

Cambridge North Landscape

Appeal Reference: APP/W0530/W/23/3315611

Appellant - Proof of Evidence - APPENDIX: TABLE OF POLICY REQUIREMENTS
9th May 2023

Robert Myers
MA (Cantab), PGDipLA, CMLI, MSGD



Robert Myers Associates
LANDSCAPE ARCHITECTURE

Appendix – Table of policy requirements

Item	Policy relevant to landscape	Design element/ principle	How appeal scheme has met policy
	SCDC Adopted Local Plan 2009		
1	<p>HQ/1: Design Principles</p> <p>High quality design with a clear vision as to the positive contribution the development will make to its local and wider context.</p> <p>a. Preserve or enhance the character of the local urban and rural area and respond to its context in the wider landscape;</p>	Identity, Context	The planting design celebrates the existing Open Mosaic Habitat and Fen edge landscape. The design references historic uses through the choice of industrial materials, inclusion of traditional drainage ditches, and the semi-wild character of the planting.
2	b. Conserve or enhance important natural and historic assets and their setting;	Identity, Context, Climate change and nature	The scheme retains and enhances the existing tree belt + includes the translocation and enhancement of OM habitat.
3	c. Include variety and interest within a coherent, place-responsive design, which is legible and creates a positive sense of place and identity whilst also responding to the local context and respecting local distinctiveness;	Public spaces, identity, Uses, Movement	There are: generous linkages and alignments in the design (legibility and coherence); extensive tree planting and informal spaces in the residential quarter (positive sense of place); and strong 'Cambridge' character on Station Row (distinctive swale that extends the local wild character into the heart of the Triangle site).
4	d. Be compatible with its location and appropriate in terms of scale, density, mass, form, siting, design, proportion, materials, texture and colour in relation to the surrounding area;	Identity, Public spaces	The proportions of the streets and open spaces are balanced and appropriate. Material choices are appropriate and related to the history of the site.
5	f. Achieve a permeable development with ease of movement and access for all users and abilities, with user friendly and conveniently accessible streets and other routes both within the development and linking with its surroundings and existing and proposed facilities and services, focusing on delivering attractive and safe opportunities for walking, cycling, public transport and, where appropriate, horse riding;	Movement, public spaces	There are direct linkages across Milton Avenue, and many choices for pedestrians (direct to station or more meandering) and cyclists. Strong tree lined avenues with substantial trees are pleasant for all (cycle, car, pedestrian). The enclosed nature of the residential garden will feel safe but also strongly linked to Triangle site and Wild Park.
6	g. Provide safe and convenient access for all users and abilities to public buildings and spaces, including those with limited mobility or those with other impairment such as of sight or hearing;	Movement, public spaces	The landscape is step-free and there is a clear separation of cyclists and pedestrians, frequent benches for resting and plentiful cycle parking including non-standard cycle stands. Care has been taken in choosing paving types to provide non-slip surfaces and contrasting material colours where necessary for visual clarity. The planting will appeal to all the senses.

7	i. Provide safe, secure, convenient and accessible provision for cycle parking and storage, facilities for waste management, recycling and collection in a manner that is appropriately integrated within the overall development;	Movement, Uses, Public Spaces	See 5 above and Mark Nettleton of PJA Proof of Evidence and Friedrich Ludwig of Acme Proof of Evidence.
8	j. Provide a harmonious integrated mix of uses both within the site and with its surroundings that contributes to the creation of inclusive communities providing the facilities and services to meet the needs of the community;	Use, Public spaces	Chesterton Gardens (residential) offers multiple uses: quiet spaces, social gatherings, play (both equipped and informal), lounging, multiple seating choices, opportunities for small performance, and food growing (on both roof and ground floor). Triangle site has both daytime and night-time uses, seating and flexibility for events.
9	m. Include high quality landscaping and public spaces that integrate the development with its surroundings, having a clear definition between public and private space which provide opportunities for recreation, social interaction as well as support healthy lifestyles, biodiversity, sustainable drainage and climate change mitigation;	Use, Public Space, Climate and Nature	See 4 above. There are ground floor private terraces (resi) and roof gardens for both resi and offices/labs, and sociable walking trail and log trails in the Wild Park. SUDs features across the site include rain gardens. OMH 'mimic' planting. Wide range of trees to reduce risk of loss due to disease.
10	SS/4: CN Fringe East and CN Railway station c. Ensure that appropriate access and linkages, including for pedestrians and cyclists, are planned for in a high quality and comprehensive manner	Linkages and movement	See 5 above.
11	e. Ensure that the development would not compromise opportunities for the redevelopment of the wider area.		The Wild Park proposals are flexible (the pond is permanent but the log trails, paths and wildflower planting is appropriate if no or limited development comes forward in the near future). These can be formalised once more residential development is present, larger recreational amenity lawn can replace wildflowers etc. The allotments location proposal shows there is space and an appropriate location (next to the railway) for formal allotments.
12	Policy NH/2: Protecting and Enhancing Landscape Character: Development will only be permitted where it respects and retains, or enhances the local character and distinctiveness of the local landscape and of the individual National Character Area in which is it located.	Character	See Jeremy Smith of SLR Proof of Evidence. Also refer to 1 above

13	NH/6: Green Infrastructure 1. Conserving and Enhancing green infrastructure within the district. Proposals that cause loss or harm to this network will not be permitted unless the need for and benefits of the development demonstrably and substantially outweigh any adverse impacts on the district's green infrastructure network. 2. The Council will encourage proposals which: a. Reinforce, link, buffer and create new green infrastructure; and b. Promote, manage and interpret green infrastructure and enhance public enjoyment of it. 3. The Council will support proposals which deliver the strategic green infrastructure network and priorities set out in the Cambridgeshire Green Infrastructure Strategy, and which deliver local green infrastructure. 4. All new developments will be required to contribute towards the enhancement of the green infrastructure network within the district. These contributions will include the establishment, enhancement and the on-going management costs.	Green Infrastructure	The proposals for green infrastructure work to supplement and enhance the existing tree belt along the western edge, boosted by additional tree, native hedgerow and understorey planting. New networks are introduced as both linear and clustered greenways; these run east-west and north-south and carry through gaps in the buildings. Large scale 'avenue' tree planting enhances Milton Avenue and Cowley Road North. Tree planting on the eastern edge introduces new infrastructure along the railway; and extensive tree planting is proposed in Chesterton Gardens. All new infrastructure planting forms part of the enhancement of the public open spaces. The long-term management of the landscape will be set out in a landscape management plan, produced as part of planning conditions.
14	NH/8: Green Belt 3. Development on the edges of settlements which are surrounded by the Green Belt must include careful landscaping and design measures of a high quality.	Green Infrastructure	Design measures have been taken on the eastern boundary to soften the edges of built form through large-species tree planting, mitigating long views from the east.
15	SC/7 Outdoor Play Space, Informal Open Space (see also Open Space SPD 2009)	Open Space	Refer also to comprehensive sections on Play in this PoE.
16	Sports Provision	Open Space	Section 106
17	Informal open space 0.4ha per 1000 people	Open Space	It is agreed this is met through Chesterton Gardens
18	Informal children's play space 0.4ha per 1000 people and Equipped children's play space 0.4ha per 1000 people	Open Space	The play area provision in the residential gardens is acceptable. The constraints of the site and the minimum buffer zones (set out in the SPD) mean that the maximum allowed play space in Chesterton Gardens is limited for LEAP and LAPs. A further expansion of play within Chesterton Gardens would result in a possible noise nuisance.
19			Chesterton Square open space itself. in particular the jet fountains, will be popular with children, but is not counted in the open space calculations.

20			The use of 'formal /equipped play' provision in the Wild Park provides an alternative and more active 'wild play' space for older children. The log trails and balance beams which are frequent, form a structured trail and activity. Whilst not overlooked by residential development, the Wild Park forms a destination which is integrated into the ecologically rich OMH and allows co-existence with exploratory play. The SPD promotes satellite play in natural spaces. Walking distances are acceptable.
21	Allotments 0.4ha per 1000 people	Open Space	The allotment provision has been met, and can easily expand to do so without counting the access road in the calculation. The number of plots per 1000 exceed the SPD recommendation.
22	T1/2 Planning for Sustainable Travel and T1/3Parking Provision	Movement	Refer to Mark Nettleton of PJA Proof of Evidence and also 5,6, and 7 above.