

## **SITE AT LAND TO THE NORTH OF CAMBRIDGE NORTH STATION PLANNING INQUIRY**

### **Cambridge Past Present & Future Opening Statement by James Littlewood**

1. Cambridge Past, Present & Future (CPPF) is a local charity and Civic Society that was established 95 years ago.
2. It was set up to prevent the historic city of Cambridge and its countryside setting from being damaged by inappropriate development.
3. This is still a key part of our work today, but we also own and manage two country parks, the UK's oldest windmill, the Cambridge Leper Chapel and a 17<sup>th</sup> watermill on the River Cam.
4. We represent our 2,000 paying members, who care about the beauty of Cambridge and its environment.
5. We also aim to give a voice to those people in the wider community who care about the long-term future of our city. For example, close to the development site, the paths on both sides of the River River Can and across the meadows are visited by hundreds of thousands of people every year. This proposed development will be what they see on the horizon when they are walking, running, cycling or rowing, or when they are enjoying a picnic, or a drink in the riverside garden of The Plough pub at Fen Ditton.
6. Those people, and future generations of them, will view the development site in the context of their enjoyment and well-being.
7. CPPF is supportive of the redevelopment of this brownfield site and we are supportive in principle of it being a new, high density development on the edge of the city. We are supportive of creating a new urban edge and skyline. BUT, this is a sensitive and visible location and therefore it is crucial that, as a city, we get this right.
8. The reason I am here is because we don't believe the proposed development has got it right. Like the LPA, we have engaged with the developer at earlier stages in order to encourage an outcome that is deserving of a new urban edge and skyline for Cambridge.
9. CPPF objected to the two large buildings recently constructed here (including the venue for the inquiry) because we were concerned that the design wasn't right in relation to the meadows and the historic setting. These two buildings now allow us to see the potential impact on the meadows and heritage of not getting the design balance right. The next set of buildings that will be built along the new edge of the city will set a precedent for the remainder of the new urban edge, all the way north to the A14. It is therefore essential that we get this right.

10. We will argue that the bulk, homogeneity, and lack of articulation of the proposed buildings on the eastern elevation will be detrimental to the landscape character of the River Cam and Fen Ditton, and to the heritage characteristics of Riverside and Stourbridge Common and the Fen Ditton Conservation Areas. We will argue that any articulation is so minimal that it won't be noticeable by the hundreds of thousands of people enjoying the River Cam and its meadows.
11. Many of the points we are making are also being made by the LPA and therefore for much of this appeal, we will rely on their witnesses and cross-examination.