



To: Executive Councillor for Planning and Sustainable Transport: Councillor Tim Ward
Report by: Head of Planning Services
Relevant scrutiny committee: Environment Scrutiny Committee 13/03/2012
Wards affected: Trumpington, Queens Ediths, Petersfield, Coleridge

HILLS ROAD SUBURBS AND APPROACHES STUDY Not a Key Decision

1. Executive summary

1.1 This report seeks approval of the Hills Road Suburbs and Approaches Study.

2. Recommendations

2.1 The Executive Councillor is recommended to approve the text of the Hills Road Suburbs & Approaches Study, Appendix 2, and that the study be used to inform planning decisions in this area.

3. Background

3.1 Funding of £30,000 per year for pro-active conservation work was agreed for each of the financial years 2008-9, 2009-10, and 2010-11.

3.2 In 2008, a programme of pro-active Conservation work identified, priorities for studies of Suburbs and Approaches to the city which are subject to change. The work to be undertaken was agreed in consultation with members and residents' groups. It was agreed that rapid appraisals would be undertaken of these particular areas. Hills Road is the second of the second tranche of these studies.

3.3 The idea and the scope of potential Suburbs and Approaches studies were set out in the report to Committee on 8 April 2008: “ **4.2. d) Rapid appraisal of sensitive areas subject to change** Some areas may have characteristics that are much appreciated, but do not have sufficient merit to justify designation as Conservation Areas. These may be the subject of character appraisals leading to the development of guidance to manage change”.

3.4 The Suburbs and Approaches Studies are *rapid* studies by historic

environment professionals, drawing on national criteria and best practice. They will be a material consideration in determining planning applications; they will provide assessments of Local Distinctiveness to support Planning Policy Statement 1; they will contribute to the evidence base for the Local Plan Review; and they will support the development of strategic and local policies or initiatives. They will identify areas with potential for Conservation Area designation, and potential Buildings of Local Interest. The studies will not in themselves provide a basis for Conservation Area designation.

- 3.5 The Study, attached as Appendix 2, was prepared by consultants in 2010 with alterations made as a result of the public consultation. The Study was consulted on alongside the New Town and Glisson Road Conservation Area Appraisal.
- 3.6 Should this Study be approved and adopted, prior to publication, the most up to date base map will be used for the Character Assessment Maps. This may differ from that included with the Study at Appendix 2. This may be done without the formal approval of the Executive Councillor for Planning and Sustainable Transport in order to provide factual updates showing changes to the study area that have occurred on the ground since the first draft publication of the study.
- 3.7 The amenity societies, English Heritage, County Highways and Planning, Environment Agency, the Ward Councillors and the County Councillor were consulted as statutory consultees.
- 3.8 The public consultation period was held from 12th December 2011 to 3rd February 2012. This was greater than the usual six week consultation period due to the seasonal holidays. The public consultation was promoted on the City Council website with a link to the draft Study and a comments form. A press release was issued to promote the consultation. Hard copies of the document were available at Cambridge City Council Customer Service Centre for reference along with comments forms.
- 3.9 A public exhibition of the content of the Study, alongside the New Town and Glisson Road Conservation Area Appraisal was held on the 19th January in the Green Room at the Centre at St Paul's, St Paul's Church Hills Road. The local residents' associations, ward and county councillors were notified of this exhibition. In addition, it was added to the consultations page of the City Council website and a press release was issued. In a two and a half hour period 39 local residents attended the exhibition to ask questions of the Conservation Officers present.
- 3.10 The written comments received are summarised in Appendix 1.

3.11 It is recommended that the Study be approved and adopted. When adopted, the Study will comprise a material consideration in the determination of future planning applications in the area.

4. Implications

(a) **Financial Implications**

The financial implications are set out within the report above.

(b) **Staffing Implications**

There are no direct staffing implications

(c) **Equal Opportunities Implications**

There are no direct physical equality and diversity implications. Involvement of local people in the work followed the guidance set out in the Statement of Community Involvement.

(d) **Environmental Implications**

There are no direct environmental implications

(e) **Consultation**

The consultations are set out in the report above.

(f) **Community Safety**

There are no direct community safety implications.

5. Background papers

Committee Report 8 April 2008, Item 10

English Heritage guidance on Area Assessments of the Built Environment

6. Appendices

Appendix 1

Summary of responses to public consultation

Appendix 2

Draft Hills Road Suburbs and Approaches Study, February 2012

7. Inspection of papers

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

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