

Cambridge City and South Cambridgeshire Local Plan Examination

Statement for Matter CC1B: Open Space and Natural Environment

On behalf of Robinson College (ID. 4874)

- Representation number 27800

April 2016

Prepared by

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CAPL/313695/A6/MH



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1B.2.ix Should the Robinson College Gardens (P&G53) be reviewed against the criteria for designation as POS in order to restrict the POS to the formal gardens?

- 1.1 This Pre-Hearing Statement has been prepared by Savills (UK) Limited on behalf of Robinson College to amplify its representations made in 2013 to the Proposed Submission Local Plan 2014.
- 1.2 As the Inspectors will be aware, a detailed submission was made in 2013 regarding the proposed designation of open space at Robinson College. The key point of this representation is that a number of private property gardens are included within the proposed open space that do not meet the open space criteria set out in Appendix I of the Proposed Submission Local Plan.
- 1.3 Since the representations to the Proposed Submission Local Plan 2014 were made, Robinson College has obtained planning permission for the Crausaz Wordsworth Building (ref: 13/1750/FUL). This permission was granted on an area of proposed open space that was previously a hard surfaced car park. This demonstrates that the proposed designations have not been examined closely and a blanket approach to sites has been taken..
- 1.4 It is for this reason, even if for no other, that these designations should be reviewed in order to ensure that there are no areas proposed as open space which clearly do not meet the criteria.
- 1.5 We would also argue that the designations of private residential properties as open space is simply unacceptable as this would prevent any legitimate proposals to extend or replace such properties. The rear gardens of the private residential properties do not meet the criteria in Appendix I for designation as open space. They are not available for recreational use. They do not form part of a network of open spaces or form a green break in the framework of the local area. Neither are they of local historical or cultural interest. There are also no particular nature conservation designations on the site and nor does the site provide a biodiversity benefit in the area.

- 1.6 By any assessment against Appendix I of the Proposed Submission Local Plan 2014, it is clear that the whole proposed designation for open space is not justified. We accept that the formal gardens of Robinson should be designated as protected open space and this is shown on the plan attached to this statement. The remainder of this proposed designation should be deleted.

Robinson College



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