



Public Document Pack

Cambridge City Council

Planning Committee

To: Councillors Stuart (Chair), Tunnacliffe (Vice-Chair), Blencowe, Brown, Dryden, Hipkin, Marchant-Daisley and Saunders

Alternate Councillors: Herbert and Tucker

Published & Despatched: Tuesday, 22 May 2012

Date: Wednesday, 30 May 2012
Time: 11.00 am
Venue: Committee Room 1 & 2 - Guildhall
Contact: James Goddard

AGENDA

9.30 am Member Briefing on Transport Issues on Newmarket Road

Please note that the Planning Committee will receive a Member Briefing in the Committee Rooms from 9:30 am ahead of the committee meeting. The Planning Committee will be held in Committee Rooms as normal at the later start time of 11:00 am.

The Briefing will take the form of a presentation by County Council Officers on their advice to the City Council about the transport implications of the planning applications at Intercell House and 9-15 Harvest Way. It will also cover the basis for that advice.

There will be an opportunity for Members to ask questions. Representatives of residents' groups and the applicants will also be invited to do the same.

The purpose of the meeting is not to debate the issues involved, and it will not make decisions. The aim is to enable all parties to be fully informed before the issues are considered at a future meeting of Planning Committee.

1 Apologies

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

The minutes of the meeting held on 2 May 2012 will be approved at a future meeting.

4 Planning Applications

4a 11/1064/FUL: Paradise Land Nature Reserve, Newnham (*Pages 1 - 14*)

4b 12/0357/FUL 23 March Lane (*Pages 15 - 22*)

5 Tree Items

5a Tree Works - Empty Common Allotments (*Pages 23 - 38*)

DEVELOPMENT PLAN POLICY, PLANNING GUIDANCE AND MATERIAL CONSIDERATIONS

1.0 Central Government Advice

1.1 **National Planning Policy Framework (March 2012)** – sets out the Government's economic, environmental and social planning policies for England. These policies articulate the Government's vision of sustainable development, which should be interpreted and applied locally to meet local aspirations.

1.2 **Circular 11/95 – The Use of Conditions in Planning Permissions:** Advises that conditions should be necessary, relevant to planning, relevant to the development permitted, enforceable, precise and reasonable in all other respects.

1.3 **Community Infrastructure Levy Regulations 2010** – places a statutory requirement on the local authority that where planning permission is dependent upon a planning obligation the obligation must pass the following tests:

- (a) necessary to make the development acceptable in planning terms;
- (b) directly related to the development; and
- (c) fairly and reasonably related in scale and kind to the development.

2.0 East of England Plan 2008

SS1: Achieving Sustainable Development
SS2: Overall Spatial Strategy
SS3: Key Centres for Development and Change
SS6: City and Town Centres

E1: Job Growth
E2: Provision of Land for Employment
E3: Strategic Employment Locations
E4: Clusters
E5: Regional Structure of Town Centres
E6: Tourism

H1: Regional Housing Provision 2001 to 2021
H2: Affordable Housing

C1: Cultural Development

T1: Regional Transport Strategy Objectives and Outcomes
T2: Changing Travel Behaviour
T3 Managing Traffic Demand
T4 Urban Transport
T5 Inter Urban Public Transport
T8: Local Roads
T9: Walking, Cycling and other Non-Motorised Transport
T13 Public Transport Accessibility
T14 Parking
T15 Transport Investment Priorities

ENV1: Green Infrastructure
ENV3: Biodiversity and Earth Heritage
ENV6: The Historic Environment
ENV7: Quality in the Built Environment

ENG1: Carbon Dioxide Emissions and Energy Performance

WAT 2: Water Infrastructure
WAT 4: Flood Risk Management

WM6: Waste Management in Development

CSR1: Strategy for the Sub-Region
CSR2: Employment Generating Development
CSR4: Transport Infrastructure

3.0 Cambridgeshire and Peterborough Structure Plan 2003

Planning Obligation Related Policies

P6/1 Development-related Provision

P9/8 Infrastructure Provision

P9/9 Cambridge Sub-Region Transport Strategy

4.0 Cambridge Local Plan 2006

3/1 Sustainable development

3/3 Setting of the City

3/4 Responding to context

3/6 Ensuring coordinated development

3/7 Creating successful places

3/9 Watercourses and other bodies of water

3/10 Subdivision of existing plots

3/11 The design of external spaces

3/12 The design of new buildings

3/13 Tall buildings and the skyline

3/14 Extending buildings

3/15 Shopfronts and signage

4/1 Green Belt

4/2 Protection of open space

4/3 Safeguarding features of amenity or nature conservation value

4/4 Trees

4/6 Protection of sites of local nature conservation importance

4/8 Local Biodiversity Action Plans

4/9 Scheduled Ancient Monuments/Archaeological Areas

4/10 Listed Buildings

4/11 Conservation Areas

4/12 Buildings of Local Interest

4/13 Pollution and amenity

4/14 Air Quality Management Areas

4/15 Lighting

5/1 Housing provision

5/2 Conversion of large properties

5/3 Housing lost to other uses

5/4 Loss of housing

5/5 Meeting housing needs

5/7 Supported housing/Housing in multiple occupation

5/8 Travellers

5/9 Housing for people with disabilities

5/10 Dwelling mix
5/11 Protection of community facilities
5/12 New community facilities
5/15 Addenbrookes

6/1 Protection of leisure facilities
6/2 New leisure facilities
6/3 Tourist accommodation
6/4 Visitor attractions
6/6 Change of use in the City Centre
6/7 Shopping development and change of use in the District and Local Centres
6/8 Convenience shopping
6/9 Retail warehouses
6/10 Food and drink outlets.

7/1 Employment provision
7/2 Selective management of the Economy
7/3 Protection of Industrial and Storage Space
7/4 Promotion of cluster development
7/5 Faculty development in the Central Area, University of Cambridge
7/6 West Cambridge, South of Madingley Road
7/7 College and University of Cambridge Staff and Student Housing
7/8 Anglia Ruskin University East Road Campus
7/9 Student hostels for Anglia Ruskin University
7/10 Speculative Student Hostel Accommodation
7/11 Language Schools

8/1 Spatial location of development
8/2 Transport impact
8/4 Walking and Cycling accessibility
8/6 Cycle parking
8/8 Land for Public Transport
8/9 Commercial vehicles and servicing
8/10 Off-street car parking
8/11 New roads
8/12 Cambridge Airport
8/13 Cambridge Airport Safety Zone
8/14 Telecommunications development
8/15 Mullard Radio Astronomy Observatory, Lords Bridge
8/16 Renewable energy in major new developments
8/17 Renewable energy
8/18 Water, sewerage and drainage infrastructure

9/1 Further policy guidance for the Development of Areas of Major Change
9/2 Phasing of Areas of Major Change

9/3 Development in Urban Extensions
9/5 Southern Fringe
9/6 Northern Fringe
9/7 Land between Madingley Road and Huntingdon Road
9/8 Land between Huntingdon Road and Histon Road
9/9 Station Area

10/1 Infrastructure improvements

Planning Obligation Related Policies

3/7 Creating successful places
3/8 Open space and recreation provision through new development
3/12 The Design of New Buildings (*waste and recycling*)
4/2 Protection of open space
5/13 Community facilities in Areas of Major Change
5/14 Provision of community facilities through new development
6/2 New leisure facilities
8/3 Mitigating measures (*transport*)
8/5 Pedestrian and cycle network
8/7 Public transport accessibility
9/2 Phasing of Areas of Major Change
9/3 Development in Urban Extensions
9/5 Southern Fringe
9/6 Northern Fringe
9/8 Land between Huntingdon Road and Histon Road
9/9 Station Area
10/1 Infrastructure improvements (transport, public open space, recreational and community facilities, waste recycling, public realm, public art, environmental aspects)

5.0 Supplementary Planning Documents

5.1 **Cambridge City Council (May 2007) – Sustainable Design and Construction:** Sets out essential and recommended design considerations of relevance to sustainable design and construction. Applicants for major developments are required to submit a sustainability checklist along with a corresponding sustainability statement that should set out information indicated in the checklist. Essential design considerations relate directly to specific policies in the Cambridge Local Plan 2006. Recommended considerations are ones that the council would like to see in major developments. Essential design considerations are urban design, transport, movement and accessibility, sustainable drainage (urban extensions), energy, recycling and waste facilities, biodiversity and pollution. Recommended design considerations are climate change adaptation, water, materials and

construction waste and historic environment.

- 5.2 **Cambridgeshire and Peterborough Waste Partnership (RECAP): Waste Management Design Guide Supplementary Planning Document (February 2012):** The Design Guide provides advice on the requirements for internal and external waste storage, collection and recycling in new residential and commercial developments. It provides advice on assessing planning applications and developer contributions.
- 5.3 **Cambridge City Council (January 2008) - Affordable Housing:** Gives advice on what is involved in providing affordable housing in Cambridge. Its objectives are to facilitate the delivery of affordable housing to meet housing needs and to assist the creation and maintenance of sustainable, inclusive and mixed communities.
- 5.4 **Cambridge City Council (March 2010) – Planning Obligation Strategy:** provides a framework for securing the provision of new and/or improvements to existing infrastructure generated by the demands of new development. It also seeks to mitigate the adverse impacts of development and addresses the needs identified to accommodate the projected growth of Cambridge. The SPD addresses issues including transport, open space and recreation, education and life-long learning, community facilities, waste and other potential development-specific requirements.
- 5.5 **Cambridge City Council (January 2010) - Public Art:** This SPD aims to guide the City Council in creating and providing public art in Cambridge by setting out clear objectives on public art, a clarification of policies, and the means of implementation. It covers public art delivered through the planning process, principally Section 106 Agreements (S106), the commissioning of public art using the S106 Public Art Initiative, and outlines public art policy guidance.
- 5.6 **Old Press/Mill Lane Supplementary Planning Document (January 2010)** Guidance on the redevelopment of the Old Press/Mill Lane site.

Eastern Gate Supplementary Planning Document (October 2011) Guidance on the redevelopment of the Eastern Gate site. The purpose of this development framework (SPD) is threefold:

- To articulate a clear vision about the future of the Eastern Gate area;
- To establish a development framework to co-ordinate redevelopment within
- the area and guide decisions (by the Council and others); and
- To identify a series of key projects, to attract and guide investment (by the Council and others) within the area.

6.0 Material Considerations

Central Government Guidance

6.1 Letter from Secretary of State for Communities and Local Government (27 May 2010)

The coalition government is committed to rapidly abolish Regional Strategies and return decision making powers on housing and planning to local councils. Decisions on housing supply (including the provision of travellers sites) will rest with Local Planning Authorities without the framework of regional numbers and plans.

6.2 Written Ministerial Statement: Planning for Growth (23 March 2011)

Includes the following statement:

When deciding whether to grant planning permission, local planning authorities should support enterprise and facilitate housing, economic and other forms of sustainable development. Where relevant and consistent with their statutory obligations they should therefore:

(i) consider fully the importance of national planning policies aimed at fostering economic growth and employment, given the need to ensure a return to robust growth after the recent recession;

(ii) take into account the need to maintain a flexible and responsive supply of land for key sectors, including housing;

(iii) consider the range of likely economic, environmental and social benefits of proposals; including long term or indirect benefits such as increased consumer choice, more viable communities and more robust local economies (which may, where relevant, include matters such as job creation and business productivity);

(iv) be sensitive to the fact that local economies are subject to change and so take a positive approach to development where new economic data suggest that prior assessments of needs are no longer up-to-date;

(v) ensure that they do not impose unnecessary burdens on development.

In determining planning applications, local planning authorities are obliged to have regard to all relevant considerations. They should ensure that they give appropriate weight to the need to support economic recovery, that applications

that secure sustainable growth are treated favourably (consistent with policy in PPS4), and that they can give clear reasons for their decisions.

6.3 City Wide Guidance

Arboricultural Strategy (2004) - City-wide arboricultural strategy.

Biodiversity Checklist for Land Use Planners in Cambridgeshire and Peterborough (March 2001) - This document aims to aid strategic and development control planners when considering biodiversity in both policy development and dealing with planning proposals.

Cambridge Landscape and Character Assessment (2003) – An analysis of the landscape and character of Cambridge.

Cambridge City Nature Conservation Strategy (2006) – Guidance on habitats should be conserved and enhanced, how this should be carried out and how this relates to Biodiversity Action Plans.

Criteria for the Designation of Wildlife Sites (2005) – Sets out the criteria for the designation of Wildlife Sites.

Cambridge City Wildlife Sites Register (2005) – Details of the City and County Wildlife Sites.

Cambridge and South Cambridgeshire Strategic Flood Risk Assessment (November 2010) - a tool for planning authorities to identify and evaluate the extent and nature of flood risk in their area and its implications for land use planning.

Strategic Flood Risk Assessment (2005) – Study assessing the risk of flooding in Cambridge.

Cambridge and Milton Surface Water Management Plan (2011) – A SWMP outlines the preferred long term strategy for the management of surface water. Alongside the SFRA they are the starting point for local flood risk management.

Cambridge City Council (2011) - Open Space and Recreation Strategy: Gives guidance on the provision of open space and recreation facilities through development. 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 and enhances the local townscape, complementing the built environment.

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

As this strategy suggests new standards, the Cambridge Local Plan 2006 standards will stand as the adopted standards for the time-being. However, the strategy's new standards will form part of the evidence base for the review of the Local Plan

Balanced and Mixed Communities – A Good Practice Guide (2006) – Produced by Cambridgeshire Horizons to assist the implementation of the Areas of Major Change.

Green Infrastructure Strategy for the Cambridgeshire Sub-Region (2006) - Produced by Cambridgeshire Horizons to assist the implementation of the Areas of Major Change and as a material consideration in the determination of planning applications and appeals.

A Major Sports Facilities Strategy for the Cambridge Sub-Region (2006) - Produced by Cambridgeshire Horizons to assist the implementation of the Areas of Major Change.

Cambridge Sub-Region Culture and Arts Strategy (2006) - Produced by Cambridgeshire Horizons to assist the implementation of the Areas of Major Change.

Cambridgeshire Quality Charter for Growth (2008) – Sets out the core principles of the level of quality to be expected in new developments in the Cambridge Sub-Region

Cambridge City Council - Guidance for the application of Policy 3/13 (Tall Buildings and the Skyline) of the Cambridge Local Plan (2006) (2012) - sets out in more detail how existing council policy can be applied to proposals for tall buildings or those of significant massing in the city.

Cambridge Walking and Cycling Strategy (2002) – A walking and cycling strategy for Cambridge.

Protection and Funding of Routes for the Future Expansion of the City Cycle Network (2004) – Guidance on how development can help achieve the implementation of the cycle network.

Cambridgeshire Design Guide For Streets and Public Realm (2007): The purpose of the Design Guide is to set out the key principles and aspirations that should underpin the detailed discussions about the design of streets and public spaces that will be taking place on a site-by-site basis.

Cycle Parking Guide for New Residential Developments (2010) – Gives guidance on the nature and layout of cycle parking, and other security measures, to be provided as a consequence of new residential development.

Air Quality in Cambridge – Developers Guide (2008) - Provides information on the way in which air quality and air pollution issues will be dealt with through the development control system in Cambridge City. It compliments the Sustainable Design and Construction Supplementary Planning Document.

The Cambridge Shopfront Design Guide (1997) – Guidance on new shopfronts.

Roof Extensions Design Guide (2003) – Guidance on roof extensions.

Modelling the Costs of Affordable Housing (2006) – Toolkit to enable negotiations on affordable housing provision through planning proposals.

6.4 ***Area Guidelines***

Cambridge City Council (2003)–Northern Corridor Area Transport Plan:
Cambridge City Council (2002)–Southern Corridor Area Transport Plan:
Cambridge City Council (2002)–Eastern Corridor Area Transport Plan:
Cambridge City Council (2003)–Western Corridor Area Transport Plan:
The purpose of the Plan is to identify new transport infrastructure and service provision that is needed to facilitate large-scale development and to identify a fair and robust means of calculating how individual development sites in the area should contribute towards a fulfilment of that transport infrastructure.

Buildings of Local Interest (2005) – A schedule of buildings of local interest and associated guidance.

Brooklands Avenue Conservation Area Appraisal (2002)
Cambridge Historic Core Conservation Area Appraisal (2006)
Storeys Way Conservation Area Appraisal (2008)
Chesterton and Ferry Lane Conservation Area Appraisal (2009)
Conduit Head Road Conservation Area Appraisal (2009)

De Freville Conservation Area Appraisal (2009)
Kite Area Conservation Area Appraisal (1996)
Newnham Croft Conservation Area Appraisal (1999)
Southacre Conservation Area Appraisal (2000)
Trumpington Conservation Area Appraisal (2010)
Mill Road Area Conservation Area Appraisal (2011)
West Cambridge Conservation Area Appraisal (2011)

Guidance relating to development and the Conservation Area including a review of the boundaries

Jesus Green Conservation Plan (1998)
Parkers Piece Conservation Plan (2001)
Sheeps Green/Coe Fen Conservation Plan (2001)
Christs Pieces/New Square Conservation Plan (2001)

Historic open space guidance.

Hills Road Suburbs and Approaches Study (March 2012)
Long Road Suburbs and Approaches Study (March 2012)
Barton Road Suburbs and Approaches Study (March 2009)
Huntingdon Road Suburbs and Approaches Study (March 2009)
Madingley Road Suburbs and Approaches Study (March 2009)
Newmarket Road Suburbs and Approaches Study (October 2011)

Provide assessments of local distinctiveness which can be used as a basis when considering planning proposals

Station Area Development Framework (2004) – Sets out a vision and Planning Framework for the development of a high density mixed use area including new transport interchange and includes the **Station Area Conservation Appraisal**.

Southern Fringe Area Development Framework (2006) – Guidance which will help to direct the future planning of development in the Southern Fringe.

West Cambridge Masterplan Design Guidelines and Legal Agreement (1999) – Sets out how the West Cambridge site should be developed.

Mitcham's Corner Area Strategic Planning and Development Brief (2003) – Guidance on the development and improvement of Mitcham's Corner.

Mill Road Development Brief (Robert Sayle Warehouse and Co-Op site) (2007) – Development Brief for Proposals Site 7.12 in the Cambridge Local Plan (2006)

Information for the Public

QR Codes
(for use with Smart
Phones)

Local Government (Access to Information) Act 1985

Under Section 100D of the Local Government Act 1972, the following are “background papers” for each of the above reports on planning applications:

1. The planning application and plans;
2. Any explanatory or accompanying letter or document from the applicant;
3. Comments of Council departments on the application;
4. Comments or representations by third parties on the application as referred to in the report plus any additional comments received before the meeting at which the application is considered; unless (in each case) the document discloses “exempt or confidential information”
5. Any Structure Plan, Local Plan or Council Policy Document referred to in individual reports.

These papers may be inspected by contacting Patsy Dell (01223 457103) in the Planning Department.

Location

The meeting is in the Guildhall on the Market Square (CB2 3QJ).

Between 9 a.m. and 5 p.m. the building is accessible via Peas Hill, Guildhall Street and the Market Square entrances.

After 5 p.m. access is via the Peas Hill entrance.

All the meeting rooms (Committee Room 1, Committee 2 and the Council Chamber) are on the first floor, and are accessible via lifts or stairs.



Development

Meetings of the Development

Control Forum Control Forum are scheduled for a week after the meetings of Planning Committee if required.

Public Participation Some meetings may have parts, which will be closed to the public, but the reasons for excluding the press and public will be given.

Members of the public who want to speak about an application on the agenda for this meeting may do so, if they have submitted a written representation within the consultation period relating to the application and notified the Committee Manager that they wish to speak by **12.00 noon on the day before** the meeting.

Public speakers will not be allowed to circulate any additional written information to their speaking notes or any other drawings or other visual material in support of their case that has not been verified by officers and that is not already on public file.

For further information on speaking at committee please contact Democratic Services on 01223 457013 or democratic.services@cambridge.gov.uk.

Representations on Planning Applications Public representations on a planning application should be made in writing (by e-mail or letter, in both cases stating your full postal address), within the deadline set for comments on that application. You are therefore strongly urged to submit your

representations within this deadline.

The submission of late information after the officer's report has been published is to be avoided.

A written representation submitted to the Environment Department by a member of the public after publication of the officer's report will only be considered if it is from someone who has already made written representations in time for inclusion within the officer's report. Any public representation received by the Department after 12 noon two business days before the relevant Committee meeting (e.g by 12.00 noon on Monday before a Wednesday meeting; by 12.00 noon on Tuesday before a Thursday meeting) will not be considered.

The same deadline will also apply to the receipt by the Department of additional information submitted by an applicant or an agent in connection with the relevant item on the Committee agenda (including letters, e-mails, reports, drawings and all other visual material), unless specifically requested by planning officers to help decision-making.

Filming, recording and photography

The Council is committed to being open and transparent in the way it conducts its decision making. Recording is permitted at council meetings which are open to the public. The Council understands that some members of the public attending its meetings may not

wish to be recorded. The Chair of the meeting will facilitate by ensuring that any such request not to be recorded is respected by those doing the recording.

Full details of the City Council's protocol on audio/visual recording and photography at meetings can be accessed via:

www.cambridge.gov.uk/democracy/ecSDDisplay.aspx?NAME=SD1057&ID=1057&RPID=33371389&sc h=doc&cat=13203&path=13020%2c13203.

Fire Alarm

In the event of the fire alarm sounding please follow the instructions of Cambridge City Council staff.

Facilities for disabled people

Access for people with mobility difficulties is via the Peas Hill entrance.

A loop system is available in Committee Room 1, Committee Room 2 and the Council Chamber.

Adapted toilets are available on the ground and first floor.

Meeting papers are available in large print and other formats on request.

For further assistance please contact Democratic Services on 01223 457013 or democratic.services@cambridge.gov.uk.

Queries on

If you have a question or query

reports

regarding a committee report please contact the officer listed at the end of relevant report or Democratic Services on 01223 457013 or democratic.services@cambridge.gov.uk.



General Information

Information regarding committees, councilors and the democratic process is available at www.cambridge.gov.uk/democracy.



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PLANNING COMMITTEE

Date: 30th May 2012

Application Number	11/1064/FUL	Agenda Item	
Date Received	9th September 2011	Officer	Mrs Angela Briggs
Target Date	9th December 2011		
Ward	Newnham		
Site	Paradise Local Nature Reserve Grantchester Meadows Cambridge		
Proposal	Earthworks to enhance the riparian habitats on Paradise Local Nature Reserve. Proposals involve the removal of existing vegetation and top soil to re-wet the marsh and enhance biodiversity.		
Applicant	Mr G Belcher P O Box 700 Cambridge CB1 0JH		

SUMMARY	<p>The development accords with the Development Plan for the following reasons:</p> <p>The development will enhance the biodiversity of Paradise Local Nature Reserve.</p> <p>The development is not harmful to the Green Belt, Protected Open Space or Newnham Croft Conservation Area.</p> <p>The development will not lead to flooding.</p>
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1.0 SITE DESCRIPTION/AREA CONTEXT

- 1.1 The application site is the Paradise Nature Reserve in Newnham. It is located to the south of Lammas Land and is bounded to the east and south by the River Cam and to the west by Newnham Croft Primary School and Owlstone Croft which is part of Queens College.
- 1.2 The site falls within the Green Belt, the Flood Zone and Protected Open Space as identified in the Cambridge Local Plan 2006. The site falls within Newnham Croft Conservation Area. The trees on the site are protected by virtue of their location in the Conservation Area. The nature reserve is designated as a Local Nature Reserve in the Cambridge Local Plan 2006.

2.0 THE PROPOSAL

- 2.1 The proposed works support the objectives contained within the Cambridge City Council Nature Conservation Strategy through the enhancement of an existing Local Nature Reserve to benefit biodiversity. The application specifically relates to proposed earthworks that will result in the re-profiling of the marsh and reduction of Greater Pond Sedge to enhance the biodiversity value, including amphibians and invertebrates.
- 2.2 Additional works are not included in the application include removal of trees to reduce shading, erection of bat boxes, upgrading pathways, a new car park access, upgrading of access points and interpretation boards.
- 2.3 The application is accompanied by the following supporting information:
 1. Design and Access Statement

- 2. Flood Risk Assessment
- 3. Ecological Method Statement

2.4 The application is brought before Planning Committee because the applicant is the City Council and an objection to the application has been received.

3.0 SITE HISTORY

3.1 None relevant.

4.0 PUBLICITY

4.1 Advertisement: Yes
 Adjoining Owners: Yes
 Site Notice Displayed: Yes

5.0 POLICY

5.1 See Appendix 1 for full details of Central Government Guidance, East of England Plan 2008 policies, Cambridgeshire and Peterborough Structure Plan 2003 policies, Cambridge Local Plan 2006 policies, Supplementary Planning Documents and Material Considerations.

5.2 Relevant Development Plan policies

PLAN	POLICY NUMBER
East of England Plan 2008	ENV6
Cambridge Local Plan 2006	3/2, 3/3, 3/9 4/1 4/2 4/3 4/4 4/6 4/8 4/11, 4/16

5.3 Relevant Central Government Guidance, Supplementary Planning Documents and Material Considerations

<p>Central Government Guidance</p>	<p>National Planning Policy Framework March 2012 Circular 11/95</p>
<p>Material Considerations</p>	<p><u>Central Government:</u> Letter from Secretary of State for Communities and Local Government (27 May 2010) Written Ministerial Statement: Planning for Growth (23 March 2011)</p>
	<p><u>Citywide:</u> Arboricultural Strategy Biodiversity Checklist Cambridge Landscape and Character Assessment Cambridge City Nature Conservation Strategy Criteria for the Designation of Wildlife Sites Cambridge City Wildlife Sites Register Cambridge and South Cambridgeshire Strategic Flood Risk Assessment Strategic Flood Risk Assessment (2005) Cambridge and Milton Surface Water Management Plan</p>

	Open Space and Recreation Strategy Green Infrastructure Strategy for the Cambridgeshire Sub-Region
	<u>Area Guidelines:</u> Conservation Area Appraisal: Newnham Croft

6.0 CONSULTATIONS

Cambridgeshire County Council (Engineering)

6.1 No comment.

Head of Environmental Services

6.2 No known contamination issues and activity noise not an issue.

Urban Design and Conservation Team

6.3 No objections.

Access Officer

6.4 No objections.

Head of Streets and Open Spaces (Landscape Team)

6.5 No objections.

Head of Streets and Open Spaces (Nature Conservation Officer)

6.6 The Nature Conservation Officer is the applicant.

Natural England

6.7 No objections.

Environment Agency

6.8 No objections.

Cambridgeshire County Council (Archaeology)

6.9 The site should be subject to an archaeological investigation and a condition to ensure that this is implemented is recommended.

6.10 The above responses are a summary of the comments that have been received. Full details of the consultation responses can be inspected on the application file.

7.0 REPRESENTATIONS

7.1 The owners/occupiers of the following addresses have made representations:

60 Eltisley Avenue

7.2 The representations can be summarised as follows:

Questions are raised about how much the project will cost.

The use of the term 'rewet the marsh' is questioned as the area has not been a marsh for at least 60 years.

The money used for the project should be used to maintain existing services instead.

7.3 The above representations are a summary of the comments that have been received. Full details of the representations can be inspected on the application file.

8.0 ASSESSMENT

8.1 From the consultation responses and representations received and from my inspection of the site and the surroundings, I consider that the main issues are:

1. Impact on the Green Belt/Protected Open Space/Local Nature Reserve
2. Impact on Heritage Assets
3. Impact on the Flood Zone
4. Third party representations

Impact on the Green Belt/Protected Open Space/City/County Wildlife Site and Local Nature Reserve

8.2 There is a presumption against inappropriate development in the Green Belt, development that is harmful to the character of Protected Open Space and development that would have a harmful effect on a Local Nature Reserve (LNR).

8.3 The proposed works involve engineering operations to change the levels of the site. It is proposed to deepen and extend the marsh. The level of the marsh has gradually risen due to a natural growth decay cycle. This has led to the marsh drying out throughout the summer months where previously it remained wet. It is proposed to lower the level of the marsh by an average of 1 m and extend the marsh into the area that was previously wet. The rewetting of the marsh will provide habitats for a range of species and will increase the biodiversity of the site.

- 8.4 The proposed works have been the subject of extensive pre-application discussions between both technical officers within the Council and outside bodies such as the Wildlife Trust. I am confident that the proposals represent an enhancement of the LNR. The development also does not harm the Green Belt or the Protected Area of Open Space.
- 8.5 The Ecological Method Statement that supports the application sets out how the impacts of the works will be mitigated to protect Protected Species such as breeding birds, Grass Snakes and Common Lizards. The Arboricultural Implications Statement sets out the expected impacts on trees that will be controlled by tree protection measures that are shown on the plans. In the future trees will be managed to ensure that the new habitat is protected.
- 8.6 In my opinion, the development accords with policies 3/2, 3/3, 3/4, 3/9, 4/6 and 4/8 of the Cambridge Local Plan 2006.

Impact on Heritage Assets

- 8.7 Newnham Croft Conservation Area is a heritage asset. The Conservation Area Appraisal states as follows with regard to the Nature Reserve:

Paragraph 3.33 Paradise Nature Reserve is a meadow which has been allowed to turn into woodland, with huge willows and towering alders. In its informal, unkempt state this area is very attractive to walkers and anglers. It still has some open areas with fen plants such as *Stachys palustris*, and an important collection of different species of willow. It should be maintained and not allowed to get further overgrown: Cambridgeshire Wildlife Trust has this in hand. New pollard trees should be started along the river bank to

replace those that have fallen into the river. The muddy paths (the nearest rough ground to the middle of Cambridge) should not be levelled or hardened but broadwalks would be useful in places to prevent erosion.

- 8.8 In my view the development will maintain and enhance the character and amenity value of the LNR as identified in the Conservation Area Appraisal. In my opinion, the development accords with policy 4/11 of the Cambridge Local Plan 2006.

Impact on the Flood Zone

- 8.9 The application is accompanied by a Flood Risk Assessment (FRA). The FRA concludes that the development will not remove any storage from the flood plain or prevent the flow of water during a flood, it will provide a small amount of additional flood plain storage and will not represent a flood risk.

- 8.10 In my opinion, the development accords with policy 4/16 of the Cambridge Local Plan 2006.

Third Party Representations

- 8.11 One letter of objection has been received. I can confirm that the project will be funded from s106 contributions and not from the Council's budget. S106 contributions have been made by developers to mitigate the impact of new development and in this case can be spent on a City Wide basis. This project has been identified as an appropriate way in which these contributions can be used.

9.0 CONCLUSION

- 9.1 The proposed development will enhance the biodiversity of a Local Nature Reserve and in so doing will not have a harmful effect on the Green Belt, Protected Open Space or Newnham Croft Conservation Area or the Flood Zone. The development accords with the Cambridge Local Plan.

10.0 RECOMMENDATION

APPROVE subject to the following conditions and reasons for approval:

1. The development hereby permitted shall be begun before the expiration of three years from the date of this permission.

Reason: In accordance with the requirements of section 51 of the Planning and Compulsory Purchase Act 2004.

2. No development shall take place within the site until the applicant, or their agent or successors in title, has secured the implementation of a programme of archaeological work in accordance with a written scheme of investigation which has been submitted by the applicant and approved in writing by the local planning authority.

Reason: To ensure that an appropriate archaeological investigation of the site has been implemented before development commences. (Cambridge Local Plan 2006 policy 4/9)

3. The approved development shall be carried out strictly in accordance with the Ecological Method Statement (Protected Species) dated August 2011 unless otherwise agreed in writing by the local planning authority.

Reason: In the interests of the protection of the nature conservation value of the site (Cambridge Local Plan policy 4/6)

4. The approved development shall be carried out strictly in accordance with the Works Method Statement which forms part of the Arboricultural Implications Statement dated 5 August 2011 and tree protection measures shall be installed in accordance with the approved plan prior to commencement of works unless otherwise agreed in writing by the local planning authority.

Reason: In the interests of trees of amenity value (Cambridge Local Plan policy 4/4)

INFORMATIVE: New development can sometimes cause inconvenience, disturbance and disruption to local residents, businesses and passers by. As a result the City Council runs a Considerate Contractor Scheme aimed at promoting high standards of care during construction. The City Council encourages the developer of the site, through its building contractor, to join the scheme and agree to comply with the model Code of Good Practice, in the interests of good neighbourliness. Information about the scheme can be obtained from The Considerate Contractor project Officer in the Planning Department (Tel: 01223 457121).

Reasons for Approval

1. This development has been approved, conditionally, because subject to those requirements it is considered to conform to the Development Plan as a whole, particularly the following policies:

East of England plan 2008: ENV6

Cambridge Local Plan (2006): 3/2, 3/3, 3/94/1 4/2 4/3
4/4 4/6 4/8 4/11, 4/16

2. The decision has been made having had regard to all other material planning considerations, none of which was considered to have been of such significance as to justify doing other than grant planning permission.

These reasons for approval can be a summary of the reasons for grant of planning permission only. For further details on the decision please see the officer report www.cambridge.gov.uk/planningpublicaccess online at www.cambridge.gov.uk/planningpublicaccess or visit our Customer Service Centre, Mandela House, 4 Regent Street, Cambridge, CB2 1BY between 8am to 6pm Monday to Friday.

LOCAL GOVERNMENT (ACCESS TO INFORMATION) ACT 1985

Under Section 100D of the Local Government Act 1972, the following are “background papers” for each report on a planning application:

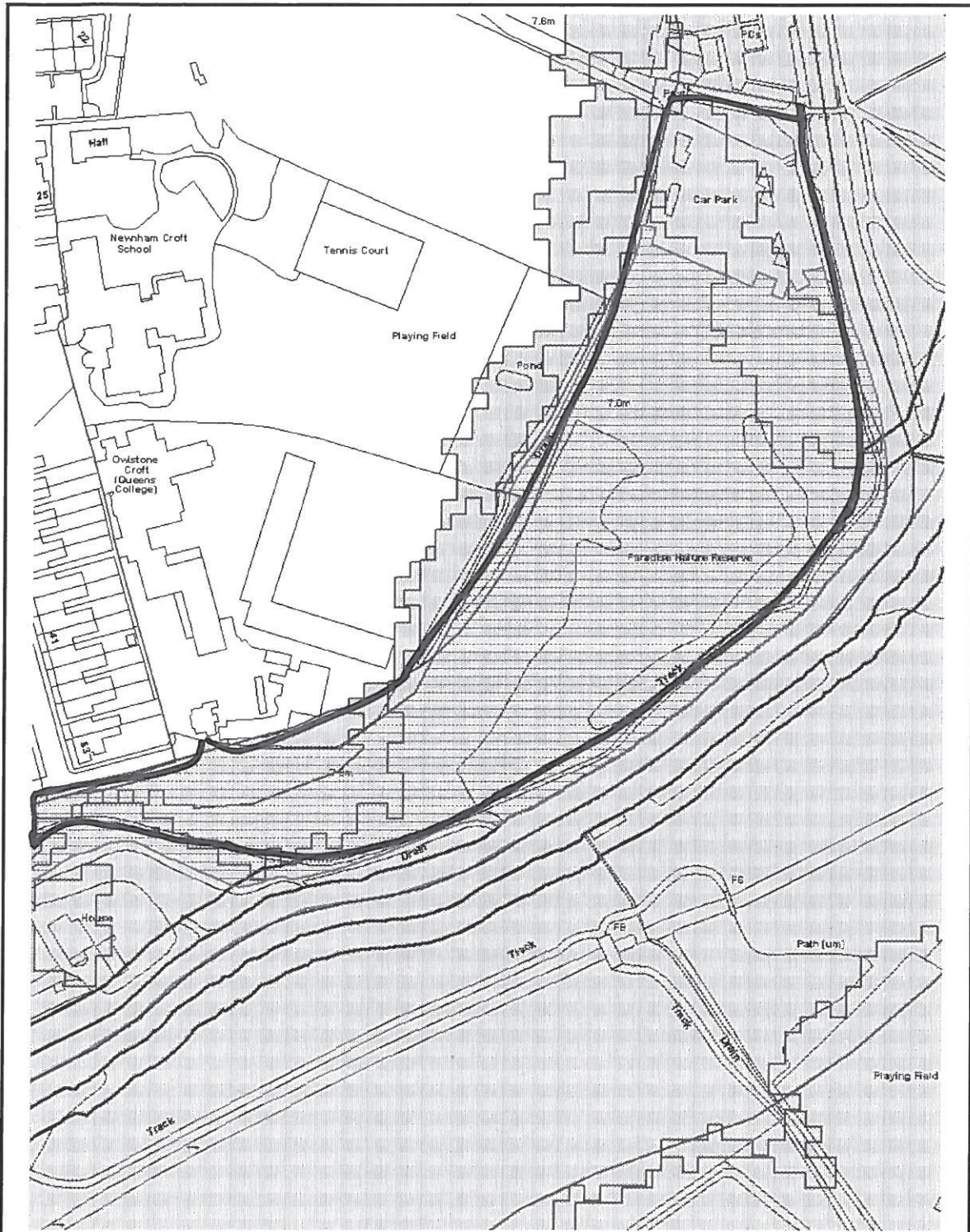
1. The planning application and plans;
2. Any explanatory or accompanying letter or document from the applicant;
3. Comments of Council departments on the application;

4. Comments or representations by third parties on the application as referred to in the report plus any additional comments received before the meeting at which the application is considered; unless (in each case) the document discloses “exempt or confidential information”
5. Any Structure Plan, Local Plan or Council Policy Document referred to in individual reports.

These papers may be inspected on the City Council website at:

www.cambridge.gov.uk/planningpublicaccess

or by visiting the Customer Service Centre at Mandela House.



11/1064/FUL
Paradise Local Nature Reserve Grantchester Meadows
Cambridge

Application Number	12/0357/FUL	Agenda Item	
Date Received	3rd April 2012	Officer	Mrs Sarah Dyer
Target Date	29th May 2012		
Ward	Cherry Hinton		
Site	23 March Lane Cambridge Cambridgeshire CB1 3LG		
Proposal Applicant	Single storey front extension to house. Mr And Mrs Ashton 23 March Lane Cambridge Cambridgeshire CB1 3LG		

SUMMARY	<p>The development accords with the Development Plan for the following reasons:</p> <p>The proposed extension is of modest size and will not have a significant impact the appearance of the street.</p> <p>The extension will not have any significant impact on residential amenity.</p>
RECOMMENDATION	APPROVAL

1.0 SITE DESCRIPTION/AREA CONTEXT

1.1 23 March Lane is a two storey semi-detached house on the south west side of March Lane. The surrounding area is characterised by similar residential development. Cambridge Airport lies to the north. The attached house is 25 March Lane.

1.2 The site falls outside the controlled parking zone.

2.0 THE PROPOSAL

2.1 Full planning permission is sought for a single storey front extension. The extension will be the full width of the house and

on the boundary with no. 25 it projects 1.5 m. At the opposite end the extension projects between 1.9 m and 2.6 m from the front of the original house. It will have a pitched roof with a maximum height of 3.5 m.

2.5 The application is brought before Planning Committee because the applicant is a City Councillor.

3.0 SITE HISTORY

3.1 None relevant.

4.0 PUBLICITY

4.1 Advertisement: No
 Adjoining Owners: Yes
 Site Notice Displayed: No

5.0 POLICY

5.1 See Appendix 1 for full details of Central Government Guidance, East of England Plan 2008 policies, Cambridgeshire and Peterborough Structure Plan 2003 policies, Cambridge Local Plan 2006 policies, Supplementary Planning Documents and Material Considerations.

5.2 Relevant Development Plan policies

PLAN	POLICY NUMBER
East of England Plan 2008	ENV7
Cambridge Local Plan 2006	3/4 3/7 3/14

5.3 Relevant Central Government Guidance, Supplementary Planning Documents and Material Considerations

Central Government	National Planning Policy Framework March 2012
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Guidance	Circular 11/95
Material Considerations	<u>Central Government:</u> Letter from Secretary of State for Communities and Local Government (27 May 2010) Written Ministerial Statement: Planning for Growth (23 March 2011)

6.0 CONSULTATIONS

Cambridgeshire County Council (Engineering)

6.1 No comments.

7.0 REPRESENTATIONS

7.1 The owners/occupiers of the following addresses have made representations:

141 Church End

7.2 The representations can be summarised as follows:

No objections.

7.3 The above representations are a summary of the comments that have been received. Full details of the representations can be inspected on the application file.

8.0 ASSESSMENT

8.1 From the consultation responses and representations received and from my inspection of the site and the surroundings, I consider that the main issues are:

1. Context of site, design and external spaces
2. Residential amenity

Context of site, design and external spaces

- 8.2 The key design issue is the design and appearance of the extension in the streetscene. Front extensions are generally given greater scrutiny, because of their potential to detract from the character of the area. In this case the extension relates well to the proportions of the house. It is of a modest size and the house is set well back from the road frontage. Matching materials are to be used. In reaching my view that the development is acceptable I am mindful of similar extensions that have been approved in March Lane.
- 8.3 In my opinion the proposal is compliant with Cambridge Local Plan (2006) policies 3/4, 3/7 and 3/14.

Residential Amenity

Impact on amenity of neighbouring occupiers

- 8.4 The only neighbours that will be affected by the development are the occupiers of the adjoining dwelling 25 March Lane. The front window of this house is set off the boundary by approximately 500 mm. The extension will sit to the south east but given its limited depth it will not have an adverse impact in terms of outlook, overshadowing or enclosure. A representation has been received from the occupier of 141 Church End which is to the rear of the site and they have no objections.
- 8.5 In my opinion the proposal adequately respects the residential amenity of its neighbours and the constraints of the site and I consider that it is compliant with Cambridge Local Plan (2006) policies 3/4, 3/7 and 3/14.

9.0 CONCLUSION

- 9.1 In my view the proposed extension will be an appropriate addition to the streetscene and will have very limited impact on residential amenity. Approval is recommended.

10.0 RECOMMENDATION

APPROVE subject to the following conditions and reasons for approval:

1. The development hereby permitted shall be begun before the expiration of three years from the date of this permission.

Reason: In accordance with the requirements of section 51 of the Planning and Compulsory Purchase Act 2004.

2. The extension hereby permitted shall be constructed in external materials to match the existing building in type, colour and texture.

Reason: To ensure that the extension is in keeping with the existing building. (East of England Plan 2008 policy ENV7 and Cambridge Local Plan 2006 policies 3/4, 3/12 and 3/14)

Reasons for Approval

1. This development has been approved, conditionally, because subject to those requirements it is considered to conform to the Development Plan as a whole, particularly the following policies:

East of England plan 2008: ENV7

Cambridge Local Plan (2006): 3/4, 3/7, 3/14

2. The decision has been made having had regard to all other material planning considerations, none of which was considered to have been of such significance as to justify doing other than grant planning permission.

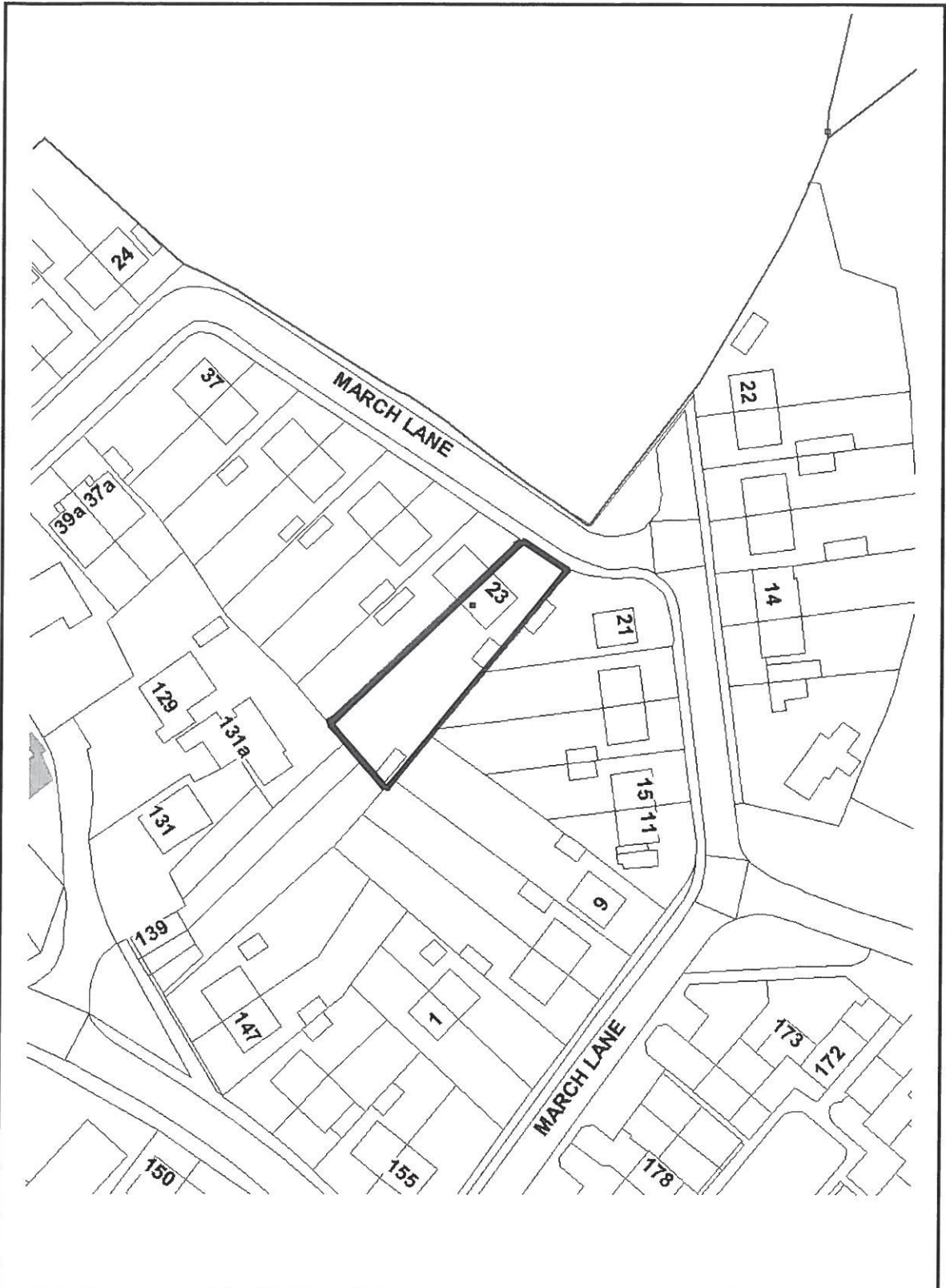
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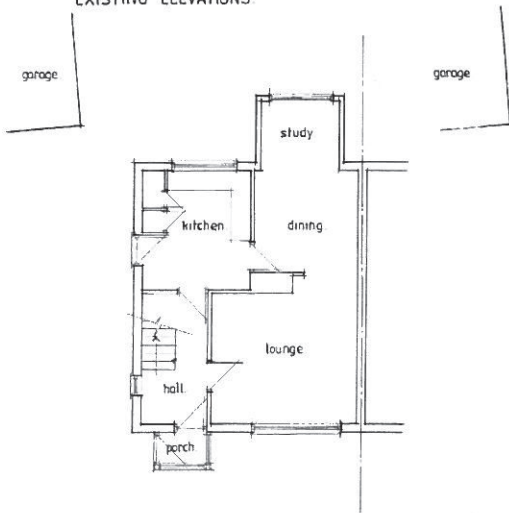
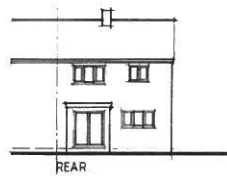
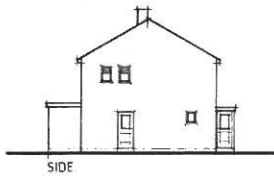
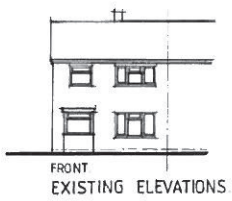
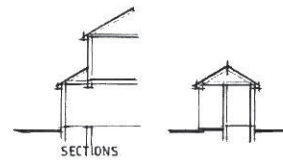
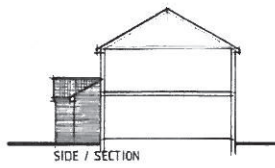
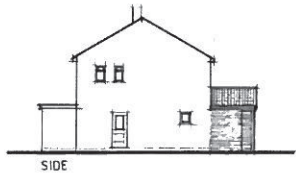
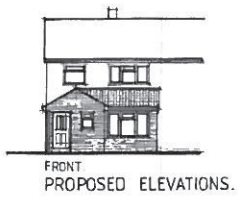
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4. Comments or representations by third parties on the application as referred to in the report plus any additional comments received before the meeting at which the application is considered; unless (in each case) the document discloses “exempt or confidential information”
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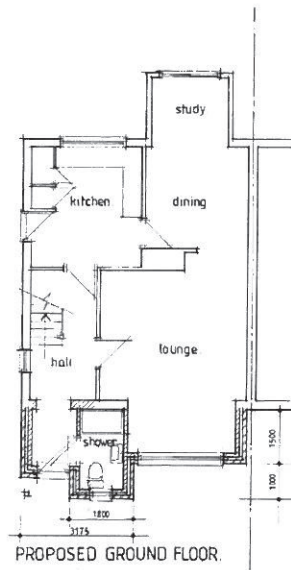
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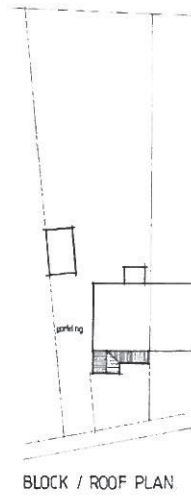
12/0357/FUL
23 March Lane Cambridge



EXISTING GROUND FLOOR



PROPOSED GROUND FLOOR.



STEPHEN R. FRIDAY <small>FRANCIS</small> Building Design Service <small>16 Willow Way Histon Cambridge CB2 5JH Tel: 01223 872062</small>		
PROPOSED EXTENSION AT 23, MARCH LANE CHERRY HINTON CAMBRIDGE		
<small>Revision A Proposed alterations submitted April 2012</small>		
CLIENT Mr & Mrs ASHTON		
DATE FEB 2012	SCALE 1:50, 1:100, 1:200	DRAWING No. SF 11 083 - 1.A.

Agenda Item

CAMBRIDGE CITY COUNCIL

REPORT OF: Head of Streets and Open Space

TO: Planning Committee

WARDS: Trumpington

30th May 2012

OBJECTIONS TO TREE WORKS PROPOSED TO TREES GROWING ON LAND AT THE SOUTHERN END OF EMPTY COMMON ALLOTMENTS.

1.0 INTRODUCTION – DECISION MAKING

- 1.1 The Council would like to undertake works to trees growing on land at the southern end of Empty Common Allotments. The Council's Tree Works Protocol outlines the process to be followed when The Council wishes to undertake such works. As part of the consultation three objections and one letter of support have been received to the proposed works. Under the terms of the Tree Works Protocol the matter is referred to Members to make a recommendation on the proposed works.
- 1.2 After the matter has been considered by Members of the Planning Committee it will be referred to the Director of Environment for a decision using delegated powers. The Director is required to consult with the relevant Executive Councillor and, if it is agreed that Planning Committee's recommendation shall be followed, the Director will make the decision.
- 1.3 If the Director, having consulted the relevant Executive Councillor, is of the opinion the decision may be contrary to the views of the Planning Committee, the formal decision shall be made by the appropriate Executive Councillor at a Scrutiny Committee meeting.
- 1.4 The Director of Environment is responsible for open spaces.
- 1.5 The trees are growing within the Brooklands Conservation area. However, because the land is managed by the City

Council, the trees are exempt from the statutory notification procedure. A location plan is available at Appendix 1.

2.0 RECOMMENDATIONS

- 2.1 To advise the Executive Councillor for Arts, Sports and Public Places that the Committee supports the proposal to fell the trees. Subject to appropriate planting of replacement native and fruit trees in new positions at the same location.

3.0 BACKGROUND

- 3.1 The request to undertake these tree works has been made by the Streets & Open Spaces Technical Officer, following advice from the Nature Conservation Officer and Tree Officer.
- 3.2 The proposal to fell these trees has been made in order to reduce the considerable waiting list (currently in excess of 100) for the Empty Common allotments and to meet the current interest in 'growing your own food' and local food production, for which this land is primarily designated. The plan is to integrate new small starter plots with a community food-growing project, which will achieve greater capacity for food growing in New Town, whilst respecting the existing biodiversity.
- 3.3 Many of the trees were planted approximately 10 years ago, when the area of land was laid out as an environmental area due to a lack of uptake of allotment plots and perennial weed issues.
- 3.4 The trees are generally in good health, in selecting trees for removal the Tree Officer has specified trees of poor form, in danger of overcrowding or potential future issues such as shading watercourses or obstructing footpaths. Key considerations being to increase light levels and reduce the impact of root plates, thus creating areas suitable for cultivation.
- 3.5 The trees of greatest habitat and aesthetic value have been identified and will be retained, including one Oak, two Ash, Hawthorn and some of the mature Hazel coppice stools.

4.0 CONSULTATIONS

- 4.1 In accordance with the Tree Works Protocol the following were consulted in April of 2012:-

Executive Councillor for Arts, Sports and Public Places

City and County Ward Councillors for Trumpington

- 4.2 A period of public consultation was held in April 2011. The proposals were sent to residents associations, advertised on the City Council Website and site notices were placed on the trees inviting comment. In addition site meetings have been held with representatives of the Empty Common Allotments and a presentation given to the Empty Common Allotment AGM in March 2012.

5.0 OBJECTIONS REPRESENTATIONS POINTS OF CONCERN

5.1 Summary of objections, representations and points of concern

The full representations are available to view in the Appendices of this report. All representations are from existing plot holders at Empty Common Allotments.

1. In Favour. Supporting proposed felling. Due to need for additional plots

1. Objection to the felling. Citing concern for loss of wildlife habitat and insufficient consultation with stakeholders.

2. Objection to felling. Citing concern for loss of wildlife.

3. Objection to the felling. Citing concern for loss of wildlife.

5.2 Comments on the objections, representations and points of concern

5.3 The sites falls within an important wildlife corridor including Hobson's Conduit, Vicar Brook, Clare Wood, the Accordia site and allotments. Together they link the River and Sheep's Green / Coe Fen County Wildlife Sites to the emerging Clay Farm open space, Nine Wells Local Nature Reserve and the wider countryside.

5.4 Officers have identified a number of features on the Empty Common site that will be retained, enhanced and managed into maturity. For example the two Ash, single Oak, some Hazel coppice, the native hedge, mature hawthorn and some Goat willows. The Vicars Brook watercourse is of primary importance and by allowing increase light officers hope to diversify the aquatic plants present and their associated invertebrates, fish etc.

5.5 Officers have been sensitive to the aesthetics of the site and sought to retain the feeling of being enclosed within a glade of trees and the screening of adjacent property, whilst allowing in sufficient light for growing crops. Recognising that the edge habitat is of primary importance for species such as Speckled Wood butterflies.

5.6 This spring officers are working with the Hobson' Conduit Trust, the Local Wildlife Trust and Cambridge University Press to write a nature conservation management plan for the green corridor between Brookland Avenue and Long Road. This will include the southern end of the allotments and advocate biodiversity principles in the design of the new growing spaces. For example insect habitats, bird boxes, Fruit trees, forest gardening techniques etc. The reduction of shade onto the Vicars brook will be a primary objective.

5.7 Following recent discussions at the Empty Common Allotment meeting it was proposed that the management plan and food growing project would include the planting of additional fruit trees along the Vicar brook track and at the northern end of the allotments, adjacent to Brookland's Avenue. This planting, including traditional local varieties, will help to mitigate the proposed loss of trees.

- 5.8 Officers appreciate the time scale has been short, driven by a desire to see new allotment holders on site this growing season. We have sought representation from the existing allotment holders and hope they will assist with the future development of this space and would welcome feedback on our draft management plan once produced.
- 5.9 Any works that are due to be undertaken within the bird nesting season will be supervised by a qualified ecologist to ensure no unlawful disturbance take place

6.0 CONSIDERATIONS

- 6.1 A total of 53 trees are proposed for removal. Many of these are small Willow, Hazel coppice or self set Sycamore. One large Leylandii Cypress is also requested for removal due to it shading the proposed plots and adjacent water course. A map and complete schedule of the proposed works are detailed in Appendix 1 and 2.
- 6.2 The trees are currently too dense to allow the area to be used for allotment extensions or alternative forms of food production. Notwithstanding the current proposals, officers would likely seek to thin this stand of trees in the near future to retain biodiversity interest and health of the tree stock.
- 6.3 Removal of the selected trees will create an area that can accommodate both new allotment plots and room for the proposed food-growing project. However, the works are likely to have a short-term minor impact on the biodiversity of the site. This amenity can be replaced over time by planting in the same location with species that will mature to similar dimensions.

Cost implications:

- The cost of tree works, approximately, for felling and removal of root balls is £5000
- The cost of replacement planting, is approximately £1000

- These costs are budgeted for within the existing allotment revenue budget

6.4 If the selected trees are to be retained then an alternative site would need to be found to proceed with the additional allotment plots and proposed community food growing project.

Cost implications:

- Unknown

7.0 CONCLUSIONS

7.1 The trees require selected removal in order to achieve the desired number of new allotment plots and a space to develop as a community food-growing project.

7.2 A site wide management plan will guide the sensitive development of the site for biodiversity

7.3 The proposals seek to mitigate the loss of amenity by appropriate replacement planting of native and fruit trees elsewhere on the plots.

8.0 RECOMMENDATIONS

8.1 To advise the Executive Councillor for Arts, Sports and Public Places that the Committee supports the proposal to fell the trees and plant replacement native and fruit trees in new position at the same location.

9.0 IMPLICATIONS

- | | |
|-----------------------------------|---------------|
| (a) Financial Implications | Revenue Spend |
| (b) Staffing Implications | None |

- | | | |
|-----|--|-------------------|
| (c) | Equal Opportunities Implications | None |
| (d) | Environmental Implications
biodiversity impact | Short term, minor |
| (e) | Community Safety | None |

BACKGROUND PAPERS:

The following are the background papers that were used in the preparation of this report:

Representations appear in the attached appendices.

The author and contact officer for queries on the report is Guy Belcher on extension 8532

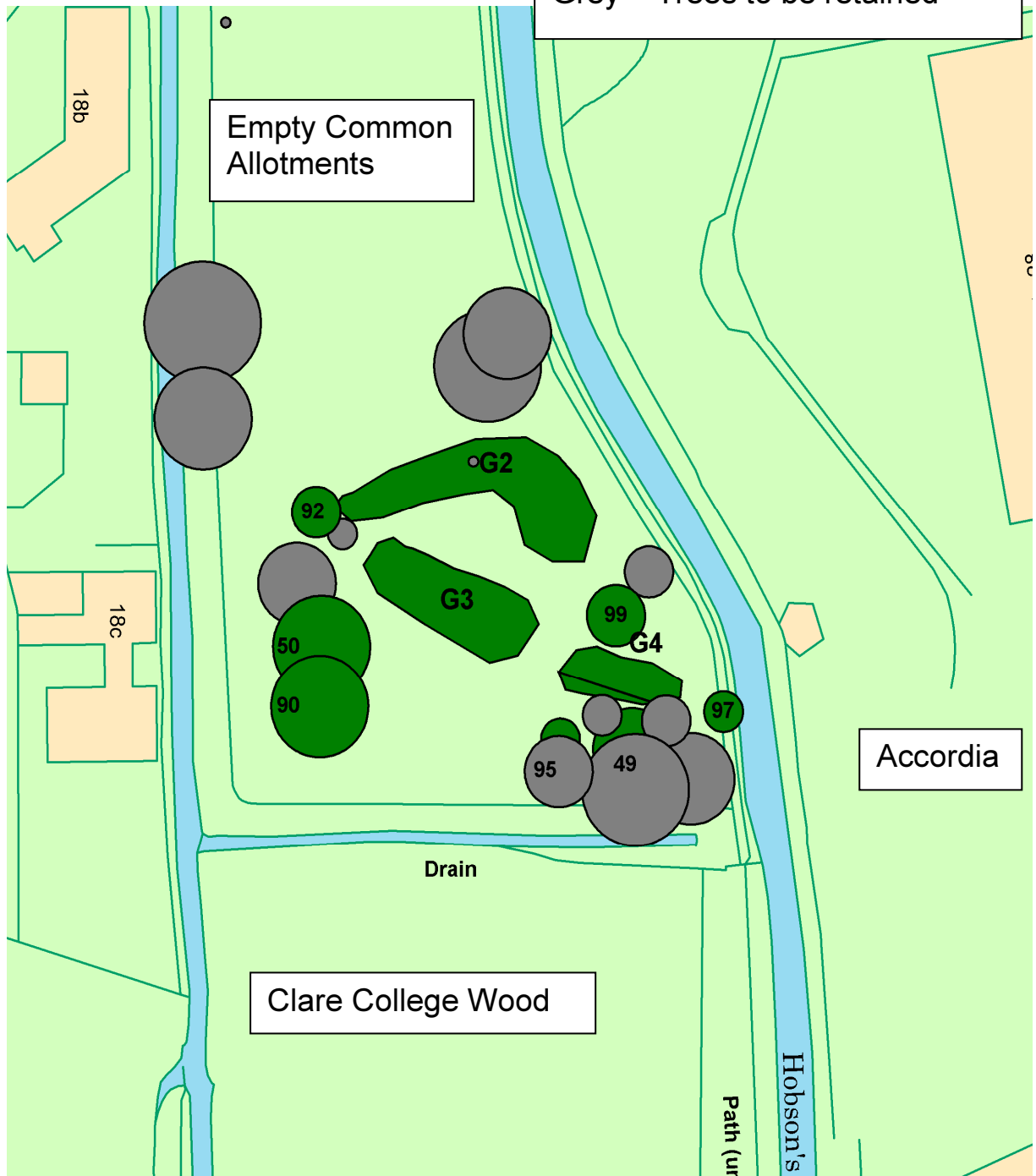
Date originated: 17 May 2012

Date of last revision: 18 May 2012

Appendix 1 – Location Plan

Green = Trees proposed for removal

Grey = Trees to be retained



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Appendix 2

Proposed Tree works

(please cross reference with Location plan)

Tree group No: 2 Hazel

Remove - tree by root (x 25 trees)

Tree group No: 3 Goat willow

Remove - tree by root (x 10 trees)

Tree group No: 4 Goat willow

Remove - tree by root (x 11 trees)

Single tree No: 49 Leyland cypress

Remove - tree by root (x 1 tree)

Single tree No: 50 Sycamore

Remove - tree by root (x1 tree)

Single tree No: 90 Sycamore

Remove - tree by root (x 1 tree)

Single tree No: 92 White willow

Remove - tree by root (x 1 tree)

Single tree No: 95 Poplar species

Remove - tree by root (x 1 tree)

Single tree No: 97 Poplar species

Remove - tree by root (x 1 tree)

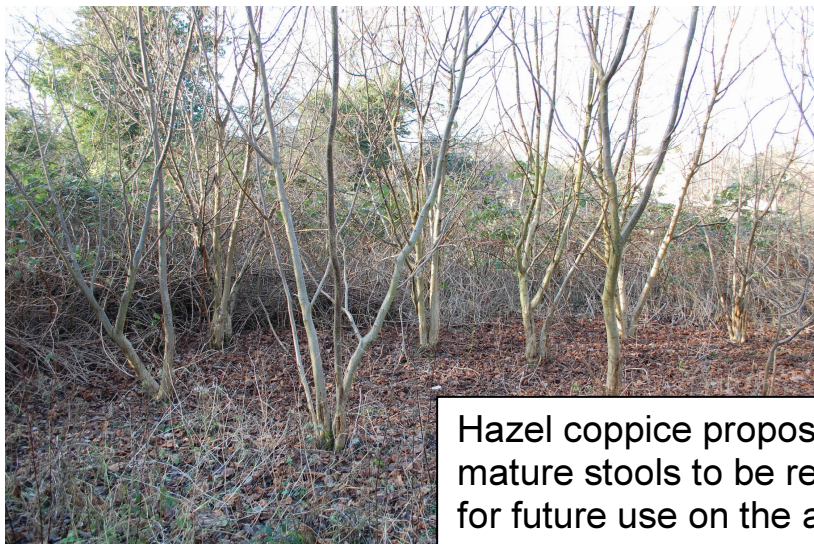
Single tree No: 99 Hawthorn

Remove - tree by root (x 1 tree)

Appendix 3



Goat Willows selected for removal.



Hazel coppice proposed for removal. Some mature stools to be retained and coppiced for future use on the allotments. New hazel will be planted elsewhere on the site.



Leylandii Cypress proposed for removal.

The adjacent Birch and Poplar are to be retained.



Pedunculate oak to be retained as long term large tree for the space.

Appendix 4

In Favour 1.

I am writing to say I strongly support the plan for bringing the south end of the Empty Common allotment site back into cultivation, which will involve felling the trees that have grown up. As you know, this plan was endorsed at the AGM of the allotment society in March.

Objection 1:

Thank you for your response. It is lovely to know that a city council ecologist exists.

I do not wish to draw my objection. I wish for my objection to be presented for consideration by the planning committee.

I do not understand why it makes sense to cut down some trees - cultivated and maintained over many years - only to include additional planting of trees at a later date. It is poor practice. How about just not cutting down the trees that are flourishing?

Yes, the timescale as you say, has been very short. And short sighted. There was no consultation beforehand with the allotmenters who know the area very well. This recent destruction of the wildlife area at the end of the allotments has been led by the new incumbents of the Accordia development. We, the allotmenters, proposed the inclusion of allotments as part of the Accordia development to the council years ago. This was not implemented and now a wildlife area is being destroyed to quench the voices of Accordia buying for allotments. Why did the City planners did not require the developers to provide space for allotments at the time?

Those of us who have allotments at the southern end of Empty Common know how much wildlife there is : deer, pheasants, numerous species of birds etc If you put 50 mini allotments there with concomitant footfall, plastic, noise, garden tools, sheds, grass cutting machinery in a relatively small area, it will not be attractive to wildlife, no matter how many "biodiversity principles" are included in the design. Just leave it wild.

As you say, it is "an important wildlife corridor". Why on earth then are you attempting to destroy it in order to meet the current interest in "growing your own food"? You must be aware that "growing your own food" is a fashion. Nobody depends upon this food to live. It is a middle-class trend. Why on earth should the council be pandering to this trend, as opposed to a more long term concern for wildlife and the environment? Why not dig up some of the flat green lawn areas of Accordia to provide allotments? This will not cause too much destruction, as wildlife does not favour lawns.

It would be really lovely for once to see some council activity that does not favour: cutting down trees where birds nest, clipping grass verges where ducklings nest, removing brambles where wildlife seek shelter, bulldozing riverbanks, removing shady glades.

In other words, please leave it alone.

Thank you for your email. I would be very happy to talk to you sometime. I'm sure we care about the same things.

Objection 2.

Thanks for your message to me and Sarah on this matter I appreciate your aim to maintain the treasured ambiance of Empty Common while also providing more plots for people on a long waiting list.

I think there are two things to be said about this. It would be a huge pity to lose the woodland glade aspect that you describe. It could be said to be almost beyond price to so many people in a growing city. Many visitors to Empty common have been surprised and charmed by its natural blend of quiet woodland and wildlife. Much of this is due to the mature hardwood trees and the bird and other wildlife they attract. It is true that the large

sycamores along Vicar's Brook throw some shade on allotments, but perhaps this is the price we all have to pay for the nature of the place. And horticulturally speaking, some shade is no bad thing. I am sure that if the trees are felled and the shrubs and rough ground manicured, the magic of the place will be gone. I think your idea of a compromise between the idyllic and clearing the site for more allotments is a hope too far. I do not think it possible.

Certainly, clearing the south of the site from brambles (a haven for wildlife) and the shrubs and rough natural growth as has already been done along a section of Vicar's Brook, is devastating to wildlife and I hope it will not be continued. Picking brambles in the autumn was also popular and part of the scene. Apropos the protection of the wildlife corridor, it seemed strange that the clearances done at the south end of Empty Common took place during the nesting season. Again, I know there is a respected view that shade is bad for aquatic life in streams, but as an inveterate fisherman of many years, I beg to differ.

Planting new trees or standards to replace the felling of mature trees is poor practice and a poor solution. Timeous new planting should take place at least a generation before growing trees are felled. One must take account of the here and now as well as future generations. The planting of saplings as an exchange for the loss of mature woodland is a hard idea to sell.

There is a general point about the waiting list for allotments that is rather beyond this discussion, but I hope you will allow it as I may copy this note to those more concerned with it. It is that while the City has an obligation to provide allotments (of statutory size), this has been largely neglected over the years. For instance, some of us at Empty Common had a discussion with the developers of the Accordia site before planning consent and we proposed the inclusion of allotments on the site for residents, but this was not followed through. The question arises as to why the City planners did not require the developers to provide space for allotments at the time, which would have demanded only a small fraction of the open space on that large site. The consequence of not doing so is the increased pressure for plots at Empty Common. We see space at Accordia given over to childrens' playgrounds, football, lawns and flower beds, but none for allotments. Why was this overlooked? One may wonder also whether the City has

considered planning requirements to provide allotment space at Clay Farm and Trumpington (and other) coming developments.

Objection 3.

As a tenant of an allotment for over 20 years on Empty Common, I am writing to object to the proposed felling of yet more trees on the site. As a Zoologist I know that the value of the site to wildlife is being eroded all the time. The best habitat is old trees, ivy and brambles all of which provide just what is needed for a thriving population of insects which in turn provide food for birds. Over the last few years since previous "tidying up" by the council I have noticed a decline in the small population of Speckled Wood butterflies which like dappled shade from trees along the Vicars Brook path and a decline in Gatekeeper butterflies which feed on Brambles. Over ten years ago I had meetings with Council Staff and the Wildlife Trust on site which I thought was going to lead to an improvement.

At the same time the Hazel coppice was planted at the request of some of the allotment holders. I understand this is now under threat just as it has reached maturity.

It is now right in the middle of the bird nesting season and all disturbance on site should be avoided. I ask that tree felling should be stopped and that plenty of ivy, brambles and general cover should be left alone.

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