

Hills Road Suburbs & Approaches Study: Summary of Responses

1 = action taken

2 = not within the remit of this document

3 = no action taken

NB: Where the same comments have been made by different methods, these have only been included once e.g. where emails are making the same points as Comments Forms.

	Respondent	Comment	Response	Action
1	Save Our Green Spaces	(i) Special attention should be paid to enhancing the tree and green space needs of the areas under consideration. Addenbrooke's hospital is especially bare and overpowering. TPOs should not be rescinded unless they become a safety hazard. There should be more TPOs along Hills Road and the green verges should be extended	(i) Noted. The document contains a lot of descriptive information on the green approach into the city. However, the Study does not confer TPO status on any existing trees nor is it the statutory tool to do so. Additionally, it is unlikely green verges can be extended as the road width does not allow any further widening of a verge without potentially having an adverse impact on footpath width, lane width, etc..	(i) 2
2	County Council – Strategic Planning	(i) The study could highlight the importance of improving links to Wandlebury (ii) The land indicated on the plan as Green Space is likely to be needed expansion of the Park and Ride. It is also being explored as part of the Strategic Housing Land Availability Assessment	(i) Not considered required. (ii) Noted	(i) 3 (ii) 3
3	St John the Evangelist, Hills Road	(iii) The study omits any mention of St John the Evangelist. This is a serious omission that should be corrected	(iv) Alterations made to text	(iii) 1
4	Cllr Taylor	(i) Is there a repository of studies on all streets in the city?	(i) There are 4 existing Suburbs & Approaches Studies on the Historic	(i) 3

		<p>(ii) There is some confusion over the correct character area numbers</p> <p>(iii) Homerton College is not the only non-residential building in the area</p> <p>(iv) It may be useful to add when the parishes encompassed the different sides of the road to give context</p> <p>(v) 189 Hills Road is the former vicarage to St John's.</p> <p>(vi) Should the Perse School and St John's church be BLIs?</p>	<p>Environment page of the website which give similar detailing. The Cambridgeshire Collection has a number of documents and books relating to Cambridge streets.</p> <p>(ii) Alterations made to text</p> <p>(iii) Alterations made to text</p> <p>(iv) This information needs to be researched and may be added before publication</p> <p>(v) Alterations to text</p> <p>(vi) These buildings will be assessed for possible inclusion on the list of BLIs</p>	<p>(ii) 1</p> <p>(iii) 1</p> <p>(iv) 1</p> <p>(v) 1</p> <p>(vi) 1</p>
5	1 letter	<p>(i) Supportive of this initiative</p> <p>(ii) Hills Road is a good and valued gateway to the city, one of the most pleasing suburban approaches. The area is a true and rare asset to the city</p>	<p>(i) Noted</p> <p>(ii) Noted</p>	<p>(i) 3</p> <p>(ii) 3</p>
6	3 emails	<p>(i) Suggest two aspects of Character 3 should be stressed</p> <p>(ii) Incorrect Character Area numbering on some pages</p> <p>(iii) Disappointed that there was not a letter drop to all the residents in the approach road to make them aware of the consultation</p> <p>(iv) Concerned that the proposal will not prevent any further unwelcome developments</p> <p>(v) The Travelodge should be a highlighted as a building which has a negative impact on the area</p> <p>(vi) The document states that it is an assessment, but it is really a description with occasional unsupported value statements and assertions.</p>	<p>(i) Alterations made to text</p> <p>(ii) Alterations made to text</p> <p>(iii) Noted. The method for promoting the consultation is detailed in the report</p> <p>(iv) Should the document be approved it will be a material consideration for any future planning applications which are submitted in the area of research</p> <p>(v) This building was not highlighted as such by the consultants</p> <p>(vi) The document follows the English Heritage guidelines on 'rapid assessments'</p>	<p>(i) 1</p> <p>(ii) 1</p> <p>(iii) 3</p> <p>(iv) 3</p> <p>(v) 3</p> <p>(vi) 3</p>

	(vii)	Appears that the document is a basis for current usage and not for potential usage and is not a strategy for formulating guidelines for potential future usage and development	(vii)	Guidelines as suggested would need to come from an in-depth study rather than this rapid appraisal	(vii) 2
	(viii)	The impact of people living and using the approach roads appears to have been ignored. This human interaction is a vital quality.	(viii)	Noted. The assessment is focussed on buildings and spaces which form part of the character	(viii) 3
	(ix)	Some of the treasured spaces and vistas have already changed since the document was drafted.	(ix)	Noted	(ix) 3
	(x)	Hills Road provides a magnificent green entry to the city and should be preserved and enhanced at every opportunity. The boskiness needs to be restored in some areas where large scale new developments have seen the removal of vegetation	(x)	Noted	(x) 2
	(xi)	Botanic House is inappropriate in scale and uninspiring materials with no chance of greening or screening. CB1 and The Triangle loom over, above and around everything to the east of the road.	(xi)	The new developments have been agreed by the city council Planning Committee. Any conditions relating to landscaping will be enforced	(xi) 2
	(xii)	The inclusion of a small area within the New Town and Glisson Road Conservation Area should not mean that the areas outside have less care administered	(xii)	Noted	(xii) 3
	(xiii)	The developments on the junction with Cherry Hinton Road has not received the significant trees that were stipulated in the new developments that have occurred. However it is not too late to act	(xiii)	Any non-compliance with the conditions of a planning application should be put forward to officers within the Planning Enforcement team	(xiii) 2
	(xiv)	The Park and Ride site should have landscaping and planting to hide it as per the permission. Urge that The Bell School, Addenbrooke's and the new housing developments by the Busway are planted with significant trees	(xiv)	Landscaping should be part of the application for development and are normally requested and subject to planning conditions	(xiv) 2
	(xv)	If the green approaches to Cambridge are valued the planning department must ensure either the conservation of trees or restorative planting if they	(xv)	See comments above re planning applications and landscaping	(xv) 2

		<p>are removed</p> <p>(xvi) The new developments are very dominating with no room for planting for softness</p> <p>(xvii) The War Memorial, when moved, should still be able to see the station.</p> <p>(xviii) The character of the road changes throughout the day as the users also differ, from the students in the daytime, to the late night economy of Cambridge Leisure. All needs should be sympathetically catered for</p>	<p>(xvi) See comments above</p> <p>(xvii) The re-positioning of the War Memorial will be such that it is in-line with the station</p> <p>(xviii) Noted</p>	<p>(xvi) 2</p> <p>(xvii) 3</p> <p>(xviii) 3</p>
7	4 comments forms	<p>(i) Welcome interest in preserving 'local distinctiveness'</p> <p>(ii) Densification of the use of the hospital surrounds detract from the area's residential character through increased traffic</p> <p>(iii) There is a threat of the loss of family homes to blocks of flats</p> <p>(iv) It is hoped that the study will inform a basis on which the most attractive elements in the area are maintained</p> <p>(v) Surprised that the Perse School is not mentioned or listed</p> <p>(vi) The bosky nature of the roundabout at Addenbrooke's is a plus feature</p> <p>(vii) The townscape is already blighted by poor planning decisions</p> <p>(viii) The document reveals impotence: Botanic House, fencing by Cavendish Avenue – who gave these permission?</p> <p>(ix) There are issues over the heights of the new developments that have been proposed/are under development</p> <p>(x) The Travelodge is an eyesore and the Cambridge Leisure site has not become the 'piazzas' that were promised. Unless this document can do</p>	<p>(i) Noted</p> <p>(ii) Noted</p> <p>(iii) Noted</p> <p>(iv) Noted</p> <p>(v) As assessment of this building will be made at a later date</p> <p>(vi) Noted</p> <p>(vii) Applications are determined on their own merits according to local and national policies</p> <p>(viii) See note above</p> <p>(ix) See note above</p> <p>(x) Noted</p>	<p>(i) 3</p> <p>(ii) 2</p> <p>(iii) 3</p> <p>(iv) 3</p> <p>(v) 2</p> <p>(vi) 3</p> <p>(vii) 3</p> <p>(viii) 3</p> <p>(ix) 3</p> <p>(x) 3</p>

		anything to redress this series of planning travesties, it is not worth paying for – it is only of interest to historians and people who remember Cambridge before it was infilled so disastrously		
		(xi) The area studied seems narrowly conceived	(xi) The area assessed runs along the edge of Babraham/Hills Road	(xi) 3
		(xii) No mention is made of the importance of the landscaping of Highsett	(xii) The Highsett landscaping is not within the area of study	(xii) 3
8	Cambridge Past, Present & Future (a late representation)	(i) Welcomes the study and considers enhancement of the road as important	(i) Noted	(i) 3
		(ii) Stress the rural setting and edge of Cambridge	(ii) Alterations made to text	(ii) 1
		(iii) Formerly Cambridge Preservation Society, not Trust	(iii) Alteration made to text	(iii) 1
		(iv) Was any section used as a drove road? Where was the turnpike	(iv) This will be researched and additional text added later if appropriate	(iv) 1
		(v) It is Royal Albert Almshouses	(v) Alteration made to text	(v) 1
		(vi) There are non-native ornamental shrubs on the southwest verge by the Park and Ride	(vi) Alterations made to text	(vi) 1
		(vii) Both Character Areas 2 and 3 have a strong villa character interspersed with institutional buildings	(vii) This information is given elsewhere in the document	(vii) 3
		(viii) The rural setting to the edge and the Green Belt need to be mentioned	(viii) These are mentioned within the document	(viii) 3
		(ix) The Catholic Church is a landmark building	(ix) Alterations made to text	(ix) 1
		(x) The nature of the road is changing due to the change in make up of the buildings e.g. more commercial development	(x) Noted	(x) 3
		(xi) The retail area starts further away from the city centre than is described in the study	(xi) Alterations made to text	(xi) 1
		(xii) The new square by the public entrance to the Botanic Garden requires improvements	(xii) Alterations made to text	(xii) 1
		(xiii) Are there any post boxes/telephone booths that need listing?	(xiii) This will be assessed and taken forward as necessary	(xiii) 1
		(xiv) Lack of street furniture	(xiv) Comment to be referred to Area Committee Chair and Environmental Projects Manager	(xiv) 2

		(xv) Street lighting needs to be updated to include a lighting strategy	(xv) Comments to be referred to Cambridgeshire County Council who are responsible for street lighting	(xv) 2
		(xvi) Opportunities for new street tree planting should be included	(xvi) Noted	(xvi)2
		(xvii) Mapping – designated green spaces are not shown, important views are not highlighted	(xvii) The study is concentrating on the boundary to the road. The addition of designated areas which would also go outside of the Character Areas could be confusing. The designations, as far as they affect this study, are mentioned in the text	(xvii)3
		A) As part of these studies, the overall threats and opportunities need to be pooled together to form useful design guidance ensuring the enhancement of the main access roads	A) Noted	A) 2
9	Comments Form (a late representation)	(i) To improve entrance into the city, need more trees from rail bridge towards centre - Botanic Garden trees have been felled. Re-plant Station Road, keep the trees. Plant wherever possible, landscape, improve building design.	(i) Noted	(i) 2
		(ii) General comments regarding improvements to street furniture, highways and improvements to landscaping. A general clean-up	(ii) Noted. Comments regarding highways etc to be referred to Cambridgeshire County Council	(ii) 2