly accessible informal open space distributed unevenly across the City. This does not include land in the urban extensions, which is committed for informal open space, but is not built out as yet. Given the County Council's mid-2009 population estimates, the amount of current informal open space per 1,000 population is 2.17 hectares per 1,000 population. Whilst some areas of the City are well-provided for, efforts should be made to provide more and higher quality provision in those areas where provision is currently poor. The recommended standard of 2.2 hectares per 1,000 population reflects the existing level of publicly accessible provision informal open space of 2.17 hectares per 1,000 population rounded up to 2.2 hectares per 1,000 population to reflect the need to increase the quantity of provision in some parts of the City and the fact that some of the larger, more strategic sites including the commons and major parks serve local residents and visitors from further afield. Whilst full provision should be sought within housing sites, it is recognised that it is a high standard to be seeking in new developments and financial contributions may need to be sought in order to increase the quality of existing sites and support their capacity to cope with any increases in population as a result of development. The urban extensions should reflect this level of provision, some of which will be in the Green Belt.

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- 5.33 The amount of provision on site should depend on:
- the size and character of the proposed development;
 - the character of the surrounding area;
 - its location in relation to existing open space;
 - and the availability of particular typologies of open space in the locality.
- 5.34 No accessibility standard is set out for informal open space as the range of open spaces within this typology are very varied in size and nature. Some of the larger sites attract people from both inside and outside the City, particularly for events such as Strawberry Fair, the Cambridge Folk Festival and the Big Weekend, whilst smaller sites may only attract local people for informal play, e.g. kickabout. Additionally, due to the number of people cycling and undertaking shared trips, setting a walking distance based accessibility level is not particularly relevant.

Provision for Children and Teenagers

- 5.35 The main components of this provision are equipped children's play areas and outdoor youth provision. Key issues identified as a result of the assessment of the quantity of provision of children and teenagers' play space include:
- The quantity and quality of open spaces in Arbury ward was considered to be the poorest in the City, with sites on Hazelwood Close representing the worst quality of provision assessed;
 - Children and teenagers' play space in Coleridge, West Chesterton, Castle and Trumpington wards was not considered to be well-distributed throughout each ward.
- 5.36 In setting a local standard for provision for children and teenagers, it is important to assess any national standards, any existing local standards and amounts of open space intended for use by children and teenagers identified in the 2011 assessment. The existing standard for equipped children's play areas and outdoor youth provision in the Cambridge Local Plan 2006 is 0.3 hectares per 1,000 population. This standard was based on existing provision and the size of population. Although new play areas have been delivered and the population has changed since 2006, the level of provision has not seen any significant change. The Fields in Trust (formerly NPFA) standard for designated play space is 0.25 hectares per 1,000 population. Based on national standard and the lack of change in levels of local provision, the recommended standard identifies that equipped play areas and outdoor youth provision should be provided at a level of 0.3 hectares per 1,000 people.

Equipped Play Areas

- 5.37 The standard for equipped play areas should be taken into account both when considering if an existing play area is suitably located to serve new development, and to guide the type of play area to be included on site. The facilities should normally be located within a larger area of open space, which would provide the necessary buffer zone and more informal play space. The land required under the standard does not include the necessary buffer zone. This could count towards meeting the standard for informal open space, provided it is suitably laid out and could be used for passive recreation.

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- 5.38 Schemes over 25 units should normally include a toddler play area on site. Larger schemes over 100 units should normally include a local play area. Consideration will be given to the relationship with other potential development sites nearby.
- 5.39 Play spaces should be located where they will be generally overlooked and landscaping and planting can be used to give the “feel” of an enclosed space. The landscaping features should not to obscure full lines of sights to the toddler spaces in particular. The location of play pieces/equipment needs to be considered so it does not cause a nuisance to neighbouring properties, and on pedestrian through routes. Lines of sight from raised equipment and platforms needs to be considered especially those pieces around the minimal buffer zone distances, as not to provide full views into front rooms, kitchens and even first floor accommodations.
- 5.40 A variety of such spaces should be provided across larger development sites. Sites can be hard or soft landscaping, but should include a variety of topographic levels, and a mixture of materials and textures. Some form of opportunity for natural play should be included. This could vary from use of moulding and changes in level, patterns in paving or natural play features such as a log maze or other structures.
- 5.41 Seating should normally be included, although this need not be conventional seating, and a range of items such as boulders and rocks, wooden posts, and wall materials can be used. Use of traditional benches should not be excluded in play spaces, and benches that conform to Disability Discrimination Act requirements (including arm rests) should be provided.
- 5.42 The activity areas on play spaces will need to meet British and European Standards and have safety surfacing, protective fencing, seating and an adequate buffer to protect residential amenity. The exact content and location of play areas will be subject to detailed negotiations to achieve the highest quality.
- 5.43 Although account should be taken of young children’s difficulty with walking significant distances, it may be appropriate and more desirable to combine catchment areas of several toddler/local areas for play to provide fewer play spaces but slightly larger sites where more use and variety of play experiences can be sought. Multiple small spaces often do not get used during daylight hours. These spaces can then end up being misused and develop into anti-social behaviour hotspots directly outside homes. The amalgamation of pocket play areas and play provision for a number of age groups should be considered to form a larger space capable of being used throughout the day and into the evening without causing nuisance to nearby properties.

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5.44 Equipped play areas should be provided as shown in the table below:

Table 3: Types of Children’s Play Areas

Type of Play Area	Content	Attachment Area (straight line distance)	Minimum Activity Area	Buffer Zone (minimum depth from edge of activity area to boundary of nearest residential property)
Toddler Play Area (Local area for play and informal recreation (LAP))	Minimum of 4 pieces of equipment with seating.	60 metres	100 square metres	5 metres
Local equipped, or landscaped areas for play and informal recreation (LEAP)	At least 5 items of equipment for younger children with seating	240 metres	400 square metres	10 metres
Neighbourhood equipped areas for play and informal recreation (NEAP)	At least 8 items of equipment for children between 8 and 14 as well as for younger children	600 metres	1,000 square metres	30 metres

Toddler Play Areas

- 5.45 Toddler play areas (sometimes referred to as LAPs) should provide opportunities for play, primarily for younger children, but should also contribute to the visual amenity of the area.
- 5.46 They should provide places where young children and their parents can enjoy play in a safe environment. They should be welcoming and encourage social interaction. They should be located central to the housing area they are designed to serve, on pedestrian routes.
- 5.47 The playspace should incorporate some interesting and attractive landscape features and/or a small number of items of play equipment and create an environment, which will stimulate young children’s play, providing opportunities for a variety of play experiences. The designations of the number of pieces of physical play items should be seen as a guidance only. Landscaping features which are capable of interacting with the spaces could be viewed as substitute play items as long as they have some repetitive and proven play value. Examples such as tunnels and crawling spaces, log poles

and designed undulating walkways can add as much play value to the sites as a formal piece of play equipment might offer. Seating should be available close to play equipment for parents/carers to be able to sit, watch and meet other people.

Local Equipped Areas for Play (LEAP)

- 5.48 LEAPs should be primarily designed to meet the needs of 4 – 8 year olds. There should be features designed for specific activities such as ball games, wheeled sports or meeting places and/or several of items of play equipment offering a variety of play experiences. The children who use these spaces and facilities should feel safe and be able to interact with individuals and groups of other children of different ages. Experience has shown that residents would often prefer to walk slightly further to a larger equipped play area than use a small local area with limited play equipment. LEAPs should therefore normally include equipment for under 4s, often in a separate fenced area. However, it may be appropriate in some instances to locate Neighbourhood and Local Play areas on the same open space area.

Neighbourhood Equipped Areas for Play (NEAPs)

- 5.49 Neighbourhood spaces and facilities for play and informal recreation comprise larger spaces or facilities for informal recreation which children and young people, used to travelling longer distances independently, can get to safely and spend time in play and informal recreation with their peers and have a wider range of play experiences. They should predominantly be designed to meet the needs of 8 – 14 year olds. The space or facility provides for a variety of age appropriate play and informal recreational experiences. There are likely to be more challenging items of equipment and features that meet the needs of older children and young people, such as more adventurous / risky play opportunities including BMX or skateboards areas. Larger facilities specifically designed for informal recreation could be present, such as a ball court, multi-use games area or skateboard area, which can provide the opportunity for a variety of experiences to young people with differing skills levels. There needs to be sufficient space to play large group ball games and seating and shelter to enable young people to socialise with their friends.

Provision for older children

- 5.50 Outdoor provision is required specifically to meet the needs of older children who can travel independently to use facilities, and whose aspirations will be very different from those of younger children. This would include kickabout areas, games walls, basketball 'half courts' with hoops, roller-skating, skateboard and bmx parks etc. Associated areas for sitting, watching and talking with friends can also be an important element. Care should be taken to ensure the needs of both older girls and boys are adequately met. Young people should be involved in the process of designing provision to meet their needs.
- 5.51 Outdoor informal recreation provision for youths should normally be provided on the basis of 0.3 hectares (or 3000 square metres) per 1,000 people. This area is justified on the basis that it would be large enough to accommodate a small suite of facilities; for example, an informal sports court with seating, or else a skateboard or bmx park, hangout shelter etc. It could also include

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grassed areas that might also be used by young people. The catchment population of 1,000 would generate 120 – 140 young to mid-teens, which is considered sufficient to justify the provision of such a facility.

Allotments

- 5.52 Allotments, community gardens and orchards have seen a significant rise in interest over the last few years, with many people wishing to grow their own food for a variety of reasons, including cost, concerns about climate change and knowledge about the origins of produce. Key issues identified in relation to allotments during the 2011 assessment include:
- Five of the City's wards, Arbury, Castle, King's Hedges, Newnham and Petersfield do not have allotment provision within the ward. In some instances, the gaps in provision may be met to some extent by allotment provision on College sites (adjacent to Pembroke and King's and Selwyn playing fields in the west of the City) and by Histon Road allotments within South Cambridgeshire;
 - West Chesterton and Market Wards both have some allotment provision (1.14 and 0.3 hectares respectively), but the level of provision is well under the recommended standard.
- 5.53 The number of allotments required in a given area is a function of demand and it is therefore appropriate to consider a demand-led methodology. As both the Council and the allotment societies keep information on occupation rates and waiting lists for their sites, it has been possible to view a snapshot of the level of interest and, to some extent, the spatial distribution of that demand.
- 5.54 Although the National Society of Allotments and Leisure Gardeners advocates at least 0.125 hectares of allotments per 1,000 people, Cambridge has traditionally had a relatively high number of allotments. In 2006, the last Open Space and Recreation Strategy referred to Cambridge having approximately 41 hectares of allotments, which provided a ratio of 0.38 hectares per 1,000 people. The existing standard in the Cambridge Local Plan 2006 was set at 0.4 hectares per 1,000 population for the urban extensions only. Due to population growth and re-assessment of allotment sites in 2009 by Ashley Godfrey Associates for the Council, the current level of provision is approximately 39.69 hectares of allotments³, which provides a ratio of 0.33 hectares per 1000 people⁴. As part of the research undertaken in 2009, it was established that 558 people were on waiting lists for the 1,185 plots on allotment sites in Cambridge and at Histon Road allotments in South Cambridgeshire. This is approximately in keeping with the national average of 49 people per 100 allotment plots. Although the number may include some people on more than one waiting list if two or more sites are sufficiently close to their homes, long waiting lists may also act as a deterrent to people applying for a plot. Turnover of plots in Cambridge is not high, with many people keeping their allotments for many years. As a result of the relatively

³ Includes all allotment sites within the City's administrative boundaries and the Histon Road allotments site in South Cambridgeshire, which is geographically and functionally part of the City.

⁴ Based on mid-2009 population estimates by Cambridgeshire County Council.

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low turnover rate and the high level of demand, some allotment holders have previously waited for a decade for a plot. Despite the Council and the allotment societies' efforts to make more plots available, either through division of existing plots or creation of further plots on disused areas of land, the waiting lists remain significant. As such, this standard of 0.4 hectares per 1000 people continues to be appropriate, as it allows for existing demand, with scope for an increase in usage.

5.55 However, in updating the standard to reflect demand, allotments will be required through the standards for both the existing built-up area of the City and for the urban extensions. This is very important given that new development, whether in the urban extensions or on infill sites within the built-up area, will generally be of a higher density with smaller gardens than much of the existing built up area of Cambridge. Where new residential development is brought forward in the existing built-up area of the City, it is recognised that it would be difficult to achieve full provision against the standards in a densely developed area. In the absence of sufficient land for new allotments, monies should be paid towards the enhancement of existing allotment sites. The Council should also seek to identify land, which might be brought forward for new allotments in areas of deficiency.

5.56 Within the urban extensions, allotments will be delivered in line with the Council's standards. It may be appropriate for allotments to be located in the Green Belt. Sites should be accessible, by foot and cycle as well as by car, and preferably be within 1km of the catchment population. Consideration should also be given to smaller sites within the built up area, containing smaller plots, in close proximity to overlooking homes. Associated facilities such as water supply, storage for tools and supplies, and toilets should be included.

Cemeteries and Churchyards

5.57 Cambridge has a number of closed churchyards and cemeteries. Many of the historic churchyards provide an important resource for quiet contemplation and support biodiversity. A number of the closed churchyards would benefit from qualitative enhancement.

5.58 In terms of available burial space within the City, Newmarket Road Cemetery has very limited space left, with interment only possible currently in pre-purchased or family plots. Cambridge's crematorium on Huntingdon Road is now the main site for both burial and cremation. At this time, there remains sufficient space for a number of years.

Green Corridors

5.59 Green corridors throughout the City and out into the surrounding countryside form an essential part of the City's character, ecological and recreational network. Many of the green corridors run into the heart of the City and include areas of the Cambridge Green Belt. These corridors are key to the setting of the City. Whilst the assessment work has not identified any sites as having the function of a green corridor alone, many of the City's Protected Open Spaces work together to form vital corridors of green space which undulate through the City. Whether situated in the north, south, east or west of the

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City, all sites within the green corridors have a key role in providing connectivity for both access and biodiversity. No standard is set in this document for provision of green corridors as they are often made up of a series of sites in different ownerships and of different typologies of open space. However, if development is proposed in or adjacent to one of the City's green corridors, consideration should be given to the impact of the scheme on the qualities of the corridor.

Applying the Open Space and Recreation Standards

- 5.60 The standards are applicable to all new residential units created as a result of development regardless of whether they result from new-build or conversions. Where the proposal relates to the conversion of existing residential properties to create additional bedrooms or the redevelopment of an existing residential site, the open space standards will be applied to the number of additional bedrooms created. The number of people is taken to be the same as the number of bedrooms, except for one-bedroom units, which will be assumed to have 1.5 people. Certain types of housing will not always need to meet the full standard, as shown in table 4.

Table 4: Application of the Open Space and Recreation Standards

	Private Residential/ Housing Association	Retirement housing ⁺	Non family student housing	Family student housing
Outdoor Sports Facilities	Full provision	Full provision	Full provision *	Full provision *
Indoor Sports Facilities	Full provision	Full provision	Full provision *	Full provision *
Provision for Children and Teenagers	Full provision [#]	No provision	No provision	Full provision **
Informal Open Space	Full provision	Full provision	Full provision **	Full provision **
Allotments	Full provision	Full provision	No provision	No provision

[#] Children's Play Areas will not normally be sought for those parts of developments consisting of one bedroom units.

⁺ Retirement housing is any accommodation in Class C3 where there is an age restriction of over 55. The standards do not apply to nursing homes within Class C2.

^{*} Full Provision will not be sought if the accommodation is directly linked to a College by a Section 106 agreement and it can be shown that adequate provision of outdoor or indoor sports facilities is made by that college. Although such provision will not meet the definition of public space, it is accepted that if adequate provision is made by the College, students will be unlikely to use public sports facilities.

^{**} Full provision will not be sought if the development is on a college campus and it can be shown that adequate appropriate open space is provided by the college such that students are unlikely to make significant use of other informal open space.

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- 5.61 The open space requirement for other specialist housing will be considered on its merits, taking into account the needs arising from that development. When considering how to apply the standards, consideration should first be given to how much provision can be made on site for each type of open space. Guidelines for this are set out in Table 5 below.
- 5.62 For each type of open space or recreation provision the following factors should be taken into account:
- a. the size and character of the proposed development;
 - b. townscape considerations;
 - c. its location in relation to adjacent housing and existing open space; and
 - d. opportunities for creating or improving open space and recreation provision nearby.
- 5.63 The standards are based on specific types of open space. However, consideration should be given to including other types of open space and recreation provision and these could help to meet the standards. The maintenance of any open space provided by developers should be secured through the Section 106 agreement for the site.
- 5.64 Any shortfall in on site provision should be met through a financial contribution. These are set out in the Planning Obligation Strategy SPD and are based on the cost of providing and, where appropriate, maintaining that type of open space or recreation facility. This will be spent to benefit residents of the new development using the accessibility standards for the different types of provision given above and table x below as a guide. This will ensure that additional housing contributes towards improving existing provision to meet the additional demands put on them.
- 5.65 Contributions can be spent on new provision or improvements to existing facilities. The urban extensions provide opportunities to include a significant level of publicly accessible open space, which could not be achieved through individual developments in the existing built-up area of the City.
- 5.66 There may be other funding opportunities to improve open space provision. This should be seen as an additional resource to Section 106 contributions. They cannot be used instead of, or be offset against, the open space standards normally required from development.

Open Space in Non-residential development

- 5.67 The provision of open space and sports facilities in association with the workplace is an important component of improving health. The Local Plan 2006 includes a policy on Creating Successful Places (Policy 3/7). This supports the inclusion of open space within all developments. It states that development will be permitted which demonstrates that is it designed to provide attractive, high quality, accessible, stimulating socially inclusive and safe living and working environments, including the provision of clearly distinct public and private spaces designed so they are safe and enjoyable to use. Under this policy, retail, employment development and community facilities,

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such as health centres should include open space to meet the needs of users of the services and employees. This should be particularly considered at Addenbrooke's Hospital, University development and large employment sites.

6.0 Implementing the Strategy

6.1 The Strategy covers the provision and improvement of open space and recreation facilities in the existing built up area, the urban extensions and the urban fringe. This section indicates how this should be implemented.

6.2 Opportunities already exist, and more will arise, to enhance existing open space and to provide new open space. Potential projects will be brought forward for consideration from various strategies and sources. Guidance is set out below to prioritise schemes to improve and/or provide open spaces to be funded both by commuted payments and from other sources. The essential criteria for consideration of funding to improve or provide open spaces are:

- Schemes should have the involvement and support of local people;
- Schemes should have a direct, lasting and noticeable improvement to the appearance and use of an open space;
- Schemes should contribute towards the provision or improvement of sport, play, community facilities and/or biodiversity;
- Schemes should have unimpeded public access and feel part of the public realm;
- Schemes must have the landowner's consent if on private land;
- Schemes must account for future maintenance costs;
- If commuted sums paid in lieu of open space are being used, then the scheme must address the impact of the new development.

6.3 Within the existing built up area of Cambridge, there are limited opportunities for creating new open space except on new development sites. Therefore some on site provision should be made on most housing sites. The optimum use of existing open space must be made, and opportunities must be sought to improve existing spaces and address deficits. Local people should be involved in the design and management of new facilities and enhancements to open space.

6.4 The majority of improvements to existing spaces are currently funded by financial contributions in lieu of open space as set out in the Planning Obligation Strategy SPD. There will be schemes coming forward for improvements to open space in densely populated areas, where there are often deficiencies in provision and a lack of development sites. If sufficient contributions are not coming forward from Section 106 contributions, additional funding should be sought, e.g. through Lottery funding.

6.5 In the urban extensions, in order to retain the special character of Cambridge, it is important that green infrastructure is planned into and alongside new development which:

- safeguards major tracts of open space which currently or have potential to emulate the character and balance between existing built areas and open space;

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- stitches in to the existing open space network and links the City Centre with open countryside,
- are a visual amenity,
- are a recreational amenity, and
- are a wildlife resource.

6.6 The urban extensions provide a unique opportunity to make provision for open space and recreation to serve the needs of the expanding City and sub-region. This could include leisure facilities such as a professional football stadium, an athletics track or ice skating rink. Comprehensive landscape proposals, which provide landscape and biodiversity enhancement and maintain views, must come forward during the planning process for these sites.

6.7 There are opportunities to work in partnership with other local authorities, local residents and charities to bring about increased access to open space in the urban fringe, to increase sports provision, opportunities for informal recreation and enhance biodiversity. Opportunities should be taken to integrate development with adjoining landscape through improved access and enhancement of the landscape and habitats. Providing better access to the countryside will also be sought.

Making provision

6.8 There are opportunities for new provision on and improvements to existing open space, within new housing sites and within and associated with urban extensions, including within the Green Belt.

6.9 Table 5 gives an indication of where provision should be made and opportunities sought for the different types of provision. This shows whether they should be located within smaller housing sites, within established open space, within existing built up areas, in urban extensions or within the Green Belt. In new development, the standards should guide the amount of land given over to the different types of open space. Flexibility should be used in considering the layout and design of the spaces to ensure they will meet the needs of potential users in the best way. Consideration should also be given to providing different types of recreation provision if it is considered that there is a demand for facilities not specifically mentioned in the standards.

Table 5: The provision of open space and recreation facilities

Type of provision	Guidance
Outdoor Sports Facilities	
Grass Pitches	Provision should be within urban extensions and/or in the Green Belt. Pitches should be grouped to allow flexibility of use. More intensively used pitches and floodlit pitches should be either in the built up area or close to the built up area. Sites should be planned to encourage shared use, and biodiversity at the edges. Pitches should have access to ancillary facilities on site in order to improve levels of use.

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Artificial Turf Pitches	At least one fully serviced ATP will be required to serve the expanding City, likely to be located in Cambridge East or the Southern Fringe. New ATPs should be located within the urban extensions, unless there is also scope to enhance an existing pitch within the City without unacceptable impacts on the local environment. ATPs should have access to ancillary facilities on site in order to improve levels of use.
Tennis Courts	These should be provided on existing open spaces, included within larger housing developments, or within urban extensions.
Bowling Green	At least one new bowling green will be required to serve the expanding City, likely to be located in Cambridge East. This should be located within the urban extensions.
Indoor Sports Facilities	At least one new swimming pool will be required to serve the expanding City. Sports halls should be incorporated within the urban extensions and other major housing development as appropriate.
Provision for Children and Teenagers	
Toddler Play Area (LAP)	These should be provided on existing open spaces within housing areas to meet existing deficits, included within housing developments over approximately 25 units, on existing open space and as part of other open space provision within urban extensions.
LEAP	These should be provided on existing open spaces within housing areas to meet existing deficits, included within larger housing developments over approximately 100 units and within other open spaces as above.
NEAP	These should be provided on existing open spaces to meet existing deficits, included within urban extensions.
Youth provision	These should be provided on existing open spaces to meet existing deficits, included within larger housing developments, and within urban extensions. Although a site area of 0.3 hectares is required for a full suite of facilities, where this is not possible consideration should be given to including facilities on smaller areas.
Informal Open Space	
Informal Activity Area	These should be provided on existing open spaces, included within housing developments over 10 units, and as part of other open space provision within urban extensions and in the Green Belt. They should often be provided in association with Toddler Play Areas.
Informal Playspace	These should be provided within housing developments over 25 units. In the urban extensions, it may be appropriate to locate them to be on the edge of the Green Belt.
Urban Parks	These should be provided within urban extensions.
Natural and Semi-natural Green spaces	Opportunities should be sought to increase the provision of these on existing open spaces. Small areas should be included within most housing developments. Larger areas should be provided within urban extensions and in the Green Belt.
Allotments	These should be provided within the urban extensions and within the existing built-up area.

Design Guidance

6.10 The following factors should be taking into account in planning new provision or improvements to ensure they help to meet the vision:

- Regard should be had to the character and qualities of the local area including existing trees and habitats. Reference should be made to Landscape Character Assessment and Conservation Area Appraisals and Management Plans, where relevant;
- All provision should be of high quality, designed to a high standard, integrating imaginative and distinctive features;
- A balance should be met between meeting the needs of users and protecting and improving amenity and biodiversity. This should particularly be considered alongside the provision of sport and recreation facilities;
- The layout and future maintenance of the site to encourage biodiversity should be considered at the outset, with site management plans and new developments bearing in mind the need for multi-functional open spaces at an early stage;
- Space should be allocated for a structure of trees to be grown in harmony with living accommodation and use;
- Spaces should be designed to meet the needs of different users such as young people, the elderly and dog-walkers, with different types of provision separated where appropriate;
- Open spaces and sports facilities should be designed to be enjoyed by and accessible to all potential users, including those with physical disabilities, visual impairment, the elderly and those with young children. They should be designed to take account of religious and social sensitivities;
- Play spaces should be designed to enable people to use them in different ways. Naturalistic settings and natural resources such as logs, tree bowers and willow tunnels should be used where possible;
- Open spaces should be incorporated in housing developments and parks designed in such a way to ensure safety of users and deter crime and vandalism. Open spaces should be overlooked where possible, and routes, spaces and entrances should be well defined;
- Opportunities should be taken to include public art which reflect and celebrate cultural diversity;
- Lighting, including pitch floodlighting, should be provided where appropriate to maximise the use and enjoyment of the open space and safety of users, placed and designed to minimise light spillage and the impact on wildlife and the landscape;
- Cycle and pedestrian routes should be designed to avoid conflict between the two modes, through adequate width or, where appropriate, segregation;
- Cycle parking should be included where appropriate. Car parking should also be included where appropriate in association with sports facilities, allotments and open spaces designed to serve a wider area;
- Design of spaces, including the placing of facilities, should take into account public transport accessibility and the pattern of local bus stops.

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Responsibilities for implementing the Strategy

- 6.11 Much of the Strategy can be implemented through the masterplanning process and through new housing developments and this Strategy has concentrated on these elements. However, the success of the design and delivery process is dependent on early engagement, joint working and close co-operation between different departments, with other local authorities and an active involvement and support of local communities.

Reviewing the Strategy

- 6.12 This Strategy supports and supplements the review of the adopted Local Plan. This Strategy will be reviewed as appropriate during the review of the Local Plan.

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Table 6: Implementing the Strategy

Key element of Strategy	Process	Lead Section	Key parts of this Strategy	Other Strategies	Comment/ Shortcomings
To protect open space	Consideration of planning proposals/ applications	City Development Management New Neighbourhoods	Section 3 Appendix 2	Cambridge Local Plan 2006 Cambridge East Area Action Plan North Cambridge West Area Action Plan	Pressure to provide more housing. Reductions in revenue budgets will have an effect on quality and perceived value of open space.
To ensure high quality provision is made for open space and recreation within development sites, and major green corridors are developed in association with urban extensions.	Masterplanning and consideration of planning proposals/ applications	City Development Management New Neighbourhoods Urban Design	Sections 3, 4 and 5.	Cambridge Local Plan 2006 Cambridge East Area Action Plan North Cambridge West Area Action Plan Area Development Frameworks	Pressure to increase housing densities. The need to balance providing new homes with provision of adequate open space is especially important in areas deficient in open space provision. Extensive consultation required. Should include consideration of long- term maintenance, repair and renewal of infrastructure. Parts of urban extension are within South Cambridgeshire District Council. Partnership working essential.
To fund new facilities on and improvements to existing open space.	To ensure financial contributions are received in lieu of that open space which can not be accommodated within development sites. To ensure financial contributions are spent in	City Development Management New Neighbourhoods	Sections 4, 5 and 6 Appendix 2	Cambridge Local Plan 2006 Cambridge East Area Action Plan North Cambridge West Area Action Plan Planning	Section 106 contributions should be spent to directly benefit residents of the proposed development. Areas which have few development sites are often also areas deficient in open space and where open space

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Key element of Strategy	Process	Lead Section	Key parts of this Strategy	Other Strategies	Comment/ Shortcomings
	the best way. Identifying improvements to open space and implementation of them.	Streets and Open Spaces Arts and Recreation,		Obligations Strategy SPD Cambridge Parks: Managing the City's Asset 2010 – 2014 Arboricultural Strategy Nature Conservation Strategy	improvements have been identified. Lack of staff time to identify improvements to meet deficiencies. Lack of funding for improvements to open spaces which do not directly benefit residents of proposed development, but where a need has been identified. Lack of resources to identify and obtain alternative funding sources. Need to assess revenue implications of any new provision.
To provide new sports facilities and improvements to existing facilities.	Identifying improvements to and new provision of sports facilities and implementation of them.	Streets and Open Spaces Arts and Recreation,	Section 4, 5 and 6 Appendix 2	Sports Strategy	Success dependent on Partnership working.
To fund and provide major areas of open space sites and new sports facilities, which are outwith development	To ensure financial contributions are received in lieu of facilities which are not accommodated within development sites, which must be provided and maintained elsewhere	City Development Management New Neighbourhoods Streets and Open Spaces Arts and Recreation	Sections 4, 5 & 6.	Planning Obligations Strategy SPD Masterplanning process for City's open space assets.	Partnership working essential. Pooling of resources may be necessary.

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Appendix 1: Additional Policy Context

National Policy Guidance

Planning Policy Statement (PPS) 1: Delivering Sustainable Development This statement sets out the overarching planning policies on the delivery of sustainable development through the planning system. It requires planning authorities to ensure that development integrates urban form and the natural environment and creates and sustains an appropriate mix of uses, including green space.

Planning Policy Statement: Climate Change - Supplement to PPS1

This supplement to PPS1 sets out how planning should contribute to reducing emissions and stabilising climate change. In particular, it states that when selecting land for development planning authorities should take into account "the contribution to be made from existing and new opportunities for open space and green infrastructure to urban cooling, sustainable drainage systems, and conserving and enhancing biodiversity".

Planning Policy Guidance (PPG) 2: Green Belts

This defines the role of Green Belts. The fundamental aim of Green Belt policy is to protect the countryside by preventing urban sprawl and encouraging sustainable patterns of urban development.

Planning Policy Statement (PPS) 9: Biological and Geological Conservation

This highlights the role that functioning ecosystems can have in promoting sustainable development and contributing to rural renewal and urban renaissance.

Planning Policy Guidance Note 17 (PPG) 17 – Planning for Open Space, Sport and Recreation

This guidance note recognises the importance of open spaces, sport and recreation provision and the contribution that they make to the quality of life.

Consultation paper on a new Planning Policy Statement: Planning for a Natural and Healthy Environment, 2010

This draft PPS, which was subject to public consultation in March 2010, was intended to replace the existing content of PPS7 in relation to landscape, PPS9 and PPG17. Significantly, it includes a requirement for Local Development Frameworks to "set out a strategic approach for the creation, protection and management of networks of green infrastructure". It requires Local Planning Authorities to prepare and keep up-to-date an assessment of existing and future need of communities for both open space and green infrastructure. This policy statement has not moved forward as yet due to the change in Government and the new emphasis on a National Planning Framework.

Consultation paper on a new Planning Policy Statement: Planning for a Low Carbon Future in a Changing Environment, 2010

This Draft PPS sets out an expectation that green infrastructure provided as part of Local Development Frameworks will contribute to the objective of adapting to climate change by optimising its benefits urban cooling, local flood risk management and access to shady outdoor space. This policy statement has not moved forward as yet

due to the change in Government and the new emphasis on a National Planning Framework.

Relevant Strategies and Guidance

Lawton Report - Making Space for Nature (September 2010)

The Lawton Report comprises an independent review of England's wildlife sites and the connections between them, with recommendations to help achieve a healthy natural environment that will allow plants and animals to thrive. The report found that nature in England is highly fragmented and unable to respond effectively to new pressures such as climate and demographic change.

The Natural Choice: securing the value of nature (June 2011)

The recent Government White Paper on the natural environment sets out the importance of a healthy, functioning natural environment to sustained economic growth, prospering communities and personal well-being. It aims to facilitate greater local action to protect and improve nature; create a green economy, in which economic growth and the health of our natural resources sustain each other, and markets, business and Government better reflect the value of nature; strengthen the connections between people and nature to the benefit of both; and show leadership in the European Union and internationally, to protect and enhance natural assets globally.

Cambridgeshire Vision: County-wide Sustainable Community Strategy 2007 – 2021

The Cambridgeshire Vision sets out the collective vision and priorities of partner organisations to ensure that public services meet the needs of the people of Cambridgeshire. It focuses on 5 key themes; growth, economic prosperity, environmental sustainability, equality and inclusion and safer and stronger communities.

Although there is no specific reference to Green Infrastructure and open spaces, the Cambridgeshire Vision states that new development needs *“to provide infrastructure that encourages physical activity such as walking and cycling and environments that support social networks, which have a positive effect on mental and physical health.”*

Cambridge Sustainable Community Strategy (2007)

This strategy was adopted by the City Council with the aims to enhance the environment and improve the quality of life for people living in, working in and visiting the City. People in the City should live in sustainable communities that are strong, healthy, active, safe and inclusive.

Green Infrastructure Guidance, Natural England, 2009

This document sets out the benefits and functions of Green Infrastructure and encourages a co-ordinated and consistent approach to Green Infrastructure planning. It states:

“Green Infrastructure is a strategically planned and delivered network comprising the broadest range of high quality green spaces and other environmental features. It should be designed and managed as a multi-functional resource capable of delivering those ecological services and quality of life benefits required by the communities it

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serves and needed to underpin sustainability. Its design and management should also respect and enhance the character and distinctiveness of an area with regard to habitats and landscape types.

Green Infrastructure includes established green spaces and new sites and should thread through and surround the built environment and connect the urban area to its wider rural hinterland. Consequently it needs to be delivered at all spatial scales from sub-regional to local neighbourhood levels, accommodating both accessible natural green spaces within local communities and often much larger sites in the urban fringe and wider countryside.”

Appendix 2: List of Protected Open Spaces

The following table lists the sites designated as Protected Open Space as a result of the Council's assessment work during Spring 2011 and shows if they are important for environmental and/or recreational reasons. All of the Green Belt is protected as it is important for environmental reasons. Sites are listed only if they are also important for recreational reasons.

Classification

The open spaces are listed in the following categories:

- Allotments (A)
- Amenity Greenspaces (AGS)
- Spaces for Children's and Young People (CYP)
- Cemeteries and Churchyards (CEM)
- Natural and Semi Natural Green Spaces (NAT)
- Parks and Gardens (P&G)
- Outdoor Sports Facilities (SPO)

This is based on the typology included in PPG 17.

Many open spaces perform more than one function. They are listed under the primary function. The full database shows all functions that a site performs.

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Site Name	Site No	Ward	Area (ha)	Environmental Importance	Recreational Importance	Quality %
Auckland Road Allotments	A 01	Market	0.3	Yes	Yes	30.91%
Baldock Way Allotments	A 02	Queen Edith's	1.5	Yes	Yes	63.64%
Burnside Allotments	A 03	Coleridge	3.34	Yes	Yes	63.64%
Dawes Lane Allotments	A 04	Cherry Hinton	2.21	Yes	Yes	56.92%
Elfleda Road Allotments	A 05	Abbey	4.29	Yes	Yes	63.33%
Fairfax Road Allotments	A 06	Romsey	1.64	Yes	Yes	47.69%
Fanshawe Road Allotments	A 07	Coleridge	0.62	Yes	Yes	62.22%
Foster Road Allotments	A 08	Trumpington	2.08	Yes	Yes	48.89%
Empty Common Allotments	A 09	Trumpington	1.65	Yes	Yes	45.00%
Holbrook Road Allotments	A 10	Queen Edith's	2.34	Yes	Yes	68.00%
Wenvoe Close Allotments and Paddock	A 11	Cherry Hinton	0.87	Yes	Yes	55.00%
Vinery Road Allotments	A 12	Romsey	1.48	Yes	Yes	47.69%
New Street Allotments	A 13	Abbey	0.47	Yes	Yes	52.00%
Nuffield Road Allotments	A 14	East Chesterton	2.58	Yes	Yes	40.00%
Pakenham Close Allotments	A 15	East Chesterton	4.84	Yes	Yes	69.23%
Perne Road Allotments	A 16	Coleridge	0.68	Yes	Yes	60.00%
Stourbridge Grove Allotments	A 17	Romsey	3.47	Yes	Yes	41.33%
Bateson Road Allotments	A 18	West Chesterton	0.12	Yes	Yes	53.33%
Maple Close Allotments	A 21	East Chesterton	0.06	Yes	Yes	60.00%
Kendal Way Allotments (Marked as A4)	A 22	East Chesterton	0.1	No	Yes	43.64%
Hawthorne Rd Allotments	A 25	West Chesterton	0.15	Yes	Yes	64.44%
Peveler Rd Allotments	A 26	Abbey	1.08	Yes	Yes	58.33%
Blandford Way Play Area	AGS 01	Arbury	0.18	Yes	Yes	37.24%
Brooks Road Play Area	AGS 02	Romsey	0.29	Yes	Yes	46.25%
Ditton Fields Recreation Ground	AGS 04	Abbey	0.64	Yes	Yes	53.53%
Donkey Common	AGS 05	Petersfield	0.69	Yes	Yes	58.89%
Dudley Road Recreation Ground	AGS 06	Abbey	0.8	Yes	Yes	49.33%
Thorpe Way Play Area	AGS 07	Abbey	1.16	Yes	Yes	77.14%
Green End Road Recreation Ground	AGS 08	East Chesterton	0.9	Yes	Yes	61.71%
Montreal Square	AGS 09	Romsey	0.07	Yes	Yes	44.00%
Scotland Road Recreation Ground	AGS 11	East Chesterton	0.39	Yes	Yes	50.59%
Peter's Field	AGS 12	Petersfield	0.89	Yes	Yes	50.00%
Nuttings Road Amenity Green Space	AGS 13	Romsey	0.44	Yes	Yes	50.34%
Ravensworth Gardens	AGS 14	Petersfield	0.25	Yes	Yes	45.00%
Brownsfield Recreation Ground	AGS 15	East Chesterton	0.47	Yes	Yes	62.00%
Campkin Road/St. Kilda Avenue	AGS 16	King's Hedges	1.36	Yes	Yes	47.74%
Land at End of Moyne Close	AGS 18	King's Hedges	0.14	Yes	Yes	45.26%
Land West of 43 Ashvale	AGS 19	King's Hedges	0.07	No	Yes	54.44%
Minerva Way Amenity Green Space	AGS 20	King's Hedges	0.15	Yes	No	37.50%
Walker Court Amenity Green Space	AGS 21	King's Hedges	0.45	Yes	Yes	40.00%
College Fields Amenity Green Spaces	AGS 22	West Chesterton	0.56	Yes	Yes	35.63%
Southacre Amenity Green Space	AGS 23	Trumpington	0.87	Yes	No	58.89%
Cripps Court, Selwyn College	AGS 25	Newnham	0.35	Yes	Yes	90.67%
Gonville And Caius (Finella)	AGS 26	Newnham	1.36	Yes	Yes	66.67%
Ferrars Way Amenity Green Space	AGS 27	Arbury	0.1	Yes	Yes	46.00%

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Site Name	Site No	Ward	Area (ha)	Environmental Importance	Recreational Importance	Quality %
Harris Road Amenity Green Space	AGS 28	Arbury	0.24	Yes	Yes	45.56%
Anstey Way Amenity Green Space	AGS 29	Trumpington	0.13	Yes	No	55.00%
Northampton Street Amenity Green Space	AGS 30	Castle	0.09	Yes	No	42.50%
Davy Road Amenity Green Space	AGS 31	Coleridge	0.22	Yes	Yes	38.95%
Fanshawe Road Amenity Green Space	AGS 32	Coleridge	0.18	Yes	Yes	36.84%
Silverwood Close Amenity Green Space	AGS 33	Abbey	0.16	Yes	Yes	43.53%
Staffordshire Gardens Amenity Green Space	AGS 34	Petersfield	0.1	Yes	Yes	42.11%
Fulbourn Road Amenity Green Space	AGS 35	Cherry Hinton	1.14	Yes	Yes	48.33%
Amenity Green Space Outside 73-87 Peverel Rd	AGS 36	Abbey	0.19	Yes	No	27.06%
Amenity Green Space Outside 33-47 Peverel Road	AGS 37	Abbey	0.18	Yes	No	33.68%
Rawlyn Road Amenity Green Space	AGS 38	Abbey	0.24	No	Yes	50.00%
Jack Warren Green Large Amenity Open Space	AGS 39	Abbey	0.24	Yes	Yes	41.88%
Jack Warren Green Small Amenity Green Space	AGS 40	Abbey	0.15	Yes	Yes	53.68%
Queens Meadow Amenity Green Space	AGS 41	Cherry Hinton	0.23	Yes	No	36.25%
Brooklands Court Amenity Green Space	AGS 42	Trumpington	0.11	Yes	Yes	70.00%
Mill Road Amenity Green Space	AGS 44	Romsey	0.16	Yes	Yes	77.33%
Harvey Goodwin Gardens	AGS 45	Arbury	0.18	Yes	Yes	64.29%
Redfern Close Amenity Green Space	AGS 46	Arbury	0.22	Yes	Yes	56.67%
Rustat Avenue Amenity Green Space	AGS 47	Coleridge	1.24	Yes	Yes	59.26%
St Matthew's Gardens	AGS 48	Petersfield	0.44	Yes	Yes	54.12%
Mulberry Close Amenity Green Space	AGS 49	West Chesterton	0.19	Yes	Yes	70.67%
The Beeches Amenity Green Space	AGS 50	West Chesterton	0.08	Yes	Yes	42.50%
Victoria Almshouses Allotments and Amenity Green Space	AGS 51	West Chesterton	0.87	Yes	Yes	66.32%
Victoria Park	AGS 52	West Chesterton	0.13	Yes	Yes	47.06%
Fazeley House Amenity Green Space	AGS 53	Petersfield	0.24	Yes	Yes	72.86%
Pearl Close Large Amenity Green Space	AGS 54	East Chesterton	0.08	Yes	Yes	55.56%
Faculty of Education	AGS 55	Queen Edith's	0.72	Yes	Yes	91.25%
Ditton Lane Amenity Green Space	AGS 56	Abbey	0.26	No	Yes	45.71%
Accordia Amenity Green Space	AGS 57	Trumpington	2.1	Yes	Yes	56.88%
Sherlock Close Amenity Green Space 2	AGS 58	Castle	0.19	Yes	Yes	68.75%
Sherlock Close Amenity Green Space 1	AGS 59	Castle	0.16	Yes	Yes	68.24%
Westminster College	AGS 60	Castle	1.12	Yes	Yes	62.35%
Simoco Site	AGS 61	East Chesterton	4.13	Yes	Yes	37.65%
The Pightle and Principals Lodge	AGS 62	Newnham	0.5	Yes	Yes	78.00%
Fison Road Amenity Green Space	AGS 63	Abbey	0.3	Yes	No	42.50%

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Site Name	Site No	Ward	Area (ha)	Environmental Importance	Recreational Importance	Quality %
St Mary's Amenity Green Space	AGS 64	Trumpington	0.3	Yes	Yes	80.00%
Hanson Court Amenity Green Space	AGS 65	King's Hedges	0.42	Yes	Yes	43.16%
Hughes Hall Amenity Green Space	AGS 66	Petersfield	0.22	Yes	Yes	86.25%
Pinehurst	AGS 67	Newnham	2.72	Yes	Yes	73.68%
Borrowdale Amenity Green Space	AGS 68	Arbury	0.17	Yes	Yes	46.32%
Carisbrooke Road Amenity Green Space	AGS 70	Castle	0.25	Yes	No	48.89%
Peverel Road Small Amenity Green Space	AGS 71	Abbey	0.07	Yes	Yes	58.00%
Barnwell Road Amenity Green Space	AGS 72	Abbey	0.04	Yes	Yes	58.33%
Wadloes Road Amenity Green Space	AGS 73	Abbey	0.32	Yes	Yes	56.92%
Hampden Gardens	AGS 74	Romsey	0.2	Yes	Yes	64.14%
Whitehill Close Amenity Green Space	AGS 75	Abbey	0.25	Yes	Yes	50.77%
Trumpington Church Extension Churchyard	CEM 01	Trumpington	0.39	Yes	No	47.37%
Trumpington Church Cemetery (St Mary & St Michael's Church)	CEM 02	Trumpington	0.46	Yes	No	70.53%
Newmarket Road Cemetery	CEM 03	Abbey	7.82	Yes	No	74.44%
Church End Cemetery (St Andrew's Church)	CEM 04	Cherry Hinton	1.08	Yes	No	60.95%
Histon Road Cemetery	CEM 05	Arbury	1.38	Yes	Yes	56.36%
Mill Rd Cemetery	CEM 06	Petersfield	3.99	Yes	Yes	56.52%
St Andrews Church Cemetery	CEM 07	East Chesterton	1.02	Yes	Yes	67.37%
All Souls Lane (Ascension) Cemetery	CEM 08	Castle	0.93	Yes	Yes	53.68%
St Mary the Less Churchyard	CEM 09	Market	0.17	Yes	Yes	66.09%
St Giles' Churchyard	CEM 10	Arbury	0.11	Yes	No	61.00%
St Peter's Churchyard	CEM 11	Castle	0.11	Yes	No	46.00%
St Luke's Churchyard	CEM 12	Arbury	0.24	Yes	No	72.22%
Cameron Road Play Area	CYP 01	King's Hedges	0.19	Yes	Yes	44.52%
Beales Way Play Area	CYP 02	King's Hedges	0.25	No	Yes	40.63%
Ramsden Square Play Area	CYP 03	King's Hedges	0.29	Yes	Yes	61.29%
Penarth Place Play Area	CYP 04	Newnham	0.29	Yes	Yes	52.67%
Play Area Behind 70-78 Hazelwood Close	CYP 05	Arbury	0.07	Yes	Yes	30.97%
Ainsworth Street Play Area	CYP 06	Petersfield	0.03	No	Yes	62.58%
Ravensworth Gardens Toddler Play Area	CYP 07	Petersfield	0.07	No	Yes	50.63%
Flower Street Play Area	CYP 08	Petersfield	0.1	Yes	Yes	39.38%
Shenstone Play area	CYP 09	Petersfield	0.08	No	Yes	62.31%
St Thomas' Road Play Area	CYP 10	Coleridge	0.3	Yes	Yes	32.67%
Gunhild Way Play Area	CYP 11	Queen Edith's	0.32	Yes	Yes	48.57%
Peverel Road Play Area	CYP 12	Abbey	0.41	Yes	Yes	46.88%
Reilly Way Play Area	CYP 13	Cherry Hinton	0.1	Yes	Yes	50.63%
Velos Walk Play Area	CYP 14	Abbey	0.09	Yes	Yes	41.88%
Albion Yard Children's Play Area	CYP 15	Castle	0.13	Yes	Yes	50.32%
Arbury Local Centre Play Area	CYP 16	King's Hedges	0.43	Yes	Yes	60.61%
Bateson Road Play Area	CYP 17	West Chesterton	0.07	Yes	Yes	41.88%
Hazelwood Close Toddler Play Area	CYP 18	Arbury	0.07	Yes	Yes	43.13%

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Site Name	Site No	Ward	Area (ha)	Environmental Importance	Recreational Importance	Quality %
Pearl Close Toddler Play Area	CYP 19	East Chesterton	0.04	Yes	Yes	46.45%
Hawkins Road Children's Play Area	CYP 20	King's Hedges	0.08	Yes	Yes	36.67%
St Matthew's Primary School	CYP 21	Petersfield	0.36	Yes	Yes	54.74%
Chestnut Grove Recreation Ground	CYP 22	West Chesterton	0.32	Yes	Yes	41.25%
Ainsdale Children's Play Area	CYP 23	Cherry Hinton	0.05	Yes	Yes	51.25%
Holbrook Road Children's Play Space	CYP 24	Queen Edith's	0.3	Yes	Yes	46.06%
Discovery Way Children's Play Space	CYP 25	East Chesterton	0.13	Yes	Yes	45.00%
Castle School Playground	CYP 26	West Chesterton	0.64	Yes	Yes	92.26%
Kathleen Elliot Way Children's Play Space	CYP 27	Cherry Hinton	0.02	No	Yes	63.08%
River Lane Play Area	CYP 28	Abbey	0.01	No	Yes	39.13%
Bramblefields Open Space	NAT 01	East Chesterton	2.2	Yes	Yes	58.75%
Byron's Pool	NAT 02	Trumpington	3.07	Yes	Yes	65.71%
Limekiln Close Local Nature Reserve	NAT 03	Cherry Hinton	2.86	Yes	Yes	57.39%
Logans Meadow Local Nature Reserve	NAT 04	East Chesterton	1.11	Yes	Yes	52.94%
Paradise Nature Reserve	NAT 05	Newnham	2.53	Yes	Yes	67.06%
Sheeps Green & Coe Fen	NAT 06	Newnham	20.61	Yes	Yes	70.59%
Stourbridge Common	NAT 07	Abbey	19.38	Yes	Yes	56.97%
Barnwell Pit (Lake)	NAT 08	Abbey	2.45	Yes	Yes	50.59%
Barnwell Junction Pasture and Disused Railway	NAT 09	Abbey	2.97	Yes	Yes	56.67%
Ditton Meadows	NAT 10	Abbey	15.85	Yes	Yes	53.00%
Spinney - Blue Circle	NAT 11	Coleridge	0.65	Yes	Yes	34.00%
Wetland Area (Perse School Playing Fields)	NAT 12	Trumpington	0.3	Yes	No	38.89%
Grayling Close & Thrifts Walk (East of ex-Simoco site)	NAT 13	East Chesterton	0.7	Yes	Yes	60.00%
West Pit SSSI (Limekiln Caravan Club)	NAT 14	Cherry Hinton	4.91	Yes	Yes	56.92%
East Pit (South of Limekiln Close LNR)	NAT 15	Cherry Hinton	8.1	Yes	Yes	62.86%
Limekiln Hill Reservoirs	NAT 16	Cherry Hinton	3.39	Yes	No	58.46%
Madingley Rise Meadow	NAT 17	Castle	1.86	Yes	No	50.00%
Barton Road Lake	NAT 18	Newnham	1.22	Yes	Yes	52.22%
Meadow Triangle near Wilberforce Road and Cycle Way	NAT 19	Newnham	0.62	Yes	No	40.00%
Conduit Head Road Lake	NAT 20	Castle	0.81	Yes	Yes	40.00%
Adams Road Sanctuary (Lake)	NAT 22	Newnham	1.7	Yes	Yes	72.86%
M11 Verge and Scrub East of M11	NAT 23	Newnham	2.27	Yes	No	45.71%
Traveller's Rest Pit (SSSI)	NAT 24	Castle	3.71	Yes	No	51.67%
Netherhall Farm Meadow	NAT 25	Queen Edith's	0.51	Yes	No	67.69%
Meadow & Small Wood (Peterhouse College) - South of Hayster Drive	NAT 26	Cherry Hinton	0.95	Yes	Yes	34.00%
Lakes Adjacent to Cherry Hinton Brook	NAT 28	Coleridge	26.72	Yes	Yes	44.62%
Emmanuel College Gardens	NAT 29	Market	3.09	Yes	Yes	77.78%
Barnwell East Local Nature Reserve	NAT 30	Abbey	3.26	Yes	Yes	57.65%
Barnwell West Local Nature Reserve	NAT 31	Abbey	4.02	Yes	Yes	42.35%

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Site Name	Site No	Ward	Area (ha)	Environmental Importance	Recreational Importance	Quality %
Hayster Drive Open Space	NAT 32	Cherry Hinton	0.57	Yes	Yes	34.00%
Empty Common (Copses and Pastures)	NAT 33	Trumpington	2.81	Yes	Yes	54.29%
Brookside	NAT 34	Trumpington	0.56	Yes	Yes	52.86%
The Grove	NAT 35	Newnham	0.97	Yes	No	70.00%
Giant's Grave	NAT 36	Cherry Hinton	0.37	Yes	No	39.17%
Former Landfill Site West of Norman Way	NAT 37	Cherry Hinton	11.59	Yes	No	35.00%
Former Landfill Site East of Norman Way	NAT 38	Cherry Hinton	8.86	Yes	No	35.71%
Alexandra Gardens	P&G 01	Arbury	1.15	Yes	Yes	51.52%
Arbury Town Park	P&G 02	King's Hedges	1.66	Yes	Yes	51.11%
Cherry Hinton Hall	P&G 03	Cherry Hinton	14.12	Yes	Yes	71.50%
Cherry Hinton Recreation Ground	P&G 04	Cherry Hinton	2.9	Yes	Yes	62.05%
Chesterton Recreation Ground	P&G 05	East Chesterton	2.3	Yes	Yes	60.00%
Christ's Pieces	P&G 06	Market	4.07	Yes	Yes	56.22%
Coleridge Recreation Ground	P&G 07	Coleridge	5.08	Yes	Yes	60.00%
Histon Road Recreation Ground	P&G 08	Castle	1.8	Yes	Yes	64.71%
Jesus Green	P&G 09	Market	11.74	Yes	Yes	62.11%
King's Hedges Recreation Ground	P&G 10	King's Hedges	3.9	Yes	Yes	52.35%
Lammas Land	P&G 11	Newnham	5.45	Yes	Yes	70.00%
Midsummer Common	P&G 12	Market	13.8	Yes	Yes	52.38%
New Square	P&G 13	Market	0.77	Yes	No	52.63%
Nightingale Avenue Recreation Ground	P&G 14	Queen Edith's	5.09	Yes	Yes	68.95%
Nun's Way Recreation Ground	P&G 15	King's Hedges	4.65	Yes	Yes	66.11%
Parker's Piece	P&G 16	Market	9.63	Yes	Yes	77.00%
Bell School of Language	P&G 17	Queen Edith's	1.98	Yes	Yes	70.53%
Romsey Recreation Ground	P&G 18	Romsey	2.81	Yes	Yes	68.65%
St. Albans Road Recreation Ground	P&G 19	Arbury	2.09	Yes	Yes	59.39%
St. Matthew's Piece	P&G 20	Petersfield	0.76	Yes	Yes	59.43%
Trumpington Recreation Ground (King George V Memorial Playing Field)	P&G 21	Trumpington	4.06	Yes	Yes	62.70%
Coldhams Common	P&G 22	Abbey	44.74	Yes	Yes	49.71%
St John's College Gardens	P&G 23	Castle	11.39	Yes	Yes	80.00%
Royal Observatory	P&G 24	Castle	3.1	Yes	Yes	71.76%
Edgecombe Flats Green	P&G 25	King's Hedges	1.43	Yes	Yes	43.64%
Church End Green Space	P&G 26	Cherry Hinton	1.15	Yes	Yes	42.86%
Cambridge University Botanic Garden	P&G 27	Trumpington	16.4	Yes	Yes	90.00%
Jubilee Garden	P&G 28	Arbury	0.56	Yes	No	68.57%
Magdalene College Grounds	P&G 29	Castle	1.3	Yes	Yes	70.67%
Causeway Park	P&G 30	East Chesterton	0.68	Yes	Yes	37.78%
Queens' College	P&G 31	Newnham	5.61	Yes	Yes	80.00%
Trinity College Gardens	P&G 32	Castle	7.48	Yes	Yes	80.00%
Christ's College Gardens	P&G 33	Market	3.09	Yes	Yes	77.89%
Peterhouse Gardens	P&G 34	Market	2.83	Yes	Yes	71.00%
King's College	P&G 35	Newnham	9.71	Yes	Yes	77.33%
Pembroke College Gardens	P&G 36	Market	1.53	Yes	Yes	80.00%
Ridley Hall Grounds	P&G 37	Newnham	0.4	Yes	Yes	81.33%
Gonville And Caius Fellows Garden	P&G 38	Newnham	0.81	Yes	Yes	78.89%

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Site Name	Site No	Ward	Area (ha)	Environmental Importance	Recreational Importance	Quality %
Selwyn College Gardens	P&G 39	Newnham	2.26	Yes	Yes	89.33%
Newnham College Gardens	P&G 40	Newnham	2.12	Yes	Yes	77.65%
Wychfield	P&G 41	Castle	1.74	Yes	No	77.89%
Lucy Cavendish College	P&G 42	Castle	1.3	Yes	Yes	61.05%
Fitzwilliam College Gardens	P&G 43	Castle	1.46	Yes	Yes	84.21%
Murray Edwards College Gardens	P&G 44	Castle	2.69	Yes	Yes	85.22%
Castle Mound	P&G 45	Castle	1.17	Yes	Yes	68.00%
Homerton College Grounds	P&G 46	Queen Edith's	8.94	Yes	Yes	85.00%
St Edmund's College Gardens	P&G 47	Castle	2.95	Yes	Yes	69.00%
Trinity Hall Gardens	P&G 48	Castle	1.1	Yes	Yes	80.00%
Gonville & Caius College Gardens	P&G 49	Castle	0.81	Yes	Yes	80.00%
Clare College Gardens	P&G 50	Newnham	4.77	Yes	Yes	80.00%
Anstey Hall	P&G 51	Trumpington	3.92	Yes	Yes	66.15%
Sidney Sussex College Gardens	P&G 52	Market	1.52	Yes	Yes	76.00%
Robinson College Gardens	P&G 53	Newnham	3.93	Yes	Yes	88.00%
Trinity College Fellows Garden	P&G 54	Castle	2.37	Yes	Yes	85.33%
Trinity College - Burrell's Field	P&G 55	Castle	1.48	Yes	Yes	85.33%
Corpus Christi	P&G 56	Market	1.23	Yes	Yes	83.16%
Barnwell Road Recreation Ground	SPO 01	Abbey	0.56	Yes	Yes	55.24%
Cambridge City Football Club	SPO 02	West Chesterton	0.71	No	Yes	81.00%
Cambridge Football Stadium	SPO 03	Trumpington	1.43	Yes	Yes	64.44%
Arbury County Primary School	SPO 04	West Chesterton	1.08	Yes	Yes	77.33%
Cambridge Rugby Football Club	SPO 05	Newnham	8.55	Yes	Yes	68.18%
Cambridge Tennis & Hockey Club	SPO 06	Newnham	2.41	Yes	Yes	71.00%
Cambridge United FC	SPO 07	Abbey	0.84	No	Yes	84.21%
Chesterton Community College	SPO 08	West Chesterton	0.75	Yes	Yes	81.74%
Churchill College Grounds	SPO 10	Castle	9.06	Yes	Yes	80.00%
Clare College Playing Fields	SPO 11	Trumpington	6.54	Yes	Yes	68.00%
Coleridge Community College Playing Fields	SPO 12	Coleridge	2.16	Yes	Yes	59.09%
Colville County Primary School	SPO 13	Cherry Hinton	0.55	Yes	Yes	70.00%
Corpus Christi Playing Fields	SPO 14	Newnham	4.29	Yes	Yes	83.33%
Cambridge University Press Playing Fields	SPO 15	Trumpington	3.21	Yes	Yes	84.00%
Emmanuel College Playing Field	SPO 16	Newnham	4.02	Yes	Yes	61.11%
Fawcett Primary School	SPO 17	Trumpington	3.84	Yes	Yes	80.00%
Fenners Cricket Ground	SPO 18	Petersfield	3.66	Yes	Yes	88.00%
Fitzwilliam College Playing Fields	SPO 19	Castle	2.61	Yes	Yes	60.00%
Gonville & Caius College Playing Fields	SPO 20	Newnham	2.71	Yes	Yes	76.84%
Grove Primary School	SPO 21	King's Hedges	1.6	Yes	Yes	63.33%
Hills Road Sport Centre (Tennis Courts)	SPO 22	Queen Edith's	0.65	No	Yes	80.00%
Jesus College	SPO 24	Market	8.36	Yes	Yes	80.00%
King's Hedges County Primary School	SPO 25	King's Hedges	1.08	Yes	Yes	64.14%
Kings College School	SPO 26	Newnham	1.76	Yes	Yes	90.67%
Leys School Playing Field	SPO 27	Trumpington	3.94	Yes	Yes	88.89%
Leys & St Faiths Schools Playing Field	SPO 28	Trumpington	7.94	No	Yes	70.00%
Long Road Sixth Form College	SPO 29	Queen Edith's	7.15	Yes	Yes	69.47%
Manor Community College Playing	SPO 30	King's Hedges	5.41	Yes	Yes	68.00%

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Site Name	Site No	Ward	Area (ha)	Environmental Importance	Recreational Importance	Quality %
Fields						
Netherhall School (South)	SPO 31	Queen Edith's	11.68	Yes	Yes	74.44%
Queen Emma Primary School	SPO 32	Queen Edith's	4.33	Yes	Yes	0.00%
Newnham College Playing Field	SPO 33	Newnham	1.76	Yes	Yes	84.44%
Newnham Croft Primary School	SPO 34	Newnham	1.16	Yes	Yes	67.37%
Pembroke, Peterhouse, Downing, St. Catherine's & Christ's Colleges	SPO 35	Newnham	11.3	Yes	Yes	85.56%
Perse Preparatory School (Peterhouse College)	SPO 36	Trumpington	3.65	Yes	Yes	74.12%
Perse School For Boys Playing Field	SPO 37	Queen Edith's	8.58	Yes	Yes	97.14%
Perse School For Girls Playing Field	SPO 38	Trumpington	1.78	Yes	Yes	78.33%
Abbey Meadows Primary School	SPO 39	Abbey	2	Yes	Yes	66.00%
Queen Edith Primary School	SPO 40	Queen Edith's	1.12	Yes	Yes	71.11%
University Croquet & Tennis Club (Cocks & Hens Lawn Tennis Club)	SPO 41	Newnham	0.89	Yes	Yes	70.00%
Spinney County Primary School	SPO 42	Cherry Hinton	0.87	Yes	Yes	88.00%
St. Andrews Primary School	SPO 43	East Chesterton	1.52	Yes	Yes	77.50%
St Bede's School	SPO 44	Coleridge	7.74	Yes	Yes	69.00%
St Faith's Playing Field	SPO 45	Trumpington	2.29	Yes	Yes	80.00%
St John's and Magdalene Colleges Playing Field	SPO 46	Castle	10.31	Yes	Yes	70.00%
St Lawrence Catholic Primary School	SPO 47	King's Hedges	1.77	Yes	Yes	68.00%
St Luke's Primary School	SPO 48	Arbury	0.79	Yes	Yes	66.67%
St Mary's School Playing Field	SPO 49	Trumpington	2.03	Yes	Yes	50.00%
Trinity College Playing Field	SPO 50	Newnham	3.9	Yes	Yes	70.00%
Trinity Hall Ground	SPO 51	Castle	3.89	Yes	Yes	85.71%
University Athletics Track	SPO 52	Newnham	7.52	Yes	Yes	77.69%
University Rugby Club	SPO 53	Newnham	1.77	Yes	Yes	66.96%
University Rugby Club Practice Ground	SPO 54	Newnham	1.25	Yes	Yes	65.00%
Chesterton Community College Playing Field	SPO 55	West Chesterton	3.93	Yes	Yes	76.92%
Milton Road Primary School	SPO 56	West Chesterton	1.16	Yes	Yes	81.11%
Mayfield Primary School	SPO 58	Castle	1.1	Yes	Yes	77.50%
Cantabrian Rugby Football Grounds	SPO 59	Queen Edith's	5.05	Yes	Yes	61.05%
Cambridge Lakes Golf Course	SPO 60	Trumpington	7.91	Yes	Yes	81.05%
Cambridge & County Bowling Club	SPO 61	Trumpington	0.58	Yes	Yes	71.76%
Perse Preparatory School	SPO 62	Trumpington	1.6	Yes	Yes	87.78%
Downing College	SPO 63	Market	4.06	Yes	Yes	89.09%
Chesterton Bowls Club	SPO 65	East Chesterton	0.24	No	Yes	84.00%
Trinity College Hockey Field	SPO 66	Newnham	0.62	Yes	Yes	54.55%
Cherry Hinton Infants School	SPO 67	Cherry Hinton	0.5	Yes	Yes	61.18%

Appendix 3: Quality Assessment Criteria

		Scoring (1 worst – 5 best)				
Question	1	2	3	4	5	
1 Planted areas	No planting	Limited planting with poor maintenance.	Numerous areas of planting, installed and maintained to a poor standard.	Numerous areas of planting, installed and maintained to a reasonable standard.	Numerous areas of planting with an appropriate mix of plants, installed and maintained to a high standard.	
2 Trees	Weakened / dying trees / vandalised trees		Fairly balanced tree stock with limited examples of vandalism or trees in decline		Full, healthy and balanced tree stock with a range of ages.	
3 Grassed areas	General grass cover patchy and poor with little or no serious attempts to correct the problem.	General grass cover average with some bald patches.	Full grass cover throughout main thin area, some thin patches evident.	Full grass cover throughout, main area cleanly cut, a few thin patches.	Full grass cover throughout, dense sward, good colour and cleanly cut.	
4 Hard landscaping	Poor quality hard landscaping materials and maintenance	Quality landscaping materials with poor maintenance	Average quality hard landscaping materials with average maintenance	Average quality hard landscaping materials with good maintenance	Good quality hard landscaping materials with good maintenance	
5 Boundaries (both soft and hard landscaping)	Not clearly defined or maintained	All clearly defined, but poorly maintained	All clearly defined, but maintenance inconsistent.	All clearly defined and well maintained.	Attractive, clearly defined and well maintained.	
6 Is there a level playing surface? Of relevance on all pitch surfaces, whether tarmac, astroturf, grass, clay. Note areas of depression on plan.	Very bad condition. Uneven surface with significant depressions / undulations across pitch. Many weeds or detritus evident.	Generally level with cracking surface and some large depressions. Some weeds or detritus.	Some undulations, but largely level. Limited weeds or detritus.	Generally good level surface with some small undulations	Good quality level surface without depressions	

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7	Condition of headstones/graves and monuments/architecture	Poor condition / maintenance	Below average condition / maintenance	Average condition / maintenance	Good condition / maintenance	Excellent condition / maintenance
8	Condition of plots (Whilst pernicious weeds and self-setting trees such as sycamore may not be appropriate for retention within plots, some flora may be acceptable for both wildlife value and attractiveness)	Poor maintenance or some encroachment across plots.		Average condition, little or no encroachment across plots.		Excellent condition throughout, no encroachment across plots.
9	Is the entrance to the site obvious and attractive?	No apparent entrance	Apparent as an entrance, but poorly maintained	Apparent as an entrance, adequate maintenance	Apparent as an entrance and clean, tidy and well-maintained	Obvious entrance, inviting, clean, tidy and well-maintained
10	Getting there	Site is on opposite side of a major access barrier or is a significant distance (1 kilometre) from residential areas.		Site is relatively close to residential areas but need to take a circuitous route or cross a busy road to get there.		Visitors can get to the site easily, safely and independently from their homes. No significant hazards to accessing the space safely.
11	Getting there for those with a disability or with pushchairs.	Some people are excluded by poor access; site is not readily accessible to wheelchairs or pushchairs. There are no alternatives to poor pathways and ground is uneven. Sudden changes to surfacing are not easily identified.		Site can be accessed by some e.g. those pushing pushchairs and people with some mobility, but presents difficulties for others e.g. those with severe disabilities, so that they cannot take full advantage of the facility.		Space is accessible to disabled people including those with different sensory capabilities and other specific requirements. Site is accessible to pushchairs. Good pathways to the site offer an alternative to uneven ground and steps. Entrances and sudden changes in

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12	<p>Personal safety/security and lighting (Lighting can have positive and negative impacts – whilst it may not benefit biodiversity and can give a false sense of security, it can also help to provide an accessible pedestrian and cycle route)</p>	<p>Site and access routes feel unsafe even in daylight</p>		<p>Site and access routes feel safe in daylight but not after dark</p>		<p>surfaces easily identified. Site and access routes feel safe at all times and have good exit routes. Both are appropriately lit after dark if open.</p>
13	<p>Roads/paths</p>	<p>Paths insufficient / missing where desire lines are evident</p>	<p>Sufficient paths, poor repair with weeds evident.</p>	<p>Suitable materials, some maintenance required.</p>	<p>Suitable materials, level for safe use, edges well defined, good condition.</p>	<p>Suitable materials, level for safe use, edges well defined, excellent condition.</p>
14	<p>Cycle Parking</p>	<p>No cycle parking</p>	<p>Parking provided integral to, or adjacent to the green space, limited maintenance poor.</p>	<p>Parking provided integral to, or adjacent to the green space, limited space, good maintenance.</p>	<p>Parking provided integral to, or adjacent to the green space, adequate spaces but maintenance could be improved.</p>	<p>Parking provided integral to, or adjacent to the green space, adequate spaces, clean and in good condition, well signed.</p>
15	<p>Car Parking</p>	<p>Parking provided integral to, or adjacent to the site, limited spaces unsuitable for disabled use, maintenance poor.</p>		<p>Parking provided integral to, or adjacent to the site, adequate spaces for disabled use, but maintenance could be improved.</p>		<p>Parking provided integral to, or adjacent to the site, adequate spaces for disabled use, clean and in good condition, well signed.</p>
16	<p>Well maintained</p>	<p>Extensive litter or hazardous debris, planting in poor condition, unacceptable graffiti present.</p>		<p>Partly meets criteria for excellence but fails on two or more items</p>		<p>No evidence of litter or hazardous items, well drained where appropriate, planting is regularly cared for, no unacceptable graffiti</p>

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17	Well used by visitors (evidenced by site visits, replacement of worn equipment using desk research and local knowledge)	Site is used by few or no visitors at whom it is aimed. There is no evidence of wear and tear such as well-worn grass or replacement of worn equipment infrequent.		Site has a reasonable level of use by those at whom it is aimed, moderate replacement of worn equipment.	Site is well used by visitors. There is evidence of wear and tear such as well-worn grass, local knowledge and observations of people using the space or frequently replaced / repaired equipment due to wear and tear.
18	Line marking	No lines	Poorly marked out and lines faint	Poorly marked out and lines visible	Marked out well and lines are very bright
19	Equipment – posts and mounts safe and secure etc	Very bad condition	Bad condition	Moderate condition	Very good condition
20	Lighting of pitch (Where there is no floodlighting this should not reduce the score of a given site – remove the question and rescore the total accordingly)	Poor quality floodlighting, with considerable light spillage onto the surrounding area in addition to the pitch.		Floodlighting with some spillage onto surrounding area in addition to the pitch.	High quality floodlighting, which does not exhibit high levels of light spillage elsewhere.
21	Seating	No seating		Limited seating or seating is not well sited or is in poor condition.	Appropriate levels and siting of seating. Seating in good condition.
22	Litter Bins	Insufficient bins of a poor quality and not emptied	Insufficient bins, not emptied	Adequate number in adequate condition	Numerous for the size of the site and in good condition
23	Other Street Furniture, e.g. sculpture/monuments	Poor quality and maintenance		Average quality and maintenance	Good quality and maintenance
24	Dog fouling	Evidence of dog fouling, no management		Measures taken to manage dogs but evidence that dogs	Management of dog fouling in place through bins, clarification of dog

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		measures in place			are fouling site.		free areas and self-closing gates, signs discouraging dogs from the site, no evidence of fouling.
25	Toilets/Baby Changing facilities	No accessible toilets.	Restricted use of toilets. Toilets poorly maintained.		Toilets available and adequately maintained, but not easily accessible, e.g. too far away or locked when people wish to use them		Fully accessible, well maintained toilets available for visitors. Changing facilities for children of different ages including disabled children.
26	Changing Accommodation	No changing facilities	Restricted use of changing facilities. changing facilities poorly maintained.		Changing facilities available and adequately maintained, but not easily accessible, e.g. too far away or locked when people wish to use them		Fully accessible, well maintained changing facilities available.
27	Habitat management (where habitats exist)	No evidence of habitat maintenance and no action plan for site.			Action plan for site, but maintenance is poorly executed.		Action plan for site and maintenance is good, with habitat in favourable condition.
28	Is there a balance between habitat protection and access?	Quality of habitat is suffering from other uses and there is a need for management			Some attempt made to manage the different uses on the site and direct impacting uses away from areas of sensitivity		Clear balance evident supported by information and good signposting and paths
29	Information boards/leaflets	No signposts, limited or no information available.	No signposts with an interpretation board with poor information.		Site is signposted with limited interpretation boards.	Site is signposted with adequate information boards.	Site is signposted with good quality information boards.
30	Were local residents and	Local	Local	Local	Local	Local	Local

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	other stakeholders involved in the development of the site?	residents/stakeholders were not consulted on any aspect of the development of the site.		residents/stakeholders were consulted about the development of the site once.		residents/stakeholders were continuously consulted and participated actively in the design and development process throughout.
31	Were children/young people involved in the development of the site?	Children/young people were not consulted on any aspect of the development of the site.		Children/young people were consulted about the development of the site once.		Children/young people were continuously consulted and participated actively in the design and development process throughout.
32	Informal oversight by passers-by or nearby properties such as houses or community centres	Site has obstructed lines of sight, few passers-by at any time		Site has some informal oversight by adults but passers-by are few, or only at certain times		Site has a good level of informal oversight by adults, for example, views are unobstructed, site is in an area with people frequently passing by or through it or in full view of local housing
33	Meeting other children	Site located where no other children likely to pass by e.g. away from homes, hidden away.		Site located where there may be some opportunity for other children to pass by e.g. a quieter road.		Site located where there is a very high likelihood of other children passing by and joining in play e.g. on the way to and from school or local shops.
34	Enticing to children to play	Signs or other deterrents including adults prohibit children from playing e.g. no ball games, no children signs; unappealing, tired looking.		Children have restricted access, or are limited in what they can do by regulation, design or attitudes. Site locked when children may wish to play.		Visible signs welcoming children to play using. Signage and other playful messages, space is child-friendly and appealing. Children and adults feel relaxed (if observed) and at ease. Site open when children may wish to play.

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35	Meets needs of different age groups	Meets needs of one age group.		Play features suitable for two different age groups.	Play features meet the play needs of all ages including teenagers.
36	Inclusion of disabled children	Site offers little or nothing for children with sensory or physical impairments.		Limited play offer to children with physical or sensory impairments. Disabled children and non-disabled children unlikely to be able to play together.	Play features are designed for a range of abilities and impairments including sensory and physical impairments and behaviours. Disabled and non-disabled children are able to play together.
37	Movement	Site offers no or limited opportunity for movement.		Site offers few opportunities for running, tumbling, wheeled activity, rolling, rocking, swinging, balance, climbing or moving around.	Children can run, roll, run, tumble, wheeled activity, rock, swing, balance, climb or moving around freely using their whole bodies or on wheels.
38	Stretching the imagination	The site has no design features to provoke the children and young people's imagination, fantasy or role play.		The site has limited design features to provoke the child's imagination, fantasy or role play.	The site is deliberately designed to provoke and engage children and young people's imagination, encourage fantasy and role play e.g. through changes in level and texture, loose parts, sculptures, natural features and imaginative signage.
39	Ball games	No space for ball games or ball games prohibited.		Small space or too close to equipment allowing only limited space to play with balls.	Ball games area sufficient to kick a ball around, not too close to other play features.

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40	Opportunities to change the environment/space (loose parts)	The site offers no opportunities for children to change their environment (e.g. only limited fixed equipment is available).		The site offers some opportunities to change the environment e.g. through some natural features that might encourage children to change the way they use the space.		The site encourages children to alter the play space in different ways to enhance their play e.g. den building, obstacle courses, bridges over streams and creating shade using the natural environment.
41	Places for children/young people to sit	No places for children and young people to sit		Limited places for children and young people to sit, not suitable for playing or talking together.		Children and young people can sit and play or talk together, places for children to sit are incorporated into the play space, and near to tables or other seated play surfaces.
42	Access to natural environment	Landscaping and planting either actively discourages play or no opportunities are available to engage with the natural environment.		Landscaping and planting is minimal and offers limited provision for encounters with natural environment.		Site provides some natural features such as trees, bushes, plants, shrubs, wild flowers and long grass, sand, water, rocks, and a variety of levels; and a range of visual and sensory stimuli.
43	Added play value: the site offers more than just a basic experience of sensation. It offers possibilities for children to take risks without hazards, to intensify the experience or broaden it.	Features (including equipment, natural features and landscaping) are at basic level only and add little to play value.		Features (including equipment, natural features and landscaping) are more than basic and adds to play value, but does not do so significantly.		Features (including equipment, natural features and landscaping) are advanced in nature and add significantly to play value e.g. loose parts, places to hide/for reverie, good integration and use of natural

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44	<p>Presence of supervisory adults (e.g. park keepers, street wardens, play rangers, community support officers)</p>	<p>No supervisory adults in the vicinity when children likely to be playing</p>		<p>Supervisory adults in the vicinity at some times children might want to be playing</p>		<p>environment, a range of textures, planting, use of contours, challenging, risk, cooperation needed, and attention paid to all the senses. Supervisory adults always likely to be in the vicinity at times children might want to be playing.</p>
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**Appendix 4: Indicative Map of Protected Open Spaces
and Proposed Open Spaces in the Urban Extensions**

Glossary

Allotments	<p>An allotment is a piece of land that can be rented for the production of fruit or vegetables for consumption by the allotment holder. Flowers may also be planted, although the primary focus of a site should be the cultivation of fruit and vegetables. Livestock, such as chickens or rabbits, may also be kept on some sites, subject to management agreement and any other necessary consents.</p> <p>Allotment land can be owned by a local council or a private organisation. Many allotments, although publicly owned, are managed by allotment societies. Councils have a legal duty to provide sufficient allotments to meet demand. These allotments may fall within two categories, temporary or statutory. Whilst temporary allotments may be used for this purpose for many years, they were not purchased for permanent use as allotments and they are not legally protected from de-designation. Statutory allotments, however, were obtained only for use as allotments and are further protected by specific legislation in the Allotments Act 1925, which requires consent from the Secretary of State in order to dispose of a site. The Secretary of State cannot consent to the disposal of statutory allotment land unless they are satisfied either that adequate provision will be made for displaced plot-holders, or that such provision is not necessary or is impracticable. The Councils would expect that any allotments provided within the urban extensions would be given statutory protection.</p>
Area Action Plan (AAP)	Local Development Document setting out policy and proposals for specific areas. See Planning and Compulsory Purchase Act 2004 and its supporting guidance and regulatory documents.
Biodiversity	Encompasses all aspects of biological diversity, especially including species richness, ecosystem complexity and genetic variation.
Biodiversity Action Plan (BAP)	A plan that sets objectives and measurable targets for the conservation of biodiversity.
Cambridge Local Plan	The Cambridge Local Plan sets out policies and proposals for future development and land use to 2016; the Plan will be a material consideration when making planning applications.
City Centre	Historic Core and Fitzroy/Burleigh Street shopping areas in Cambridge. These areas provide a range of facilities and services, which fulfil a function as a focus for both the community and for public transport; see also Proposals Map.
Colleges	Colleges constituting part of Cambridge University. Each is an independent corporate body with its own governance, property and finance. There are 31 such Colleges. The Colleges appoint their staff and are responsible for selecting students, in accordance with University regulations. The teaching of undergraduates is shared between the Colleges and University departments. Degrees are awarded by the University. Academic staff, in some cases, hold dual appointments, one with the University and one with a College.
Conservation Area	Areas identified, which have 'special architectural or historic interest', which makes them worth protecting and improving.
Development Plan	The Development Plan for Cambridgeshire is not a single

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document but comprises of a number of documents as required by legislation. These are currently the Cambridgeshire & Peterborough Structure Plan, the Cambridgeshire and Peterborough Waste Local Plan, the Cambridgeshire Local Transport Plan, the Cambridge Local Plan and the South Cambridgeshire Local Plan. The Development Plan is prepared in accordance with the Town and Country Planning (Development Plan) (England) Regulations 1999 and the Town and Country Planning (Transitional Arrangements) (England) Regulations 2004.

Green Belt	A statutory designation made for the purposes of checking the unrestricted sprawl of large built-up areas, preventing neighbouring communities from merging into each other, assisting in safeguarding the countryside from encroachment, preserving the setting and special character of historic towns and assisting in urban regeneration by encouraging the recycling of derelict and other urban land.
Green Infrastructure	Green infrastructure consists of multi-functional networks of protected open space, woodlands, wildlife habitat, parks, registered commons and villages and town greens, nature reserves, waterways and bodies of water, historic parks and gardens and historic landscapes. Different aspects of green infrastructure provide recreational and/or cultural experiences, whilst supporting and enhancing biodiversity and geodiversity, enhancing air and/or water quality and enriching the quality of life of local communities.
Greenfield land	Land which has not previously been developed or which has returned to greenfield status over time.
Listed Building	A building or structure of special architectural or historic interest and included in a list, approved by the Secretary of State. The owner must get Listed Building Consent to carry out alterations that would affect its character.
Local Biodiversity Action Plan (LBAP)	The Action Plan works on the basis of partnership to identify local priorities and to determine the contribution they can make to the delivery of the national Species and Habitat Action Plan targets. The Local Biodiversity Action Plan has been prepared by Biodiversity Cambridgeshire (contact via Cambridgeshire County Council) 1999.
Local Development Framework (LDF)	A statutory 'portfolio' (or family) of <i>Local Development Documents (LDDs)</i> that sets out the spatial planning policies for a local planning authority area. It is comprised of <i>Development Plan Documents, Local Development Scheme, Statement of Community Involvement, Annual Monitoring Report</i> and <i>Supplementary Planning Documents</i>
Local Plan	Abbreviation used to describe the statutory plans adopted by the City Council and South Cambridgeshire. They are a material consideration in determining planning applications, which should be in accordance with them as part of the Development Plan.
Major Development	Defined as: <ul style="list-style-type: none">• Residential development: the erection of 20 or more dwellings or, if this is not known, where the site area is 0.5 hectares or more; or

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	<ul style="list-style-type: none">• Other development: where the floor area to be created is 1,000m² or more, or the site area is 1 hectare or more.
Masterplan	A Masterplan describes how proposals for a site will be implemented. The level of detail required in a Masterplan will vary according to the scale at which the Masterplan is produced. Masterplans will normally be adopted as SPD.
Natural or semi-natural greenspace	Natural or semi-natural greenspace includes woodland, scrub, grassland such as commons and meadows, wetlands, open and running water, wastelands and derelict open land and rock areas (e.g. cliffs, quarries and pits) - all actively managed by humans in order to maintain native wildlife and sustain human beings. In other words these are managed environments including 'encapsulated countryside within the formally designated public open spaces' and elsewhere (ref. English Nature – Accessible natural greenspace in towns and cities, report no. 153 (1995)).
Open Space and Recreation Standards	The amount of open space required in all developments either on site or through financial contributions under Section 106 of the Town and Country Planning Act 1990 (as amended).
Planning Condition	Requirement attached to a planning permission. It may control how the development is carried out, or the way it is used in the future. It may require further information to be provided to the Planning Authority before or during the construction.
Planning Obligation	A binding legal agreement requiring a developer or landowner to provide or contribute towards facilities, infrastructure or other measures, in order for planning permission to be granted. Planning Obligations are normally secured under Section 106 of the Town & Country Planning Act 1990.
Planning Policy Guidance Note (PPG)	The guidance is issued on a range of planning issues by the (former) Department of the Environment, Transport and the Regions, Department of Transport, Local Government and the Regions, the Office of the Deputy Prime Minister and now the Department for Communities and Local Government. PPGs must be taken into account when preparing the statutory Local Plan and LDF.
Planning Policy Statements (PPS)	The new versions of PPGs, which indicate Government planning policy formerly issued by the Office of the Deputy Prime Minister, now the Department for Communities and Local Government.
Section 106	See Planning Obligation.
Setting of the City	The interface between the urban edge and the countryside.
Site of Special Scientific Interest (SSSI)	An area that, in the view of Natural England, is of particular interest because of its fauna, flora, or geological or physiographic features. Once designated, the owner of the site is required to notify the relevant authorities and to obtain special permission before undertaking operations that would alter its characteristics. Designated under Section 28 of the Wildlife and Countryside Act 1981.
Sub-Region (Cambridge Sub-Region or CSR)	The wider Cambridge area covering the City and the surrounding rural area extending to and including the ring of

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market towns.

Supplementary Planning Guidance (SPG)/ Supplementary Planning Document (SPD)	Supplementary Planning Guidance is replaced by Supplementary Planning Documents under the new Development Plans legislation. Can take the form of design guides or area briefs, or supplement other specific policies in a plan. SPG/SPD may be taken into account as a material consideration in determining planning applications.
Sustainable Community Strategy	A strategy for promoting the economic, environmental and social wellbeing of an area and contributing to the achievement of City and district-wide sustainable development. Prepared by the Local Strategic Partnerships for Cambridge City and South Cambridgeshire.
University of Cambridge	<p>The University of Cambridge is a common law corporation. It is a loose confederation of faculties, Colleges and other bodies. The University works with a relatively small central administration and with central governing and supervisory bodies consisting of and mainly elected by, the current academic personnel of the faculties and Colleges. There are over 100 departments, faculties and schools in which the academic and other staff of the University provide formal teaching (lectures, seminars and practical classes) and carry out research and scholarships. In relation to land and property, the University is distinct from the 31 colleges.</p>
Urban Extensions	<p>Development areas on the edge of Cambridge on land proposed for release from the Green Belt – this includes brownfield and greenfield land. Such development is proposed on the edge of the City in a sustainable location.</p>

Appendix B: List of Stakeholder Consultees for the Draft Open Space and Recreation Strategy

Cambridgeshire County Council
English Heritage
Environment Agency
Natural England
Cambridgeshire Football Association
Sport England
All City Councillors
All County Councillors (City Wards)
All Cambridge Residents' Associations
All 'Friends of' groups
All Allotment Societies
Bidwells
Savills
Januarys
Carter Jonas
Beacon Planning
Chair of Adams Road Sanctuary
Victoria Almshouses
Estate Management and Building Service, University of Cambridge
All Colleges of the University of Cambridge
Westminster College
Ridley Hall
The Bursars' Committee
Land Securities
Cambridge Cycling Campaign
Cambridge Past, Present and Future
Conservators of the River Cam
The Wildlife Trust
Transition Cambridge
Anstey Hall
Bell School of Language
Cambridge University Botanic Garden
Cambridge City Football Club
Cambridge United Football Club
Cambridge Rugby Union Football Club
Cantabrians Rugby Football Club
Chesterton Bowls Club
Cambridge Tennis & Hockey Club
Hills Road Sport Centre
Cambridge Lakes Golf Club

Parkside Federation
The Diocese of Ely
RC Diocese of East Anglia
St. Bede's Inter-Church High School
The Leys School
Long Road Sixth Form College
Manor Community College
Chesterton Community College
Cambridge Regional College
The Perse Preparatory School
Perse School for Boys
Perse School for Girls
St. Mary's School



To: Executive Councillor for Planning and Sustainable Transport
Report by: Head of Planning Services
Relevant scrutiny committee: Development Plan Scrutiny Sub 12/7/2011
Wards affected: All Wards

Draft Strategic Housing Land Availability Assessment (SHLAA) –Phase 1

Non Key Decision

1. Executive summary

- 1.1 Planning Policy Statement 3 requires Local Authorities to produce a Strategic Housing Land Availability Assessment (SHLAA) to form part of a robust evidence base to inform the production of Development Plan Documents. The main purpose of the SHLAA is to assess the amount of land that may be available for new housing in Cambridge over the next 20 years in order to inform the review of the Cambridge Local Plan. It is important to note that the SHLAA does not allocate land for development, or determine whether planning permission would be granted for housing development on a site.
- 1.2 Future housing provision will be set locally through the review of the Local Plan which will need to balance housing need and demand against the capacity of the area to accommodate new development. This will need to ensure that any housing proposal sites are deliverable. Technical work on the SHLAA prepares the way for this work. The review of the Local Plan will also need to balance housing pressures against pressure for the development of other uses such as employment.
- 1.3 Work on the SHLAA is now at an advanced stage. The purpose of this report is for Members to consider the draft SHLAA prior to a six week consultation in September 2011.
- 1.4 The structure of the SHLAA is:-
 - a) main report detailing the methodology and conclusions (Appendix A)
 - b) second volume Part 3 that goes through the sites identified in the SHLAA with maps and site assessment forms (Appendix B)
- 1.5 Appendix C outlines suggests a draft schedule of consultees for the consultation.

2. Recommendations

- 2.1 This report is being submitted to the Development Plan Scrutiny Sub-Committee for prior consideration and comment before decision by the Executive Councillor for Planning and Sustainable Transport.
- 2.2 The Executive Councillor is recommended to:
- a) agree the draft SHLAA for consultation (Appendices A & B) subject to any amendments from Ward Members and; and any amendments resulting from ongoing work (Phase 2) with land owners and the Housing Market Partnership over the summer.
 - b) To agree that if there are any major changes in approach resulting from consultation with the Housing Market Partnership over the summer, these are considered and agreed in consultation with Chair and spokes before public consultation.
 - c) To approve the draft schedule of consultees (Appendix C).
- 2.3 Appendix B is too large to attach to the agenda. A printed copy has been placed in the Member's Room for reference. All documents are published on the Council's web site with the agenda documents.

3. Background

- 3.1 Planning Policy Statement 3: Housing (PPS3) requires the Council to produce a SHLAA. The main purpose of a SHLAA is to assess the amount of land that is potentially available for new housing in the future. This is part of the PPS3 requirement for local planning authorities to plan, monitor and manage the supply of housing.
- 3.2 The SHLAA has been prepared in accordance with government best practice guidance published by CLG in 2007.¹ This sets out a 10 stage process to assess sites in a SHLAA. The main report in Appendix A follows this approach.
- 3.3 The primary role of the SHLAA is to:
- Identify sites with potential for housing;
 - Assess their housing potential; and
 - Assess when these sites are likely to be developed.
- 3.4 This is not the first time that this sort of exercise has been undertaken. An Urban Capacity Study was prepared in 2002 to support the production of the existing adopted 2006 Local Plan.
- 3.5 The key difference between a SHLAA and an Urban Capacity Study (UCS)² is that the UCS did not necessarily fully assess the likelihood of sites coming forward for development. The guidance at that time did not require such an assessment but Planning Policy Statement 12 now places much more emphasis on deliverability.

¹ Strategic Housing Land Availability Assessments –Practice Guidance –CLG 2007
(<http://www.communities.gov.uk/publications/planningandbuilding/landavailabilityassessment>)

² The Urban Capacity Study was produced in 2002 and looked at the supply of residential land and fed into the Local Plan and Structure Plan processes.

- 3.6 The guidance requires sites to be considered deliverable or developable. To be considered **deliverable** (that is it could be brought forward and built in the first 5 years of the Plan), sites should:-
- **Be Available** – the site is available now is free of any legal restrictions, such as restrictive leases or covenants, and the land owner is keen to develop the land for residential purposes and doesn't want to keep the land in its current use or use it for another purpose.
 - **Be Suitable** – the site offers a suitable location in planning terms for development now and is free of known planning constraints;
 - **Be Achievable** – there is a reasonable prospect that housing will be delivered on the site within five years. There are no cost, market or delivery factors to prevent houses being built and sold.
- 3.7 To be considered **developable** (likely to come forward at some point after 5 years but within the next 20 years), sites should be in a suitable location for housing development and there should be a reasonable prospect that the site is available for, and could be developed at the point envisaged.
- 3.8 At this stage Officers have identified and undertaken a suitability assessment of a large number of sites as either being deliverable, developable or not developable. What is now being proposed is that these assessments are subject to consultation including consultation with landowners and developers to check if there is any interest on the part of land owners in development and whether such development is developable and deliverable. As part of this and in accordance with the guidance officers have set up a Housing Market Partnership (HMP). The HMP is made up of house builders, developers, social housing providers and others and can assist in ascertaining whether sites are developable and deliverable, as well as any mitigation measures associated with the development of particular sites. By involving these stakeholders at this stage the aim is to ensure the assessment of housing capacity is thorough and realistic. Consultation on the SHLAA will ensure that the evidence provided will stand up to scrutiny when the Review of the Local Plan is subject to public examination by a Planning Inspector. Consulting residents at this stage will ensure that the assessment benefits from their local knowledge of sites.
- 3.9 By identifying sites as deliverable / developable in the SHLAA this allows the Council to count those dwellings that could be built on these sites and contribute to future housing provision. The SHLAA is an important source of technical evidence to inform plan making in Cambridge, but **it does not allocate land for development, or determine whether planning permission would be granted for housing development on a site.** It is for the formal planning process to make the final decision as to whether development should take place on a site.
- 3.10 One of the purposes of a SHLAA is to demonstrate that enough land can be identified to meet policy requirements. Following the Government's decision about the possible imminent revocation of the East of England Plan, local authorities in Cambridgeshire agreed a joint planning statement³ on the future development

³ Environment Scrutiny Committee Meeting-October 5th 2010 Minute 10/65/ESC refers
(<http://www.cambridge.gov.uk/democracy/ieListDocuments.aspx?CId=177&MId=282&Ver=4>)

strategy for the County to 2031. This proposed following a more locally justified level of future housing supply and incorporated recent evidence prepared by Cambridgeshire authorities in responding to the draft review of the RSS submitted to the Government in March 2010. For Cambridge this work suggested that a provision of 14,000 dwellings would be more appropriate for Cambridge than the previous figure of 19,000 dwellings in the adopted RSS May 2008.

- 3.11 The Local Plan will review this figure in conjunction with a broad range of other evidence that informs housing need. For now the SHLAA has used this provisional figure to guide its assessment.

Methodology

- 3.12 The methodology for the SHLAA is set out in Section 5 of the draft SHLAA report at Appendix A. Stage 7a on page 18 describes assessing the suitability of sites. Potential sites were selected through an extensive desktop exercise using aerial photography, GIS mapping, planning records, constraint designations, the Local Plan, liaison with other Council departments and sections, and the previous Urban Capacity Study. All sites identified were visited where they were publicly accessible. In accordance with the guidance, officers contacted key stakeholders as part of a call for sites in May 2008. A density methodology was devised and consulted upon in February 2009.
- 3.13 The Site Assessment Criteria and a rigorous three-stage assessment methodology was agreed by Development Plan Steering Group in July 2009 and consulted on between July and August 2009. Consultees on this and the density consultation are listed in Annex 8 to the draft report. The Site Assessment Criteria comprised 43 planning and environmental criteria, which were used to sieve sites. These are detailed in Annex 1. Each stage contained a number of criteria. Level 1 covered strategic considerations such as Green Belt and flooding constraints, Level 2 more local environmental constraints such as protected open space, and tree preservation orders, and Level 3 sustainability access to facilities and design considerations.
- 3.14 Minor amendments were made to the criteria following this consultation and were agreed by the Executive Councillor, Chair and spokes. Sites were then assessed against these agreed criteria. The purpose of the three-stage approach is to filter out poorly performing sites through a series of considerations that move from the fundamental constraints of Level 1 to the more detailed site-specific criteria of Level 3. Sites have been scored using a traffic light system as outlined in figure 1 below. Sites that have passed Level 1 are then subject to more detailed testing against the Level 2 and Level 3 criteria. Sites that pass Level 2 would then be subject to more detailed testing against the Level 3 criteria.
- 3.15 If a site scores a red 'site is not developable' for any of the criteria, it should not be considered as having potential for housing in the SHLAA and will not proceed to being assessed against the next Level of criteria. Where a site scores amber against one or more of these criteria, this does not necessarily mean that the site is not developable but detailed appraisal of the significance of the site in its local context will assess any constraints on the site and identify potential mitigation measures to overcome these constraints. This would fall to any prospective developer as part of the planning application process. However it could be that a site that gets a number of amber scores could be judged to mean that it is

unrealistic to consider the site developable. This does have the potential to affect the deliverability of a site.

Figure 1: SHLAA Suitability Assessment Criteria Scoring System

KEY	LIKELY EFFECT
Red=r	The site is not developable.
Amber=a	The site may be developable subject to detailed justification and mitigation measures to enable acceptability of detailed development proposals.
Green=g	The site is developable.

- 3.16 In light of the significant housing pressures in Cambridge, the site identification exercise carried out has attempted to identify as many sites as possible before making an initial assessment as to whether they were developable or not. There has been no lower size limit on sites identified.
- 3.17 Sites identified in the 2002 Urban Capacity Study that have not been developed, allocated or identified in the SHLAA have been reassessed against the methodology used in the SHLAA.
- 3.18 The SHLAA considers a range of different types of site such as vacant and derelict land and buildings, surplus public sector land, land in non-residential uses such as car parks and commercial premises, additional opportunities in housing estates such as under used garage blocks, open space that doesn't meet the Local Plans criteria to justify protection.
- 3.19 Officers have not included any land in the Green Belt, open space meriting protection, sites in the flood plain (Flood Zone 3b), private gardens, and protected industrial land identified in the Employment Land Review (unless they have been carried forward from the Urban Capacity Study or included from the call for sites). The work is consistent with the Draft Open Space and Recreation Strategy assessment, which is also being considered at this meeting. These constraints are consistent with the SHLAA Practice Guidance, the adopted Local Plan and other national guidance.
- 3.20 All appropriate sites in the Council's own 3-year rolling Housing programme have been considered in the SHLAA, and as new sites are added to the programme they will be incorporated into the SHLAA as appropriate through the annual review.
- 3.21 891 sites were identified from a range of potential sources for assessment. They were subjected to a desktop assessment against the agreed Site Assessment Criteria to assess **suitability** and were also the subject of a site survey. A number of exclusions were applied to separate out sites already built out or in the planning system, along with sites likely to generate less than 10 units (Local Plans do not normally allocate sites below this level). All of the remaining 184 sites assessed in Part 3 of the Main Report now need to be scrutinised by the Housing Market Partnership to assess if they are deliverable or developable. Officers will also need to approach land owners to ascertain their **availability**.

Approach to Density

- 3.22 The SHLAA Practice Guidance suggests that a design-led approach can be used to assess housing potential on particular sites and using sample schemes, to extrapolate the number of dwellings that are achievable the total amount of housing that could potentially be developed.
- 3.23 However, this approach has not been taken for Cambridge, given the time and resources of the assessment team, and the relatively small size of sites potentially available in the urban area. Instead, this SHLAA uses an approach to assessing potential density largely based on the methodology developed for the 2002 Urban Capacity Study. This methodology applies density multipliers to sites according to geographical location and accessibility and the size and shape of individual sites. A further multiplier is applied to convert assumptions from gross to net.
- 3.24 The results were then cross checked against and modified in light of recent trends in development across Cambridge. Cross checks were also undertaken on a site by site basis for favoured sites using a design led approach with the Council's Urban Design Team.
- 3.25 The actual number of dwellings, which might be acceptable on a particular site may be higher or lower than those generated by the assessment and it will be up to the planning application process to make a final judgement.
- 3.26 Informal stakeholder consultation was undertaken on the proposed approach to calculating density was undertaken in February 2009

Approach to small sites

- 3.27 The Planning Policy Statement 3 (PPS3 Housing) states that no small windfall sites should be included in the SHLAA for the first ten years. The SHLAA Practice Guidance at Stage 9 allows for broad locations to be identified. These are areas where housing development is considered feasible and will be encouraged, but where specific sites cannot yet be identified. The advantage of identifying broad locations is that the community will be clear about where future development will be directed and there will be greater certainty for developers about where development will be encouraged.
- 3.28 In dense urban areas like Cambridge built up to its boundary such sites have however contributed to the City's housing supply for many years. The SHLAA has identified and assessed over 570 other small sites and has looked at past trends in actual completions of such sites. While it is not proposing to test whether all of these specific sites are likely to be deliverable or developable they will be used to guide the general locations where such development might be considered acceptable in future.
- 3.29 In accordance with PPS3 the draft SHLAA is not currently proposing to rely upon on windfalls for the supply of housing in Cambridge.
- 3.30 Work is being carried out to cluster the general locations of the large number of small sites, which were assessed. Officers have also looked at actual planning consents granted and built out for small housing schemes involving less than 10 dwellings since 2001/2. This has revealed that these types of site could contribute 103 dwellings per annum over the 20 years to 2031.

Initial Findings

- 3.31 To date the SHLAA has reviewed capacity already in the planning system (sites allocated, with permission and sites already completed) as well as potential new sites.
- 3.32 Initial findings are that there is a potential capacity for 14,099 dwellings to be built up to 2031 (see Table 1 below). However this is reliant on the full delivery of the fringe sites, and on the consultation with key stakeholders, including developers and landowners on the initial sites put forward.
- 3.33 These assessments produced a list of 60 sites, which are now the subject of more specific discussion and research with land owners and a Housing Market Partnership who are being asked to provide a market view of their developability.

Table 1: Total dwellings developed / deliverable / developable 2011-2031 (work in progress)

Dwellings developed 1 st April 2001 to 31 st March 2010:	4,307
Deliverable Schemes (5 year supply)	
Dwellings in urban extensions	4,426
Dwellings on other large allocations without permission	990
Dwellings on large allocated sites with Planning permission	1,055
Dwellings deliverable on small sites with permission	224
Sub Total	
Developable Schemes (6-10 years supply)	
Dwellings in urban extensions	2,998
Dwellings on other large allocations without permission	625
Dwellings on large allocated sites with Planning permission	30
SHLAA Sites	
Dwellings on 60 identified sites as potentially being developable / deliverable about 89pa over 19 years deliverable and developable (depends on HMP views)	1691
Future small sites estimates 103pa (based on past 9 year trend) over 20 years	2,060
Grand Total:	14,099

- 3.34 The results of this research enabled a Housing Trajectory to be compiled which shows how the Council's overall housing requirement can be met by 2031. This is shown in Table 5 Stage 8 in the main report (Appendix A).
- 3.35 Based on providing 14,000 new homes to 2031:
- Some 10,382 homes have already been allocated or permitted in planning consents in April 2010.
 - The above allowance for small sites of less than 10 dwellings could contribute 2,060 new homes by 2031.
 - This leaves around 1,600 dwellings to find through the SHLAA. The SHLAA seeks to identify suitable land to address .

- 3.36 The provisional list of sites in this draft SHLAA (Table 4), at present has potential to contribute a constrained capacity of around 1700 dwellings. These sites however are subject to ongoing assessment over the summer with ward members and the Housing Market Partnership.
- 3.37 For the September consultation officers will provide a further technical document outlining details of all the rejected sites.

Next Steps

- 3.38 Following DPSSC, officers will continue to refine the SHLAA (Phase 2) and consult with the Housing Market Partnership and other stakeholders on the content of the SHLAA. Site owners will have to be identified and contacted to ascertain the likely availability of sites. Owners will also be able to advise on deliverability and developability of sites as well as any measures to overcome development constraints on sites. Any shortfalls will need to be tackled by the identification of new sites which will have to be assessed in the same way as sites already reviewed. Any new sites identified by the HMP or other stakeholders will need to be assessed against the same rigorous SHLAA Site Assessment Criteria used and will need to be agreed by the Executive Councillor for Planning and Sustainable Transport in conjunction with Chair and Spokes in advance of consultation. Any other changes to the SHLAA will also be agreed before consultation.
- 3.39 A list of proposed consultees for September can be found in Appendix E.
- 3.40 It is important to note that the six week consultation will include a fresh call for sites and may result in sites being removed or further sites being added. Any new sites identified at this stage will also need to be assessed against the same rigorous SHLAA criteria used and will be reported back to the Executive Councillor Chair and Spokes. Consultation at this stage will ensure that residents have the opportunity to comment at an early stage and the site assessment benefit from their local knowledge of sites.
- 3.41 The final draft SHLAA will be presented to Environment Committee for its consideration and final agreement in January 2012.
- 3.42 The government practice guidance suggests regular review and update of SHLAA's through the Council's Annual Monitoring process. Regular updates to the SHLAA will also be necessary as the Local Plan Review progresses at each of its key stages and immediately prior to any Examination.

4. Implications

Financial/Procurement

- 4.1 There are no direct financial implications arising from this report.

Staffing

- 4.2 There are no direct staffing implications arising from this report.

Equal Opportunities

- 4.3 There are no direct equal opportunities impacts arising from this report. An Equalities Impact Assessment will be undertaken.

Environmental

- 4.4 There are no direct environmental implications arising from this report. The draft SHLAA has considered a wide range of environmental criteria in the assessment of sites. The new Local Plan for Cambridge will assist in the delivery of high quality and sustainable new developments along with protecting and enhancing the built and natural environment of the City.
- 4.5 The implications of not identifying sufficient deliverable and developable land is that there would be a high risk that the new Local Plan would be found unsound at examination. Without a suitable supply of sites to draw from we would also be vulnerable to planning appeals being approved by the Secretary of State in undesirable locations such as the Green Belt. PPS3 also requires us to demonstrate a 5 year supply of deliverable residential land otherwise planning applications for housing should be “considered favourably” (PPS3, paragraph 71). This could lead to an increased number of appeals as developers may find it easier to challenge planning applications that are refused.
- 4.6 It is required that the SHLAA be reviewed annually in order to maintain a 5 year rolling supply of deliverable sites. The proposed way to do this is through the Annual Monitoring Report, accepting that this is likely to have some implications for staff resources.

Community Safety

- 4.7 There are no direct community safety implications arising from this report although any subsequent policies in the Local Plan will have to consider this

5. Background papers

- 5.1 These background papers were used in the preparation of this report:

- Planning Policy Statement 3;
- Strategic Housing Land Availability Assessment: Practice Guidance.
- Annual Monitoring Report 2010.
- Urban Capacity Study 2002

6. Appendices

Appendix A: Draft Strategic Housing Land Availability Assessment – Main Report

Appendix B: Draft Strategic Housing Land Availability Assessment – Site Maps and Assessments (only available electronically)

Appendix C: Proposed Consultees

7. Inspection of papers

To inspect the background papers or if you have a query on the report please contact:

Author's Name: Myles Greensmith
Author's Phone Number: 01223 457171
Author's Email: myles.greensmith@cambridge.gov.uk

Appendix C

Draft List Of Proposed Consultees

Organisation

Accent Nene Ltd
ADAS
Anchor Trust
Argyle Street Housing Co-op Ltd
Arup Economics & Planning
Atkins
Babraham Road Action Group
Barratt Eastern Counties
Barton Close Residents' Association
Barton Housing Association Ltd
Bateman Street & Bateman Mews Residents' Association
Beacon Planning Limited
Bedfordshire Pilgrims Housing Association
BENERA
Bidwells
Bishops Court Residents' Company Ltd
Bradmore & Petersfield Residents Association
Brooklands Avenue Area Residents' Association
Brookside Residents Association
Brunswick & North Kite, Residents' Association
Bulstrode Gardens Residents Association
Cambanks Residents' Society Ltd
Cambridge & County Developments (CHS Group)
Cambridge Cyrenians
Cambridge Federation of Tenants & Leaseholders
Cambridge Partnerships
Cambridge Road Safety Advisory Council
Cambridge University Estate Management & Building Service
Cambridge University Hospital NHS Foundation Trust
Cambridgeshire County Council
Cambridgeshire County Council Property & Estates
Cambridgeshire Partnerships
CAMCAT Housing Association
Camstead Ltd
Carter Jonas Property Consultants LLP
Castle Community Action Group
Cheffins
Cherry Hinton & Rathmore Roads Residents' Association
Christs Pieces Residents Association
Circle Anglia
Clerk Maxwell Road Residents' Association
Corfe Close Residents Association (CCRA)
Countryside Properties (Special Projects) Ltd
Covent Garden Residents Association
CREW
CRONC
Devonshire Road Residents Association
East Cambridgeshire District Council
East Chesterton Community Action Group
EMRAG

English Heritage
Environment Agency
FECRA (Cambridge Federation Of Residents Associations)
Fenland District Council
Fenners Lawn Residents Association Ltd
Flagship (Cambridge Housing Society)
Mr Freeman
Gazeley Lane Area Residents' Association
George Pateman Court Residents' Association
Glisson Road/Tenison Road Area Residents' Association
Gough Way Residents Association
Granta Housing Society Ltd
Granta Housing Society/Metropolitan Housing Partnership
Greenlands' Residents Company
Grosvenor
Guest Road Residents' Association
Hanover & Princess Court Residents' Association
Hazelwood & Molewood Residents' Association
Highsett Houses Residents' Society
Highsett Residents' Society
House Builders Federation
Homes & Communities Agency
Hundred Houses Society
Huntingdonshire District Council
Iceni Homes (Hundred Houses) Tenants' Association
Iceni Homes Ltd
January Consultant Surveyors
King Street Neighbourhood Association
Kings Hedges Neighbourhood Partnership
Laxton Way Residents' Association
Lichfield & Neville Residents' Action Group
Marshall Group of Companies
Mill Road Community Improvements Group
Millington Road & Millington Lane Residents Association
Mitchams Corner Residents' & Traders'
Mott MacDonald
Mulberry Close Residents Society
NAFRA 19 Acre Field Residents' Association
Natural England, Four Counties Team
New Pinehurst Residents Association
Norfolk Terrace & Blossom Street Residents Association
North Newnham Residents' Association
Norwich Street Residents Association
Old Chesterton Residents' Association
Old Pinhurst Residents Association
Orchard Close Residents Association
Oxford Road Residents Association
Park Street Residents' Association
Petersfield Area Community Trust (PACT)
Places for People
Protect Union Lane Group
Rapleys
Ravensworth Gardens Residents Association Ltd
Riverside Area Residents Association
RPS

Rustat Neighbourhood Association
Sanctuary Housing Group
Sandy Lane Residents' Association
Savills
Savills L&P Ltd
SOLACHRA
South Cambridgeshire District Council
St Andrew's Road Residents Association
St Mark's Court Residents Association
St Matthews Gardens Residents Association
Storeys Way Residents' Association
Tavistock Road & Stratfield Close Residents' Association
Tavistock Road & Stratfield Close Residents' Association

The Eights Marina Management Board
Three Trees Residents' Association
Three Trees Residents' Association
Trumpington Residents Association
University Estate Management & Building Service
Varsity Place Residents Association
Victoria Park Residents Working Group
VIE Residents' Association
West Cambridge Preservation Society
Windsor Road Residents Association (WIRE)
Windsor Road Residents (WIRE)
Windsor Road Residents Association
Windsor Road Residents Association (WIRE)
WSP Development & Transportation Ltd
York Street Residents' Action Group

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**APPENDIX A
DRAFT STRATEGIC HOUSING LAND AVAILABILITY ASSESSMENT FOR
CAMBRIDGE**

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DRAFT

1 Introduction

- 1.1 The Strategic Housing Land Availability Assessment (SHLAA) is a requirement of national Planning Policy Statement 3 Housing (PPS3). It aims to ensure there is an informed understanding of the likely availability of land for housing over the period of the next Local Plan. It is a top priority for Government to ensure land availability is not a constraint on the delivery of more homes.
- 1.2 The SHLAA project has been based upon the geographic area covered within the City boundary (Maps Annex 10)
- 1.3 The Strategic Land Availability Assessment (SHLAA) has been prepared in accordance with government Practice Guidance and the City Council's assessment methodology agreed in July 2009. It is a technical evidence based document to help the Council to assess the amount of land, which might be available between 2011 and 2031. It does not allocate land or commit to development but assists in informing more detailed work on the Local Plan Review
- 1.4 The results of this assessment in this report is work in progress which will be concluded by the end of August. The Council intends to then undertake public consultation on the draft SHLAA in September 2011. This will result in a preferred list of sites formulated which are considered to be deliverable and developable which along with commitments and allocations can be used to produce a housing trajectory to show how housing requirements can be met by 2031.
- 1.5 In the light of the government's intention to abolish the Regional Strategy (RSS) housing targets, Cambridgeshire local authorities have agreed a joint interim statement which was based on the agreement reached through the RSS review work. This concluded that a more appropriate level of provision would be 14,000 new homes between 2011 and 2031. This SHLAA assessment explores how any potential deficit in meeting these numbers might be provided from identified sites and other small sites in a number of broad locations or if necessary windfall sites (unidentified sites).

2. Background

- 2.1 The SHLAA helps to assess the amount of land that may potentially be available for new housing over the years 2011-2031. It is a key part of the evidence that the Council will consider and consult on as the Local Plan is reviewed.
- 2.2 The study aims to:

*Identify sites with potential for housing;
Assess their housing potential; and
Assess if and when these sites are likely to be developed.*

- 2.3 The SHLAA forms part of the evidence base for the review of the Local Plan. It identifies potential housing land, and provides a detailed assessment of it, but does not make decisions about which sites should be developed. Instead the SHLAA will be used to support decision making about housing provision and land allocations. It does not pre-judge the strategic approach that the plan will take. The information provided in the SHLAA is not binding on any future recommendation that may be made by the Council through the planning process.
- 2.4 The SHLAA is only one factor within the wider evidence base for the review of the Plan. It will be used in conjunction with, and alongside, other evidence including the Employment Land Review (ELR); Strategic Flood Risk Assessment (SFRA) and Strategic Housing Market Assessment (SHMA).
- 2.5 At the land allocation or planning application stage, any evidence from the SHLAA will be considered alongside these other background studies and any information gathered during pre-application discussions. The assessment itself does not represent a statement of Council policy; it is for the Local Plan Review to decide which sites are deliverable and should come forward for residential development and in what timescale. The inclusion of sites in the SHLAA should not be taken to imply that they will be allocated for development, or that the Council will consider planning applications favorably.
- 2.6 This means that the identification of sites in this study **does not** necessarily mean that they will be allocated for housing development later on, or that sites will be granted planning permission.
- 2.7 One of the purposes of a SHLAA is to demonstrate that enough land can be identified to meet policy requirements. The Government has announced that it intends to revoke the East of England Plan, which provides a housing figure for Cambridge. Through the review of the Local Plan the Council will determine the appropriate level of housing provision in the light of the need to balance housing need and demand against the capacity of the area to accommodate new development.
- 2.8 Following the Government's decision about the possible imminent revocation of the East of England Plan, local authorities in Cambridgeshire agreed a joint planning statement ¹ on the future

¹ Environment Scrutiny Committee Meeting-October 5th 2010 Minute 10/65/ESC refers (<http://www.cambridge.gov.uk/democracy/ieListDocuments.aspx?CId=177&MIId=282&Ver=4>)

development strategy for the County to 2031. This proposed following a more locally justified level of future housing supply and incorporated recent evidence prepared by Cambridgeshire authorities in responding to the draft review of the RSS submitted to the Government in March 2010. For Cambridge this work suggested that provision of 14,000 dwellings would be more appropriate for Cambridge than the previous figure of 19,000 dwellings in the adopted RSS May 2008.

- 2.9 Initially housing completions are being monitored against a provision of 14,000 new homes over the next twenty years. Further work on the Local Plan Review will consider a broad range of evidence on the components of housing needs which may lead to a change to this figure, but in the meantime this SHLAA explores whether there is physical capacity in terms of suitable land to meet this level of provision.
- 2.10 The starting point has been to set out out how much development land already has planning permission or is allocated in existing plans – in effect sites that are already know about, are planned for and which are likely to come forward. It is then the job of the SHLAA to look for additional sites and ascertain what the prospect is for them coming forward and the likely timing of their delivery. It does this by separating new sites out according to the following typology²:

Whether it is **developable** – i.e. in a suitable location for residential development, and with a reasonable prospect that site will be available for and developed at some point over the next twenty years.

Whether a site is **deliverable**. Sites will have different degrees of developability, and to maintain housing supply we need to work out which are deliverable in the short to medium term.

According to national guidance³ for a site to be **deliverable**, it needs to be:

Available - there are no legal or ownership constraints to development, and the site is not used for an existing use that is likely to continue;

Achievable - there are no cost, market or delivery factors that may prevent the site coming forward in the next five years

Suitable – the site is in a suitable location for housing development and is free of known planning constraints (for example is it public open space, close to services and facilities or are there listed building or landscape constraints).

2 See paragraphs 52-57 of [Planning Policy Statement 3 \(Housing\)](#)

3 [Strategic Housing Land Availability Guidance – Practice Guidance](#). (2007). Department of Communities and Local Government

These categories and terminology are applied precisely and methodically within this SHLAA to help the Council identify the best sites and eventually manage how and where housing land may come forward.

One important aspect of this approach is that these categories are applied using the help and expertise of the Housing Market Partnership, which is a group convened by the City Council made up of developers, agents, local authorities and residents' associations representative.

3. Structure of Document

- 3.1 The SHLAA comprises this report and a series of Annexes that summarise the assessment criteria, the calculation of the potential of sites and work carried out so far. Index Maps of potential and rejected sites are to be found in Annexes 10 and 11 with detailed assessments on a site by site basis contained in the Part 3 document at the end of this report. Owing to size limitations this last document is only available in electronic format on the Council's Web site.
- 3.2 This document is an interim report at the end of Phase 1 of the work on the SHLAA project. The next stage is to complete all deliverability developability assessments with the Housing Market Partnership (HMP-see Annex 6) and to contact all landowners of sites to ascertain whether they have any development intentions. If there are none the sites will be removed from the SHLAA. It is therefore work in progress which will continue over the summer with the HMP in readiness for consultation in September. Any changes after committee will be agreed with the Executive Councillor for Planning and Sustainable Transport, Chair and spokes. This future work constitutes Phase 2 of the project.

4. Policy Context

- 4.1 A number of key policy documents have been taken into account in producing the SHLAA. In addition a series of environmental and other planning constraints held in the Council's GIS system have been used in the assessment of sites. These include a number of statutory and other constraints and planning designations. Full details are included in Annex 1

National

- 4.2 The government are in the process of producing a new national policy framework, which has yet to be published. The current applicable guidance includes: -
- 4.2.1 **Planning Policy Statement 1: Delivering Sustainable Development (2005)**, sets out guidance for Local Authorities on how to develop and provide for sustainable development. One of the key factors of sustainable development is for Local Authorities to bring forward a suitable amount of land in locations that will allow for the delivery and development of housing in the future.
 - 4.2.2 **Planning Policy Statement 1 Supplement: Planning and Climate Change (Dec, 2007)**, advises that climate change factors should be taken into account when allocating land for development.
 - 4.2.3 **Planning Policy Statement 3: Housing (June, 2010)** PPS3 outlines a new policy approach for providing housing through the planning system to meet one of the government's key objectives that "...everyone has the opportunity of living in a decent home, which they can afford, in a community where they want to live" (Paragraph 9). In order to do this, the planning system needs to deliver a flexible, responsive supply of land for housing purposes. PPS3 requires Local Development Documents (LDDs) to set out policies and strategies for delivering the level of housing provision that will enable the continuous delivery of housing for at least 15 years from the date of adoption of the Site Allocations DPD. There is a requirement for Local Planning Authorities to identify sufficient specific, deliverable sites to deliver housing in the first five years of the plan. PPS3 states that the priority will be for the use of previously developed land (PDL), although accepts that not all PDL will be suitable for housing land.
 - 4.2.4 **Planning Policy Statement 25: Development and Flood Risk (Dec, 2006)**. This Planning Policy Statement aims to ensure that flood risk is taken into account into all levels of decision-making. Any sites identified within functional floodplain have been excluded from any further assessment. In terms of high probability of flood risk, i.e. Zone 3a, SHLAA methodology sets out that appropriate weight will be given to the redevelopment of

land at risk of flooding that provides significant regeneration benefits on previously developed land. Any proposals will also be considered against the requirements of PPS25 in terms of the sequential and exception tests. A separate note is available on how flood risk was assessed in the SHLAA.

Regional

- 4.3 The East Of England Plan 2008 is the current regional planning guidance and sets out a housing requirement to 2021. The government have recently announced their intention to abolish the regional strategy and its associated housing targets through the adoption of the Localism Bill, which currently being considered by the House of Lords. Technically until this happens though the regional strategy is still in place.

Local

- 4.4 Current Local Development Framework (LDF) documents are the Cambridge Local Plan adopted in 2006, the Cambridge East Area Action Plan adopted in 2008, and the North West Cambridge Area Action Plan adopted in 2009.
- 4.5 The 2006 Local Plan has a number of policies which were taken into account in the suitability assessment undertaken in the SHLAA:-

Spatial Strategy
3/1 Sustainability
3/2 Setting
3/4 Context
3/5 Mixed Use
3/10 Subdivision of plots
4/1 Green Belt
4/4 Trees
4/5 Nature conservation sites
4/6 Local Nature Conservation
4/9 Ancient Monuments
4/10 Listed Buildings
4/11 Conservation Areas
4/12 Buildings Of Local Interest
4/13 Pollution
4/14 Air quality
4/16 Flooding
5/2 Conversions
5/11 Community Facilities
7/3 Protected industrial space
8/1 Spatial location
8/4 & 8/5 Walking and cycling
8/7 Public transport access
8/13 Cambridge Airport public safety zone

Annual Monitoring Report

- 4.6 The most recent Annual Monitoring Report December 2010 is relevant to the SHLAA housing trajectory referred to later in this report.

Urban Capacity Study

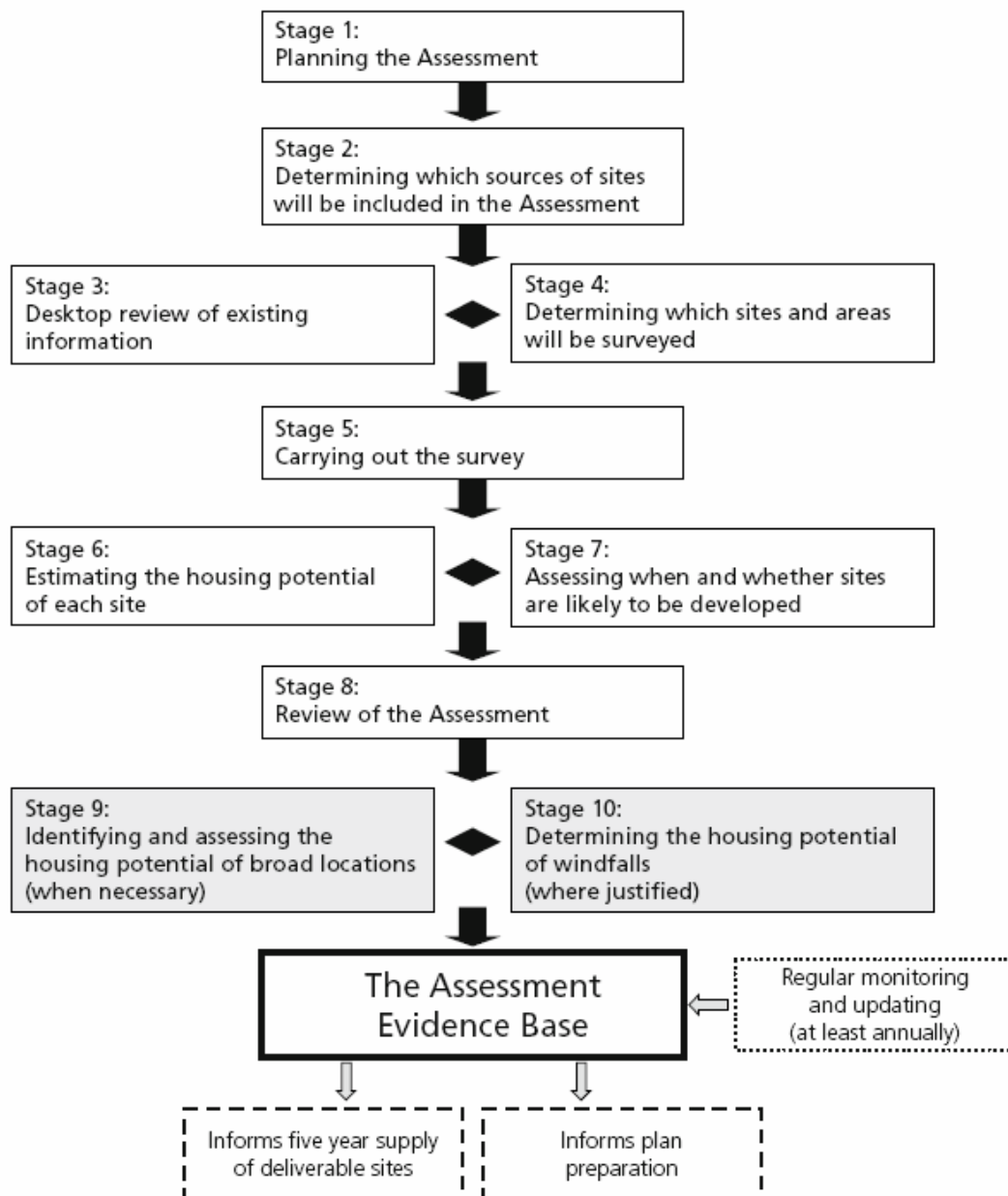
- 4.7 The Council undertook an Urban Capacity Study (UCS) in 2002. The sites, which were identified but have yet to be built out they have been rolled forward into this assessment. The UCS sites, have site references of 206 and below.

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5. Methodology

5.1 Central Government has produced SHLAA Practice Guidance.⁴ This sets out the main stages that a SHLAA should go through, as illustrated below:

Figure 1: The SHLAA process and outputs



Source: Strategic Housing Land Availability Assessments – Practice Guidance, DCLG, July 2007

5.2 This SHLAA follows this staged approach as follows:

⁴ Department of Communities and Local Government - Strategic Housing Land Availability Assessments – Practice Guidance (2007)

Stage 1: Planning the Assessment

A Joint Approach

- 5.3 Guidance on preparing SHLAAs suggests that in planning assessments consideration should be given to carry it out with other local planning authorities in the same housing market areas. However given the differing LDF timetables in the City and South Cambridgeshire and progress made on documents, it was considered impractical to prepare a joint assessment. South Cambridgeshire have just commenced work on their SHLAA.

Partners and Stakeholders

- 5.4 Consultation on methodology and site assessment criteria was carried out in 2009 and included other Local Authorities, Agents, and the former Government Office for the East of England and the House Builders Federation.
- 5.5 The Practice Guidance encourages the full involvement of relevant stakeholders via the establishment of a Housing Market Partnership (HMP). This has been set up and is made up of representatives of the following interest groups:
- House Builders Federation (HBF)
 - Local Property Agents
 - A National Housebuilder
 - A Local Housebuilder
 - A Registered Social Landlord (RSL)
 - A representative of Residents Associations
- 5.6 The HMP provide input on the SHLAA process at specific milestones. It is important that the SHLAA is as robust as possible and it is anticipated that the local knowledge, and the expertise of market conditions and viability factors of Partnership members will ensure the SHLAA's robustness. A full list of consultees and members of the Housing Market Partnership can be found at Annex 6. Assessment of sites has also been informed through the input of the HMP.

Resources and Skills

- 5.7 The Planning Policy team at Cambridge City Council has led, prepared and conducted the majority of the work for the Assessment. Specialist technical expertise and local knowledge has been sought from Council members, other services within the Council and from the local development industry through the HMP, the community and other stakeholders.

Management and Scrutiny Arrangements

- 5.8 The Assessment has been prepared under the management of the Planning Policy Manager. The Executive Councillor for Planning and Sustainable Transport has made decisions, where necessary, on the assessment with the aid of Environment Scrutiny Committee and Development Plan Steering Group and Development Plan Scrutiny Sub Committee. The findings of the Assessment will be published and open to scrutiny by the public. Given the importance of this work and the Council's commitment to having an open and transparent process, consultation at this stage goes beyond the requirements of the guidance for evidence based work of this nature.

Quality Assurance

- 5.9 In order to ensure the quality of the work, and to complete consistent and worthwhile assessments, the process of assessing individual sites has been standardised as much as possible, using a standard pro-forma. Extensive liaison has also occurred with various officers around the Council on the assessments. including Principal Development Control Officers, Environmental Health officers, Conservation staff, the Head Of Urban Design the Head of Property and colleagues in the Housing Strategy Team, who helped review the assessments carried out.
- 5.10 Partners and Stakeholders are in the process of scrutinising the Assessment to further evaluate the developability and / or deliverability of sites assessed.

Work Programme and Project Milestones

- 5.11 A full list of milestones is included at Annex 5. The SHLAA will inform the review of the 2006 Local Plan starting with Issues and Options. One 'call for sites' has been undertaken and another is planned as part of the consultation on this document planned for September 2011.
- 5.12 An annual update will occur, through the Council's Annual Monitoring Report. The annual review of the sites will update their status in terms of new planning permissions, sites under construction, sites completed and sites that are no longer likely to come forward, as well as updating the 5 year supply of deliverable sites.
- 5.13 The SHLAA will also be revisited and updated as appropriate during key stages in the preparation and progress of the review of the Local Plan so that the Inspector and objectors have access to the latest relevant information

Stage 2: Determining which sources of sites will be included in the Assessment

5.14 The SHLAA Practice Guidance sets out the following sources of sites with potential for housing, and this has informed the Council's approach:

Sites in the planning process:

- Land allocated (or with permission) for employment or other land uses which are no longer required for those uses;
- Existing housing allocations and site development briefs;
- Unimplemented / outstanding planning permissions for housing; and Planning permissions for housing that are under construction

Sites not currently in the planning process:

- Vacant and derelict land and buildings;
- Surplus public sector land;
- Land in non-residential use, which may be suitable for re-development for housing, such as commercial buildings or car parks, including as part of mixed-use development;
- Additional housing opportunities in established residential areas, such as under-used garage blocks;
- Large scale redevelopment and redesign of existing residential areas;
- Sites in rural settlements and rural exception sites (not applicable in Cambridge);
- Urban extensions and
- New free standing settlements (not applicable in Cambridge).

5.15 No minimum site threshold has been applied, and officers have endeavoured to identify as many sites as possible, regardless of their potential. This was to ensure a thorough and robust approach to the identification of new potential land.

Stage 3: Desktop Review of Existing Information

5.16 The following data sources are suggested when investigating identification of sites with potential for housing, and / or to identify any other information, such as constraints:

Table 1 Data Sources

Sites in the planning process	Purpose
Site allocations not yet the subject of planning permission	To identify sites
Planning permissions / sites under construction	To identify sites
Site specific development briefs	To identify sites and any constraints to delivery
Planning application refusals and lapsed planning consents	To identify sites – particularly those applications rejected on grounds of prematurity

Dwelling starts and completion records	To identify the current development progress on sites with planning permission
Other sources of information that may help to identify sites	Purpose
Cambridge City Urban Capacity Study 2002. Where sites were identified but have yet to be built out they have been rolled forward into this assessment.	To identify sites and any constraints to delivery
English House Condition Survey	To identify buildings
National Land Use Database	To identify buildings and land, and any constraints to delivery
Register of Surplus Public Sector Land	To identify buildings and land
Cambridge City Council Employment Land Review	To identify surplus employment buildings and land
Valuation Office Database	To identify vacant buildings
Cambridge City Council vacant property register (commercial and industrial)	To identify vacant buildings
Commercial property databases e.g. estate agents and property agents	To identify vacant buildings and land
Ordnance Survey maps	To identify land
Aerial photography	To identify land
Invitation to development industry, agents, landowners and stakeholders to put forward sites	To identify sites

Stage 4: Determining which sites and areas will be surveyed

- 5.17 The SHLAA Practice Guidance notes a number of factors to consider when determining how comprehensive (in terms of geographic coverage) and intensive (in terms of minimum size of site to be surveyed) the survey element of the assessment will include.
- 5.18 **The nature of the housing challenge** –Affordability of housing remains a problem in Cambridge. 74% of Cambridge’s population are unable to afford to buy a lower quartile home (source: Cambridge Strategic Housing Market Assessment, May 2008). The SHLAA Guidance notes that in areas with high housing targets and / or worsening affordability the Assessment should be more comprehensive and intensive. For this reason we have attempted to identify as many sites as possible throughout the city.
- 5.19 **The nature of the area** – Cambridge is an urban area of fairly limited size. The Guidance notes that in urban areas it may not be necessary or feasible to identify all the sites with potential for housing. However,

as mentioned above the Council has not applied a minimum site size threshold

5.20 **The nature of land supply** – the nature of land supply in the current Cambridge Local Plan is such that there is roughly a 50/50 split between large sites on the urban fringes of Cambridge and smaller sites within the existing built up area of the City. Between 1999 and 2009 many sites within the urban boundary have been developed or have attained planning permission. However as the larger sites attain planning permission and begin to be developed it is likely that there will be more dwelling completions on the edges of the City than within it. Current progress on the urban extensions is as follows:-

- **Trumpington Meadows** 1,200 new homes are to be built out from late 2011 to 2021 including 40% affordable housing. 600 of these are in the City.
- **Glebe Farm** east of Hauxton Road 286 homes (including 40% affordable housing) has full planning consent. Construction is due to start in the autumn of 2011. Overall build out will be from 2011 to 2015.
- **Clay Farm** 2,300 homes including 40% affordable housing. On July 13th the Joint Development Control Committee is due to consider the first phase reserved matters application at Clay Farm for 308 homes. Should this be approved, construction is likely to commence in autumn of this year. Work on the infrastructure for the site is well underway with the construction of the spine road phase one and balancing ponds. Build out from 2011 to 2022.
- **Bell School** 347 homes including 40% affordable housing and 100-bed student accommodation for the Bell Language School. Discussions prior to a reserved matters application will commence in late Summer/Autumn. Build out to commence in 2012.
- **North West Cambridge** 3,000 new homes split between the City and South Cambs District Council (SCDC). Work is in progress on master planning. Build out after the achievement of an outline planning and reserved matters applications.
- **NIAB I151** of 187 homes under construction on the frontage and outline consent for a further 1593 dwellings on the remainder pending the conclusion of a S106 agreement.

5.21 **The resources available to the team** – the Guidance notes that the Assessment should utilise resources that reflect the scale of the task.

5.22 For the reasons explained above all sites identified using the sources of information in Stage 3 have been visited by officers and assessed. This allowed an up to date view on development progress, and to identify any possible constraints to development.

What has been excluded from the Assessment?

- 5.23 **Green Belt.** Green Belt is an important national policy constraint and there remains a presumption against inappropriate development. As this SHLAA is a technical rather than policy document it is not the forum to make judgments on the relative merits of Green Belt sites over sites elsewhere unless a policy case has already been established to do so, or where it is necessary to look at Green Belt sites to achieve agreed numbers. There is currently no strategic policy case to review the Green Belt and the current policy position (as set out in the soon to be revoked East of England Plan) is not to review the Green Belt around Cambridge any further. The joint statement between Cambridgeshire authorities reaffirms this position.
- 5.24 The boundary of the Green Belt around the City has also been recently reviewed and amended and sites have been taken out to enable the urban extensions. These will continue to be built out over the life of the next Development Plan. It is not intended or necessary to remove any more land from the Green Belt. The current Cambridge Local Plan (2006) also included provision for safeguarded land to meet development needs in the urban extensions beyond the year 2016. As the development of the urban extensions is yet to fully begin in earnest it would mean that any attempt to amend the Green Belt would undermine its permanence.
- 5.25 **Protected open space.** This has been excluded to protect the amenity and infrastructure of existing and future residents. Where sites conflict with protected open space shown on the Local Plan Proposals Map it has been rejected in the assessment. Where land has been identified which may meet the criteria for future designation this has been included and assessed. In tandem with this SHLAA the City Council has been carrying out work on its next Open Space and Recreation Strategy (draft to be considered July 2011 with completion following consultation in October 2011) and where sites have been identified within this work as meeting the criteria for designated open space they have been assessed and considered undevelopable.
- 5.26 **Private gardens.** Whilst such sites are likely to continue to remain a small source of new housing supply it is impossible to predict the level at which sites will be developed as it depends on the intentions of a number of private individuals. In addition, private residential gardens are now classified as green field development and do not therefore constitute a favoured source of supply. Planning Committee, has considered a separate advice note in June 2011, on development affecting private gardens.
- 5.27 **Protected industrial sites.** Sites currently designated as protected industrial sites under Policy 7/3 of the Cambridge Local Plan have been excluded from the study. Where the subsequent Employment Land Review has recommended that sites may be considered for housing they have been included and assessed for developability potential.

Other Uses

- 5.28 Communal establishments (including student halls of residence and student flats where there is an element of supervision). These do not count towards housing supply under national definitions. Where they comprise self-contained student or warden accommodation they can be counted for monitoring purposes.
- 5.29 Where sites have been submitted to the Council and fall within these categories they have been subject to assessment.

Stage 5: Carrying out the survey

Methodology

- 5.30 Officers from the Planning Policy team have carried out site surveys for all the sites in the SHLAA, except where they were included in the 2002 Urban Capacity Study. All officers were briefed to ensure they followed consistent practice in identifying sites and recording information.
- 5.31 The following site characteristics have been recorded and checked on site visits:
Site Description;
Current Use;
Site area;
Source of supply;
Site owner(s) (where known);
Site boundaries;
Surrounding land uses;
Character of surrounding area;
Physical constraints (e.g. access, steep slopes, potential for flooding, natural features of significance, location of pylons);
Policy designations;
Development progress;
Relevant planning history; and
Initial assessment: is the site Developable/Deliverable?
- 5.32 Where landowners, developers or the public submitted sites to the Assessment they were asked to fill in a copy of the site pro forma, and officers in the Planning Policy team visited these sites and assessed them taking into account the submitted pro forma.

Stage 6: Estimating the housing potential of each site

- 5.33 To arrive at an eventual figure for the amount of potential new housing the SHLAA has to apply an assumed density to each site to derive a figure. This is difficult in practice given that location and accessibility affects density over time, as do changing policy constraints, development trends and the types of sites coming forward.

- 5.34 The SHLAA Practice Guidance suggests that the estimation of housing potential for identified sites should be guided by emerging or existing policy, particularly the approach to housing densities at the local level.
- 5.35 The Guidance proposes that a design-led approach to assessing individual sites can be used. However, given the time and resources of the assessment team it is unrealistic to go down the design led approach for the assessment of all sites. An assessment of housing potential has therefore been assessed through the use of density formulae taking into account the location, accessibility, size and shape of sites. Annex 3 sets out the methodology for assessing densities. For preferred sites a design led calculation was undertaken with the Council's Urban Design Team to test the robustness of the estimates.
- 5.36 Just because a number is generated from this assessment this does not necessarily mean that the same number of dwellings will be acceptable on a particular site as is included in this assessment. The actual number may be higher or lower and it will be up to the planning application process to make a final judgement.

Stage 7a: Assessing Suitability for Housing

- 5.37 Assessing the suitability, availability and achievability of residential development on a site will provide the information on which a judgement can be made as to whether a site can be considered deliverable, developable or not currently developable. Site suitability was researched through a desk exercise, through site visits and with the help and advice of the Housing Market Partnership. The site visit pro-forma (Annex 7) identifies the information that will be used to assess a site's suitability, availability, achievability and action needed to overcome constraints.
- 5.38 As the SHLAA needs to assess the maximum potential for housing development in the City it should not unnecessarily constrain potential by removing sites at an early stage unless there are very sound reasons for doing so. To help achieve this, a three-stage approach to assessment has been adopted. This was agreed with Development Plan Steering Group in July 2009 along with 43 planning and environmental criteria to assess sites. These are detailed in Annex 1. Each stage contained a number of criteria. Level 1 covered strategic considerations such as Green Belt and flooding constraints, Level 2 more local environmental constraints such as protected open space, and tree preservation orders, and Level 3 sustainability access to facilities and design considerations. Sites are given red, orange and green marking against each of the 43 criteria to indicate the sites suitability.

Figure 2: SHLAA Suitability Assessment Criteria Scoring System

KEY	LIKELY EFFECT
Red	The site is undevelopable.
Amber	The site may be developable subject to detailed justification and mitigation measures to enable acceptability of detailed development proposals.
Green	The site is deliverable.

5.39 Sites were sieved against this traffic light system. Where sites have scored red this means a constraint is present which is considered to be a 'show stopper' and the site has not been carried forward to the next level of assessment.

5.40 Where sites have scored orange this does not necessarily mean they are unsuitable for development. However, there may be constraints on the site that may prevent development in the short to medium term, or sites may perform more poorly against planning criteria. Sites are still brought forward into the next level for assessment and this information will be used to inform development options as part of preparation of the next development plan.

5.41 Initially 891 sites were identified and assessed against the above criteria. Around 137 were the subject to existing allocations and consents and were removed to prevent double counting in the SHLAA and AMR. Development on a few of these was completed while work on assessment progressed and these were also discounted.

5.42 570 sites were identified through the site search and have been subject to site visits but have not been further assessed for deliverability as they would yield less than ten residential units once density assumptions were applied and therefore would not be of a size that would be allocated in future development plans. A list of these sites is included at Annex 2. Inclusion of these sites in the SHLAA does not indicate that sites will be developed or a capable of being developed, instead they represent the types of land uses that can come forward. They are included in this SHLAA to help inform future land supply assumptions.

5.43 Copies of site assessments and maps for the remaining 184 sites can be found in Part 3 of this report. A full list of assessment criteria is included in Annex 1.

Stage 7b: Assessing availability for housing

5.44 In 2008 the Council initiated a 'call for sites'. Sites that were suggested to the Council were evaluated alongside other sites identified by officers

in the the desktop assessment using the above methodology. There was an initial assumption that these were available for development save for any constraints which may need to be addressed. The results of these assessments are shown in Part 3 of this report, Annex 2, and Table 6 of this report includes conclusions on the 'call for sites'. A technical report will be prepared. There now needs to be further work to assess remaining sites considered to be developable by officers through researching and contacting land owners or promoters of sites to establish whether they have any development intentions and whether the sites are deliverable or developable. In addition, owners of sites with planning permission, which have not yet started (commitments) and those sites, which are allocated through the Cambridge Local Plan, will need to be contacted to update the current position regarding availability. This could lead to some changes to the availability period as identified within the housing trajectory in Stage 8 below.

Stage 7c: Assessing achievability for housing

- 5.45 Initial work on assessing achievability was undertaken through the desk top study using information researched by the Council, site visits and through a call for sites. This will be further developed following specific discussions with the land owners.
- 5.46 There was also general discussion, through the Housing Market Partnership meeting, around those aspects which could affect viability including
- Current market conditions leading to the existing use value being greater than residential value in some circumstances;
 - Front-loading of costs, e.g. legal and planning fees, specifically affecting small sites;
 - ⊖ The impact of demands for mixed uses on sites;
 - Potential future cuts in grant funding from the Homes and Communities Agency may affect sites with regard to affordable housing;
- 5.47 The results of this discussion along with their views on the suitability of sites has begun to be fed into the overall assessment. More work on this is needed over the next two months.

Stage 7d: Overcoming constraints

- 5.48 For each stage of the assessment through this SHLAA there has been work on constraints and issues applicable to each site. For those where constraints were considered too significant these were found unsuitable for housing. Table 4 identifies those sites, which are considered by officers to be developable or deliverable. Following discussions with land owners this table will eventually include what landowners see as constraints and how these could be overcome. These may be planning

constraints but could equally be legal, financial, or other constraints such as infrastructure. The delivery of these is considered to largely be the responsibility of the developer in discussion with and agreement of the Local Planning Authority when planning applications are considered and determined. Where the issues/ constraints for these sites scored amber in the assessment these matters were not considered so significant that they could not be mitigated against and therefore prevent the underlying potential for housing.

Stage 8: Review of the Assessment

- 5.49 The outcome of this stage is bringing together information on all potential sources of housing supply found to be deliverable and developable and to inform a housing trajectory to 2031.

What is the assessment telling us at this stage?

- 5.50 Initial assumptions are that the review of the Local Plan will consider the provision of up to 14,000 new homes between the years 2011 and 2031 (700 per year).
- 5.51 The Council originally identified around 891 sites for assessment.
- This number reduced to 750 sites after removing sites in the process of being built out, sites already allocated or with planning consents. These sites were assessed against a broad range of environmental & planning constraints detailed in Annex 1.
 - Density assumptions were then applied to reveal which sites may be capable of yielding more than ten units.
 - The 570 small sites yielding less than 10 units were removed and are listed in Annex 2.
 - This reduced the number of sites to 180 sites.
 - Assessments for the remaining 180 sites are attached in Part 3 of this report as sites having potential for inclusion in the SHLAA .
 - 60 of these were identified as being potentially developable and
 - 124 sites (plus call for sites rejected) were rejected. These sites are in the process of being scrutinised by the Housing Market Partnership. This constitutes Phase 2 of the project

Sites in The Planning Process

- 5.52 Between 2001/02 and 2009/10, 4,307 dwellings were built. In the early years of the plan housing completions were below the average annual requirement. This is because larger sites, particularly those allocated on the edge of Cambridge require a long lead in time and are therefore unlikely to bring forward significant numbers of completions until the later part of the plan period. In April 2010 there were commitments and allocations which provide capacity for 10,382 dwellings. These are detailed in the Councils December 2010 Annual Monitoring Report

housing trajectory. Table 2 follows and highlights the main commitments.

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Table 2: Dwellings in the planning pipeline (2011- 2026)

	2011/12	2012/13	2013/14	2014/15	2015/16	2016/17	2017/18	2018/19	2019/20	2020/21	2021/22	2022/23	2023/24	2024/25	2025/26
Dwellings are on deliverable urban extensions	322	941	1,100	1,067	996										
Dwellings are on developable urban extensions						865	944	738	425	60	0	0	0	0	0
Dwellings on other deliverable large allocations without permission	84	279	155	227	245										
Dwellings on other developable large allocations without permission						386	145	94	0	0	0	0	0	0	0
Dwellings on deliverable large allocated sites with permission	270	364	293	98	30										
Dwellings on developable large allocated sites						30	0	0	0	0	0	0	0	0	0
Dwellings are on deliverable small allocated sites	52	110	29	33	0	0	0	0	0	0	0	0	0	0	0
TOTAL	728	1,694	1,577	1,425	1,271	1,281	1,089	832	425	60	0	0	0	0	0
Total deliverable sites (five year land supply):					6,695										
Total developable & deliverable sites															10,382

(Source: Cambridge City Council Annual Monitoring Report 2009-10)

Sites Currently indentified as Suitable in the SHLAA

- 5.53 Current site numbers indicate that there is the potential capacity for 14,099 new dwellings in Cambridge from 2011 to 2031. The SHLAA housing trajectory Table 5 below shows the timing of development already in the pipeline.
- 5.54 An indicative housing trajectory follows which sets out the amount of housing that could be provided, and at what point in the future, taking into account the results of this SHLAA.
- 5.55 Current market constraints and general slow down in the housing market may mean that initially not all of the expected number of housing units identified in this version of the SHLAA will be developed. The Council's AMR updates the Housing Trajectory on an annual basis in conjunction with land owners and developers setting out any changes in the rate of development approved coming forward.
- 5.56 As is normal practice a discount rate of 10% may need to be applied for non implementation of planning permissions. This discounting has yet to be applied to the figures in the table.
- 5.57 There appears to be a sufficient number of sites with the discounts applied for the City to achieve its housing provision of 14,000 dwellings to 2031.

Table 3: Potential Housing Supply Numbers

Total dwellings developed / deliverable / developable 2011-2031 (work in progress)

Dwellings developed 1 st April 2001 to 31 st March 2010:	4,307
Deliverable Schemes (5 year supply)	
Dwellings in urban extensions	4,426
Dwellings on other large allocations without permission	990
Dwellings on large allocated sites with Planning permission	1,055
Dwellings deliverable on small sites with permission	224
Sub Total	
Developable Schemes (6-10 years supply)	
Dwellings in urban extensions	2,998
Dwellings on other large allocations without permission	625
Dwellings on large allocated sites with Planning permission	30
SHLAA Sites	
Dwellings on 60 identified sites as potentially being developable / deliverable about 89pa over 19 years deliverable	1691

and developable (depends on HMP views)	
Future small sites estimates 103pa (based on past 9 year trend) over 20 years	2,060
Grand Total:	14,099

- 5.58 The results of this research enable a Housing Trajectory to be compiled which shows how the Council's overall housing requirement can be met by 2031.
- 5.59 In the light of the provisional housing provision of 14,000 new homes mentioned above some 10,382 homes have already been allocated or permitted in planning consents in April 2010. The future allowance for small sites of less than 10 dwellings, included in Table 3 above, could be found in broad locations and contribute 2,060 new homes by 2031. This leaves around 1,600 dwellings to find through the SHLAA. The SHLAA seeks to identify suitable land to address this level of provision
- 5.60 The provisional list of sites in this draft SHLAA at present has potential to contribute a constrained capacity of around 1700 dwellings. These sites however are subject to ongoing assessment over the summer with City Council Ward Members and the Housing Market Partnership. Table 4 below lists current suitable sites and will be further populated after further work with the HMP and land owners over the summer to identify developability and other constraints on development..
- 5.61 Officers have also looked at planning consents granted and built out since 2001/2. This has revealed that small sites might contribute 103 dwellings per annum over the 20 years to 2031.
- 5.62 Work is being carried out to identify and contact landowners for SHLAA sites and sites allocated in the Local Plan. Work will also have to be done on clustering the general locations of the large number of small sites, which were assessed.

Table 4 Draft SHLAA Initial Sites Considered Suitable

Ref	Address	Site Ref No	Ward	Area Hectares	Density Multiplier dph	Initial Indicative Capacity	Constrained capacity	Availability e.g Yes discussions with land owner	Achievability 6-10 years	Constraints Contamination etc access	Deliverable/Developable	Estimated Cap
1	West's Garage, 217 Newmarket Road	046	Abbey	0.33	80	26.66		Work in progress	Work In progress		Work in progress	
2	9 - 12 Gerard Close	054	Abbey	0.16	65	10.08						
3	Land at Stanesfield Close	055	Abbey	0.28	65	18.52						
4	Abbey Stadium and land fronting Newmarket Road	105	Abbey	2.88	53.63	154.33						
5	1 Ditton Walk	202	Abbey	0.28	65	17.97						
6	Catholic Church of St Vincent de Paul	430	Abbey	0.16	75	11.89						

7	East of Wadloes Road	435	Abbey	0.43	56.25	23.96							
8	636-656 Newmarket Road, Holy Cross Church Hall, East Barnwell Community Centre and Meadowlands Methodist Church, Newmarket Road	443	Abbey	1.01	75	76.10							
9	51-75 Barnwell Road	444	Abbey	0.33	75	24.80							
10	1-20 Latimer Close	445	Abbey	0.39	65	25.17							

11	Ditton Fields Nursery School, Wadloes Road	870	Abbey	0.19	75	14.29													
12	162 - 184 Histon Road	012	Arbury	0.23	75	17.57													
13	Garages behind 1-5 Jermyn Close and open space to the north	216	Arbury	0.19	48.75	9.18													
14	Flats 39-50 at Aylesborough Close	255	Arbury	0.14	65	9.07													
15	Land rear of 129 to 133 Histon Road	312	Arbury	0.14	75	10.64													
16	Car park behind The Grapes Pub Histon Road	313	Arbury & Castle	0.16	75	12.30													

17	Land to the r/o 82-90 Richmond Road	003	Castle	0.14	80	11.53									
18	Land adjacent to 79 Fulbourn Road	056	Cherry Hinton	0.19	65	12.62									
19	BP Garage, 452 Cherry Hinton Road & garages off Glenmere Close	057	Cherry Hinton	0.26	65	17.11									
20	Land adjacent to 89 Greystoke Road	098	Cherry Hinton	0.16	75	12.10									
21	78 and 80 Fulbourn Road and the open space to the south	755	Cherry Hinton	0.59	40	23.68									

22	Land and car parks around The Robin Hood, High Street, Cherry Hinton	759	Cherry Hinton	0.28	75	20.66							
23	41 - 47 Ward Road Cambridge	061	Coleridge	0.32	40	12.98							
24	Lock up garages adjacent to 2 Derwent Close	063	Coleridge	0.19	65	12.21							
25	152 Coleridge Road	081	Coleridge	0.21	75	15.50							
26	149 Cherry Hinton Road	087	Coleridge	0.18	75	13.41							

27	Land adjacent to and behind 195 High Street, East Chesterton	039	East Chesterton	0.39	75	29.34							
28	Shirley Infants School, Green End Road	352	East Chesterton	0.91	75	68.51							
29	Petrol station and garage, Elizabeth Way	379	East Chesterton	0.21	80	16.42							
30	Land to R/O 1 - 28 Jackson Road (Car parking and lock-up garages)	151	Kings Hedges	0.27	75	20.48							

31	Land south of the Ship, including the car park	222	Kings Hedges	0.19	65	12.47							
32	Garages south of Hawkins Road	230	Kings Hedges	0.25	48.75	12.16							
33	Birchs Garage Milton Road	236	Kings Hedges	0.44	75	33.28							
34	98 -144 Campkin Road	887	Kings Hedges	0.52		0.00							
35	48-61 Burleigh Street	204	Market	0.30	80	24.18							
36	Owlstone Croft, Owlstone Road	028	Newnham	0.96	75	72.33							
37	Croftgate, Fulbrooke Road	029	Newnham	0.30	40	11.89							
38	Land between 18-23 Wordsworth Grove	030	Newnham	0.21	80	16.82							

39	Open space north of the Paul Mellon building Clare Hall	483	Newnham	0.35	40	14.11									
40	5-15 Tenison Road and land adjacent	064	Petersfield	0.15	80	12.06									
41	Garages to the r/o 47 Glisson Road	065	Petersfield	0.04	80	3.39									
42	Mill Road Depot and adjoining properties, Mill Road	102	Petersfield	2.70	61.88	166.99									
43	Workshops 72a Ainsworth Street	543	Petersfield	0.17	75	13.10									
44	31 Queen Ediths Way	196	Queen Ediths	0.23	75	17.48									

45	38 Queen Ediths Way	197	Queen Ediths	0.18	75	13.76							
46	Railway depot adjacent to 125a Cavendish Road	068	Romsey	0.30	75	22.65							
47	213 - 217 Mill Road	070	Romsey	0.22	75	16.38							
48	Ridgeons, Cromwell Road	620	Romsey	2.38	61.88	147.04							
49	Seymour House, Seymour Street	873	Romsey	0.58	65	37.98							
50	82-90 Hills Road and 62-63 Bateman Street	872	Trumpington	0.58	75	43.66							
51	158 Shelford Road	021	Trumpington	0.29	40	11.58							
52	Bishops Court, Trumpington	022	Trumpington	1.56	75	116.66							

53	Apple Court, Newton Road	027	Trumpington	0.61	40	24.58							
54	Land adjacent to the Unicorn Public House, Church Lane	122	Trumpington	0.23	75	17.53							
55	Car park east of 2 to 4 Brookside	579	Trumpington	0.17	60	10.26							
56	Car park east of 1 to 12 Porson Court	583	Trumpington	0.38	65	24.94							
57	Bungalows, gardens and garages on Chantry Close	048	West Chesterton	0.22	75	16.18							

58	31-39 Burleigh St	888	Market	0.09	80	7														
59	Cambridge Technopark Newmarket Road	889	Abbey	0.70	75	52														
60	Flats 1-8a at Aylesborough Close	891	Arbury	0.43	24	10														

Table 5: Indicative Draft Housing Trajectory Including SHLAA Potential

	2011/12	2012/13	2013/14	2014/15	2015/16	2016/17	2017/18	2018/19	2019/20	2020/21	2021/22	2022/23	2023/24	2024/25	2025/26	2026/27	2027/28	2028/29	2029/30	2030/31	Total
EXISTING URBAN EXTENSIONS																					0
Dwellings are on deliverable urban extensions (5 yr supply)	322	941	1100	1067	996																4426
Dwellings are on developable urban extensions						865	910	738	425	60	0	0	0	0	0	0	0	0	0	0	2998
Dwellings on other deliverable large allocations without permission (5 yr supply)	84	279	155	227	245																990
Dwellings on other developable large allocations without permission						386	145	94	0	0	0	0	0	0	0	0	0	0	0	0	625
Dwellings on deliverable large allocated sites with permission (5 yr supply)	270	364	293	98	30																1055
Dwellings on developable large allocated sites						30	0	0	0	0	0	0	0	0	0	0	0	0	0	0	30
Dwellings on deliverable small allocated sites	52	110	29	33	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	224
TOTAL	728	1694	1577	1425	1271	1281	1055	832	425	60	0	0	0	0	0	0	0	0	0	0	10348
Plan Total	700	700	700	700	700	700	700	700	700	700	700	700	700	700	700	700	700	700	700	700	14000
Cumulative total planned supply, 10, 15 & 19 years					3500					7000					10500					14000	14000
Total planned supply, 5, 10, 15 & 20 years					6695					10348					10348					10348	10348
TOTAL DIFFERENCE					3195					3348					-152					-3652	-3652
Add initial SHLAA sites (10 dwelling plus)		89	89	89	89	89	89	89	89	89	89	89	89	89	89	89	89	89	89	89	1691
Total estimated supply including initial SHLAA sites					7051					11149					11594					12039	12039
Difference					3551					4149					1094					-1961	-1961
Add small site estimates @103 per year (Past 9 year trend)??to be refined)	103	103	103	103	103	103	103	103	103	103	103	103	103	103	103	103	103	103	103	103	2060
Small site total					515					1030					1545					2060	2060
GRAND TOTAL					7566					12179					13139					14099	14099
Difference					4066					5179					2639					99	99

Table 6 Conclusions on Call For Sites 2008/9

Site Ref	Name	Size ha	Source	Current Use	High Level Reason
163	Portland Place Garages	0.03ha	Call for Sites – Bidwells	Garages	SIZE SMALL SITE- Suitable small site but too small for SHLAA
182	Emmanuel Playing Fields Wilberforce Road		Call for sites-Bidwells	Playing fields	REJECTED- Protected open space
201	Beadle Estate Ditton Walk	1.5ha	Call For Sites- Bidwells	Industrial	REJECTED- Employment Land Review
202	1 Ditton Walk	0.27ha	Call For Sites- Bidwells	Industrial/Storage	SITE DEVELOPABLE
620	Ridgeons Depot Cromwell Road	3.2ha	Ridgeons	Builders Merchants	SITE DEVELOPABLE
629	Coldhams Lane	0.72ha	Call For Sites-County Council	Witheld	Withdrawn
658	Hope St Yard	0.11ha	Call For Sites-Mrs S Williams	Garages/storage offices/workshops	SIZE SMALL SITE- Too small to be SHLAA site (5 dwelling capacity)
854	Rail Sidings Rustat Rd	2.11ha	Call For Sites- Bidwells	Rail sidings	REJECTED Employment Land Review
876	Grange Farm	1.6ha	Call For Sites Savills	Agricultural use	REJECTED_Green Belt
877	South of Emmanuel Playing Fields	0.6ha	Call For Sites Savills	Agricultural use	REJECTED- Green Belt

878	East Of Hauxton Rd	25.6ha	Call For Sites- Bidwells	Agricultural use	REJECTED- Green Belt
879	St Andrews Road	3.23ha	Call For Sites- Bidwells	Offices	REJECTED- Employment Land Review
886	34a Storeys Way	0.79ha	Call For sites – University EMBS	Field stations	Withdrawn

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Stage 9: Identifying and assessing the housing potential of broad locations (when necessary) & Stage 10: Determining the housing potential of windfall sites (where justified)

5.63 Broad locations for development will be considered if sufficient specific sites to meet the 15-year target cannot be identified. These can take three fundamental forms:

- *Within and adjoining settlements – for example, areas where housing is or could be encouraged, and small extensions to settlements; and*
- *Outside settlements – for example, major urban extensions, growth points, new freestanding settlements and eco-towns.*
- *Residential areas where existing or proposed planning policy actively encourages additional housing, e.g. through infilling and redevelopment.*

5.64 The current Local Plan carried forward the 12,500 housing target contained in the Cambridgeshire Structure Plan and put specific sites forward both within and on the edges of the city that could deliver that target. 6,500 of these are within the urban area and 6,000 are envisaged in the urban extensions. It reviewed the Green Belt around the city and made a number of changes in order to incorporate new urban extensions as well as some large allocations within the urban area:

- *Cambridge East: 10-12,000 dwellings on Cambridge Airport, this site crosses the boundary with South Cambridgeshire. Most of this site is no longer likely to come forward before 2031 following the basis that the airport will not relocate in the immediate future. Some limited development capacity is possible on the edges of the airfield north of Cherry Hinton (406 dwellings) and north of Newmarket Road (1750 dwellings). These sites are included in both the City and South Cambridgeshire District Council's 2010 AMR's.*
- *Cambridge Southern Fringe: Just over 4,000 dwellings across various sites along the southern edge of the city, one of these sites Trumpington Meadows crosses the boundary with South Cambridgeshire.*
- *North West Cambridge: 3,000 dwellings plus student accommodation on land between Madingley Road and Huntingdon Road, this site crosses the boundary with South Cambridgeshire.*
- *NIAB: 1,780 dwellings on land between Huntingdon Road and Histon Road.*
- *Cambridge Northern Fringe East: This site is no longer considered developable for housing as relocation of the works is not considered viable and employment led development here would fit better with the remaining Works*

Cambridge Station: 650 dwellings around Cambridge Station

- 5.65 There has been progress to date on most of the larger sites, with planning applications in for all the sites on the Southern Fringe, NIAB and the Station Area. Many of these applications now have outline permission subject to the signing of a Section 106 agreement. Glebe Farm on the Southern Fringe has a full permission. NIAB is partly under construction with an outline permission on the remainder awaiting the the conclusion of a S106 agreement. An Area Action Plan, produced jointly with South Cambridgeshire District Council, has been adopted for Cambridge East. For North West Cambridge an Area Action Plan was adopted in 2009, increasing the number of dwellings on this site to 3,000 (including student accommodation).
- 5.66 There remain a number of reasons why the rate of housing completions may remain high during the next plan period:
- The housing market in Cambridge remains strong, with a continued demand and high prices achieved;
 - High densities have continually been achieved in Cambridge;
 - Intensification of existing residential plots and redevelopment of existing residential has been relatively consistent and is popular method of developers.
 - The number of smaller households continues to increase nationally and this increased demand for small dwellings can be partly met by houses converted into flats

Impact of the recession

- 5.67 The economic downturn will inevitably have an effect on housing delivery in the next few years. Information from developers suggests that, generally speaking, they expect developments to start one or two years later than planned, this is especially so for developments thought likely to start within the next year or two, and in addition larger developments are likely to be spread over a longer time period. It should be noted the effects of the recession relate to the timing of development rather than to the extent, or location of development sites.

Broad Locations of Small Sites with potential for housing beyond 2021

Approach to Small Sites.

- 5.68 It is usual practice for SHLAAs to exclude any sites below a certain size threshold – typically 0.25 hectares or less than ten dwellings – so that it can focus on major sites. Sites below these sizes are not usually identified and allocated in development plans due to their potential number. PPS3 states that windfalls should not be included in the first 10 years of supply unless robust evidence of genuine local circumstances that prevent specific sites being identified exists.

- 5.69 Where sites come forward for development and have not been identified in the Local Plan or SHLAA and are on previously developed land they are known as and counted as unidentified 'windfall' development. Under current Government guidance⁵, there is a requirement to plan for at least ten years of land supply without making an assumption that some of the supply over this decade will be in the form such windfall development. This is to make sure a Local Plan has a sufficiently long-term strategy in place, which does not rely upon unanticipated and unplanned development coming forward. Any windfall sites that are built over this time will still however contribute to housing completions and may mean we need to allocate less land in future years.
- 5.70 Due to the highly built up nature of the City with its tight boundary surrounded by Green Belt many such small sites have come forward in the past and they remain a significant component of housing supply. As a result of this and the high demand for new housing in the area, sites below this threshold have been identified in the SHLAA trawl for sites, to help give the Council as robust an understanding as to their eventual contribution. A list of identified sites that may be typical of the kinds of smaller sites that may come forward is included at Annex 2. Further work is in progress to classify their broad locations (Stage 9 in this report).
- 5.71 By including small sites listed in Annex 2 the Council is seeking to avoid the need for windfalls as it will identify the broad locations where such housing development would be considered acceptable in the review of the Local Plan and its spatial strategy.
- 5.72 The SHLAA also identifies these type of sites as advice⁶ from the Planning Advisory Service on preparing SHLAAs confirms that:
- "Broad locations within settlements could include residential areas where existing or proposed planning policy actively encourages additional housing, e.g. through infilling and redevelopment. By the nature of such areas it is often not possible to identify individual sites, because one cannot predict which property owners will bring forward proposals. However, an assessment of the potential supply can be made by reference to past levels of development and the study partners' assessment of the future potential. It should be noted that since it is based upon proactive policy, the likely supply from such a broad location is not windfall in terms of PPS3 policy, and can therefore be included in the SHLAA, but only for the 11-15 year period".*
- (Paragraph 15)

[5 Department of Communities and Local Government - Planning Policy Guidance Note 3 \(Housing\) \(2006\)](#)

⁶ Planning Advisory Service, Strategic Housing Land Availability Assessment and Development Plan Documents, July 2008.

- 5.73 The individual sites identified may not come forward, but collectively they can help provide a better understanding of the contribution that smaller sites may make and could allow the SHLAA to avoid having to identify a windfall⁷ assumption as well. In addition, the Council also made an assessment of how much potential may come forward on sites of less than ten dwellings based upon development trends over the past ten years.

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⁷ PPS3 defines Windfall sites are sites which have not been specifically identified in the Local Plan process. They comprise previously developed sites that have unexpectedly become available e.g. as a result of a factory closure, a residential conversion or a new flat over a shop.

Table 7: Small sites past completion rates

BREAKDOWN OF PAST HOUSING COMPLETIONS BY SIZE OF SITE AND TYPE OF APPLICATION 2001/2 TO 2009/10										
	2001/2	2002/3	2003/4	2004/5	2005/6	2006/7	2007/8	2008/9	2009/10	
Net completions on sites of 10 dwellings or more	109	223	375	466	558	555	423	502	166	
Net completions on sites of 9 dwellings or less	50	64	130	135	173	74	98	84	122	
TOTAL	159	287	505	601	731	629	521	586	288	
Total 2001/2 to 2010/11										4307
Average number on large sites 2001/2 - 2010/11										375
Average number on small sites 2001/2 - 2010/11										103
Percentage small sites (1-9 dwellings) from total sites.	31.4%	22.3%	25.7%	22.5%	23.7%	11.8%	18.8%	14.3%	42.4%	
Average percentage 2001/2 to 2010/11										23.7%

TOTAL 2001/2-2009/10	TOTAL	10 plus dwellings	1-9 dwellings
Number of dwellings – demolition	-24	0	-24
Number of dwellings – rebuild	485	420	65
Number of dwellings – change of use	117	6	111
Number of dwellings - conversion/subdivision/amalgamation	187	25	162
Number of dwellings – new build	3542	2926	616
TOTAL	4307	3377	930

	2001/2	2002/3	2003/4	2004/5	2005/6	2006/7	2007/8	2008/9	2009/10	TOTAL
Demolitions over 10 net units	0	0	0	0	0	0	0	0	0	0
Demolitions 1-9 net units	-6	0	0	-1	-3	-2	-6	-4	-2	-24
Rebuilds over 10 net units	0	-25	47	16	11	212	48	69	42	420
Rebuilds 1-9 net units	1	10	8	-7	11	11	-2	5	28	65
Changes of Use over 10 net units	0	10	-1	0	0	0	0	-3	0	6
Changes of Use 1-9 net units	7	5	29	18	21	-5	33	1	2	111
Conversions over 10 net units	0	0	0	19	0	0	19	-5	-8	25

Conversions 1-9 net units	15	5	12	26	26	19	15	31	13	162
New Builds over 10 net units	109	238	329	431	547	343	356	441	132	2926
New Builds 1-9 net units	33	44	81	99	118	51	58	51	81	616
TOTAL	159	287	505	601	731	629	521	586	288	4,307

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Stage 11: Annual Monitoring & Review

- 5.74 The SHLAA is not a static document in that it will need to be updated annually in conjunction with the Council's Annual Monitoring Report as construction starts or completes on allocated and other schemes. A full SHLAA resurvey will not normally be required annually but information on new sites put forward as part of the Local Plan process can be included as appropriate.

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6. Conclusions

- 6.1 The SHLAA report provides a snapshot of both committed and potential future housing land supply up to 2031 from a base date of April 2011. The results of the assessments in this report will help to inform future work to be undertaken to review the Cambridge Local Plan.
- 6.2 It has been carried out in accordance with government practice guidelines on the production of SHLAA's and has sought to engage stakeholders at appropriate stages in the process, including consulting on the draft methodology, a density methodology consultation, and a 'call for sites' stage and further consultation with a Housing Market Partnership on the suitability availability and achievability of sites.
- 6.3 There will be further opportunities as the SHLAA evolves and through Annual Monitoring of the Local Plan for stakeholders to continue to be involved, for example by providing information about new or existing sites as they become available.
- 6.4 The sites identified within this SHLAA have been researched from a number of resources including a previous Urban Capacity Study. It is important to note that a number of assumptions have been used as detailed in this report in accordance with the Practice Guidance and at times planning officer's professional judgment at a certain point in time. Given the complexity of criteria used, the number of sites, and the development monitoring processes, the SHLAA document should be regarded as a living document and the information contained within it will be subject to frequent change over short periods of time, for example as a site moves from investigation, possibly to allocation, and then subsequently a planning application which is approved will then entail construction and completion. The Council intends to keep the document up to date through Annual Monitoring and will periodically review the whole document, for example every five years, during the plan period to 2031.
- 6.5 Planning applications for residential development will continue to be assessed on their individual planning merits having regard to government guidance the development plan and other material considerations. Information contained in the SHLAA Assessments may provide a useful guide to planning constraints and other considerations on a given site, but applicants will still need to undertake their own detailed research to identify any potential opportunities on sites within the SHLAA or indeed on other windfall sites that have not been identified but are in the areas of search indicated.

7. Next Steps

- 7.1 Following DPSSC, officers will continue to refine the SHLAA (Phase 2), research and contact landowners with regard to their intentions, and consult with the Housing Market Partnership and other stakeholders on the content of the SHLAA. Land owners will be able to advise on deliverability and developability of sites as well as any contingency measures to overcome development constraints on sites. Any shortfalls will need to be tackled by the identification of new sites which will have to be assessed in the same way as sites already reviewed. Any new sites identified by the HMP or other stakeholders will need to be assessed against the same rigorous SHLAA criteria used and will need to be agreed by the Executive Councillor for Planning and Sustainable Transport, Chair and Spokes in advance of consultation in September 2011.

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PART 2 – ANNEXES

ANNEX 1 – ASSESSMENT CRITERIA

ANNEX 2 – SMALL IDENTIFIED SITES (LESS THAN 10 DWELLINGS)

ANNEX 3 – CALCULATING THE POTENTIAL OF SITES

ANNEX 4 – NATIONAL POLICY CHECK

ANNEX 5 – WORK CARRIED OUT SO FAR

ANNEX 6 – THE HOUSING MARKET PARTNERSHIP

ANNEX 7 – SITE VISIT PROFORMA

ANNEX 8 – INITIAL CONSULTEES

ANNEX 9 – ADDITIONAL SITES FORM

ANNEX 10- INDEX MAPS OF POTENTIAL SITES

ANNEX 11- INDEX MAPS OF REJECTED SITES

ANNEX 12- LIST OF CONSULTEES

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ANNEX 1 - ASSESSMENT CRITERIA

SITE ASSESSMENT CRITERIA		COMMENTS	SCORE
AVAILABILITY			
1	Site owner	Identification of the owner of a site is important in ascertaining the likelihood of the site coming forward for development.	
2	What are the owner's intentions towards the site?	A site is considered available if it is controlled by a house builder who has expressed an intention develop the land or a landowner who has expressed an intention to sell.	
3	Is the site currently in use? If yes, what is its use and how well used is it?	This could have a bearing on how soon a site could come forward for housing development, i.e. whether it will be developable in the short, medium or long term.	
4	Are there any existing buildings or structures on site? If so, are they in use?	This may have an impact on the timescales for development (i.e. short, medium or long-term).	
5	Are there any known legal issues / covenants that could constrain the development of the site?	Issues for consideration that could constrain the development of a site include multiple ownerships and the presence of ransom strips, tenancies or operational requirements of landowners. Such information can be obtained through legal searches and land registry searches.	
Overall Availability Assessment Conclusion			
SUITABILITY			
LEVEL 1: STRATEGIC CONSIDERATIONS			
6	Is the site in the Green Belt?	There is a presumption against development in the Green Belt. The purposes of the Cambridge Green Belt as set out in RSS Policy CSR3 are to: Preserve the unique character of Cambridge as a dynamic City with a thriving historic centre; Maintain and enhance the quality of its setting; and Prevent communities in the environs of Cambridge from merging into one another and with the City. The Cambridgeshire & Peterborough Structure Plan (2003) identified a number of specific locations around Cambridge	

SITE ASSESSMENT CRITERIA		COMMENTS	SCORE
		<p>where land should be released from the Green Belt. In order to assess the importance of various sites to the purpose of the Green Belt and the potential impact of developing these sites, the City Council undertook an Inner Green Belt Boundary Study (2002). As a result a number of sites were subsequently allocated for development in the Cambridge Local Plan, Cambridge East Area Action Plan, Southern Fringe Area Action Plan and the Submission Draft North West Cambridge Area Action Plan. The presumption against further releases of land from the Cambridge Green Belt has been established in policy CSR3 of the East of England Plan (2008). As such, when assessing any Green Belt sites, consideration will need to be given to the impact of such development on the purposes of the Cambridge Green Belt.</p>	
7	Is the site in an area of flood risk?	<p>The Council (with partners) has commissioned and completed a detailed Strategic Flood Risk Assessment. This informs a sequential approach to determining the suitability of land for development in areas at risk of flooding, steering new development to areas at the lowest possible risk of flooding (Zone 1). Where there are no reasonably available sites within Zone 1, consideration of available sites in Flood Zone 2 (Medium Probability) should be made, where sites ultimately shown to be developable through site based Flood Risk Assessment. Only where there are no reasonably available sites in Flood Zones 1 or 2 will consideration be given to the suitability of sites in Flood Zone 3a (High Probability). Where sites are allocated an 'exceptions test' will be applied to demonstrate that the sustainability benefits of allocation are such that allocation is necessary. Where sites fall within Zone 3b (flood plain) this has been treated as a 'Level 1' constraint and sites have been removed from consideration at an early stage.</p>	

SITE ASSESSMENT CRITERIA		COMMENTS	SCORE
8	Is the site designated as a European Site of Nature Conservation Importance or would development impact upon such a site?	<p>European Sites for Nature Conservation Importance include Special Areas of Conservation (SACs), Special Protection Areas (SPAs) and RAMSAR sites. SACs and SPAs (including candidate SACs and SPAs) are protected under the Habitats Directive (transposed into UK law as the Conservation (Natural Habitats, &C) Regulations 1994). RAMSAR sites support internationally important wetland habitats and are designated under the Ramsar Convention. Development will not be permitted where there is the possibility that it will have an impact on such sites, unless it can be demonstrated to the European Commission that development is required for Imperative Reasons of Overriding Public Interest (the 'IROPI' test). It should be noted that developments away from such sites could have the potential to damage these sites. While there are no such sites within Cambridge itself, there are a number of sites in surrounding districts that should be considered because of their proximity to Cambridge and/or the nature of their conservation interest. These sites are:</p> <ul style="list-style-type: none"> • Eversden and Wimpole Woods SAC; • Ouse Washes SAC, SPA and Ramsar Site; • Fenland SAC and Ramsar Site; • Portholme SAC; and • Devil's Dyke SAC 	
9	Is the site designated as a National Site of Nature Conservation or geological importance or would development impact upon such a site?	<p>Sites designated as being of national importance for nature conservation include Sites of Special Scientific Interest (SSSIs). The Wildlife and Countryside Act 1981, as amended, imposes a duty on a range of authorities carrying out functions which are likely to affect SSSIs. This duty requires an authority to take reasonable steps, consistent with the proper exercise of their functions, to further the conservation and enhancement of the features for which sites are of special interest. In line with this and the further requirements of PPS9, such sites are given a high degree of protection</p>	

SITE ASSESSMENT CRITERIA		COMMENTS	SCORE
		under the planning system. Development on such sites should be avoided, and full consideration given to any development likely to have a negative impact on such sites. There are currently two SSSIs in Cambridge - Cherry Hinton Pit; and Traveller's Rest Pit	
10	Would development of the site involve the demolition of Listed Buildings?	In line with the requirements of PPG15, development that involves the demolition of a listed building will not normally be permitted unless: The building is structurally unsound for reasons other than deliberate damage or neglect; or It cannot continue in its current use and there are no viable alternative use; and Wider public benefits will accrue from redevelopment.	
11	Would development of the site affect a Scheduled Ancient Monument?	Scheduling is the process through which nationally important sites and monuments are given legal protection. A schedule has been kept since 1882 of monuments whose preservation is given priority over other land uses. As such, development affecting a Scheduled Ancient Monument or its setting should be avoided. The current legislation, the Ancient Monuments and Archaeological Areas Act 1979, supports a formal system of <u>Scheduled Monument Consent</u> for any work to a designated monument. The Cambridgeshire Environment Report (2005) noted that there are 5 Scheduled Ancient Monuments in Cambridge, as follows: <i>Cambridge Castle Mound (Monument No. 14); Chesterton Abbey (Monument No. 25); Hobson's Conduit (Monument No. 35); Civil War earthworks at the Castle (Monument No. 48); Old Cheddar's Lane pumping station (Monument No. 65).</i>	
12	Would development of the site affect any	PPG15 requires local planning authorities to protect registered parks and gardens in preparing development plans and in	

SITE ASSESSMENT CRITERIA		COMMENTS	SCORE
	Historic Park & Gardens?	<p>determining planning applications. The effect of proposed development on a registered park or garden or its setting is a material consideration in the determination of a planning application. Planning and highway authorities should also safeguard registered parks or gardens when themselves planning new developments or road schemes. There are 11 Historic Parks and Gardens in Cambridge as follows:</p> <p><i>Cambridge Botanic Garden; Christ's College; Clare College; Emmanuel College; Histon Road Cemetery; King's College; Mill Road Cemetery; Queens' College; St John's College; Trinity College; and Trinity Hall.</i></p>	
Level 1 Conclusion			
Does the site warrant further assessment?			
SUITABILITY			
LEVEL 2: SIGNIFICANT LOCAL CONSIDERATIONS			
13	Is the site designated as Protected Open Space on the Proposals Map or does it meet the criteria for Protected Open Space (policy 4/2)?	<p>Open space is an essential part of our natural resource base, making a significant contribution to the setting, character, amenity and biodiversity of the City and local communities. Open space includes commons, recreation grounds, Historic Parks and Gardens, sites with a local nature conservation designation, outdoor sports facilities, provision for children and teenagers, semi-natural green spaces, allotments, urban spaces and cemeteries. Spaces designated 'Protected Open Space' are shown on the proposals map, while other sites not designated but which fulfil at least one of the Criteria to Assess Open Space can also be considered. The Criteria to Assess Open Space are:</p> <p>Criteria for Environmental Importance</p>	

SITE ASSESSMENT CRITERIA		COMMENTS	SCORE
		<p>Does the site make a major contribution to the setting, character, structure and the environmental quality of the City?</p> <p>Does the site make a major contribution to the character and environmental quality of the local area?</p> <p>Does the site contribute to the wildlife value and biodiversity of the City?</p> <p>(If yes to any of these, the site is worthy of protection for environmental reasons).</p> <p>Criteria for Recreational Importance</p> <p>Does the site make a major contribution to the recreational resources of the City?</p> <p>Does the site make a major contribution to the recreational resources of the local area?</p> <p>(If yes to either of these, the site is worthy of protection for recreational reasons).</p> <p>In line with local planning policy, development will not normally be permitted which would be harmful to the character or lead to the loss of open space of environmental and/or recreational importance unless the open space uses can be satisfactorily replaced elsewhere and the site is not important for environmental reasons.</p>	
14	Is the site designated as a Local Site of Nature Conservation Importance or does it contain any BAP Priority Species or Habitats?	<p>Sites of local nature conservation include Local Nature Reserves, County Wildlife Sites and City Wildlife Sites and a number of Biodiversity Species and Habitat Action Plans exist for Cambridge. Such sites play an important role in enhancing existing biodiversity for enjoyment and education. National and Local Biodiversity Action Plan (BAP) targets are a high priority for their habitat conservation and management. Local authorities have a Duty to have regard to the conservation of biodiversity in exercising their functions. As such development within such sites, or that may affect the substantive nature conservation value of such sites, will not normally be permitted. Where development is permitted, suitable mitigation and/or compensatory measures and nature conservation enhancement measures</p>	

SITE ASSESSMENT CRITERIA		COMMENTS	SCORE
		should be implemented.	
15	Is the site allocated as Protected Industrial Site (Policy 7/3 of the Local Plan) or in a B1(c), B2 or B8 use?	<p>Protected Industrial Sites are identified on the Proposals Map. In an attempt to maintain a balance in the nature of job opportunities in the City, the best industrial/storage sites (B1(c), B2 and B8 uses) are specifically protected from redevelopment for other uses. For those sites not identified as being protected, a number of criteria need to be met if redevelopment for an alternative use is deemed to be acceptable, namely:</p> <p>That there is sufficient supply of such floorspace in the City to meet demand and/or vacancy rates are high; and either;</p> <p>The proposed development will generate the same number or more unskilled jobs than could be expected from the existing use; or</p> <p>The continuation of industrial and storage uses will be harmful to the environment or amenity of the area; or</p> <p>The loss of a small proportion of industrial or storage floorspace would facilitate the redevelopment and continuation of industrial and storage use on a greater part of the site; or</p> <p>Redevelopment for mixed use or residential development would be more appropriate.</p> <p>As such, the need to protect industrial sites will need to be weighed up against a sites potential for housing.</p>	
16	Are there any protected trees (TPOs) on the site?	<p>Trees on, or affected by, development sites are a material consideration that needs to be considered early on in the process of development. They are an important facet of the townscape and landscape and the maintenance of a healthy and species diverse tree cover brings a range of health, social, biodiversity and microclimate benefits. When considering sites that include trees covered by TPOs, the felling, significant surgery or potential root damage to such trees should be avoided unless there are demonstrable public benefits accruing from the proposal that outweigh the current and future amenity value of the</p>	

SITE ASSESSMENT CRITERIA		COMMENTS	SCORE
		trees.	
17	Is there any relevant planning history? (Planning applications, planning appeals, Local Plan Inquiry)	Some of the sites being considered as part of this assessment may have previously been considered through the plan making process or planning application. Consideration of planning history may provide useful information as to the principle of development of a particular site, and whether there are any considerable constraints that would affect the suitability or viability of the site for development.	
18	Is the site already allocated for development? If so, what use is it allocated for?	Consideration has been given to whether or not the site has already been allocated for a certain type of development, for example through allocation in the Local Plan Proposals Map. Where a site has been allocated for a use other than housing (for example employment), regard will need to be given to contribution that the site could make to housing provision and whether this outweighs the need for other uses.	
19	Is the site allocated / being considered for development in the Minerals and Waste LDF?	Cambridgeshire County Council is responsible for the preparation of plans relating to minerals and waste, and are currently in the process of preparing the Minerals and Waste LDF. These plans allocate sites for minerals and waste development and also safeguard sites for such uses. As such, consideration has been given to the Minerals Local Plan, the Waste Local Plan and proposals in the draft Minerals and Waste LDF in assessing sites suitability for housing. Minerals and Waste Plans also identify 'areas of search' which can cover large areas of land, but would not necessarily rule out a site for housing development. Nevertheless, consideration needs to be given as to whether development of the site could prejudice any future Minerals and Waste sites.	
Level 2 Conclusion			
Does the site warrant further assessment?			
SUITABILITY			
LEVEL 3: OTHER CONSIDERATIONS			
Environmental Considerations:			
20	Is there potential	Contaminated land is a material	

SITE ASSESSMENT CRITERIA		COMMENTS	SCORE
	contamination on site?	consideration under the land use planning process, and Land Use History Reports are available from the Council's Environmental Health Scientific Team. The presence of contamination will not always rule out development, but development should not be permitted in areas subject to pollution levels that are incompatible with the proposed use. Mitigation measures can be implemented to overcome some contaminated land issues, although this may have an impact on the economic viability of the development. Further investigation will be required to establish the nature of any contamination present on sites and the implications that this will have for development.	
21	Are there potential noise problems with the site?	When assessing a site's potential, consideration will need to be given to whether there are any existing noise sources that could impact on the suitability of a site for residential development. The presence of noise sources will not necessarily render a site undevelopable as appropriate mitigation measures may be available. Further investigation will be required to establish the nature and level of noise impacts and the implications this will have for development.	
22	Could the topography constrain development of the site?	Certain topographical or ground conditions may need to be mitigated for in order to make development for particular uses acceptable. While the presence of such conditions may not render a site undevelopable, it could have an impact on the economic viability of development in terms of the cost of mitigation measures.	
23	Would development of the site be likely to affect, or be affected by, an Air Quality Management Area?	The planning system has a role to play in the protection of air quality by ensuring that land use decisions do not adversely affect, or are not adversely affected by, the air quality in any AQMA, or conflict with or render ineffective any elements of the local authorities air quality action plan. There is currently one AQMA declared within Cambridge. As such, consideration has been given to the location of sites within or near the AQMA, or large sites that could	

SITE ASSESSMENT CRITERIA		COMMENTS	SCORE
		affect the AQMA. This would not necessarily render a site unsuitable for housing, but an Air Quality Assessment would be required to ensure that housing development in such locations was acceptable.	
Access and Transport Considerations:			
24	Are there issues with car parking in the local area?	This consideration will be especially important where a site's former use is car parking, as development of the site will have the potential to push car parking onto streets within the vicinity of the site. The Councils policy in relation to car parking is to promote lower levels of car parking in order to encourage modal shift. However, care must be taken to ensure that such an approach does not exacerbate problems with on-street car parking in the vicinity of new development. This scoring for this criterion will be based on officer assessment based on time of visit to the site. It is difficult at this stage to assess the cumulative impact of traffic increases associated with multiple sites coming forward as the SHLAA can only assess sites on a site-by-site basis. Before a site is developed a transport assessment must be submitted that will examine in more detail the impacts of the development of a site on the wider area. Where the site is within the Controlled Parking Zone this will be noted.	
25	Is there sufficient access to the site?	Sites will need to be capable of achieving appropriate access that meets Local Highway Authority standards for the scale of the development.	
26	Is the site used to access nearby properties / businesses / roads or pathways?	The maintenance of access to existing properties may have an impact on the potential of bringing sites forward for housing development, although this may not necessarily rule all sites out if alternative access points are available.	
27	Is the site within 400m ⁸ of a high	Access to high quality public transport routes for new residents from the day that	

⁸ 400m will be measured using a moderated buffer that will take into account any significant barriers

SITE ASSESSMENT CRITERIA		COMMENTS	SCORE
	quality public transport ⁹ route?	they move into a new development is vital to ensure that modal shift is encouraged. New development should offer realistic, safe and easy access by a range of transport modes, and not exclusively by car. In planning for new development, consideration of good accessibility should be a vital element influencing the location, scale, density, design and mix of land uses. As such, measuring the distance of a site from its nearest high quality public transport route has been carried out to provide an indication of the sustainability of the site and to determine the appropriate density of development of a site. Development will also be required to contribute to the provision of new transport infrastructure via S106 payments.	
Design and Impact Considerations:			
28	Do any nearby buildings overlook or front onto the site?	Concerns of over-looking and the impact of development on the amenity of neighbouring sites could have the potential of reducing the amount of housing that could be brought forward on particular sites.	
29	Is the site part of a larger site or could it prejudice the development of any strategic sites?	Where a site is part of a larger site or is located in close proximity to a strategic site (e.g. an urban extension), consideration will need to be given to the need to ensure coordinated development and ensuring that development does not prejudice the development of strategic sites. If development is poorly planned and is not carried out in a coordinated and comprehensive way, there is a chance that the special character of the City will be damaged, that infrastructure will not be provided to serve development when it is needed, that provision will not be made for necessary land uses and that the intention to make development sustainable will not be met.	

⁹ A High Quality Public Transport service is one that provides a 10 minute frequency during peak periods and a 20 minute frequency inter-peak. Weekday evening frequency should run ½ hourly until 11pm and on Sunday an hourly service should run between 8am – 11pm (Source: Cambridge Local Plan, 2006). It should also provide high quality low floor, easy access buses, air conditioning, pre-paid/electronic ticketing and branding to encourage patronage.

SITE ASSESSMENT CRITERIA		COMMENTS	SCORE
30	Would development impact upon the setting of a Listed Building?	The desirability of preserving Listed Buildings and their settings is a material planning consideration. As such, the impact of development on the setting of Listed Buildings will be considered when assessing sites.	
31	Is the site within or adjacent to a Conservation Area?	The Planning (Listed Buildings and Conservation Areas) Act 1990, imposes a duty on LPAs to designate as conservation areas 'areas of special architectural or historic interest that character or appearance of which it is desirable to preserve or enhance'. Cambridge's Conservation Areas are relatively diverse. When considering locations for new developments that are within or affect the setting, or views into and out of a Conservation Area, the desirability of preserving or enhancing the Area's character or appearance is a material consideration. When considering the demolition of buildings that contribute positively to the character of a Conservation Area, the same tests that would apply to a Listed Building will be applied (see Criterion 8 above).	
32	Would development of the site affect any locally listed buildings (e.g. Buildings of Local Interest)?	There are over 1,000 buildings in Cambridge that, although unlikely to meet current criteria for statutory listing, are nevertheless important to the locality or the City's history and architectural development. Local planning policy therefore protects such buildings from development which adversely affects them unless: The building is demonstrably incapable of beneficial use or reuse; or There are clear public benefits arising from redevelopment. As such, while the presence of a locally listed building on a site would not necessarily rule out housing development, detailed justification would be required to demonstrate acceptability of schemes at the planning application stage.	
33	Would development of the site affect any	Archaeological remains should be seen as a finite and non-renewable resource, in many cases highly fragile and vulnerable to	

SITE ASSESSMENT CRITERIA		COMMENTS	SCORE
	archaeological remains and their settings?	damage and destruction. Where nationally important archaeological remains, whether scheduled or not, and their settings, are affected by proposed development there should be a presumption in favour of their physical preservation. Cases involving archaeological remains of lesser importance will not always be so clear cut and planning authorities will need to weigh the relative importance of archaeology against other factors including the need for the proposed development. Information regarding known archaeological features is contained within the Cambridgeshire Historic Environment Record. However, this does not guarantee that there will be no further archaeological remains present, and further investigation and mitigation measures may be required prior to the development of sites.	
34	Does the shape of the site impact upon its developability?	It is considered important to take into consideration the constraints imposed by the problems of developing a site with an awkward shape. For example, a long narrow site could pose difficulties in terms of providing an access road alongside dwellings. This would have an impact on the housing capacity of such sites, with a judgement needing to be made on a case-by-case basis.	
35	Relationship with existing communities	Examines how the site relates to the community it adjoins. The integration of new and existing communities is a key element in the creation of sustainable communities.	
Access to Services and Facilities:			
36	Is the site within 400m ¹⁰ from the City Centre?	A key element of sustainable development is ensuring that people are able to meet their needs locally, thus helping to encourage modal shift. As such, measuring the distance of the site from the City Centre has been carried out in order to provide an indication of the sustainability of the site and to determine the appropriate density of development of a site. For some	

¹⁰ 400m will be measured using a moderated buffer that will take into account any significant barriers

SITE ASSESSMENT CRITERIA		COMMENTS	SCORE
		very large developments, new facilities may be provided as part of a development proposal. For those outside this 400m radius, it will be important to ensure easy access to the City Centre using sustainable modes of transport.	
37	Is the site within 400m of a District Centre / Local Centre?	A key element of sustainable development is ensuring that people are able to meet their daily needs locally, thus helping to encourage modal shift. As such, measuring the distance of a site from its nearest district/local centre has been carried out to provide an indication of the sustainability of the site and to determine the appropriate density of development of a site. For some very large developments, new facilities may be provided as part of a development proposal. For those outside this 400m radius, it will be important to ensure easy access to these centres using sustainable modes of transport.	
38	Is the site within 400m of local services? (Doctors surgery, nursery, primary school, secondary school, public open space)	Local services are essential to the quality of life of residents, employees and visitors to the City, and as such they must be conveniently located in relation to new and existing development. In planning for new development, consideration needs to be given to the proximity of development to local services so that new residents can access these using sustainable modes of transport. As such, measuring the distance of a site from local services has been carried out to provide an indication of the sustainability of the site. Development will also be required to contribute to the provision of new local services via S106 contributions.	
39	Is the use of the site associated with a community facility?	The protection of existing community facilities is necessary as the scope to provide additional facilities is limited by high land values and competition with other land uses such as employment and housing. While the existence of a community facility on a site may not necessarily rule out housing on the site, consideration needs to be given to: The extent to which the facility is used by the local community;	

SITE ASSESSMENT CRITERIA		COMMENTS	SCORE
		The current provision of community facilities in the local area; The accessibility of the site.	
Planning Policy Considerations:			
40	Is the site in an Area of Major Change?	Areas of Major Change are identified on the Proposals Map and are strategic growth sites delivering housing and mixed use developments. Given the importance of these sites in helping to meet housing targets in a sustainable manner, the allocation of sites that could prejudice the appropriate delivery of these strategic sites should be avoided.	
41	Will development take place on Previously Developed Land?	National planning policy seeks to use previously developed land for development rather than Greenfield land where possible and appropriate. As such, appropriately located previously developed land should be given priority for development over Greenfield land, subject to other considerations.	
42	Is the site identified in the Council's Employment Land Review (ELR)?	The ELR seeks to identify an adequate supply of sites to meet indicative job growth targets and safeguard and protect those sites from competition from other higher value uses, particularly housing. Any housing proposals for sites identified for potential protection in the ELR should therefore be weighed up against the potential for housing.	
Other Considerations:			
43	Are there any other constraints on site?	Are there any other constraints that may affect development of the site?	
Level 3 Conclusion			
Overall Suitability Assessment Conclusion			
ACHIEVABILITY			
44	Market factors	Such as adjacent uses, economic viability of existing, proposed and alternative uses in terms of land use values, attractiveness of the locality, level of potential market demand and projected rate of sales (particularly important for larger sites).	
45	Cost factors	Including site preparation costs relating to any physical constraints, any exceptional	

SITE ASSESSMENT CRITERIA		COMMENTS	SCORE
		works necessary, relevant planning standards or obligations, prospect of funding or investment to address identified constraints or assist development.	
46	Delivery factors	Including the developer's own phasing, the realistic build-out rates on larger sites (including likely earliest and latest start and completion dates), whether there is a single developer or several developers offering different housing products, and the size and capacity of the developer.	
Overall Achievability Assessment Conclusion			
DELIVERABLE / DEVELOPABLE / UNDEVELOPABLE			
Overall Assessment Conclusion			

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ANNEX 2 – SMALL IDENTIFIED SITES (LESS THAN 10 DWELLINGS)

570 sites were identified through the site search but have not been subject to a full developability/deliverability assessment as they would yield less than ten units and therefore would not be of a size that would be allocated in future development plans. Inclusion of sites on this list does not indicate that sites will be developed or a capable of being developed, instead they represent the types of land uses that can come forward. They are included in this SHLAA to help inform future land supply assumptions. The total *unconstrained* potential for these sites is 2,339 dwellings.

Site ID	Address	
1	1	Garages on St Matthews Street (south)
2	4	33 Histon Road
3	6	25/29 Glisson Road
4	7	Land to the r/o 21-31 Harding Way
5	9	Lock up garages between 46 & 52 Garden Walk
6	10	Lock up garages to the r/o 23 Garden Walk
7	11	4 Stretten Avenue
8	13	Car parking/garages on Aragon Close
9	14	Car parking/garages on Sackville Close
10	15	Car parking/garages on Woburn Close
11	16	Lock up garages to the r/o 18 & 20 Humphreys Road
12	17	Car Park at the bottom of Abbey Road
13	19	Arbury Road Garage, Arbury Road
14	23	Land to the r/o 77-79 Shelford Road
15	24	Land to the r/o shops on Anstey Way
16	25	Land adjacent to 15 Beverley Way
17	34	Victoria Road
18	35	2 Greens Road
19	36	Lock up garages between 28 & 30 Mortlock Avenue
20	37	Land to the r/o 1a Green End Road
21	41	Garages and houses at 61 and 63 Kinross Road
22	42	River Court, Ferry Lane
23	43	Land adjacent to 1 Water Street
24	44	20 St Andrews Road
25	45	Land adjacent to 5 Maple Close
26	47	Garages off Chestnut Grove
27	50	Land to the r/o 131 and 129 Ditton Fields
28	51	Lock up garages between 11 and 13 Ekin Road
29	52	Lock up garages between 31 and 33 Howard Close
30	59	Land adjacent to 70a Hartington Grove
31	60	50 & 52 Chalmers Road
32	62	115 - 119 Perne Road
33	66	Land at Gresham Road (r/o 3 - 8 Harvey Road)
34	69	73 Sedgwick Street
35	71	Land to the r/o and incl. 176 Vinery Road
36	72	Avis Car Hire, 245 Mill Road
37	77	Car park to the r/o 292 Mill Road
38	78	Scout Hut on Cyprus Road
39	82	57 Perowne Street
40	83	99 - 105 Gwydir Street
41	85	65 & 66 Devonshire Road

42	90	Garages to the r/o 5-17 New Square
43	92	Fitzpatrick House, Barton Road (corner of Hardwick Street)
44	94	17/18 Park Street
45	114	Car Park on Adam and Eve Street
46	116	Surface Car Park to the r/o the Bath House, Gwydir Street
47	117	Garages on St Matthews Street (north)
48	118	Part of the surface car park at Arbury Court
49	120	Surface Car Park and part of the Amenity Space adjacent to 1 Great Eastern Street
50	123	Land to the r/o 46-50 Holbrook Road
51	127	21-24 Union Lane, Cambridge
52	128	Lock up garages to the r/o 1 to 7 St Thomas' Road
53	129	Land to the r/o 161-169 Lichfield Road
54	131	Lock up garages to the r/o 30 Gunhild Court
55	133	Lock up garages adjacent to 95 Seymour Street
56	134	Lock up garages adjacent to 71 Seymour Street
57	135	4 - 8 Garlic Row
58	137	Lock-up garages adjacent to 11 Uphall Road
59	138	Lock-up garages adjacent to 11 Uphall Road
60	139	Lock-up garages adjacent to 11 Pamplin Court
61	141	Land adjacent 19 Millington Road
62	145	Lock-up garages adjacent to 12 Barnes Close
63	147	Land to R/O 24 - 38 Whitehill Road
64	148	Lock-up garages adjacent to 4 Peverel Close
65	149	Lock-up garages adjacent to 19 Wadloes Road
66	152	Lock-up garages to R/O 19 - 24 Gainsborough Close
67	156	Lock-up garages to R/O 26 - 30 Enniskillen Road.
68	157	Lock-up garages to R/O 6 - 20 Acrefield Drive.
69	158	Lock-up garages adjacent to 57 Acrefield Drive.
70	159	Lock-up garages adjacent to 33 Pentlands Close.
71	160	Land adjacent to 56 Stourbridge Grove
72	162	Land adjacent to 7 Dukes Court, Sun Street.
73	163	Lock-up garages adjacent to 3 Portland Place.
74	165	Land to R/O 59-61 Jesus Lane
75	166	Land adjacent to and including 155 Newmarket Road
76	167	Land to R/O 43-55 Hemingford Road
77	169	Land adjacent to 1 Lansdowne Road
78	170	Land to R/O 30-32 Coleridge Road
79	171	Land to the r/o 12 Brookfields
80	178	Allotments behind 102 Kendall Way
81	194	Lock-up garages adjacent to 26 Derwent Close
82	195	Lock-up garages on land between 28 and 32 Abbey Road
83	199	Land adjacent to 16 St Barnabus Road
84	207	Open space at end of Minerva Way
85	208	Behind 115-125 Northfields Avenue
86	209	Land west of 12 Arden Road
87	210	Car Park on Amwell Road
88	211	Car Park on Caravere Close
89	212	Garages on Bayford Place
90	214	Car park on Markham Close
91	215	Land behind 70-78 Hazelwood Close
92	216	Garages behind 1-5 Jermyn Close and open space to the north
93	217	Land west of 43 Ashvale
94	218	Land at end of Moyne Close

95	219	Car parks of Buchan Street Neighbourhood Centre and Supermarket
96	220	Car park of Buchan House
97	221	Car park end of Jedburgh Close
98	224	Open space east of Chapman Court
99	226	Car park at Albemarle Way
100	231	Garages west side of 5-8 Wiles Close
101	232	Garages behind 9 St Kilda Avenue
102	234	Garages between Arthorpe Way and Campkin Road
103	235	Garages at the end of Atkins Close
104	240	Car park west of Molewood Close
105	241	Car park north of Molewood Close
106	242	Car park south of Molewood Close
107	243	Car park between Carisbrooke Road and Chatsworth Avenue
108	244	Car park between Faringford Close and Chatsworth Avenue
109	245	Car park east of Chatsworth Avenue
110	246	Car park between Chatsworth Avenue and Lexington Close
111	247	Garages between Lexington Close and Belmore Close
112	248	Car park and open space at end of Lexington Close
113	249	Garages east of Badminton Close
114	250	Garages at the end of Borrowdale
115	252	Garages south of Hazelwood Close
116	253	Car park north of Molewood Close
117	254	Car park at end of Molewood Close
118	255	Flats 39-50 at Aylesborough Close
119	256	Jedburgh Court
120	257	Land north of the Ship
121	258	Land south of Montrose Close
122	259	Playground at end of Atkins Close
123	260	Car park at end of Rutland Close
124	261	Car park east of Jermyn Close
125	262	Land south of Molewood Close
126	263	Land between Brackley Close and Verulum Way
127	264	Car park north of Somerset Close
128	265	Car park between Humphreys Road and Alex Wood Road
129	266	Garages and land between Alex Wood Road and Wavell Way
130	267	Garages between Wavell Way and Carlton Way
131	268	Car park at end of Tedder Way
132	269	Garages north of Harris Road
133	270	Green space in front of 22 to 36 Ferrars Way
134	271	Car park of Roseford Chapel
135	272	Land west of 64 Roseford Road
136	274	Car park at the end of Gilbert Close
137	275	Car park south of Gilbert Close
138	276	Green space south of Finch Road
139	277	Garages behind Carlton Terrace
140	278	Green space east of 139 Perse Way
141	279	Garages north of Hill Farm Road
142	282	Car park behind 2 to 12 Cameron Road
143	283	Garages behind 27 to 33 Nuns Way
144	284	Garages behind 1 to 25 Nuns Way
145	286	Car park behind 20 to 28 Cameron Road
146	287	Car park behind 66 to 86 Crowland Way
147	288	Garages south east of 199 and 225 Campkin Road
148	289	Garages south east of 237 and 259 Campkin Road

149	290	Car park between 90 and 106 Hawkins Road
150	291	Garages at the end of Larkin Close
151	292	Car park at the end of Wilson Close
152	293	Garages at the end of Stott Gardens
153	294	Garages between 61 and 76 Hopkins Close
154	295	Garages between 49 and 53 Hopkins Close
155	296	Car park between Hopkins Close and George Nuttall Close
156	297	Land between George Nuttall Close and Hawkins Road
157	299	Garages between 177 and 179 Gilbert Road
158	300	Car park of shops at corner of Histon Road and Windsor Road
159	301	Garages east of Lingholme Close
160	304	Car park to the east of Harvey Goodwin Gardens
161	305	Car park to the south of Harvey Goodwin Gardens
162	306	Open space to the south of Harvey Goodwin Gardens
163	307	Garages south of Supanee Court
164	308	Car park behind St Luke's Church
165	309	Car park north of Bermuda Road
166	310	Car park of British Queen Pub
167	311	Land rear of 41 to 43 Linden Close
168	314	Car park behind 18 to 22 St Luke's Street
169	315	Car park north of Wessex Place - Wessex Place now empty and boarded-up
170	317	Land rear of 23 to 25 Chesterton Road
171	318	Car park behind Carlton Court
172	319	Play area on Bateson Road
173	320	Garages in front of 32 to 38 Green's Road
174	321	Garages and builders yard between Primrose Street and Green's Road
175	325	Land north of 19 Milton Road
176	327	Garages at the end of Atherton Close
177	328	Garages east of 5 Hurst Park Avenue
178	330	Garages at the end of Mulberry Close
179	331	Garages behind 36 to 41 Mulberry Avenue
180	332	Garages in front of 18 to 20 Kirkby Close
181	333	Garages in between 1 to 5 and 6 to 10 Birch Close
182	334	Garages between Birch Close and Kirkby Close
183	335	Car park at Marfield Court
184	336	Car park at Havenfield
185	339	Car park of the Milton Arms Public House
186	340	Car park north of 48 to 56 Robert Jennings Close
187	341	Car park south of 54 to 56 Robert Jennings Close
188	342	Car park south of 39 to 47 Robert Jennings Close
189	343	Car park south of 57 to 59 Robert Jennings Close
190	344	Car park south of 19 to 20 Robert Jennings Close
191	346	Car park oppo 5 King's Hedges Road
192	347	Garages east of Maitland Avenue
193	348	Garages east side of 5-8 Wiles Close
194	349	Garages on Sherbourne Court
195	350	Garages south of Sherbourne Close
196	351	Garages north of Sherbourne Close
197	353	Car park north of Enniskillen Road
198	354	Garages and open space west of Enniskillen Road
199	356	Garages south of Dundee Close
200	357	Garages north of Stevenson House
201	358	Garages south of Davey House

202	359	Garages east of Pakenham Close
203	360	Garages west of 8 Pakenham Close
204	361	Car park between 34 and 35 Pakenham Close
205	362	Garages south of 1 Pakenham Close
206	363	Garages west of Cambanks
207	365	Car park behind Elizabeth House
208	366	Car park south east of Elizabeth House
209	367	Garages at Chesterton Towers
210	368	Open space north of Alder Court
211	370	Garages north of 2 to 5 Camside
212	371	Garages north of Grayling Close
213	372	Garages behind 139 & 141 Chesterton High Street
214	373	Car park behind 169 High Street
215	374	Car park behind 1 to 7 Primary Court
216	375	Car park east of 2 Primary Court
217	376	Car park between 27 and 29 Primary Court
218	377	Car park between 28 and 37 Primary Court
219	378	Car park behind 39 to 45 Water Street
220	380	Garages south of 17 Aylestone Road
221	381	Garages north of 2 Arundel Close
222	382	Garages between 11 and 15 Cliveden Close
223	384	Open space north of 22 to 27 Warwick Road
224	385	Open space north of 213 Histon Road
225	386	Garages west of 30a Lingholme Close
226	387	Open space west of 31 and 42 Lingholme Close
227	388	Open space east of 37 and 38 Lingholme Close
228	389	Garages east of 37 to 48 Sherlock Close
229	390	Garages at Sherlock Court
230	391	Garages at Australia Court
231	392	Land between 8 and 14 Oxford Road
232	394	Car park in front of the Moller Centre
233	399	Car park and open space south of Mount Pleasant Walk
234	401	Garages between 44 and 45 Shelly Garden
235	402	Car park and garages west of St John's Place
236	404	Land oppo 55 to 59 Castle Street
237	407	Castle Street Methodist Church and adjoining Car Park
238	408	Bell's Court, Castle Street
239	409	Garages on Honey Hill Mews
240	410	Open space north of 20 Northampton Street
241	411	Part of car park east of Merton Hall College
242	414	Open space and car park in front of 4 to 7 Dennis Road
243	415	Car park and open space north of Leonard Close
244	416	Open space and car park south of Rachel Close
245	417	Open space and car park north of Helen Close
246	418	Open space and car park south of Helen Close
247	420	Car parks and open space between Dennis Road and Anne Road
248	421	Car park south of Dennis Road
249	424	Car parks and open space north of Dennis Road
250	427	Play area behind 22 to 27 Anns Road
251	428	Car park of behind 17 to 21 Thorpe Way
252	429	Open space east of Health Centre on Ditton Lane
253	431	Open space oppo 49 to 51 Dudley Road
254	434	Car park of Barnwell Baptist Church
255	436	Garages between 75 and 77 Ekin Road

256	437	Garages in the middle of Ekin Road
257	438	Car parking and open space in front of 13 to 17 Ekin Road
258	441	Car park of McDonalds, corner of Newmarket Road / Wadloes Road
259	452	Car park and tree belt east of garage on Barnwell Road
260	455	Open space in front of 9 to 23 Rawlyn Road
261	456	Garages at the end of Quainton Close
262	458	Car park behind Holyoake Court
263	460	Garages between 4 and 5 Ditton Fields
264	461	Open Space and access to the rear of 1 - 9 Ditton Fields.
265	462	Car park in front of 195 to 201 Ditton Fields
266	467	Garages on Regatta Court
267	469	Car park at Regatta Court
268	470	Car park between 11 and 15 Stanley Court
269	472	Car park of 451 Newmarket Road
270	473	Car park and garages west of 7 Stanley Road
271	474	Car park behind Kingdom Hall, Stanley Road
272	478	Car park and garages.
273	487	Garages east of Cripps Court
274	488	Garages north of Westberry Court
275	491	Garages and car park north of Pearce Close
276	492	Car park east of 72 Barton Road
277	493	Garages between Tyndale Court and Grange Gardens
278	494	Garages at the end of St Marks Court
279	495	Garages south of 12 St Marks Court
280	496	Garages south of 1 St Marks Court
281	498	Garages behind 40 to 52 Newnham Road
282	499	Garages east of 10 Archway Court
283	500	Croft Lodge Garages
284	501	Garages south of 1 to 12 Cherwell Court
285	502	Car Park to rear of Red Bull Public House, 9-11 Barton Road
286	503	Car Park to the south of 1 to 22 Lammas Field
287	504	Car Park to front of Varsity House
288	505	Car Park at Crown Court, East Road
289	506	Car park north of Cambridge Red Studios, Sturton Street
290	507	Open space west of 2 Petworth Street
291	508	Car park north of 193 Sturton Street
292	509	Car park west of 1 Petworth Street
293	510	Car park to west of 1-6 Rexbury Court
294	511	Area of open space east of 30 - 36 St Matthew's Street
295	512	Car Park west of 171 to 177 Sturton Street
296	513	Garages south of 2 Staffordshire Street
297	514	Open space to west of 2 -16 Staffordshire Street
298	515	Open space to rear of 2 - 18 Staffordshire Gardens
299	516	Car parks to rear of 2 - 26 Norfolk Street, and the Man on the Moon Public House
300	517	Land south of 1 Farren, St Matthews Street
301	518	Land at Ashley Court
302	519	Car park south of 118 and 120 New Street
303	520	Car park south of 1 - 15 St Matthew's Gardens
304	521	Open space north of 235 to 247 St Matthew's Gardens
305	523	Open space oppo 49 to 61 St Matthew's Gardens
306	524	Open space oppo 177 to 201 St Matthew's Gardens
307	525	Car park west of 105 to 123 York Street
308	526	Car park at the end of York Terrace

309	528	Car park north of Beaconsfield House, Milford Street
310	529	Car park between 21 and 27 Gwydir Street
311	530	Flower Street
312	531	Car park between 79 and 87 Ainsworth Street
313	532	Car park east of 1 to 6 Kerridge Close
314	533	Car parks south of 1 Rivar Place
315	534	Car park and play area north of 2 Ainsworth Street
316	535	Car Park between 57 and 63 Sleaford Street
317	536	Car park north of 100 Sleaford Street
318	537	Car park north of 100 Sleaford Street
319	538	Car park west of 146 Sleaford Street
320	539	Car parks north of 50 to 70 Sleaford Street
321	542	Bury Court residents private car park
322	544	Garages east of 23 Hooper Street
323	545	Car park oppo 23 Hooper Street
324	547	Car Parks south of Angus Close
325	548	Car park north of Cambridge Railway Station
326	550	Garages south of 67 to 76 Highsett
327	552	Garages behind 37 to 41 Hills Road
328	553	Land R/O 20 Cambridge Place
329	555	Car park behind 16 to 20 Malcolm Street
330	556	Car park west of Wesley Church
331	557	Garages west of 27 Willow Walk
332	558	Car park north of 35 New Square
333	559	Car park west of 64 Maids Causeway
334	560	Car park north of 5 to 9 Fitzroy Street
335	561	Garages west of 23 to 27 Parsonage Street
336	562	Car park and open space west of 7 to 9 Bailey Mews
337	564	Car park south of Compass House
338	566	Churchyard of former All Saints Church
339	573	Garages to front of Fenner's Walk
340	575	Car park east of Unilever House
341	577	Car park at 30 - 33 Brookside
342	578	Car park south of 1 to 6 Coronation Place
343	580	Car parks between 36 to 38 Hills Road and Coronation House
344	581	Car park west of the University Nursery
345	584	Garages to west of Porson Court.
346	585	Car park north of Eastbrook
347	586	Car park north of 15 Shaftesbury Road
348	589	Scout Hut at the end of Flamsteed Road
349	590	Garages to rear of 15 to 25 Fitzwilliam Road
350	591	Car park north of Lockton House
351	593	Private open space in front of Hope Nursing Home.
352	594	Car park west of 24 Brooklands Avenue
353	595	Garages east of Gilmerton Court
354	596	Garages behind 37 to 39 High Street, Trumpington
355	597	Car park east of 55 High Street, Trumpington
356	598	Car park north of 1 Winchmore Drive
357	599	Car park north of 22 High Street Trumpington
358	600	Garages west of 17 Winchmore Drive
359	601	Garages north of 7 to 10 Lambourn Close
360	602	Garages south of 4 Lambourn Close
361	603	Garages on Gayton Close
362	604	Garages east of 11 to 17 Scotsdowne Road

363	605	Garages west of 33 to 39 Paget Road
364	607	Car park north of 8 Church Lane, Trumpington
365	608	Car park west of 42 to 46 High Street, Trumpington
366	610	Garages south of Crossway Gardens, Anstey Way
367	611	Open space north of 9 to 12 Anstey Way
368	612	Open space in front of 1 to 8 Anstey Way
369	613	Car park west of 19 and 20 Paget Close
370	614	Car park in front of Paget Close
371	615	Garages south of 20 Lantree Crescent
372	616	Land between 166 and 174 Shelford Road
373	621	Garages south of 188 Vinery Road
374	622	Car park and building
375	623	Car park and garages
376	624	Car park and garages to north-west of The Paddocks Coldhams Lane
377	625	Car park and garages to north-west of The Paddocks Coldhams Lane
378	626	Garages north of 19 The Paddocks Coldhams Lane
379	627	Land to r/o 24-29 The Paddocks Coldhams Lane
380	628	Land Adjoining 34 The Paddocks Coldhams Lane
381	630	Garages south of 69 to 71 Wycliffe Road
382	631	Car park west of 58 Wycliffe Road
383	632	Open space and car park north of 22 Wycliffe Road
384	633	Car park north of 1 Wycliffe Road
385	634	Open space north of 47 to 51 Seymour Street
386	635	Garages and car park for Brook House.
387	636	Car park for Brookfields Medical Practice.
388	638	Car park west of 8 Seymour Street
389	639	Open space south of 166 Ross Street
390	640	Car park north of 163 to 167 Mill Road
391	641	Co-operative car park.
392	642	Parking for School Court.
393	644	Back alley to terraced houses with garages within.
394	645	Garages north of 231 Mill Road
395	650	Car park and trees north of 2 to 4 Argyle Street
396	651	Car park to north of 100 - 106 William Smith Close.
397	652	Car park to south of 72 - 76 William Smith Close.
398	653	Garages east of 38 to 46 William Smith Close
399	654	Garages south of 15 to 57 William Smith Close
400	655	Garages north of 88a Greville Road
401	656	Builders yard at 51 to 53 Argyle Street
402	658	Garages at Hope Street Yard
403	659	Car park north of Millercroft Court
404	660	Car park east of 99 to 103 Argyle Street
405	661	Car park west of 9 and 10 Romsey Mews
406	662	37 Romsey Terrace and car park to the east
407	663	Car park west of 3 Mamora Road
408	664	Open space at Montreal Square
409	665	Open space at Montreal Square
410	666	Garages north of 1 Montreal Square
411	667	Garages south of 14 to 38 Natal Road
412	668	Open space and car park west and south of 195 Perne Road
413	669	Car park to north of and serving the Holiday Inn Hotel
414	670	Open space behind the Holiday Inn Hotel
415	671	Land adjacent Next Generation Sports Centre
416	674	Garages at the end of Hatherdene Close

417	675	641 and 643 Newmarket Road
418	678	Open space behind of 169 to 173 Teversham Drift
419	679	Garages and car park in front of 155 to 160 Teversham Drift
420	680	Open space behind of 136 to 141 Teversham Drift
421	682	Open space north of 119 Teversham Drift
422	683	Open space behind of 86 to 91 Teversham Drift
423	684	Garages and car park in front of 73 to 78 Teversham Drift
424	685	Open space behind of 56 to 62 Teversham Drift
425	687	Car parks behind 45 to 55 Teversham Drift
426	688	Open space behind of 42 to 57 Teversham Drift
427	689	Garages behind 33 to 37 Teversham Drift
428	692	Garages between 97 to 107 and 115 to 125 Kelsey Crescent
429	693	Land between 40 and 42 Kelsey Crescent
430	694	Garages between 8 to 18 Kelsey Crescent and 18 to 28 Leyburn Close
431	695	Open space south of 11 Leyburn Close
432	696	Garages between 32 Windmere Close and 22 Burnham Close
433	697	Land east of 56 Kelsey Crescent
434	698	Land west of 4 Kelsey Crescent
435	700	Garages east of Langdale Close
436	702	Garages and car park south of 5 Tenby Close
437	704	Garages and car park north of 4 to 7 Sunmead walk
438	705	Garages and car park south of 18 to 24 Bliss Way
439	706	Garages and car park north of 46 and 48 Bliss Way
440	707	Car park south of 38 and 40 Bliss Way
441	708	Land west of 12 Sunmead Walk
442	710	Garages and car park south of 6 to 12 Fulbourn Old Drift
443	711	Garages and car park north of 4 to 7 Wolsey Way
444	712	Garages and car park north of 2 and 3 Wolsey Way
445	713	Garages north of 42 and 43 Wolsey Way
446	714	Garages behind 17 to 19 Wolsey Way
447	715	Garages between 30 and 31 Wolsey Way
448	716	Garages between 40 and 41 Wolsey Way
449	717	Open space south of 19 to 25 Iver Close
450	718	Garages north of 19 to 25 Iver Close
451	719	Car park south of the Five Bells, High Street, Cherry Hinton
452	720	Open space in front of Chalfont Close
453	721	Car park behind 2 to 6 Chalfont Close
454	722	Garages and car park behind 45 to 55 High Street, Cherry Hinton
455	723	Garages east of 1 Conway Close
456	724	Land south of 1 Daws Close
457	725	Garages east of 18 Malvern Road
458	726	Garages north of 60 to 68 Malvern Road
459	727	Garages south of 90 Malvern Road
460	728	Land south of 58 Malvern Road
461	729	Land in front of 40 to 58 Malvern Road
462	730	Garages behind 19 to 25 Malvern Road
463	732	Car park east of 1 to 8 Wedgewood Drive
464	734	Car park west of 9 to 16 Wedgewood Drive
465	735	Car park east of 25 to 27 Wedgewood Drive
466	736	Car park west of 64 Colville Road
467	737	Car park north of the Village Centre, Colville Road
468	738	Garages east of 94 High Street, Cherry Hinton
469	739	Car parks and open space north of 20 to 34 Chequers Close
470	740	Area of trees south of 20 to 34 Chequers Close

471	741	Garages east of 82 to 94 High Street, Cherry Hinton
472	743	Car park behind 10 Fishers Lane
473	744	Open space west of 10 Fishers Lane
474	745	Car park adjoining Fisher's Lane Doctors Surgery
475	746	Land next to British Legion Hall, Fishers Lane
476	747	Car park east of 58 Fishers Lane
477	748	Open space north of 5 Augers Road
478	749	Open space south of 25 to 31 Arran Close
479	750	Open space north of 17 to 23 Arran Close
480	751	Car park south of 10 to 14 Arran Close
481	752	Land behind 33 to 37 Arran Close
482	753	Garages north of 9 to 11 Drayton Close
483	756	Car park west of 8 and 10 Tweedale
484	757	Car park east of 12 Ainsdale
485	758	Land west of 27 The Orchards
486	760	Ventress Farm Court Garages
487	761	Garages to rear of 1-15 Greystoke Road
488	762	Roundabout Greystoke Road
489	763	Parking Area Greystoke Court
490	764	Car park off Bosworth Road
491	766	Garages south of 27 and 29 Glenmere Close
492	767	Garages west of 63 and 65 Glenmere Close
493	768	Car park west of the St Philip Howard Church Centre
494	769	Car park west of 33 Walpole Road
495	770	Land west of 84 to 92 Walpole Road
496	771	Car park west of 125 Walpole Road
497	772	Car park west of 175 Walpole Road
498	773	Land north of 13 to 27 St Bede's Crescent
499	774	Play area north of 29 to 47 St Bede's Crescent
500	775	Land north of 49 to 71 St Bede's Crescent
501	776	Car park north of 62 to 72 St Bede's Crescent
502	777	Land north of 75 St Bede's Crescent and 18 St Bede's Gardens
503	778	Car park south of 19 to 24 St Bede's Gardens
504	779	Car park south of 9 and 10 St Bede's Gardens
505	780	Land south of 5 St Bede's Gardens
506	781	Land north of 39 St Bede's Gardens
507	782	Car park south of 39 to 41 St Bede's Gardens
508	783	Land west of 51 and 52 St Bede's Gardens
509	784	Land north of 37 and 39 Corrie Road
510	785	Garages south of 40 Brackyn Road
511	786	Car park west of 32 to 40 Brackyn Road
512	787	Car park north of 51 Brackyn Road
513	788	Car park east of 26 to 30 Brackyn Road and the back of gardens behind 2 to 8 Brackyn Road
514	789	Car park north of 76 Brackyn Road
515	790	Car park east of 29 to 35 Brackyn Road and the back of gardens behind 1 to 7 Brackyn Road
516	791	Car park north of 3 to 5 Britten Place
517	792	Open space east of 3 to 10 Trevone Place
518	793	Car park and open space south of 5 to 16 Ancaster Way
519	794	Car parks north of 17 to 27 Birdwood Road
520	795	Play area south of 72 to 84 Birdwood Road
521	796	Garages south of 86 to 90 Birdwood Road
522	797	Garages behind 1-3 Gray Road

523	801	Car parks south of Hinton Grange Nursing Home
524	803	Garages west of Lilac Court
525	805	Car park behind the Rock public house
526	808	Car park south of 130 to 134 Cherry Hinton Road
527	809	Car park south of 7 to 44 Normanhurst
528	810	Car park south of Lloyds Bank at 78 Cherry Hinton Road
529	815	Car parks behind 87 and 89 Cherry Hinton Road
530	816	Garages at the end of Flamsteed Road
531	817	Car park east of 16 to 21 Derby Road
532	818	Garages behind 148 and 150 Coleridge Road
533	819	Garages behind 1 to 4 Ashbury Close
534	820	Garages behind 13 to 19 Ashbury Close and open space
535	821	Garages west of 16 Golding Road
536	822	Garages behind 13 and 17 Golding Road
537	824	Garages behind 117 to 121 Lichfield Road
538	825	Car park south of 52 and 54 Lichfield Road
539	827	Garages behind 134 and 142 Lichfield Road
540	828	Car park south of 100 and 106 Lichfield Road
541	829	Car park in front of 267 and 275 Lichfield Road
542	830	Car park behind of 303 and 311 Lichfield Road
543	831	Car park behind Kwik Fit, Cherry Hinton Road
544	832	Car park in front of Kwik Fit, Cherry Hinton Road
545	833	Car park behind 2 to 14 Rathmore Close
546	835	Car park west of 91 and 93 Hartington Grove
547	837	Car park in front of St George's Court, Cavendish Avenue
548	838	Garages behind Alliance Court, Hills Avenue
549	839	Garages west of Dean Drive
550	840	Garages east of 15 to 21 Mowbray Road
551	841	Garages west of 34 Hulatt Road
552	843	Garages east of 63 to 69 Mowbray Road
553	844	Land in front of 98 to 108 Wulfstan Way
554	845	Land in front of 98 to 108 Wulfstan Way
555	846	Car park east of 130 Hulatt Road
556	847	Car park in front of the Queen Edith public house
557	848	Garages behind 1 to 6 Ramsey Court
558	849	Garages behind 5 Tillyard Way
559	851	Garages west of Cedar Court, Hills Road
560	856	Old petrol station corner of Huntingdon Road and Histon Road
561	857	Garages north of 55 Hills Road
562	858	Garages east of 17 to 21 Greystoke Road.
563	859	Car parks and open space north of 20 to 34 Chequers Close
564	865	The Old Cambridge Yasume Club, Auckland Road
565	866	Open space north of 78 and 80 Fulbourn Road
566	867	Open space east of 55 Wulfstan Way
567	871	1 Hedgerley Close
568	883	Land adjacent to 8 Maple Close
569	884	Land east of Martingale Close
570	885	Land west of Martingale Close

ANNEX 3 – CALCULATING THE POTENTIAL OF SITES

- 1.0 The SHLAA Practice Guidance suggests that a design-led approach can be used to assess housing potential on particular sites and using sample schemes, to extrapolate the number of dwellings that are achievable the total amount of housing that could potentially be developed.
- 1.1 However, this approach has not been taken for Cambridge, given the time and resources of the assessment team, and the relatively small size of sites potentially available in the urban area. Instead, this SHLAA uses an approach to assessing potential density largely based on the methodology developed for the 2002 Urban Capacity Study¹¹, cross checked against and modified in light of recent trends in development across Cambridge. Cross checks were also undertaken on a site-by-site basis for favoured sites using a design led approach with the Council's Urban Design Team.
- 1.2 Results generated by use of this do not necessarily mean that the same number of dwellings will be acceptable on a particular site as is included in this Assessment. The actual number may be higher or lower and it will be up to the planning application process to make a final judgement.
- 1.3 The methodology applies density multipliers to sites according to **geographical location** and **accessibility** and the **size** and **shape** of individual sites. A further multiplier is applied to convert assumptions from **gross to net**.
- 1.4 The formula for calculating the density is:
- 1) The density multiplier based upon location and accessibility *times*
 - 2) The multiplier based upon site size *times*
 - 3) The multiplier based upon site shape *times*
 - 4) The multiplier converting gross densities to net *times*
 - 5) The site area in hectares *equals*
- The potential for housing on the site.*

¹¹ The methodology is identical with the exception of a further refinement of the accessibility criteria. Whilst the Urban Capacity Study uses three accessibility multipliers, this SHLAA uses four (as above). In addition the thresholds at which they are applied have been extended to take into account the evidence that relatively small "large sites" are still able to achieve high gross densities

- 1.5 For **geographical location and accessibility** multipliers are applied according to whether a potential site is:

Table A3.1

Site Location/Accessibility	Range of Densities assumed to be acceptable (gross)	Assumed gross densities for SHLAA purposes.
Within 400 metres walking distance of the City Centre	70+	80
Over 400 metres walking distance of the City Centre but within 400 metres walking distance of a Local Centre, as defined in the 2006 Local plan	50+	75
Over 400 metres walking distance from the City Centre and a Local Centre, but within 400 metres walking distance of a high quality public transport route	50+	65
Over 400 metres walking distance of the City Centre and over 400 metres walking distance from a high quality public transport route	30+	40

- 1.6 Looking in more detail at the location of sites all sites that have been completed in the 2009/10 monitoring year, sites that were developed in or within 400m walking distance of the City Centre (as defined in the Cambridge Local Plan 2006) tend to have been developed at a slightly higher density than those elsewhere. Over 78% of such sites were developed at a gross density of more than 50 dwellings per hectare (dph), compared to just under 68% of all sites independent of their location.
- 1.7 Over 58% of sites within 400m of a Local Centre were developed at a density greater than 50 dph; this shows that proximity to a Local Centre does have an effect on density, but not as great an effect as proximity to the City Centre. Access to public transport does not appear to have had as much an impact on site density in the same monitoring period. Sites with high quality access to public transport (defined as within 400m walking distance of a bus route with a frequency of service of at least 10 minutes in peak periods and 20 minute frequency in inter-peak periods) are slightly higher in density than those not developed with high quality access to public transport - 65% of all sites were developed within access to high quality public transport were developed at a gross density of 50dph or more, compared to 53% for sites without such access.

For **site size and shape**¹² multipliers are applied according to whether a potential site is:

Table A3.2

Site Size	Gross to net ratio	Multiplier
Up to and including 2 hectares	100%	1
Over 2 hectares and up to and including 8 hectares	75-90%	0.825
Over 8 hectares	50-75%	0.625

Site Shape	Discount	Site Shape Multiplier
Long narrow site	25%	0.75
Other sites	0%	1

This results in the following density multipliers:

Table A3.3

	The site is in the City Centre or within 400m walking distance of the City Centre.	The site is over 400m walking distance from the City Centre but within 400m walking distance of a Local Centre.	The site is over 400m walking distance from the City Centre and Local Centres but within 400m walking distance of a high quality public transport route	The site is over 400m walking distance from the City Centre and over 400m walking distance from a high quality public transport route.
The site is under 2 ha and not long and narrow	80	75	65	40
The site is under 2 ha but long and narrow	60	56.25	48.75	30
The site is between 2 ha and 8 ha and	66	61.88	53.63	33

¹² Gross to net ratios are based on research by URBED for the Sustainable Urban Neighbourhood Initiative.

not long and narrow				
The site is between 2 ha and 8 ha but long and narrow	49.5	46.41	40.22	24.75
The site is over 8 ha and not long and narrow	50	46.89	40.63	25
The site is over 8 ha but long and narrow	37.5	35.16	30.47	18.75

Are these density assumptions realistic compared with recent trends?

Overall trends

- 1.8 Density trends in Cambridge City continue to be higher than average, a reflection of the built up area of much of the City. The Annual Monitoring Report 2010 identified that 92% of new dwellings completed between 1st April 2009 and 31st March 2010 were developed at a density of greater than 50 dwellings per hectare (dph) with 8% of dwellings completed at a density of between 30 and 50 dph. The average site density for completions in this year was 94.94 dwellings per hectare. No sites were developed at a density of less than 30 dwellings per hectare.
- 1.9 Looking at individual sites that have come forward for development in recent years illustrates that densities of new development continue to be high.

Table A3.4 -Actual Net Densities of Sites Completed or Committed in Recent Years (More Than 9 Dwellings)

	Site	Dwellings Target	Net Site Area	Density	Average Density
	Sites over 8 hectares				
1	NIAB Site Land off, HUNTINGDON ROAD, CAMBRIDGE	1,967	54.33	36.21	
2	Mixed Use Allocation, East Cambridge, Coldhams Lane, Cambridge, CB1	982	22.11	44.41	
3	Redevelopment Station Area CB1, STATION ROAD, CAMBRIDGE	549	9.20	59.65	46.76
	Sites between 2 and 8 hectares				
4	Land at Former Government Buildings, BROOKLANDS AVENUE, CAMBRIDGE	390	6.46	60.35	
5	LAND REAR OF CLARENDON HOUSE AND FITZWILLIAM ROAD, CLARENDON ROAD, CAMBRIDGE, CB2 2BA	408	3.04	134.38	
6	Land at, 94--100 St Andrew's Road, Cambridge, CB4 1DL	287	2.72	105.51	
7	North of St. Andrews Road East of Elizabeth Way Simco Site, St. Andrews Road, Cambridge, CB4	120	2.48	48.39	
8	Philips/Unicam 130, York Street, Cambridge, CB1	210	2.19	95.90	88.91
	Sites between 0.25 and 2 hectares				
9	Land, at, George Nuttall Close, Cambridge, CB4	182	1.99	91.62	
10	Allotment Site, Nuffield Road, Cambridge, CB4	66	1.82	36.25	
11	Leica Micro Systems Cambridge Ltd, Clifton Road, Cambridge, CB1 3QH	97	1.63	59.64	
12	Housing Allocation, Land between, 77-123 Hills Road, Cambridge, CB1	183	1.52	120.52	
13	Land off Hills Road at, Homerton Street, Cambridge, CB2	139	1.46	95.01	
14	Land at Western Section of Homerton College, Hills Road, Cambridge, CB1	85	1.36	62.45	
15	River Side Pumping Station Site, River Side, Cambridge, CB5	89	1.36	65.61	
16	90 Glebe Road, Cambridge, CB1	18	1.30	13.82	
17	Land at Corner of Scotland Road, Union Lane, Cambridge, CB4	19	1.27	14.97	
18	Land at British Telecom Station 171-211, CROMWELL ROAD, CAMBRIDGE	140	1.17	119.89	
19	West Cambridge Site, Madingley Road, Cambridge, CB3	206	1.07	191.72	
20	Land at the, Allotments, Newmarket Road, Cambridge, CB5	53	1.04	51.21	
21	Downing College Athletic Ground, 24 LONG ROAD, CAMBRIDGE	100	1.03	97.52	
22	Land at, Tenison Road, Cambridge, CB1	100	1.01	98.91	
23	Land to rear of, 17-47, Fulbourn Road, Cambridge, CB1	37	0.93	39.61	

24	Land at, The Junction of Hills Road and, Cherry Hinton Road, Cambridge, CB1	133	0.93	143.47
25	Land Between the Mallards and Engineers House (Former Gas Works), Riverside, Cambridge, CB4	73	0.92	78.96
26	Chesterton Hospital, Union Lane, Cambridge, CB4	59	0.90	65.41
27	79-85 Cromwell Road, Cambridge, CB1	84	0.90	93.63
28	NEATH FARM BUSINESS PARK, 154 CHURCH END, CAMBRIDGE, CAMBRIDGESHIRE, CB1 3LD	40	0.81	49.38
29	Land Opposite 98 - 100, Cavendish Road, Cambridge, CB1	36	0.80	45.06
30	Development Site, Rustat Road, Cambridge, CB1	128	0.78	163.68
31	Former Tyco Site, Cromwell Road, Cambridge, CB1	96	0.75	128.69
32	Land at Nowrthwest of Scotland Road and Southwest of Elmfield Road, ELMFIELD CLOSE, CAMBRIDGE	40	0.70	56.74
33	Anglia Polytechnic University, East Road, Cambridge, CB1	44	0.70	62.53
34	Betjeman House Broadcasting House Botanic House and Public Houses at 106 -108, Hills Road, Cambridge, CB2	156	0.70	224.20
35	69-115 Church End, Cambridge, CB1	22	0.69	31.79
36	Site at Cambridge Regional College, NEWMARKET ROAD, CAMBRIDGE	168	0.65	256.81
37	Land at 71, NEW STREET & Harvest Way, CAMBRIDGE	129	0.65	199.87
38	Land at, Camflat Roofing Ltd, Sandy Lane, Cambridge, CB4	13	0.63	20.56
39	Land at, 10 Long Road, Cambridge, CB2	14	0.61	22.83
40	Sedley School and Nursery, MALTA ROAD, CAMBRIDGE, CB1	31	0.54	56.95
41	Housing Allocation, Land at Parkside Police Station and Fire and Rescue Station, Parkside, Cambridge, CB1	131	0.53	247.17
42	Land to the West of 63 Church End, Cambridge, CB1	14	0.50	27.73
43	Land at, Meadowcroft hotel, Trumpington Road, Cambridge, CB2	19	0.49	39.09
44	Former Cattle Market site 1--33, Cherry Hinton Road, Cambridge, CB1	31	0.48	64.58
45	Housing Allocation, Land adjacent to, 10 St. Barnabas Road, Cambridge, CB1	19	0.47	40.30
46	Wulfstan Court, Wulfstan Way, Cambridge, CB1	48	0.46	104.03
47	Romsey Junior School, Coleridge Road, Cambridge, CB1 3PH	89	0.46	195.55
48	Former Leica Micro Systems Site, Clifton Road, Cambridge, CB1	30	0.45	66.07
49	Housing allocation at, Milton Infant and Junior School, Milton Road, Cambridge, CB4 1UZ	71	0.44	160.82
50	21 / 21a, Queen Ediths Way, Cambridge, CB1	15	0.40	37.65
51	Fire Station, 43 Parkside, Cambridge, CB1	131	0.40	329.04
52	Rawlyn Court, Rawlyn Close, Cambridge, CB5	29	0.39	74.38
53	Land at 101-107, York Street, Cambridge, CB1	24	0.37	64.39
54	Grebe House, Mercers Row, Cambridge, CB5	35	0.37	95.49
55	Land at, Bradwells Court, St. Andrews Street, Cambridge, CB2	15	0.36	42.04

56	Land rear of, 48-72 Ainsworth Street, Cambridge, CB1	24	0.35	68.64	
57	Land rear of Stable Industrial Estate, Fen Road, Cambridge, CB4	19	0.35	27.32	
58	Simpers Rope Works Ltd., New Street, Cambridge, CB1	32	0.34	93.32	
59	Land to Rear of 99 - 105, SHELFORD ROAD, CAMBRIDGE	14	0.34	41.07	
60	Land adjacent to 5 and 8, Wagstaff Close, Cambridge, CB4	11	0.34	32.54	
61	Land at, High Street, Chesterton, Cambridge, CB4	45	0.34	134.33	
62	25 - 32, Fallowfield, Cambridge, CB4	15	0.33	45.96	
63	Site at 78-80, FULBOURN ROAD, CAMBRIDGE	16	0.32	49.98	
64	Homerton College, Hills Road, Cambridge, CB2	16	0.31	51.02	
65	Land adj. Cambridge Water Co., Rustat Road, Cambridge, CB1	24	0.31	76.82	
66	Land at, 96a-100 Cavendish Road, Cambridge, CB1	16	0.31	51.73	
67	41, Madingley Road, Cambridge, CB3	19	0.31	61.53	
68	Former laundry building, Laundry Lane, Cambridge, CB1	17	0.30	55.78	
69	Owen Webb House, Gresham Road, Cambridge, CB1	13	0.29	44.37	
70	Land at Simons House and 18-25 Rackham Close, HISTON ROAD, CAMBRIDGE	40	0.28	141.95	
71	150 - 160, Hills Road, Cambridge, CB1	54	0.27	197.03	
72	Land at, 87 Cromwell Road, Cambridge, CB1	19	0.26	71.76	
73	Dwelling and land at, 197 Huntingdon Road, Cambridge, CB3	10	0.26	38.01	
74	18, Long Road, Cambridge, CB2	12	0.26	46.79	
75	Land at 69 - 77, Ditton Walk, Cambridge, CB5	23	0.25	90.26	
76	Whitefriars, High Street, Chesterton, Cambridge, CB4	20	0.25	79.96	
77	Land at Rear of, The Broadway, Cambridge, CB1	11	0.25	44.30	
78	Talbot House, FISHERS LANE, CAMBRIDGE	21	0.25	84.66	
79	Land to rear of, 124 - 154, Wulfstan Way, Cambridge, CB1	21	0.25	84.69	85.58

Total Average: **110.264**
Total Average: (>0.25 ha) **85.40**

Figures for density shown above are net.

ANNEX 4 – NATIONAL POLICY CHECK

Planning Policy Statement 3 (DCLG, 2006)

Planning Policy Statement 3 (PPS3) was published in November 2006, replacing Planning Policy Guidance Note 3 (PPG3). PPS3 paragraph 10 states that the planning system should deliver “*A flexible, responsive supply of land – managed in a way that makes efficient and effective use of land, including re-use of previously developed land, where appropriate*”. PPS3 also emphasises the need for an evidenced-based policy approach to the supply of land for housing. The primary source of evidence for the supply of land in a Local Authority’s area is a Strategic Housing Land Availability Assessment (SHLAA).

Annex C of PPS 3 states that a SHLAA should:

<i>Policy Requirement</i>	<i>Requirement met?</i>
<i>Assess the likely level of housing that could be provided if current unimplemented planning permissions were brought into development;</i>	✓
<i>Assess land availability by identifying buildings or areas of land (including previously developed land and greenfield) that have development potential for housing, including within mixed use developments;</i>	✓
<i>Assess the potential level of housing that can be provided on identified land;</i>	✓
<i>Where appropriate, evaluate past trends in windfall land coming forward for development and estimate the likely future implementation rate;</i>	x
<i>Identify constraints that might make a particular site unavailable and/or unviable for development;</i>	✓
<i>Identify sustainability issues and physical constraints that might make a site unsuitable for development; and</i>	<i>In progress with HMP</i>
<i>Identify what action could be taken to overcome constraints on particular sites.</i>	<i>In progress with HMP</i>

Assessments should be prepared collaboratively with stakeholders. Where two or more Local Planning Authorities form a housing market area, Authorities should work together either by preparing joint assessments or by ensuring consistency in methodology. We have consulted other Local Authorities in the Cambridge Sub-Region on the methodology used to assess sites, see section 2 for more detail.

Strategic Housing Land Availability Assessments – Practice Guidance (DCLG, 2007)

In July 2007 the Department for Communities and Local Government (DCLG) published practical guidance on how to carry out a SHLAA. The SHLAA Practice Guidance identified five core outputs for a SHLAA:

<i>Policy Requirement</i>	<i>Requirement met?</i>
<i>A list of sites, cross-referenced to maps showing locations and boundaries of specific sites (and showing broad locations, where necessary);</i>	✓
<i>Assessment of the deliverability / developability of each identified (i.e. in terms of its suitability, availability and achievability [see glossary for definitions]) to determine when an identified site can be realistically expected to be developed;</i>	<i>Still in progress</i>
<i>Potential quantity of housing that could be delivered on each identified site or within each identified broad location (where necessary) or on windfall sites (where justified);</i>	<i>Still in progress</i>
<i>Constraints on the delivery of identified sites</i>	✓
<i>Recommendations on how these constraints could be overcome.</i>	✓

ANNEX 5 – WORK CARRIED OUT SO FAR

Call for Sites	May 2008
The methodology and criteria for carrying out the assessment was agreed by Members at the Development Plan Steering Group	14 July 2009.
Consultation was carried out with key stakeholders and residents associations on the assessment criteria and methodology	July to August 2009
Sites were initially assessed against the agreed criteria	August to October 2009
Housing Market Partnership (HMP) Convened	8 April 2011
For those sites assessed as suitable, HMP and landowners are being contacted to help assess availability and deliverability	May-August
Input from Ward Councillors 3 Briefing Sessions	June 2011
Sites brought back for consideration by the HMP	7 th June 2011 27 th June 2011
Development Plans Scrutiny Sub Committee	16 th July 2011
Work continues on site assessments contacting land owners and on developability and deliverability of sites	July/August 2011
Assess broad locations of small sites and need or otherwise to identify any windfall sites	August 2011
Public consultation with Residents and Stakeholders 6 weeks including assessment of any additional sites	September 2011
Completed SHLAA to be considered by DPSSC/Environmental Scrutiny committee	November 2011

ANNEX 6 – THE HOUSING MARKET PARTNERSHIP



CAMBRIDGE CITY COUNCIL

Housing Market Partnership Terms of Reference

The document sets out the purpose and role of the Housing Market Partnership (HMP) in the Strategic Housing Land Availability Assessment (SHLAA) process, who will make up the HMP, how the Partnership will communicate and how often the Partnership will liaise with the SHLAA Project Team.

Role of SHLAA

The SHLAA is an important part of the evidence base for the Council's Local Development Framework (LDF). In the future it will be necessary to update the evidence base at regular intervals to ensure it is sufficiently robust. The Council is producing a SHLAA to inform the LDF on matters of housing supply. The SHLAA will in particular inform the production of the Core Strategy DPD and Site Specific Policies DPD.

In light of Government guidance it is necessary to ensure the full involvement of relevant stakeholders via the establishment of a Housing Market Partnership.

Purpose of the HMP

The HMP will provide input on the SHLAA process at specific milestones. It is intended that this input will be in the form of a dialogue with the SHLAA Project Team opposed to a one off consultation. It is important the SHLAA is as robust as possible and it is anticipated that the local knowledge, and the expertise of market conditions and viability factors of Partnership members will ensure the SHLAA's robustness.

The SHLAA Project Team will be headed by officers of the Planning Policy Team and supported by other officers in the Council. The Project Team will be responsible for the day-to-day work of the SHLAA, co-ordinating the HMP and producing the final document.

HMP Membership

The SHLAA Guidance states that "Assessments should preferably be carried out at the sub-regional level" however as other Council's in the

Cambridgeshire area have been implementing HMPs at a district level and given the stage we are at with our SHLAA, therefore it is proposed that the HMP for Cambridge only cover land in the administrative area of Cambridge City Council. It is planned that the HMP will be made up of representatives of the following interest groups:

- Home Builders Federation (HBF)
- Local Property Agents
- A National Housebuilder
- A Local House builder
- A Registered Social Landlord (RSL)
- A representative of Residents Associations

Membership of the Partnership will be at the discretion of the Council.

How the Partnership will work together

It is anticipated that the Partnership will work primarily via email with the Project Team as it is recognised that people's availability and time is limited. However, it will be necessary to have periodic meetings during the lifetime of the SHLAA process to discuss issues in more depth. It is currently proposed to have at least an initial meeting with all members of the Partnership to discuss in more detail the 'ground rules' for the Partnership; that is the matters raised in this terms of reference document and any other issues that may arise. It is anticipated that Partnership members will continue to be involved in any future revisions.

The initial meeting is scheduled for 8th April 2011.

Role of the HMP

The role of the HMP will be to provide advice, agree the methodology for future iterations of the SHLAA and critique document drafts and site assessments. Advice will be specifically sought at particular milestones in the SHLAA process. It is anticipated that the HMP will, in particular, provide advice on market conditions and site viability at later stages in the SHLAA process. The criteria against which these sites will be assessed were consulted on in July / August 2009. The Project Team will carry out the assessment for site suitability with Partnership members being more involved in advising on site availability, achievability and viability factors. However, in their role of scrutiny, members of the Partnership will be able to comment on the assessment process. In this they will be expected to provide personal expertise rather than business interests and will be expected to assist with assessment and the process of site selection rather than putting forward individual sites.

Partnership members will treat all draft SHLAA material, including site assessments, as confidential during the preparation of the SHLAA, unless the Council advises that it can be shared.

Reviewing the SHLAA

Once the SHLAA is complete the status of sites will be reviewed once a year through the Annual Monitoring Report (AMR). The HMP will be consulted at this point on the status of sites and the condition of the local housing market.

On a periodic basis, not every year, the SHLAA will be reviewed at a more fundamental level. When this happens the HMP will help make decisions on the scope and principles for the review of the SHLAA.

Responsibility for the Partnership

Responsibility for the Partnership will lie with the Cambridge City Council Planning Policy Team. Day-to-day correspondence regarding the Partnership and the SHLAA process should be directed to Myles Greensmith who can be contacted via myles.greensmith@cambridge.gov.uk or 01223 457171.

Timetable for SHLAA Production

Call for sites May 2008

Consultation on approach to density calculation Feb 2009

Consultation on criteria to assess sites: July / August 2009

Provisionally assess site suitability – September 2009-March 2011

Provisionally assess site availability and achievability: March / April 2011

Input from Ward Councillors and HMP: April-May 2011

Take the provisional site assessments to committee: Mid June 2011

Stakeholder Consultation on Draft SHLAA: June 2011 – End July 2011

Adopt the SHLAA: autumn 2011

The HMP will be expected to input at stages 5, 6, and 8.

I agree to comply with the above terms and conditions

Signed:

Name:

Date:

Membership of Cambridge Housing Market Partnership

Myles Greensmith	City Council
Grant Sharman	Atkins
Karen Beech	Bidwells
Richard Seamark	Carter Jonas
Colin Brown	January Consultant Surveyors
Garth Hanlon	Savills
James Stevens	House Builders Federation
Carl Atkinson Group)	Cambridge & County Developments (CHS
John Edwards Housing Partnership	Grants Housing Society/Metropolitan
David Keeling	Bedfordshire Pilgrims Housing Association
Steve Collins	Homes & Communities Agency
Peter Biggs	Barratt Homes
John Oldham	Countryside Properties
Michael Bond Associations	Cambridge Federation Of Residents
Adrian Tofts	County Council
Judit Carballo	County Council
Stephen Conrad	County Council
Phil Doggett	City Council
Yemi Felix	City Council

ANNEX 7 – SITE VISIT PROFORMA

Site ID: Site Name:

Site Description:

Current Use:

Site area:

Source of supply:

Site owner:

Site boundaries:

Surrounding land uses:

Character of surrounding area:

Physical constraints:
(e.g. access, steep slopes, potential for flooding, natural features of significance, location of pylons)

Policy designations:

Development progress:

Relevant planning history:

Initial assessment:

ANNEX 8 INITIAL CONSULTEES ON THE ASSESSMENT METHODOLOGY

Organisations

All City and County Councillors
Accent Nene Ltd
ADAS
Anchor Trust
Argyle Street Housing Co-op Ltd
Arup Economics & Planning
Atkins
Babraham Road Action Group
Barton Close Residents' Association
Barton Housing Association Ltd
Bateman Street & Bateman Mews Residents Association
Bedfordshire Pilgrims Housing Association
BENERA
Bidwells
Bishops Court Residents' Company Ltd
Bradmore & Petersfield Residents Association
Brooklands Avenue Area Residents' Association
Brookside Residents Association
Brunswick & North Kite Residents Association
Bulstrode Gardens Residents Association
Cambanks Residents' Society Ltd
Cambridge Cyrenians
Cambridge Federation of Tenants & Leaseholders
Cambridge Partnerships
Cambridge Road Safety Advisory Council
Cambridge University Hospital NHS Foundation Trust
Cambridgeshire County Council
Cambridgeshire Partnerships
CAMCAT Housing Association
Camstead Ltd
Carter Jonas Property Consultants LLP
Castle Community Action Group
Castle Community Action Group
Cheffins
Cherry Hinton & Rathmore Roads Residents' Association
Cherry Hinton & Rathmore Roads Residents' Association
Christs Pieces Residents Association
Circle Anglia
Clerk Maxwell Road Residents' Association
Corfe Close Residents Association (CCRA)
Covent Garden Residents Association
CREW

CRONC
Devonshire Road Residents Association
East Cambridgeshire District Council
East Chesterton Community Action Group
EMRAG
English Heritage
Environment Agency
Fenland District Council
Fenners Lawn Residents Association Ltd
Flagship (Cambridge Housing Society)
Mr Freeman
Gazeley Lane Area Residents' Association
George Pateman Court Residents' Association
Glisson Road/Tenison Road Area Residents' Association
Gough Way Residents Association
Granta Housing Society Ltd
Greenlands' Residents Association
Greenlands' Residents Company
Guest Road Residents' Association
Hanover & Princess Court Residents' Association
Hazelwood & Molewood Residents' Association
Highsett Houses Residents' Society
Highsett Residents' Society
Home Builders Federation
Homes & Communities Agency
Huntingdonshire District Council
Iceni Homes
Iceni Homes (Hundred Houses) Tenants' Association
Iceni Homes Ltd
January Consultant Surveyors
King Street Neighbourhood Association
Kings Hedges Neighbourhood Partnership
Laxton Way Residents' Association
Lichfield & Neville Residents' Action Group
Marshall Group of Companies
Mill Road Community Improvements Group
Millington Road & Millington Lane Residents Association
Mitchams Corner Residents' & Traders'
Mott MacDonald
Mulberry Close Residents Society
NAFRA 19 Acre Field Residents' Association
Natural England, Four Counties Team
New Pinehurst Residents Association
Norfolk Terrace & Blossom Street Residents Association
North Newnham Residents Association
Norwich Street Residents Association
Old Chesterton Residents' Association

Old Pinhurst Residents Association
Orchard Close Residents Association
Oxford Road Residents Association
Park Street Residents Association
Petersfield Area Community Trust (PACT)
Places for People
Protect Union Lane Group
Ravensworth Gardens Residents Association Ltd
Riverside Area Residents Association
RPS
Rustat Neighbourhood Association
Sanctuary Housing Group
Sandy Lane Residents' Association
Savills
SOLACHRA
South Cambridgeshire District Council
St Andrew's Road Residents Association
St Mark's Court Residents Association
St Matthews Gardens Residents Association
Storeys Way Residents' Association
Tavistock Road & Stratfield Close Residents' Association
The Eights Marina Management Board
Three Trees Residents' Association
Trumpington Residents Association
University Estate Management & Building Service
Varsity Place Residents Association
Victoria Park Residents Working Group
VIE Residents' Association
West Cambridge Preservation Society
Windsor Road Residents Association (WIRE)
WSP Development & Transportation Ltd
York Street Residents' Action Group

CONSULTEES ON DENSITY METHODOLOGY FEBRUARY 2009

Mr C.M. Freeman Planning Consultant
Mr D Middleditch ADAS
Mr N Boulton Arup Economics and Planning
Mrs T Hylton Atkins
Ms K Beech Bidwells
Mr Somerville-Large Camstead Ltd
Ms J Page Carter Jonas Property Consultants LLP
Mr S Lewis Cheffins
Mr C Brown January Consultant Surveyors
Mr T Spencer Mott MacDonald
Mr D Proctor RPS
Mr G Hanlon Savills
Mr J Hicks WSP Development & Transportation

Mr M Vigor Cambridgeshire County Council
Mr P Milliner University Of Cambridge Estate Management

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ANNEX 9 – FORM FOR ADDITIONAL SITES 2011

<p><i>(For City Council Use)</i></p> <p>REF.</p> <p>ACK:</p>

**Environment &
Planning**

Planning Pol

Strategic Housing Land Availability Assessment

ADDITIONAL SITE SUGGESTIONS

Please complete the form clearly and legibly with only one site promoted per form

Submissions must be received by Cambridge City Council by 5pm on
XX/XX/2011

DATA PROTECTION AND FREEDOM OF INFORMATION

We need your permission to hold your details on our database. We would be grateful if you could sign the declaration shown below.

Information is collected by Cambridge City Council as data controllers in accordance with the data protection principles in the Data Protection Act 1998. The purposes for collecting this data are:

- to inform the preparation of a Strategic Housing Land Availability Assessment;
- to support the preparation of future Development Plans; and
- to contact you, if necessary, should we need information on answers given on this form.

The above purposes may require public disclosure of any data received by Cambridge City Council on the form, in accordance with the Freedom of Information Act 2000.

DISCLAIMER

The assessment of potential housing sites through the SHLAA process and the identification of potential housing sites within the local authority SHLAA report does not indicate that planning permission will be granted for housing development, nor that the site(s) will be allocated for new housing development in Development Plan Documents.

Submission of Information

I understand that the information contained in my submission may be made available for public viewing through the preparation and publication of the SHLAA and acknowledge that I have read and accept the information in the disclaimer above.

Data Protection and Freedom of Information

I agree that Cambridge City Council can hold the contact details and related site information and I understand that they will only be used in relation to matters detailed above.

Signed:

Date:

REPRESENTATIONS ON FORMS THAT ARE NOT SIGNED AND DATED
WILL NOT BE ACCEPTED

PART 1. SITE VISITS

It may be necessary for planning officers to visit the site. By completing and returning this form you consent to Officers of the Council (or their representatives) visiting the site in order to make this assessment. Site visits will be conducted unaccompanied wherever possible. Where there are reasons why an unaccompanied site visit is not practicable (for instance where the site is secured and not visible from a public highway) please indicate below so that alternative arrangements for a site visit can be made as appropriate.

The reason(s) that an unaccompanied site visit is not possible is/are:

[Empty box for providing reasons for unaccompanied site visit]

The name (and contact details if different to those shown below) of the person that should be contacted to arrange an accompanied site visit is:

[Empty box for providing name and contact details]

PART 2. ABOUT YOU

Are you? (tick all that apply)

The land owner?

Acting on behalf of the owner?

A planning agent?

A developer?

An independent third party?

A registered social landlord?

If third party or other, please specify:

PART 3. YOUR DETAILS

Title:	
First Name	
Surname	
Position	
Organisation	
Address	

Postcode	
Email	
Telephone	
Fax	

PART 4. LANDOWNER DETAILS

If the site is in multiple ownership please provide additional details on a separate piece of paper.

Title:	
First Name	
Surname	
Position	
Organisation	
Address	
Postcode	
Email	
Telephone	
Fax	

PART 5. ABOUT THE SITE

Site address (including postcode):

Please confirm that the site is within City Council boundaries (please tick)

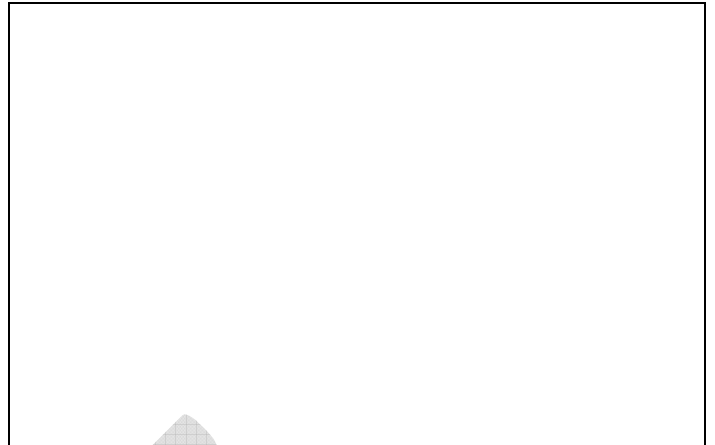
Site description:

Current use:

Site area (hectares):

Surrounding land uses:

Character of surrounding area:



Are there any physical constraints on site (e.g. access, steep slopes, potential for flooding, natural features of significance, location of pylons, access difficulties, contamination issues etc):

If you have identified any constraints please let us know if and how you think they may be overcome.



Are there any ownership or legal issues (e.g. covenants) with the site?



Are there any particular infrastructure requirements associated with the site?

Does the site have a planning history? (e.g. history of applications, extant permissions etc.)

What other potential alternative uses are there for the site?

PART 6. AVAILABILITY OF THE SITE

How many houses would you estimate that the site is capable of accommodating?

Is the site available for development immediately? (please tick)

YES

NO

If you have answered 'no' above please state why.

Will the sites development be dependant upon improvements to the property market? (please tick)

YES

NO

If the site is immediately developable, please state whether:

Planning permission has been granted

The site is being actively marketed

The site is subject to an option to purchase by a developer

The site is in the ownership of a developer.

Other. Please specify.

Land owners anticipated sale value per hectare? (please tick)

£0-1.25m

£1.26-2.5m

£2.6-3.7m

£3.8 & over

Likelihood of delivery in (please tick):

The next 5 years	6-10 years	11-15 years
<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

PART 7. OTHER INFORMATION

Is there any other information that you think may be useful to us when assessing your site?

PLEASE ATTACH AN UP-TO-DATE MAP (1:1250 or 1:2500 SCALE) OR AERIAL PHOTOGRAPH OUTLINING THE PRECISE BOUNDARIES OF THE SITE IN ITS ENTIRETY AND THE PART THAT MAY BE SUITABLE FOR HOUSING (IF THIS IS LESS THAN THE WHOLE)

WITHOUT THIS MAPPED INFORMATION THE SITE WILL NOT BE REGISTERED OR ASSESSED

THANK YOU

Please complete and return your site submission to Cambridge City Council by XX/XX/2011 and return to:

Myles Greensmith
Planning Policy

Cambridge City Council
P O Box 700
Cambridge
CB2 0JH

myles.greensmith@cambridge.co.uk

Fax: 01223 457109

Ensure that your submission includes:

- **A completed and signed site submission form**
- **An appropriate map or aerial photograph showing precise site boundaries**
- **Additional landowner information supplement (if required)**
- **Appropriate supporting material (optional)**

ANNEX 10 INDEX MAPS OF POTENTIAL DEVELOPABLE SITES

See Web site

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ANNEX 11 INDEX MAPS OF UNDEVELOPABLE/REJECTED SITES

See Web site

DRAFT

ANNEX 12 PROPOSED CONSULTEES

Organisation

Accent Nene Ltd
ADAS
Anchor Trust
Argyle Street Housing Co-op Ltd
Arup Economics & Planning
Atkins
Babraham Road Action Group
Barratt Eastern Counties
Barton Close Residents' Association
Barton Housing Association Ltd
Bateman Street & Bateman Mews Residents' Association
Beacon Planning Limited
Bedfordshire Pilgrims Housing Association
BENERA
Bidwells
Bishops Court Residents' Company Ltd
Bradmore & Petersfield Residents Association
Brooklands Avenue Area Residents' Association
Brookside Residents Association
Brunswick & North Kite, Residents' Association
Bulstrode Gardens Residents Association
Cambanks Residents' Society Ltd
Cambridge & County Developments (CHS Group)
Cambridge Cyrenians
Cambridge Federation of Tenants & Leaseholders
Cambridge Partnerships
Cambridge Road Safety Advisory Council
Cambridge University Estate Management & Building Service
Cambridge University Hospital NHS Foundation Trust
Cambridgeshire County Council
Cambridgeshire County Council Property & Estates
Cambridgeshire Partnerships
CAMCAT Housing Association
Camstead Ltd
Carter Jonas Property Consultants LLP
Castle Community Action Group
Cheffins
Cherry Hinton & Rathmore Roads Residents' Association
Christ's Pieces Residents Association
Circle Anglia
Clerk Maxwell Road Residents' Association
Corfe Close Residents Association (CCRA)
Countryside Properties (Special Projects) Ltd
Covent Garden Residents Association
CREW
CRONC
Devonshire Road Residents Association

East Cambridgeshire District Council
East Chesterton Community Action Group
EMRAG
English Heritage
Environment Agency
FECRA (Cambridge Federation Of Residents Associations)
Fenland District Council
Fenners Lawn Residents Association Ltd
Flagship (Cambridge Housing Society)
Mr Freeman
Gazeley Lane Area Residents' Association
George Pateman Court Residents' Association
Glisson Road/Tenison Road Area Residents' Association
Gough Way Residents Association
Granta Housing Society Ltd
Granta Housing Society/Metropolitan Housing Partnership
Greenlands' Residents Company
Grosvenor
Guest Road Residents' Association
Hanover & Princess Court Residents' Association
Hazelwood & Molewood Residents' Association
Highsett Houses Residents' Society
Highsett Residents' Society
House Builders Federation
Homes & Communities Agency
Hundred Houses Society
Huntingdonshire District Council
Iceni Homes (Hundred Houses) Tenants' Association
Iceni Homes Ltd
January Consultant Surveyors
King Street Neighbourhood Association
Kings Hedges Neighbourhood Partnership
Laxton Way Residents' Association
Lichfield & Neville Residents' Action Group
Marshall Group of Companies
Mill Road Community Improvements Group
Millington Road & Millington Lane Residents Association
Mitchams Corner Residents' & Traders'
Mott MacDonald
Mulberry Close Residents Society
NAFRA 19 Acre Field Residents' Association
Natural England, Four Counties Team
New Pinehurst Residents Association
Norfolk Terrace & Blossom Street Residents Association
North Newnham Residents' Association
Norwich Street Residents Association
Old Chesterton Residents' Association
Old Pinhurst Residents Association
Orchard Close Residents Association
Oxford Road Residents Association
Park Street Residents' Association

Petersfield Area Community Trust (PACT)
Places for People
Protect Union Lane Group
Rapleys
Ravensworth Gardens Residents Association Ltd
Riverside Area Residents Association
RPS
Rustat Neighbourhood Association
Sanctuary Housing Group
Sandy Lane Residents' Association
Savills
Savills L&P Ltd
SOLACHRA
South Cambridgeshire District Council
St Andrew's Road Residents Association
St Mark's Court Residents Association
St Matthews Gardens Residents Association
Storeys Way Residents' Association
Tavistock Road & Stratfield Close Residents' Association
Tavistock Road & Stratfield Close Residents' Association
The Eights Marina Management Board
Three Trees Residents' Association
Three Trees Residents' Association
Trumpington Residents Association
University Estate Management & Building Service
Varsity Place Residents Association
Victoria Park Residents Working Group
VIE Residents' Association
West Cambridge Preservation Society
Windsor Road Residents Association (WIRE)
Windsor Road Residents (WIRE)
Windsor Road Residents Association
Windsor Road Residents Association (WIRE)
WSP Development & Transportation Ltd
York Street Residents' Action Group

APPENDIX B

PART 3 – LIST OF SITES AND ASSESSMENTS

Appendix B is too large to attach to the agenda. A printed copy has been placed in the Member's Room for reference. All documents are published on the Council's web site with the agenda documents.

See the Council's Web site under Development Plans Scrutiny Committee Meeting of 12th July 2011

<http://www.cambridge.gov.uk/democracy/ieListMeetings.aspx?CId=184&Year=2011>

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