

Old Press/ Mill Lane

Supplementary Planning Document

■ Front cover picture by Tamzin Sale.

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Environment and Planning
Cambridge City Council
The Guildhall
Cambridge
CB2 3QJ

Tel: 01223 457000

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1. Introduction

1. Scope and Purpose

1.1.1 The Old Press/Mill Lane site lies in the historic core of the City and provides accommodation for a range of the University of Cambridge's academic and administrative facilities. It has long been recognised that the University is interested in relocating some of its activities from the site to other more appropriate buildings and locations within the City.

1.1.2 This document sets out the City Council's aspirations for the future use and development of the site. Based on the requirements of the Cambridge Local Plan 2006 (hereafter referred to as the Local Plan), the future development or redevelopment of the Old Press/Mill Lane site presents an opportunity to:

- Improve facilities;
- Reduce car parking spaces;
- Improve the external environment and amenity space;
- Make better use of land.

1.1.3 In bringing forward the requirements of the Local Plan, a vision was produced for the site:

The Old Press/Mill Lane site provides an opportunity to create an area with a distinctive character that combines high quality buildings, streets and spaces, and responds well to its context through sensitive enhancement. It will contain a mix of uses that complement the City's historic core and its riverside location. Development will support the creation of a more attractive, accessible, safe and sustainable environment.

This vision can be read in tandem with the development objectives for the site set out in Section 5.0.

1.1.4 The University of Cambridge and Cambridge City Council have worked in partnership on the preparation of this Supplementary Planning Document (SPD) to ensure that any future development safeguards the architectural, historic, cultural and archaeological importance of the site, and takes advantage of its setting on the river frontage within the historic City Centre.

1.1.5 The document will be a key material consideration in determining the acceptability of development on the site and aims to reduce uncertainty by creating a framework against which development proposals can be assessed.

1.1.6 Chapter 1 of this document forms the introduction and sets out the purpose of the framework. Chapter 2 sets the context for the document. Chapter 3 analyses the different features of the site, whilst Chapter 4 identifies the opportunities and constraints, which arose as a result of the appraisal of the site and its existing uses. Chapter 5 sets out the vision for the site and more detailed development objectives. Following on from the vision, Chapter 6 discusses the development and design principles for the site. Chapter 7 sets out the approach to phasing of development, whilst Chapter 8 outlines the documents required to accompany planning applications.

1.1.7 The key issues, to be considered, include:

- Known site constraints, including statutory controls;
- Existing and proposed land uses, both within and in the vicinity of the site;
- Historic and natural environment;
- Access and movement;
- Car and Cycle Parking;
- Public realm enhancement.

1.2 Process of Preparation

1.2.1 The potential for the future development and/or redevelopment of the Old Press/Mill Lane site is recognised in the Local Plan. The production of an SPD is also identified within the Council's Local Development Scheme. The City Council and the University of Cambridge set up a joint working group to aid the production of the SPD in Summer 2007. Background studies and research, stakeholder workshops and an appraisal of potential development options took place from Autumn 2007 until September 2008. Appendix B contains a list of the background documents compiled to inform the development of the SPD.

1.2.2 This SPD was the subject of public consultation for a period of six weeks from 23rd February until 6th April 2009. After consideration of representations and any necessary changes, this document was subject to final consideration by the City Council's Environment Scrutiny Committee and approval by the Executive Councillor for Climate Change and Growth in January 2010.

1.2.3 The City Council was responsible for the production of a Sustainability Appraisal Scoping Report Addendum on the SPD. The consultation for this Scoping Report with a number of statutory and non-statutory consultees took place between 19th August and 25th

September 2008. Minor changes were made to the Scoping Report as a result of consultation responses.

1.2.4 Using the Sustainability Appraisal framework set out in the Scoping Report Addendum, this SPD has been subject to a full Sustainability Appraisal. This appraisal was made available for consultation at the same time as the SPD.

1.2.5 In accordance with European regulations, a Habitats Regulations Assessment Screening Report has been prepared. This assessment appraises the potential effects of the draft SPD, both alone and in combination with other plans, on a number of internationally designated sites of conservation importance. This document was subject to final approval by Natural England and has been made available on the Council's website.

2. Context

2.1 Location

- 2.1.1** The Old Press/Mill Lane site, as shown in Plan 1, lies on the south-western edge of the historic City Centre of Cambridge. It is bounded by Silver Street to the north, Trumpington Street to the east, Little St Mary's Lane to the south and Granta Place and the Mill Pit to the west.
- 2.1.2** For the most part, the site is in the ownership of the University of Cambridge and provides accommodation for both its administrative and academic functions. There are a number of local amenities located within and adjacent to the site, including food and drink establishments, local shops, hotel and leisure facilities. It also marks many visitors' first experience of the historic City Centre, given its proximity to coach parking on Queens' Road.
- 2.1.3** Although there are no College buildings within the area covered by the SPD, Queens' College and St Catharine's College stand to the north; Pembroke College to the east; Peterhouse to the south and Darwin College to the west. To the south-west of the site, the River Cam corridor and Laundress Green (an open space and area of registered common land) are major attractions to visitors and local people and a number of punt stations are within the vicinity. The cobbled causeway over the Mill Pit links the site with the footpath and cycleway to Newnham and onto Grantchester, providing an important route into the City as well as access to Laundress Green.

Plan 1: Aerial photograph of site



2.2 Planning Policy Context

2.2.1 This SPD will form part of the City's Local Development Framework (LDF). Appendix A of this document considers the wider national, regional and local policies, guidance and strategies that the SPD should generally conform with and will be a material consideration against which any planning applications will be assessed. It should be noted that the list contained in Appendix A is not intended to be exhaustive, as other policies and documents may also be relevant dependent on the nature of forthcoming development proposals and/or on emerging policy documents.

2.2.2 In terms of specific area-based policies and allocations (See Plan 2), the area in question is partly identified for a University-led mixed-use development in the Local Plan (Site 7.10) and is the subject of policy 7/5, which reads:

7/5 Faculty Development in the Central Area, University of Cambridge

The further development or redevelopment of the University of Cambridge's faculty and administrative sites in the central area will be permitted if this allows improved facilities, a reduction in parking spaces, improvements to external environment and amenity space, and better use of land.

On the following sites, an element of mixed use will also be supported in order to enhance the attractiveness of the public realm:

- a. Mill Lane/Old Press Site; and*
- b. New Museums site.*

Where smaller scale properties on the fringes of academic sites become surplus to requirements, for example around the

Old Addenbrooke's site, planning permission will also be granted to enable the return of such sites to appropriate alternative uses such as residential uses, retail or community uses.

2.2.3 Although there are a number of documents referred to in Appendix A, the Cambridge Historic Core Conservation Area Appraisal is worthy of specific mention. Together with the Old Press/Mill Lane Site Historic Environment Analysis document (prepared by consultants Beacon Planning for the City Council), the two documents provide detailed background information on the site. They have informed the development of the SPD and should also inform future planning applications for the site.

3. Site Analysis

3.1 Statutory and Non-Statutory Designations

- 3.1.1** The entire site lies within the Central Conservation Area, which covers the historic core of the City and a number of the surrounding green spaces, including Sheep's Green and Coe Fen. There are a number of Listed Buildings and Buildings of Local Interest (BLI) within and directly adjoining the site. These buildings are indicated in Plan 3. Further detailed assessment of these buildings and streets is provided in the Cambridge Historic Core Conservation Area Appraisal and the Old Press/Mill Lane Site Historic Environment Analysis, that form part of the background evidence.
- 3.1.2** There is a green corridor to the west of the Old Press/Mill Lane site that sweeps into the City from the rural hinterland along the River Cam and through the Laundress Green/Sheep's Green and Coe Fen areas, which form part of the Cambridge Green Belt as well as being designated County Wildlife Sites.

3.2 Historical Development of the Area

- 3.2.1** This area of Cambridge has been part of a centre of population and activity for over a thousand years. By the 11th century, the town had begun to take its present form, with the King's Ditch at its southern edge. Originally encircling the town, the Ditch would have had a defensive role along with the river and adjacent marshland, but in later years it became an open sewer until it silted up. The line of the King's Ditch is believed to run close to or along the approximate line of Mill Lane up to the point where the street meets the river.
- 3.2.2** Trumpington Street is thought to have developed in Anglo-Saxon times and was known as Magna Strata (Great Street) or Hiestrata (High Street). In the 13th century, the Trumpington Gate was erected near to the point where Trumpington Street crossed the King's Ditch.
- 3.2.3** Mill Lane developed alongside the Ditch to provide an access route to the mills from the main road. The Domesday survey in 1086 records that there were three grain mills situated next to the river, the King's, Bishop's and Newnham Mills. Linking Mill Lane and Silver Street, Laundress Lane is named after the washerwomen who used to walk down to the river to wash and dry clothes at Laundress Green. It was previously known as Mill Street and provided a short cut through from Silver Street to the mills and the river.
- 3.2.4** During the 14th and 15th centuries, the centre of Cambridge saw considerable change with the growth of the University erasing much of the commercial area adjacent to the river. The site contains some of the few remaining vestiges of the City's commercial past with some of the former warehouses, traces of watermills and watercourses. The other surviving area of industrial and commercial activity within the historic core was situated at the quayside next to Magdalene Street Bridge, although the Backs did not exist to their current extent until the 17th century.
- 3.2.5** Silver Street, formerly known as 'Small Bridges', approached the City over several bridges spanning the arms of the river. Silver Street bridge, designed by Lutyens in 1932 and built in 1958/9 is the latest of the series of bridges and has a significant impact on one's appreciation of the changing width of Silver Street. It survived the Holford-Wright Plan (1950) as a route, which advocated the creation of a bridge from a widened Mill Lane across the Mill Pit. The street was renamed in the late 18th century as a result of its occupation by silversmiths. The street pattern has remained remarkably intact up to the present day, although many original buildings have been replaced and changed from 'town' to 'gown' use over the intervening centuries.
- 3.2.6** Although the University Press had occupied premises on the north side of Silver Street since 1654, they purchased The White Lion Inn on the south side of Silver Street in the late 18th century. This building was later demolished and a printing office and foundry erected in its place.
- 3.2.7** Notwithstanding the historical origins of the area, much of the built form on the site, particularly the northern block, dates from the late 18th century onwards. Indeed, the development and redevelopment of buildings associated with the University in the northern block has taken place right up to the present

day. The arrival of the railway in Cambridge in 1845 had significant implications for the use of the river for commercial purposes. Milling activity finally moved from the site to Foster's Mill at the station in the 1920s.

3.2.8 The area has, as a result of the ongoing development, had a functional link with the developing University facilities off Pembroke Street (the New Museums and Downing sites). Although early University buildings on the northern block were exclusively related to the Press, the wider range of University facilities included the Local Examinations Syndicate at No. 4 Mill Lane in the late 1800s; the erection of Stuart House as the centre for Extra Mural Studies in 1925; and the large lecture theatre building next door in the 1930s. As the century progressed and particularly after the main Cambridge University Press site moved out to Shaftesbury Road in the early 1960s, the buildings were occupied by University academic and administrative facilities and the role of the area as a destination for students and academics was cemented yet further by the erection of the University Centre or 'Grad Pad' in 1967. The University Centre replaced the residential and commercial buildings on Granta Place and Granta Terrace.

3.2.9 Granta Place was once the home of the Granta Brewery, which later moved to Panton Street. The street now serves as an access road to the punt hire stations on the river, the nearby open spaces of Sheep's Green and Coe Fen, and the Cambridge Doubletree Hilton Hotel.

3.2.10 Little St Mary's Lane has existed since at least the 14th century, having originally housed bargees. The street has altered little in form and function over the years, although the residents' professions have changed. By the late 19th century, the street housed College servants and also

had the reputation as something of a 'red light district' due to the presence of the Half Moon Inn from 1875 until 1971. The street is now a gentrified and quiet residential area with Little St Mary's Church and churchyard occupying the southern side of the roadway. The church is of late Anglo-Saxon origin and was largely rebuilt in the 1340s and 1350s when it changed its name from St Peter Without Trumpington Gate to St Mary the Less (now Little St Mary's).

3.2.11 Plan 4 illustrates the historic features of the site and the age of development.

3.3 Cultural Development and Significance

- 3.3.1** The wider area has changed considerably in purpose over the years. The area's significance is now based on its function as a focus for University academic and administrative activity; as an entrance into the historic core of the City from the west; and as the home of various punting stations, pubs and restaurants.
- 3.3.2** Laundress Green, immediately to the south-west of the site, is a natural gathering point throughout the day and, during the summer months, well into the evening. It provides a good vantage point to watch the activity on the river. Punting has been an integral part of the character of the area since Edwardian times, giving the river and the surrounding area considerable vitality and interest. Today, punts travel along the Backs from the lower punting station outside The Anchor public house, and towards Grantchester from the upper punting station above the Mill Pit.

3.4 Archaeology

- 3.4.1** The site lies in an area of high archaeological potential and significance. Part of the site is situated on one of the main historic routes out of Cambridge (Trumpington Street and Road), at the point where the medieval Trumpington Gate once stood (Cambridgeshire Historic Environment Record (HER) Number 04585). The site also straddles the reputed line of the King's Ditch. This defensive structure was recently identified beneath the Grand Arcade, where it was recorded as being 10 – 12 metres wide and 3.5 metres deep, although the level of truncation on the Grand Arcade site meant that a

complete profile could not be recorded (Cambridge Archaeological Unit Report Number 800, ECB2379 and ECB2389). The location of the site, within the historic core of Cambridge, on an important access route and spanning the City defences, is highly significant and any surviving archaeological remains in this area will be key to our understanding of the early development of the town.

- 3.4.2** Archaeological remains have previously been identified within the site, including Roman and Medieval remains behind the former Cambridge University Press Building (HER 04865, 04865a, 04544), and a post-medieval well and structure beneath the basement of 76 Trumpington Street (HER MCB15982, ECB1671). On the boundary of the site, Little St Mary's Church is located on the site of an earlier, medieval chapel (HER 04809b). The existing church has pre-Conquest sculpture within its fabric.
- 3.4.3** Three known mills, once located to the west of the development area, emphasise the historic importance of this location for industry, trade and transportation of goods. The proximity of the river to the site also implies that there is potential for waterlogged remains to survive here and it is considered highly likely that important archaeological remains survive on, and adjacent to, the site.

3.5 Land Use

- 3.5.1** Land uses within the site are shown on Plan 5. Greater detail on the different buildings within the site and their existing uses is provided below.
- 3.5.2** The University's academic buildings on site include the Department of Land Economy (16 – 21 Silver Street), Institute of Manufacturing (16 Mill Lane), CRASSH and Humanities and Social Science

Institutions (17 Mill Lane), the Central Lecture Theatres on Mill Lane and the South Asian Studies Library building on Laundress Lane.

- 3.5.3** There are also a large number of University-owned administrative buildings on the site, including the Pitt Building on Trumpington Street, offices of the University's Schools (17 Mill Lane), Estate Management and Building Service (74 Trumpington Street), the Board of Graduate Studies (4 Mill Lane), the Careers Service (Stuart House), and the various offices in 16 Mill Lane.
- 3.5.4** Other buildings used primarily by University staff and students include the University Centre on Granta Place, and the University Sports and Social Club at the junction of Laundress Lane and Mill Lane.
- 3.5.5** In terms of other uses within the site, there are a small number of commercial offices at first floor level in Millers' Yard; the row of houses fronting onto Little St Mary's Lane; the Emmanuel United Reformed Church; two public houses, The Anchor and The Mill; a number of restaurants in Millers' Yard; and two shops – a patisserie and cycle repair shop on Silver Street and Laundress Lane respectively.

3.6 Access and Circulation

3.6.1 The site is located in a central and well-connected part of Cambridge. A wide range of City Centre services, shops and other facilities are within a short walking distance. With the highest daily volumes of vehicle movement, Trumpington Street and Silver Street provide vehicular and pedestrian access to the City Centre, other parts of the City and the wider area. Silver Street is a particularly important route into and out of the City Centre for both residents and visitors to Cambridge, with visitor coach parking situated on Queens' Road. In an attempt to deal with congestion and improve safety, vehicular access to Silver Street has been reduced by tidal flow arrangements, which render the street one-way inbound for cars in the mornings and outbound only in the evenings. Buses and taxis still use the street throughout the day by means of rising bollards. Mill Lane and Granta Place provide access through the site for local traffic. Little St Mary's Lane narrows at the western end and is impassable by motor vehicles. Laundress Lane only provides access for pedestrians and cyclists.

3.6.2 Bus services, providing links to all parts of the City and surrounding villages, are within a five-minute walk of the site and Cambridge Railway Station is twenty minutes walk away.

3.6.3 Servicing

The site is generally difficult to service due to the narrow medieval street pattern and the lack of dedicated servicing provision. This gives rise to servicing taking place from the highway, which often impedes the flow of other traffic and pedestrians.

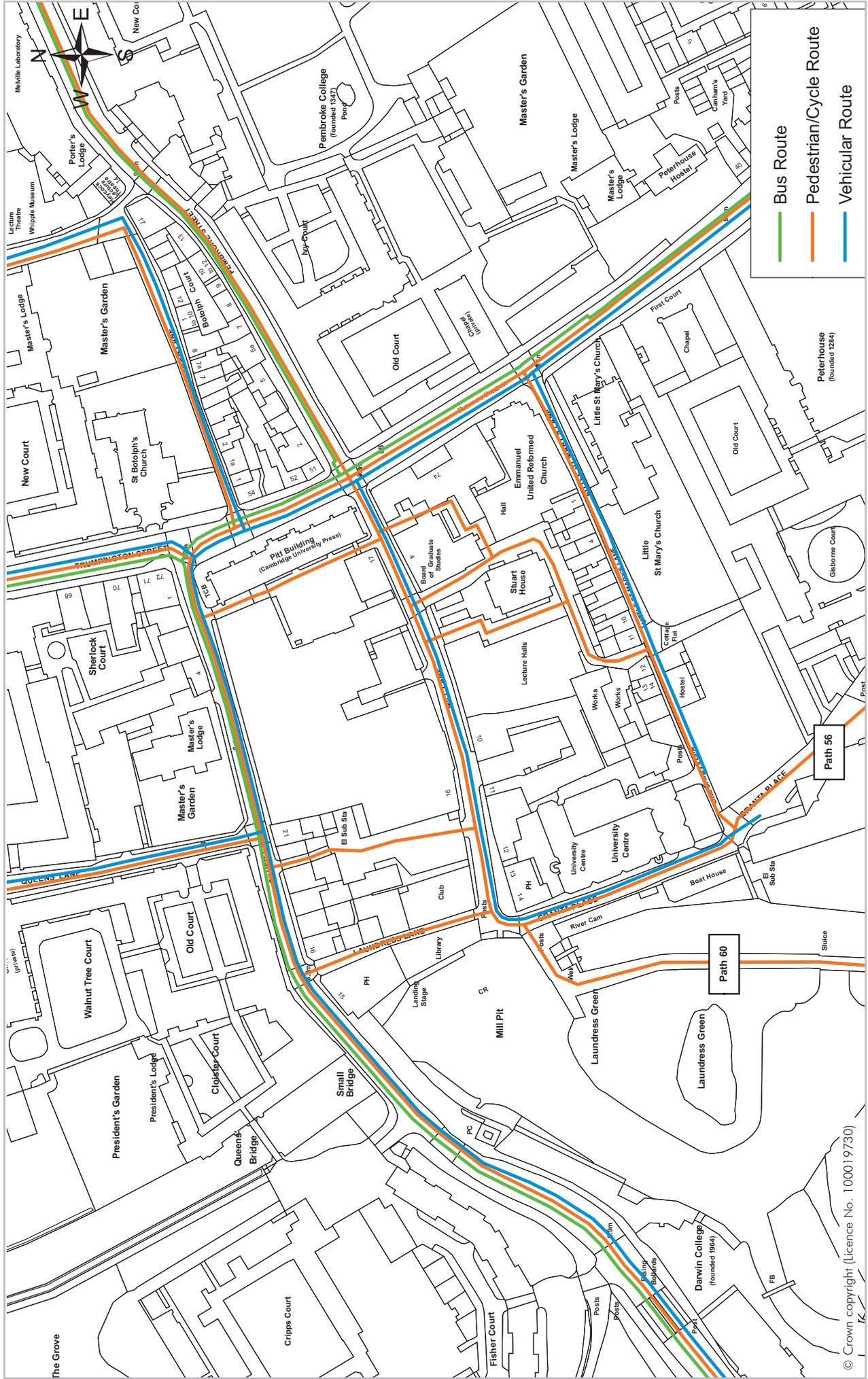
3.6.4 Pedestrian and Cycling Environment

There is a high level of pedestrian movement in, around and through the site. However, the majority of the existing floorscape is poor and characterised by narrow, uneven and inconsistent pavements. There is a Pelican crossing on Trumpington Street, outside the main entrance to the Pitt Building. The potential for conflict with other road users is significant particularly at the junctions of Mill Lane/Trumpington Street/Pembroke Street, Mill Lane/Granta Place, Laundress Lane/Mill Lane/Silver Street and the corner of Trumpington Street/Silver Street. These conflicts are exemplified in part by the number of accidents along Silver Street and Trumpington Street between 2004 and 2007. Twenty-six accidents took place in this period, with 80% involving pedestrians or cyclists. The key areas of conflict are shown on Plan 6.

3.6.5 The existing level of permeability within the northern and the southern blocks of the site is limited to some informal north-south links as shown on Plan 6. Formal access and circulation is shown on Plan 7.

3.6.6 All routes around and through the site are used by cyclists. Trumpington Street and Silver Street are particularly heavily trafficked by cyclists, but Mill Lane, Granta Place and Laundress Lane also provide important routes for cyclists. The site is bisected by National Cycle Network Route 11, which runs along Granta Place, Mill Lane and Trumpington Street. Proposed improvements to the Cambridge Cycle Network across Queens' Green, related to the development of West Cambridge, will maintain and increase the importance of Laundress Lane for cyclists.

Plan 7: Access and Circulation



3.6.7 Car Parking

Dominating existing open spaces on site, there are approximately eighty-five car parking spaces in thirteen parking areas. The demand for parking spaces is high, with access mainly being controlled by the University's permit scheme. The parking areas have a proliferation of signage, barriers, yellow lines and hatching, which do not contribute positively to the character of the Conservation Area. The site lies within the City's Controlled Parking Zone.

3.6.8 Cycle Parking

Cycle parking provision is limited and does not meet the City Council's adopted standards in terms of the number or type of cycle parking facilities. The demand for cycle parking far exceeds the number of spaces available. As a result, cycle parking occurs on an ad-hoc basis with implications for pedestrian safety and the appearance of the site.

3.7 Quality of the Public Realm

3.7.1 The quality of the public realm within the site, as indicated in Plan 8, has been identified as a key issue, both within Policy 7/5 of the Local Plan and during the two stakeholder workshops.

3.7.2 One of the main features of the historic core is the more generous width of the main streets, such as Trumpington Street, and the narrowness of the network of minor streets that run off these main routes. As a result, Trumpington Street has relatively wide pavements, which are generally surfaced in York Stone. The open runnels of Hobson's Conduit run along both sides of Trumpington Street from the Lensfield Road roundabout and terminate at the corner of Trumpington Street and Mill Lane.

3.7.3 Despite the 'tidal flow' traffic arrangements, which have reduced car/cycle conflicts and congestion to an extent, Silver Street is not a pleasant environment for pedestrians as a result of the narrow footways and heavy peak-hour traffic flows. Contributing to the quality of public realm, Silver Street does have some attractive features, including the woodblock paving at No. 20 Silver Street.

3.7.4 Mill Lane and Granta Place have narrow and uneven footpaths, with a range of materials of different ages and qualities. The accesses off these two streets, including Miller's Yard and the main car park at 16 and 16a Mill Lane, contribute to the variation in levels. As a result, these two streets are particularly challenging for use by the elderly, people with disabilities or for people with pushchairs. Vulnerable pedestrians often use the main road surface as the width and surface of the pavement is insufficient to ensure their safety. Bicycles informally locked to railings and barred windows contribute to the narrow nature of the footways and are an indication of the need for increased formal cycle parking. A range of different railings and gates serve to restrict Granta Place fronting the University Centre, The Mill public house and Scudamore's boathouse.

3.7.5 Laundress Lane has bollards at both ends to prevent use by vehicles. However, it is heavily used by pedestrians and cyclists. The floorscape is not particularly attractive. The key issue facing this street is the management of the commercial refuse containers that serve The Anchor public house.

3.7.6 Little St Mary's Lane benefits from a relatively low number of vehicle movements and is less heavily used by pedestrians than the other streets within

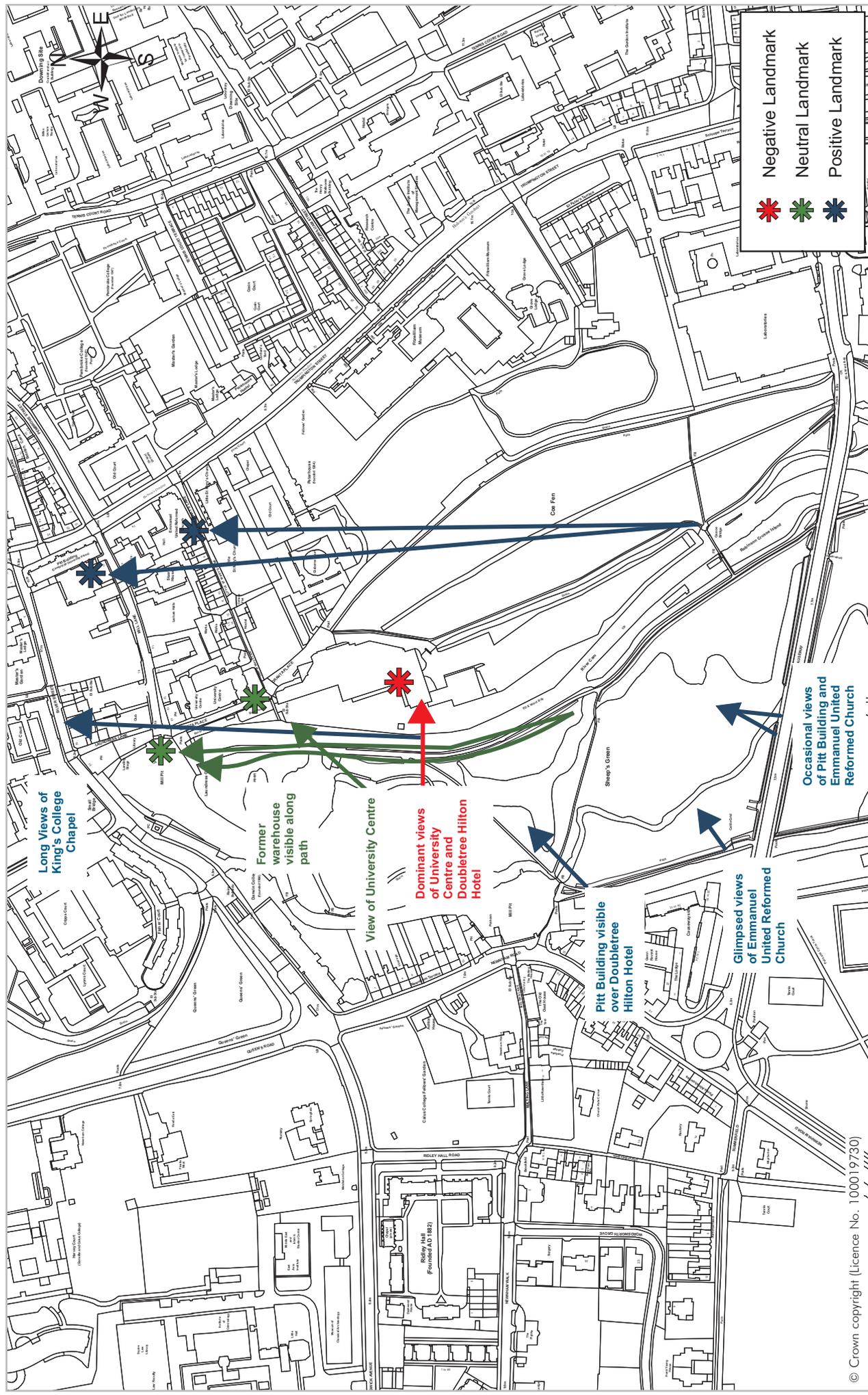
the site. There is scope for enhancement of the street's materials.

- 3.7.7** The existing railings and stone columns of Stuart House on Mill Lane provide a high quality boundary to the building's curtilage. Within the space to the front of the building, however, there is a proliferation of cycle parking, some car parking and low-quality soft landscaping.
- 3.7.8** Street lighting and furniture, including signage, is variable in quality, and appearance throughout the site. The level of illumination is generally poor. Street furniture, such as railings, signage and cycle parking stands, is also very varied in quality and style. This is partly a reflection of the different ages of development.

3.8 Legibility

- 3.8.1** The defining feature of the site, and indeed central Cambridge as a whole, is that it is fairly flat, rising gently from the River Cam. As such, tall buildings such as the Pitt Building and the Emmanuel United Reformed Church are important landmarks and orientation points along Trumpington Street and in longer views of the City's skyline as illustrated in Plan 9. The uncompromising University Centre provides a large and iconic end-stop to views across Sheep's Green and Laundress Green, whilst the unprepossessing character of the Cambridge Doubletree Hilton Hotel occupies the forefront of such views across the green space.
- 3.8.2** As well as landmark buildings, there are particular activity generators within the site. The University-related buildings attract many visitors at particular times of day during the week and during term-time.
- 3.8.3** There are a variety of desire lines throughout the site, with many leading visitors to the two public houses, the punting stations and the open spaces beyond the site. For those passing through the site, Laundress Lane provides a convenient shortcut through to Silver Street and beyond. A number of desire lines are also apparent at the edges of the site, on the junctions with Mill Lane and Trumpington Street; and Trumpington Street and Silver Street. There are a few minor routes through the site's car parks, although these are only used by those familiar with the area, and would not be known to visitors to the site.

Plan 9: Vistas and Views



★ Negative Landmark
★ Neutral Landmark
★ Positive Landmark

Long Views of King's College Chapel

Former warehouse visible along path

View of University Centre

Dominant views of University Centre and Doubletree Hilton Hotel

Pitt Building visible over Doubletree Hilton Hotel

Glimpsed views of Emmanuel United Reformed Church

Occasional views of Pitt Building and Emmanuel United Reformed Church

3.9 Built Form

3.9.1 Cambridge has two main groups of buildings within the historic core of the City, comprising the vernacular buildings of an East Anglian market town and the grand University and collegiate buildings. As a result of phases of University and College development over the centuries, there are few surviving industrial buildings in the City's core. Within the site, remaining industrial buildings have often been altered in order to suit their modern function as University offices or teaching facilities.

3.9.2 There are a variety of building types within the study area and no one typical building style dominates. Though united in purpose, the terrace of residential buildings on the northern side of Little St Mary's Lane is varied by the differences between buildings of two to three and a half storeys in height; the mixture of timber framed and brick walls with some evidence of pargetting; the use of clay roofing tiles and the position of the buildings hard up against the pavement.

3.9.3 The Mill Lane and Old Press Site Historic Environment Analysis includes a detailed assessment of the site, building by building.¹ The level of architectural, historical and townscape significance attributed to each building is illustrated on Plan 10. Significance will normally be measured as follows:

- Very High: Grade I and II* Listed Buildings
- High: Grade II Buildings
- Significant: Buildings of Local Interest/ Buildings of considerable townscape importance
- Moderate: Buildings making some contribution to the townscape in terms of form, materials or detailing
- Low: Buildings which are neutral in townscape terms

¹ If further detail is required on the assessment of each building, this can be found in the aforementioned Historic Environment Analysis document, which is available at www.cambridge.gov.uk

3.10 Typology and Grain of Development

- 3.10.1** The typology of buildings is mixed, reflecting the different periods and phases of development. The earlier development is characterised by a finer grain, whilst later development is somewhat coarser. Generally though, the site is highly built up in direct contrast to the nearby open green spaces of Laundress Green and Queens' Green.
- 3.10.2** The eastern end of Silver Street is dominated by large collegiate buildings on the northern side, with various chimneys and crenellated turrets appearing along the street itself and on Queens' Lane. The southern side of Silver Street is more commercial in nature and is split between large industrial style buildings at the eastern end and finer grain red-brick buildings at Nos. 16 – 21 Silver Street. The Anchor public house varies the street's grain, acting as a relatively low, but bulky terminus to the southern side of the street prior to the bridge and the view is further enclosed by the Grade I listed Essex building of Queens' College on the street's northern side. Whilst Silver Street opens out to the west over the river, there is a high level of enclosure at the eastern end of the street.
- 3.10.3** Running north-south, Laundress Lane links Mill Lane and Silver Street and is built up on both sides. Although the height of buildings and boundary walls vary along the lane, the passage generally feels very narrow and strongly enclosed. The numerous bins serving The Anchor public house encroach on the available space.
- 3.10.4** Mill Lane is more open than Silver Street or Laundress Lane. This is partly due to the variation in building heights, styles and materials and the street width, and also because of a more varied frontage line created by areas of car parking. The street is more open at the western end due to the Mill Pit, the river and the open spaces beyond. There has been a gradual loss of the small courts, accessed from Mill Lane through narrow gaps between buildings or carriage arches through the buildings themselves. Only the cut-throughs from Silver Street to Mill Lane and the vestigial remains of Banks' Court off Little St Mary's Lane provide a clue to the original character of much of this area.
- 3.10.5** The northern side of Mill Lane consists largely of industrial and commercial scale buildings, which have been altered to suit University use. Nos. 16 and 16a Mill Lane form one large and relatively imposing building, which is comprised of an amalgamation of different buildings.
- 3.10.6** The southern side of Mill Lane has a number of smaller and older commercial buildings at the western end, but is dominated by larger buildings that occupy the street from Miller's Yard eastwards up to the junction with Trumpington Street. The University's Lecture Halls have a particularly substantial presence.
- 3.10.7** Linking the Doubletree Hilton Hotel with Mill Lane, Granta Place is open to the river frontage, with few buildings. The University Centre dominates Granta Place with its height and bulk relative to the smaller scale of The Mill public house, on the corner of Mill Lane and Granta Place.
- 3.10.8** Exhibiting a very different ambiance, the majority of Little St Mary's Lane has a much finer grain of development than the remainder of the site. It is enclosed on only one side by a consistent line of residential buildings, with the southern side of the street being formed by the

churchyard railings of Little St Mary's Church. Despite the essentially narrow nature of the street, the railings allow views to the planting within the churchyard and onto the church. The Museum of Classical Archaeology is housed in a former warehouse to the south of the site. The Emmanuel United Reformed Church defines the corner of Little St Mary's Lane and Trumpington Street, whilst the Scudamore's boathouse acts as a terminus to views along Little St Mary's Lane and blocks any views towards the river.

3.11 Landscape Features and Resources

- 3.11.1** Cambridge is a compact University City in a rural setting. The rural hinterland is especially close to the west of the City, although nowhere in Cambridge is very far from the countryside or the green corridors that run into the City. The green spaces strongly define and encircle the central area, allowing the historic core of Cambridge to be seen across open ground. The transition between the relative peace and space of the open ground and the bustle and intimacy of the densely packed City streets is very marked.
- 3.11.2** Plan 11 illustrates the natural features located in and around the site. The landscape structure to the west of the site is strongly characterised by the green corridor that sweeps into the City along the River Cam and through the Laundress Green/Sheep's Green and Coe Fen areas. These areas form part of the Cambridge Green Belt and, along with the River Cam, are designated as County Wildlife Sites. These semi-natural open spaces are informal in character, with veteran trees and livestock grazing within metres of the City Centre's streets. The

views across these areas, particularly towards Peterhouse, give the impression of a walled town. It is the relationship between the built form and the semi-natural character of these open spaces that forms the transition from the wider countryside around Grantchester to the distant south-west of the Old Press/Mill Lane site and the more highly managed grounds of the nearby Backs and Colleges.

3.11.3 Open Spaces and Trees

There is little in the way of green space within the Old Press/Mill Lane site apart from the small formal garden in front of Stuart House. In addition to the open spaces of Laundress Green/Sheep's Green and Coe Fen, the churchyard of Little St Mary's Church, to the south of the site, is the only other significant area of open space within close proximity. Designated as a City Wildlife Site, this churchyard provides an oasis of calm from the surrounding City. The Cambridge Landscape Character Assessment refers to such spaces as "borrowed landscapes" that can be viewed from public places and which add to local distinctiveness.

- 3.11.4** Tree planting in the Old Press/Mill Lane site is limited to occasional specimens on Granta Place and Little St Mary's Lane. A Tree Preservation Order (TPO Number 08/1993) protects the Sycamore tree on Little St Mary's Lane.

3.11.5 Water Resources and Flooding

The site is underlain by recent Alluvium and Pleistocene River Terrace Gravels, which lie above Gault Clay. These gravels are classified as a minor aquifer. A major aquifer, the Lower Greensand, is present approximately 30 metres below the Gault Clay. The nearest water abstraction point from this aquifer is located at the Leys School, located to the south-west of the Old Press/Mill Lane

site, for which the Environment Agency has specified a Source Protection Zone (SPZ).

3.11.6 The River Cam runs to the west of the site and defines the boundary of the built-up area. There have been a number of incidents of flooding around the site in the past. The most notable of these events took place in 1978, and in February and again in October 2001. Flood risk data published by the Environment Agency and contained within the City Council's Strategic Flood Risk Assessment indicates² that part of the western boundary of the site falls within Flood Zone 2 (medium probability), with part of the area around the weir beyond the site being categorised as functional floodplain. The Laundress Green/Sheep's Green area falls within Flood Zone 3 (high probability).

² Mott MacDonald (2006). Cambridge City Strategic Flood Risk Assessment.

3.11.7 Air Quality

The site lies within an Air Quality Management Area (AQMA) for nitrogen dioxide (NO₂), which was designated by Cambridge City Council in 2004. NO₂ is primarily a traffic related pollutant and as such the City Council and Cambridgeshire County Council are working together on an integrated approach to tackle traffic related emissions. An Air Quality Action Plan has been developed which seeks to develop a Low Emissions Zone (LEZ) for the historic core of the City, of which the Old Press/Mill Lane site forms a part. Measures included within this LEZ include the setting of minimum standards for buses and taxis as well as the consideration of the regulation of goods vehicles within the Historic Core. The Air Quality Action Plan also seeks the continued limitation of car parking in the Core Area through the City Council's adopted car parking standards³.

3.11.8 Contaminated Land

The site consists entirely of previously developed land, which is often referred to as "brownfield" land. The site contains the vestiges of the City's industrial past, as well as more recent laboratories, and as such, there is the potential for the site to be affected by the presence of contamination.

3.11.9 Ecology

An ecological survey of the site has not been undertaken as a part of the production of this SPD. Given the absence of green space within the site itself, it is likely that the current ecological value of the site is low, although redevelopment of the site offers the potential for biodiversity enhancement through the greening of open spaces and buildings. However, when the site is considered in its wider context, the churchyard at Little St Mary's Lane, the River Cam corridor and the Laundress

Green/Sheep's Green and Coe Fen areas are known to have significant ecological value. Little St Mary's Churchyard qualifies as a City Wildlife Site for non-vascular plants and is known to contain the nationally scarce moss *Rhynchostegiella curviseta*. Sheep's Green, Coe Fen and the River Cam Corridor qualify as County Wildlife Sites. Pipistrelle bats (*Pipistrellus pipistrellus* Kuhl.) are also known to be present in the area⁴. There is potential for existing buildings and trees within the Old Press/Mill Lane site to support roosting bats.

3.11.10 Despite the view that the ecological value of the Old Press/Mill Lane site is likely to be low, it should be noted that there are two local Biodiversity Action Plans that are likely to be of direct relevance to the site, namely:

- Built Environment and Derelict Sites Local Habitat Action Plan (2003);
- Pipistrelle Bat Local Species Action Plan (2003).

3.11.11 In the wider context, Local Habitat Action Plans also exist for the following habitats:

- Churchyards and Cemeteries (2003);
- Rivers and Streams including Chalk Streams (2003); and
- Meadows and Pastures (2003).

These Biodiversity Action Plans set agreed priorities for biodiversity conservation action to underpin the objectives of PPS9⁵, which are to maintain and enhance, restore or add to biodiversity and geological interests.

³ See the Cambridge Local Plan (2006).

⁴ M. I. Avery (1985). Winter activity of Pipistrelle Bats. *Journal of Animal Ecology*, 54, 721-738.

⁵ Planning Policy Statement 9: Biodiversity and Geological Conservation (2005).

4. Constraints and Opportunities

4.1 Identification of Constraints and Opportunities

In carrying out the background research for the production of this document and undertaking consultation with stakeholders, a number of opportunities and constraints emerged. These can be summarised as follows:

Constraint A: Traffic and Transportation	Opportunity A: Traffic and Transportation
<ul style="list-style-type: none"> a) Pedestrian/cycling/vehicular conflict both within and on streets surrounding the site; b) Lack of permeability and connectivity within the site; c) Inadequacy of existing servicing arrangements; d) Lack of cycle parking; e) Poor quality of access for those with disabilities. 	<ul style="list-style-type: none"> a) To prioritise walking and cycling as modes of transport within the site and improve permeability for pedestrians and cyclists; b) To improve access to the waterfront; c) To rationalise and reduce car parking and improve servicing arrangements/facilities; d) To improve external junctions/crossings for pedestrians, cyclists and motor vehicles; e) To introduce shared spaces.
Constraint B: Public Realm	Opportunity B: Public Realm
<ul style="list-style-type: none"> a) Poor quality/lack of uniformity of surface materials and street furniture in public realm (roads, pavements, lampposts, seats etc); b) Lack of legibility e.g. signage/interpretation; c) Lack of suitable waste storage facilities (particularly Laundress Lane); d) Lack of public space within the site and restricted access to the waterfront. 	<ul style="list-style-type: none"> a) To improve the quality of the streetscape (material, street furniture etc); b) To create new public spaces (courtyards, squares, etc); c) To improve hard and soft landscaping; d) To improve legibility (gateway features/way-finding/interpretation boards); e) To introduce public art.

Constraint C: Land Use	Opportunities C: Land Use
<ul style="list-style-type: none"> a) Lack of vibrancy in parts of the site during the evening as a result of existing mix of uses; b) Lack of facilities for visitors. 	<ul style="list-style-type: none"> a) To introduce more 'active' uses to create vibrancy during day/evening and at all times of year; b) To promote a wider mix of uses including residential, retail, employment and hotel uses through the adaptive reuse of existing buildings and redevelopment of others; c) To promote public safety and sustainability in its widest sense.
Constraint D: Heritage/Townscape	Opportunities D: Heritage/Townscape
<ul style="list-style-type: none"> a) The importance of heritage features within the site and the contribution they make to the City's historic core; b) The lack of a sense of place/destination; c) The unsuitability of some older buildings to meet modern day needs. 	<ul style="list-style-type: none"> a) To protect and enhance the setting of Listed Buildings, the Conservation Area and other important heritage features; b) To create an identity, a sense of place – a vibrant riverside quarter; c) To create an environment of highest quality as part of any new development or redevelopment; d) To create a vantage point.

4.2 Development Options

4.2.1 In identifying potential areas of change within the site and opportunities for adaptive reuse, the Project Team drew up a range of development options for discussion at the 2nd stakeholder workshop⁶. These options ranged from a scheme based predominantly on the reuse of existing buildings to an option involving a more significant proportion of redevelopment of the northern block between Mill Lane and Silver Street. These options were indicative only and were intended to inform discussion at the stakeholder workshop. They also allowed the Project Team to assess the quantum of development potentially appropriate for the site.

4.2.2 This assessment of the quantum of development and viability, together with the Project Team's assessment of the options following the 2nd stakeholder workshop has informed the SPD's development principles. The Project Team, comprising officers from the City Council and the University and their consultancy team, considered each proposed option and appraised it based on a range of criteria, including compliance with planning policy; sustainability; transport; public realm; conservation of the historic environment and viability. A summary of the option appraisal exercise is available as a background document.

⁶ The Summary Report of the 2nd Stakeholder Workshop (24th July 2008) is available at www.cambridge.gov.uk. The four development options are contained in the summary report.

5. Vision and Development Objectives

5.1 Vision

- 5.1.1 As a result of the identified opportunities and constraints, a vision has been formulated to guide the future development of the site:

The Old Press/Mill Lane site provides an opportunity to create an area with a distinctive character that combines high quality buildings, streets and spaces, and responds well to its context through sensitive enhancement. It will contain a mix of uses that complement the City's historic core and its riverside location. Development will support the creation of a more attractive, accessible, safe and sustainable environment.

- 5.1.2 In progressing the vision for the site towards fruition, the site will need to be subject to detailed masterplanning work. The Masterplan for the whole site will be submitted with the first significant redevelopment proposal and will consider the whole area covered by the SPD. This Masterplan will be tied to the first significant application, but will also be applied to other applications within the site boundary of the SPD. In order to progress the different parts of the site and their different scales of redevelopment and refurbishment, it is considered that the Masterplan should sub-divide the site into discrete parcels. Those parcels will consist of areas where development is likely to come forward at the same time. The relationship between the parcels is vital in achieving good co-ordination of development and a high quality environment. One area, which could form a parcel is the entire street block

enclosed by Mill Lane, the river, Silver Street and Trumpington Street. The SPD identifies this area as the location with the greatest potential for redevelopment, subject to robust and detailed justification. Masterplanning and phasing is discussed at greater length in Chapter 7.

5.2 Development Objectives

In bringing forward the vision, future development of the site should seek to:

- a) preserve and/or enhance the special historic character and appearance of the Conservation Area both within and outwith the site, including its Listed Buildings and their settings;
- b) create the opportunity for the adaptive reuse of existing buildings where possible;
- c) create the opportunity for redevelopment to provide high quality, sustainable new buildings of innovative design which contribute positively to the character of the Conservation Area and the setting of Listed Buildings;
- d) introduce a range of complementary and compatible land uses;
- e) create and enhance areas of public open space and public realm to a high quality, potentially including a new public space fronting onto the river;
- f) improve permeability through the site and create safer streets with priority for pedestrians and cyclists;
- g) minimise non-essential car parking and improve servicing; and
- h) provide high quality, well designed areas of cycle parking.

6. Development Principles

6.1 Urban Form

- 6.1.1** This section of the SPD sets out development principles for the site. A potential approach is set out on Plans 12a: Development Potential and 12b: Potential Public Realm and Highway Improvements. These plans represent the spatial expression of the opportunities for the future development and enhancement of the site.
- 6.1.2** The development of the site should create high quality streets, spaces and buildings. As the future development on the site will be achieved through a combination of the adaptive reuse of existing buildings as well as through new development, the success of any scheme will be based on the sympathetic integration of any new and existing buildings.
- 6.1.3** New development and proposals for the adaptive reuse of existing buildings will be required to demonstrate high standards of design and architectural quality that enhance the site, the setting of adjoining and nearby Listed Buildings and the surrounding Central Conservation Area.
- 6.1.4** The future form of development should be informed by the existing layout, scale and grain of development on site and in the surrounding area. This can be achieved by maintaining the urban character of the site, with high-density new development, courtyards, and buildings that give a strong sense of enclosure. The creation of courtyards and pedestrian linkages between them as part

of any redevelopment proposals will help to enhance permeability through the site.

- 6.1.5** In general, the height of new buildings should be compatible with the rhythm and heights of existing development and the character of the surrounding area. Any redevelopment proposals should reflect the predominant existing building heights of no more than 4 storeys in height⁷. Whilst the Pitt Building and the Emmanuel United Reformed Church should remain as the tallest buildings within the site in order to preserve existing views and vistas, this does not preclude buildings of imaginative and contemporary design to reflect and continue the rich architectural tradition of Cambridge.
- 6.1.6** Roof plant and renewable energy equipment will be incorporated into the overall design of buildings to preserve the appearance of the skyline.

6.2 Buildings

- 6.2.1** In line with the objectives of the SPD, development should seek to retain buildings, features and townscape that contribute positively, both individually and/or collectively, to the character of the area. Where demolition to facilitate new development or alteration of an existing building is proposed, consideration must be given to how this development will preserve and/or enhance the character and appearance of the Conservation Area. Any applications proposing the demolition and redevelopment and/or alteration of buildings within the site must be

⁷ This is based on assumed floor to ceiling heights of 3.4 metres for the residential ground floor level and 2.7 metres for residential upper floors.

accompanied by a detailed justification for the works proposed in the context of current policy and guidance on such matters. The site contains and is surrounded by buildings of considerable historical and architectural significance, many of which are listed Grade I and II*, within the Central Conservation Area (See Plan 3 for details). As such, development will also need to preserve and/or enhance the setting of the surrounding historic environment. In assessing the potential for development and/or redevelopment of a site, applicants should refer to the assessment of buildings' significance within Chapter 3 of this document and the Mill Lane and Old Press Site Historic Environment Analysis.

6.2.2 All of the Listed Buildings within the site will be retained, protected and where necessary suitably reused in accordance with local, regional and national planning policy. As a result of development proposals, the setting of Listed Buildings should be enhanced through the improvement of the surrounding public realm.

6.2.3 The reuse of some Listed Buildings may require their sensitive alteration in order

to adapt them to an appropriate new use, and to thereby secure their long-term future. Such works will need to be undertaken in accordance with national and local guidance and in such a manner that their historic/architectural significance is retained.

6.2.4 Buildings of Local Interest (BLI), together with other buildings identified as making a positive contribution to the Conservation Area, while not statutorily listed, will normally be retained unless there are clear public benefits arising from their redevelopment.

6.3 Land Uses

6.3.1 Development should comprise a complementary mix of land uses to create an attractive and lively environment that is well used through the day and during the evening. In addition to University uses, the uses outlined in the table below and in greater detail in sections 6.3.3 to 6.3.9 will be acceptable in this area, subject to the effective operation of the area's highway network and the amenity of the local environment.

Land Use	Indicative Floorspace/Units
Residential	Up to 150 units Note: If student residential is provided, there is the potential for up to 200 student residential units or the equivalent square metreage in student accommodation.
Commercial	Up to 6,000 square metres
Hotel	Up to 75 bedrooms
Other (excluding Retail)	Up to 1,000 square metres

6.3.2 The Project Team has undertaken analysis of the potential scale of development for the site. This work identified potential for around 5,600 square metres (Gross External Area or GEA) of adaptive reuse plus around 15,400 square metres (GEA) through new build development. The quantum of development identified for each use is indicative and is derived from an assessment of the development potential of the site taking into account the following issues:

- a) Buildings that should be retained due to their historic/architectural importance;
- b) Planning policy relevant to the site and surrounding area;
- c) Potential scale and massing of new buildings, having regard to the need to preserve and/or enhance the character and appearance of the Conservation Area, the scale of surrounding buildings and the setting of listed buildings;
- d) Market interest for different land uses, having regard to existing and planned accommodation in the City⁸;
- e) The viability of mixed-use development options;
- f) The aspirations of the University, the City Council and other stakeholders (e.g. enhancing public realm);
- g) Feedback from the stakeholder workshop events held in January and July 2008;
- h) Appraisal of the preferred options by the City Council and the University and their advisors in September 2008.

Note: The appropriateness of a precise quantum of development will need to be demonstrated by the applicant in relation to the site's context and current national, regional and local policy guidance. For the purposes of the initial work on the quantum of development, Miller's Yard, which is outside the University's ownership, and the Pitt Building and

University's Lecture Halls, which are expected to remain in their current uses for the foreseeable future, were excluded from the space calculations.

6.3.3 Residential Development

Residential development will be the largest single new use on the site with up to 150 units. This is an indicative figure dependent on type, size and mix of units and ancillary facilities, and the relationship of the development with its context. Given the town centre location and the highly accessible nature of the site, it is anticipated that residential development, which could comprise market, affordable and/or student housing, will be high density and provided principally through new build development. Where market housing schemes are over the threshold set out in Policy 5/5 of the Local Plan, affordable housing will be provided to the City Council's adopted standards to meet housing need.

6.3.4 The site is located in close proximity to a number of the Colleges. Although it is not specifically allocated for student accommodation within the Local Plan, a positive attitude will be taken to such development should it come forward. Schemes for student housing will be determined subject to the relevant policies of the Local Plan on such development. Where residential development is provided as student residential, the number of units could increase to 200 units to reflect their smaller unit sizes.

6.3.5 Retail Development

There should be no significant increase on the existing level of retail floorspace on the site. If the developer requires a significant increase on this level of retail floorspace, they will need to justify this in any planning application in terms of the need for such floorspace and the

⁸ A view has been taken of future market interest given the current market conditions that exist in Cambridge and the rest of the UK in 2008.

contribution that this form of development will make to the area's sense of place. Where new retail units are introduced, they should be small scale to encourage a mix of different types of retail and other uses. In order to minimise adverse effects on the amenities of residents within and in the vicinity of the site, the focus of any such uses will be around any new public spaces created within the site, adjacent to the Mill Pit and on Mill Lane.

6.3.6 Commercial Development

The City and South Cambridgeshire's Employment Land Review (July 2008) provides analysis of employment development gains and losses in the City and South Cambridgeshire. In the City, during the period 1998 – 2006, 15 hectares of previously undeveloped employment land were developed, whilst 61 hectares of previously developed employment land were lost to other uses, with the majority of losses occurring in central area of Cambridge. The majority of gains were linked with the knowledge industries.

6.3.7 There is scope to introduce a wider range of commercial uses (Use Class B1) within the site including office and research and development type uses. Given the location and nature of the site, creative industries, including craft workshops, are considered to have particular potential to support the enhancement of the area. Up to 6,000 square metres of commercial uses could be accommodated. This is likely to be principally through the adaptive reuse of existing buildings. If the developer requires a significant increase on this level of commercial floorspace, they will need to justify this in any planning application. New development and applications for change of use for existing buildings will need to meet the approach to the selective management of

the economy indicated in the Cambridge Local Plan and its successor documents and the Regional Spatial Strategy.

6.3.8 Hotel Development

The popularity of Cambridge and this area in particular as a destination for visitors suggests that a hotel of up to 75 bedrooms may be an appropriate use within the site and could be achieved through a combination of adaptive reuse and/or new build. Such a use will only be acceptable where on-site parking is restricted to a very limited number of spaces for use by guests with disabilities, and it can be demonstrated that access and servicing for the hotel can be accommodated satisfactorily within the existing road network of the area. Given the City Centre location, guests should be encouraged to use sustainable modes of transport, where possible.

6.3.9 Other Uses

Other uses, including community uses, may be acceptable within the area provided that they accord with the provisions of the various policies in the Local Plan and the emerging Local Development Framework.

6.4 Delivering Sustainable Development

6.4.1 The mixed-use redevelopment of the Old Press/Mill Lane site offers a number of opportunities to integrate the principles of sustainable development into proposals for development. These include encouraging the use of more sustainable modes of transport to the diversification of employment opportunities on-site. In particular, redevelopment will allow for the introduction of higher sustainable design and construction standards than is offered by current buildings.

- 6.4.2** It is envisaged that the redevelopment of the site will involve the provision of new buildings and the adaptive reuse of existing buildings. All new and refurbished buildings will be expected to meet high standards of energy efficiency and incorporate renewable energy features to comply with the City Council's Sustainable Design and Construction SPD, and through the application of assessment methods such as the Code for Sustainable Homes and BREEAM standards, and their successors, which also include standards for water efficiency.
- 6.4.3** A significant proportion of the site contains historic buildings, many of these have Listed Building or BLI status, while others make a positive contribution to the Conservation Area. In addition to their historic and architectural value, in line with Objective b) of the SPD, the adaptive reuse of some buildings on site offers scope for potentially significant carbon savings in terms of the embodied energy within the fabric of those buildings. Significant carbon emissions occur as a result of the manufacture and transport of building materials. Where it is possible to adapt a building for an alternative use, or recycle the materials contained within a building, this can be a more sustainable option than demolishing and replacing a building.
- 6.4.4** The applicant will need to demonstrate compliance with Policy 8/16 of the Local Plan, which requires major proposals to provide at least 10% of the development's total predicted energy requirements on site from renewable energy sources. When considering the enhancement of the energy efficiency of historic buildings and the installation of renewable energy technologies on the Old Press/Mill Lane site, it is important that any work is sympathetic to the historic character of the building in question and the overall setting of the building within the Conservation Area. There is a large amount of information available pertaining to the use of renewable energy in the historic environment. For example, English Heritage provides a number of guidance notes on the use of sustainable design and construction techniques and specific technologies in traditional buildings and the historic environment.⁹ Applicants are advised to make reference to these documents when preparing their evidence to show how the requirements of Policy 8/16 will be met.
- 6.4.5** As has been previously identified, parts of the site are within Flood Zone 2 (medium probability), whilst areas surrounding the site are within Flood Zone 3 (high probability and some areas of functional floodplain). In line with the requirements of PPS25 (Development and Flood Risk), development will need to ensure that there is no increased risk of flooding, either on site or areas downstream of the development. A Flood Risk Assessment will be required for any development affecting the part of the site in Flood Zone 2. The Environment Agency would welcome early developer consultation on the development and flood risk principles for the site.
- 6.4.6** In line with the requirements of the Water Resources Act 1991 and the Land Drainage Byelaws, the prior written consent of the Environment Agency is required for any proposed works or structure, in, under, over or within 9.00 metres of the top of the bank of the River Cam.
- 6.4.7** The principles of Sustainable Drainage Systems (SuDS) should be employed where possible on the site to deal with surface water drainage. Whilst brownfield sites such as the Old Press/Mill Lane site have different drainage requirements to

⁹ See www.helm.org.uk for the latest English Heritage guidance on climate change and sustainability matters pertaining to the historic environment.

greenfield sites, SuDS measures can and should still be applied in order to reduce flood risk and improve water quality. This is particularly important in an area with such high potential for flooding. Where there are site constraints limiting the implementation of particular SuDS techniques, other SuDS options such as permeable paving, green roofs and rainwater harvesting tanks should be considered before any conventional drainage components are proposed. Redevelopment of the site offers the opportunity to improve the external environment and options such as permeable paving should be given due consideration by any applicant.

6.5 Public Realm

- 6.5.1** All redevelopment proposals should seek to support new and/or improved areas of public realm within the site that, whether hard or soft landscaped, should enhance the setting of Listed Buildings and the character of the Conservation Area, and add a greater degree of interest to the streetscene. Furthermore, no development proposal should have a detrimental impact upon the wider setting of the site, including the green corridor formed by the River Cam and the surrounding Greens and Fens.
- 6.5.2** The location of public spaces should relate to the main pedestrian routes in order to allow visual enjoyment of the spaces, this would also provide improved safety/security to these areas resulting from surveillance offered by regular pedestrian movement. New buildings should be outward facing with active frontages at street level to enhance the vitality and vibrancy of the area and to overlook the streets and public spaces in a way that creates a sense of interest and enhances public safety. In line with Policy 3/7 of the Local Plan, there should be
- clear definition of public and private space.
- 6.5.3** New development should seek to strengthen the existing character of this area and the potential exists to improve the site's relationship with the River Cam and the Mill Pit. Subject to detailed assessment and justification of the loss of any existing buildings, this could be achieved by opening up the river frontage through the creation of a new public space.
- 6.5.4** Improvement to the streets and open spaces should support the sense of local distinctiveness, and may be enhanced by using well-designed and appropriate street furniture, lighting and signage. Lighting should be appropriate to the site's sensitive location on the urban edge. Applications incorporating lighting should consider the impact on the historic and natural environment.
- 6.5.5** Whilst it is recognised that the open space in front of Stuart House is not within the public realm, it is considered important to make specific reference to the need to remove cars from the frontage, improve the layout and appearance of the cycle parking and enhance the soft and hard landscaping. Such changes would benefit both the setting of the building itself and its wider townscape.
- 6.5.6** Development offers an opportunity for the inclusion of appropriate public art within the site. Reference should be made to the Local Plan Policy 3/7, and to guidance prepared by the City Council concerning public art and planning obligations.
- 6.5.7** Every opportunity should be taken to maximise the green content of new developments and public realm improvements whilst taking account of

the urban setting of the site. Tree planting would improve amenity and legibility, and enhance biodiversity and air quality. In order to maximise biodiversity value, native trees of local provenance should be used wherever possible.

- 6.5.8** Materials of high quality should be used for all areas of the public realm and should relate well to their context. Road markings and road signage should be minimal, in keeping with designation of the site within the Central Conservation Area and the concepts of shared space.
- 6.5.9** Given the constrained nature of the site and difficulties in servicing, any development will need to consider refuse storage facilities at an early stage in the planning process and will need to submit details at the planning application stage.

6.6 Access and Circulation

- 6.6.1** The redevelopment of the Old Press/Mill Lane site will ensure that accessibility and permeability is improved. Although this site is highly accessible due to its City Centre location and proximity to public transport, pedestrian and cycle movements should have greater priority than at present. On Mill Lane and Granta Place, this could include the provision of a shared space environment in order to slow motorised vehicles and provide a better quality environment for pedestrians and cyclists. Several examples of shared space schemes, which serve as working examples, have been implemented in the UK, including New Road in Brighton. On Silver Street, a number of incremental changes could take place independently of each other or together and could involve changes to the positioning of unsympathetic extensions to the Anchor public house in order to widen the pavement and the creation of a boardwalk from Silver Street

in front of the Anchor public house down to the Mill Pit. Whilst these changes on their own could bring about minor public realm improvements to parts of the site, the greatest potential for change relates to the gradual closure of Silver Street to vehicular traffic. Silver Street and Trumpington Street are currently subject to traffic demand management measures and further restrictions on car-based access may need to be considered through the Local Transport Plan process to enhance access for sustainable forms of transport. Linked to further traffic restraint measures, there is an opportunity to consider significant changes to the streetscape in these streets to achieve greater road space allocation for pedestrians and cyclists.

- 6.6.2** As highlighted in section 3.6.4, conflict exists between pedestrians and cyclists and other road users at the junctions of Mill Lane/Trumpington Street/Pembroke Street, Mill Lane/Granta Place, Laundress Lane/Mill Lane, Laundress Lane/Silver Street and the corner of Silver Street/Trumpington Street. As well as improvements to accessibility and permeability within the Old Press/Mill Lane site itself, there is scope for transport improvements to be made to the wider area to encourage the use of more sustainable modes of transport and create a more pleasant environment for pedestrians and cyclists. As the Local Planning Authority, the City Council can influence transport conditions through the control of development, for example through the introduction of tighter car parking standards to encourage a modal shift away from car use. However, the implementation of improvements to the public highway is the responsibility of Cambridgeshire County Council as the Highways Authority. The City Council will continue to work closely with Cambridgeshire County Council and other partners in order to encourage the

introduction of further measures around the Old Press/Mill Lane site through the Local Transport Plan. Any offsite highway improvements needed to address current problems of congestion and highway safety will be carried out as part of the Cambridge Core Traffic Scheme.

- 6.6.3 The City Council's car parking standards are expressed as maximum standards in line with national guidance and the City Council's sustainability aims. However, on this site, given the high level of accessibility to public transport and facilities, there should be reduced parking for new development, including residential and other uses. The potential for the use of car clubs within the development as a whole should also be investigated early in the development process.
- 6.6.4 Car parking for disabled people should be provided to the Council's maximum standards in suitable locations to allow easy and level access to buildings and spaces.
- 6.6.5 Cycle parking should be of a high quality, an appropriate design and be safe and secure. It should be well located to serve different buildings and spaces, and the cycle routes into the City.
- 6.6.6 Development will include provision for servicing, where appropriate. It is acknowledged that the site currently has constrained space for servicing and that the adaptive reuse of existing buildings may not offer considerable improvements. Whilst the Council would wish to see servicing of uses on site limited to off-peak hours; different methods of servicing (e.g. Envac); and the use of smaller servicing vehicles, new build development should offer the opportunity to enhance servicing provision.

6.7 Utilities Infrastructure

- 6.7.1 Development and redevelopment of buildings, highways and the public realm must take the requirements of existing statutory services and utilities into account and plan to minimise disturbance in the future.

6.8 Air Quality

- 6.8.1 Development proposals within the AQMA will be controlled so as to prevent further deterioration of air quality within the AQMA and to protect the occupiers of development proposals from the potential adverse effects of poor air quality.
- 6.8.2 All planning applications within the AQMA that are likely to have a detrimental impact on air quality will therefore need to be supported by an air quality assessment, including such information necessary to allow for the full consideration of the impacts of the proposal on the air quality of the area. Where necessary, applicants may be required to provide appropriate pollution prevention or mitigation measures.

6.9 Archaeology

- 6.9.1 The site lies in an area of high archaeological importance. Where remains or their settings are deemed to be of national importance, whether Scheduled Ancient Monuments or not, they will need to be preserved in situ and development damaging them will not be permitted. In other cases, development may be permitted where deposits are being left undisturbed or impacts mitigated to an acceptable level. Detailed arrangements for the recording, publication and archiving and display of and access to any artifacts will also be

required. Schemes should be put in place to allow for greater interpretation of any such archaeological remains.

- 6.9.2** The first stage of work by applicants should involve the production of a desk-based assessment, to include extensive consultation with the Historic Environment Record held at Cambridgeshire County Council and the creation of a deposit model. The desk-based assessment will enable the County Council Archaeology Service to make further comment regarding the extent of intrusive evaluation required. Applicants are advised to contact the County Council Archaeology Service, who would normally provide a design brief for such an assessment.

6.10 Noise Pollution

- 6.10.1** Redevelopment of the Old Press/Mill Lane site may lead to altered traffic flows in the vicinity of the site and the location of uses likely to generate increased levels of noise. As such, this may have an impact on the environment in terms of noise pollution. The extent to which there will be an impact on noise will be dependent upon the nature of proposals for redevelopment. It may be necessary to undertake noise assessments in order to demonstrate that the location of noise sensitive uses, such as residential units or lecture theatres, will not be adversely affected by noise.
- 6.10.2** The potential risk and significance of pollution will be considered when assessing planning application(s) for redevelopment. Where necessary, conditions will be applied to planning permissions to secure appropriate noise pollution prevention or mitigation measures.

6.11 Contaminated Land

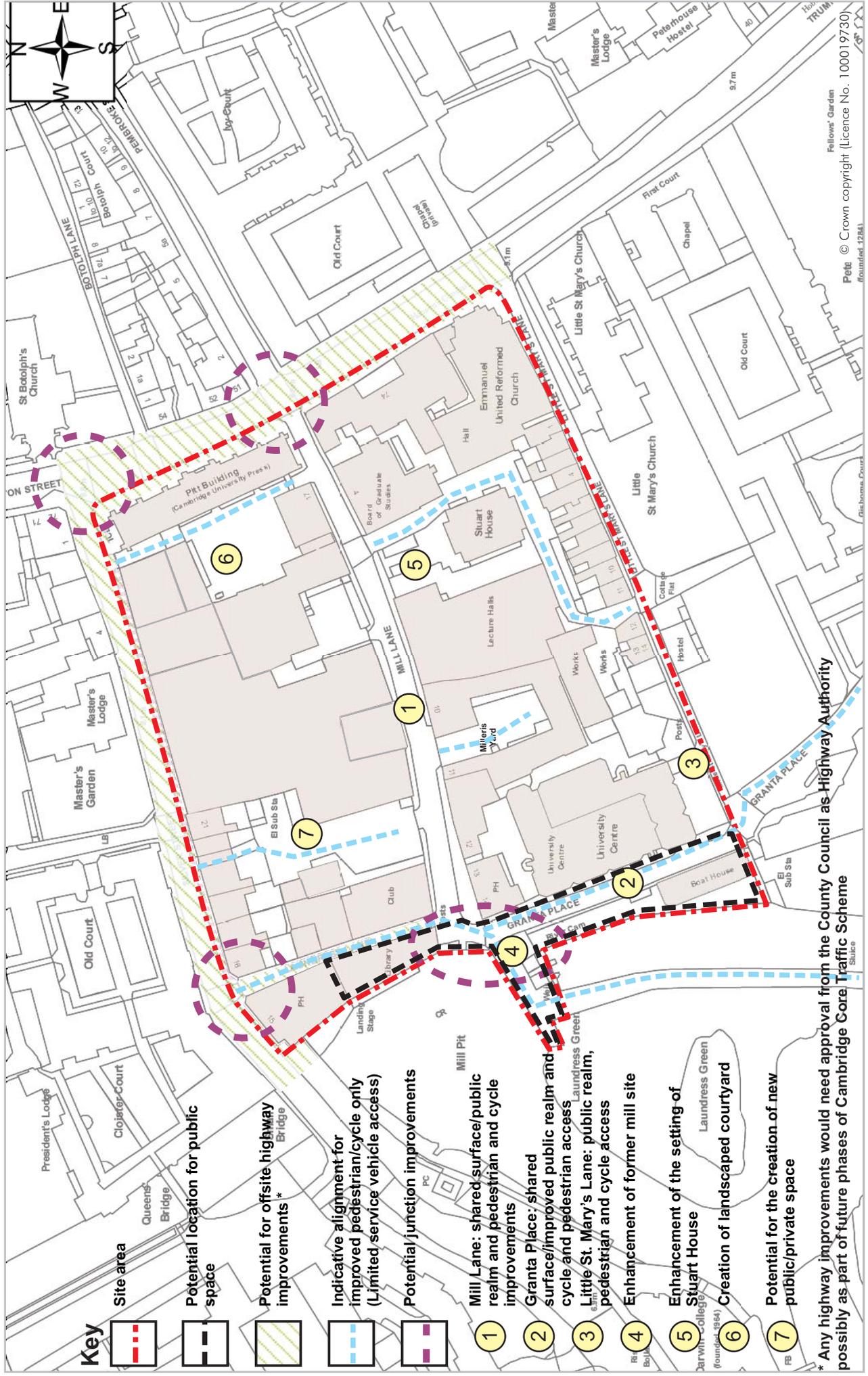
- 6.11.1** Contaminated land is a material consideration under the land use planning process. Given the site's industrial past, there is the potential for the site to be affected by the presence of contamination. Any new development or redevelopment proposals that involve previously developed land are referred to the City Council's Environmental Services Department, in order to determine whether any actions, pre-conditions or regulatory action is required prior to development. Further information with regard to the processes associated with contaminated land is available on the City Council's website¹⁰.

6.12 Ecology

- 6.12.1** Surveys will be required to confirm the presence of roosting bats prior to any development being undertaken. These surveys should take place in consultation with Natural England to ensure compliance with relevant legislation and guidance.
- 6.12.2** Any tree works to living wood would require permission from the City Council due to the Central Conservation Area designation.
- 6.12.3** The nature conservation value of the County Wildlife Sites surrounding the site will be protected from any direct or indirect damage resulting from development of the Old Press/Mill Lane site. Redevelopment may present an opportunity for enhancement of the County Wildlife Sites.

¹⁰ "Contaminated Land in Cambridge: A Developer's Guide" at www.cambridge.gov.uk

Plan 12b: Old Press/Mill Lane Potential Public Realm and Highway Improvements



7. Masterplanning and Phasing

- 7.1 Policy 3/6 of the Local Plan (Ensuring Coordinated Development) states that the development of a site or part of a site will only be permitted where it can be demonstrated that due consideration has been given to safeguarding appropriate future developments on the remainder of the site or adjacent sites. It is felt that a well prepared, clear and informed Masterplan for proposed and future development of the Old Press/Mill Lane site is vital in ensuring coordinated development.
- 7.2 The purpose of the Masterplan is to add detail and provide the basis for the determination of future planning applications for this site and the phasing of development. The Masterplan would be secured through a Section 106 agreement. This approach has been taken on a number of other sites in the city, such as the University of Cambridge's West Cambridge site and NIAB site, where Masterplans were submitted with planning applications.
- 7.3 The Masterplan for the whole site will be submitted with the first significant redevelopment proposal and will consider the whole area covered by the SPD. This Masterplan will be tied to the first significant application, but will also be applied to other applications within the site boundary of the SPD. The first significant application is categorised as the first application, which will materially affect the character of the Conservation Area. This will require discussion with the City Council.
- 7.4 Prior to its submission to the City Council, the Masterplan should be the subject of extensive consultation with stakeholders and residents.
- 7.5 Development proposals are unlikely to be delivered simultaneously for the entire Old Press/Mill Lane site as a result of the timing of the relocation of University uses to other sites and the challenges of developing a constrained City Centre site. The availability of different parts of the site will be a principal factor that will dictate the phasing of development. In order to progress the different parts of the site and their different scales of redevelopment and refurbishment, it is considered that the phasing strategy within the Masterplan should sub-divide the site into discrete parcels. Those parcels will consist of areas where development is likely to come forward at the same time. The relationship between the parcels is vital in achieving good co-ordination of development and a high quality environment. One area, which could form a parcel is the entire street block enclosed by Mill Lane, the river, Silver Street and Trumpington Street. The SPD identifies this area as the location with the greatest potential for redevelopment, subject to robust and detailed justification.
- 7.6 The University is currently working on its Estate Implementation Plan, the outcomes of which will feed into the development of the Old Press/Mill Lane site. The phasing strategy within the Masterplan should be prepared in sufficient detail to meet the requirements of Policy 3/6 of the Local Plan and allow detailed planning applications to come forward on individual sites on a phased basis, forming part of a more

comprehensive strategy for the whole site and making an appropriate contribution to the wider objectives of the SPD including improvements to public realm and accessibility.

- 7.7** All applications should be accompanied by a Design and Access Statement, which will state how the proposal relates and contributes to the vision and objectives set out in the SPD, the wider Masterplan and the opportunities and constraints that the site presents.

8. Planning Requirements

- 8.1 This SPD has been prepared in sufficient detail to allow full and detailed planning applications to come forward on individual sites. Outline applications will not be accepted on this constrained and complex site within the Central Conservation Area.
- 8.2 In the context of the sensitivities of the site, any planning application should include the following supporting evidence, where relevant, in accordance with national and regional planning policy and Cambridge's adopted planning policy framework. The list below is not exhaustive as additional requirements may arise as a result of specific site conditions. Furthermore, in order to ensure that the level of detailed assessment is relevant to the particular planning application, applicants should enter into pre-application discussions with the Local Planning Authority and should refer to any current documentation on local requirements adopted by Cambridge City Council.
- Affordable Housing Statement
 - Air Quality Assessment
 - Biodiversity/Habitats Survey and Report
 - Community Facilities Statement
 - Design and Access Statement
 - Disability Access Statement (where a design and access statement is not required)
 - Economic and Business Development Statement
 - Environmental Statement
 - Flood Risk Assessment
 - Foul Sewage and Utilities Assessment
 - Heritage Statement including Archaeological Assessment
 - Land Contamination Assessment
 - Landscape Strategy
 - Lighting Assessment
 - Noise Impact Assessment
 - Phasing/implementation construction statement
 - Planning Obligations Statement including Draft Head(s) of Terms
 - Planning Statement
 - Public Art Statement/indicative Strategy
 - Residential Development Statement
 - Sustainability Statement
 - Sustainable Drainage Strategy and Maintenance Plan
 - Transport Assessment
 - Travel Plan
 - Tree Survey/Arboricultural Survey
 - Ventilation/ Extraction Statement

Appendix A: Planning Policy Framework

Given that this SPD will form part of Cambridge's Local Development Framework (LDF), it is important to provide a summary of the statutory framework in which it has been prepared. This appendix therefore considers the national, regional and local policies, guidance and strategies that the document should be in general conformity with and which will be a material consideration against which any applications may be assessed. This list cannot hope to be exhaustive, as other policies may also be relevant dependent on the nature of forthcoming development proposals or upon policy documents, which emerge after the production of this document.

Local Policy

■ Cambridge Sustainable Community Strategy (2007)

This strategy was adopted by the City Council with the aims to enhance the environment and improve the quality of life for people living in, working in and visiting the City. People in the City should live in sustainable communities that are strong, healthy, active, safe and inclusive.

- Cambridge Local Plan (2006) sets out policies and proposals for future development and land use to 2016. The Local Plan interprets national and regional planning policies and relates them to Cambridge. The Local Plan was subject to a Local Plan Inquiry in 2005 and was amended following the receipt of the binding Inspector's Report in 2006. The key policy which relates to this site is Policy 7/5 which states:

The further development or redevelopment of the University of Cambridge's faculty and administrative sites in the central area will be

permitted if this allows improved facilities, a reduction in parking spaces, improvement to external environment and amenity space, and better use of land.

On the following sites an element of mixed use will also be supported in order to enhance the attractiveness of the public realm:

- a – Mill Lane/Old Press site;*
- b – New Museums site.*

Where smaller scale properties on the fringes of academic sites become surplus to requirements, for example around the Old Addenbrooke's site, planning permission will also be granted to enable the return of such sites to appropriate alternative uses such as residential uses, retail or community uses.

The other policies in the Local Plan relevant to this SPD site are set out below:

- 3/1 Sustainable Development
- 3/3 Safeguarding Environmental Character
- 3/4 Responding to Context
- 3/6 Ensuring Coordinated Development
- 3/7 Creating Successful Places
- 3/8 Open Space and Recreation Provision Through New Development
- 3/9 Watercourses and Other Bodies of Water
- 3/11 The Design of External Spaces
- 3/12 The Design of New Buildings
- 3/13 Tall Buildings and the Skyline
- 3/14 Extending Buildings
- 3/15 Shopfronts and Signage
- 4/2 Protection of Open Space
- 4/3 Safeguarding Features of Amenity or Nature Conservation Value
- 4/4 Trees
- 4/6 Protection of Sites of Local Nature Conservation Importance

- 4/9 Scheduled Ancient Monuments/Archaeological Areas
- 4/10 Listed Buildings
- 4/11 Conservation Areas
- 4/12 Buildings of Local Interest
- 4/13 Pollution and Amenity
- 4/14 Air Quality Management Areas
- 4/15 Lighting
- 5/1 Housing Provision
- 5/4 Loss of Housing
- 5/5 Meeting Housing Needs
- 5/9 Housing for People with Disabilities
- 5/10 Dwelling Mix
- 5/14 Provision of Community Facilities Through New Development
- 6/2 New Leisure Facilities
- 6/3 Tourist Accommodation
- 6/4 Visitor Attractions
- 6/6 Change of Use in the City Centre
- 6/8 Convenience Shopping
- 6/10 Food and Drink Outlets
- 7/1 Employment Provision
- 7/2 Selective Management of the Economy
- 7/7 College and University of Cambridge Staff and Student Housing
- 7/10 Speculative Student Hostel Accommodation
- 8/1 Spatial Location
- 8/2 Transport Impact
- 8/3 Mitigating Measures
- 8/4 Walking and Cycling Accessibility
- 8/5 Pedestrian and Cycle Network
- 8/6 Cycle Parking
- 8/8 Land for Public Transport
- 8/9 Commercial Vehicles and Servicing
- 8/10 Off-Street Car Parking
- 8/11 New Roads
- 8/16 Renewable Energy in Major New Developments
- 8/17 Renewable Energy
- 8/18 Water, Sewerage and Drainage Infrastructure
- 10/1 Infrastructure Improvements

■ Cambridge City Council's Local Development Framework is the overall term for the portfolio of documents that will replace the Local Plan and will set out the City Council's policies for development and land use in the future. As

part of the Local Development Framework the Council has prepared a Local Development Scheme. This document specifies which documents the City Council will produce as part of the development plan for Cambridge, and the timetable for their preparation.

■ **GVA Grimley for Cambridge City Council and South Cambridgeshire District Council (October 2008), Cambridge Sub-Region Retail Study**

This document assesses the performance of existing retail centres and the quantitative and qualitative need for new retail (comparison and convenience goods) floorspace up to 2011, 2016 and 2021.

■ **Warwick Business Management Limited for Cambridge City Council and South Cambridgeshire District Council (July 2008), Employment Land Review**

This document is an employment land review, which provides an evidence base for employment land policies and allocations for proposed Local Development Frameworks within the City and South Cambridgeshire.

■ **Statement of Community Involvement (2007)**

The City Council wants to actively engage with the community and have drawn up a Consultation Strategy for Planning in Cambridge which:

- Sets out how and when Cambridge City Council will involve the community and key stakeholders in preparing, altering and reviewing its Plans and Guidance to guide future development in the City; and
- Explains how the City Council will involve the community in planning applications.

■ **Supplementary Planning Documents**

The City Council has also prepared the following Supplementary Planning Documents, which will potentially be applicable to this area:

- Affordable Housing SPD
- Sustainable Design and Construction SPD
- Draft Planning Obligations Strategy SPD

- Public Art SPD

Other relevant local level documents include:

- **Cycle Parking Guide for New Residential Development**

This guidance (2009) for developers gives detailed guidelines for the provision on high quality residential cycle parking, specifically for new developments and supplements Cambridge City Council's cycle parking standards.

- **Cambridge Historic Core Appraisal**

This appraisal (2006) seeks to assess the character of the historic core of the City, to consider the issues affecting this character and how the Council can work with landowners and developers to minimise any threat to key features and enhance weaker areas. The entirety of the Old Press/Mill Lane site lies within the Central Conservation Area.

- **Cambridge City Nature Conservation Strategy 'Enhancing Biodiversity'**

This document (2006) was prepared by the Wildlife Trust for Bedfordshire, Cambridgeshire, Northamptonshire and Peterborough for Cambridge City Council. It is a technical document, which describes the nature conservation situation at the time of production in 2006 and aims to guide future nature conservation activities across the City.

- **Cambridge Landscape Character Assessment (2003)**

This assessment indicates areas or features important to the environment and setting of Cambridge in order to ensure that new developments will take account of existing character and where possible achieve environmental or visual improvement.

- **Southern Corridor Area Transport Plan (2002)**

Produced by the County and City Councils, the purpose of this document is to identify new transport infrastructure and service provision that is needed to facilitate large-scale development in the south of Cambridge. In

addition, it also seeks to identify a fair and robust means of calculating how individual development sites in the area should contribute towards the fulfillment of that transport infrastructure.

- **Open Space and Recreation Strategy (2006)**

This document was adopted by Cambridge City Council following scrutiny by the Environment Scrutiny Committee on 7th November 2006. It is a material consideration in the determination of planning applications and appeals, supports the policies in the Local Plan, and will guide the development of Area Action Plans and Supplementary Planning Documents. The Strategy was first adopted in July 2004. The majority of that document related to the 1996 Local Plan, but it included elements to be incorporated in the new Local Plan. This revised Strategy has been updated to relate to the 2006 Local Plan.

- **Planning Obligation Strategy Supplementary Planning Guidance (SPG) (2004)**

The Planning Obligation Strategy SPG remains a material consideration in the determination of planning applications and appeals until superseded by the adoption of the current draft SPD.

Regional and Sub-Regional Policy

- **The East of England Plan: The Revision to the Regional Spatial Strategy for the East of England (2008)**

This document sets out the strategy to guide planning and development in the East of England to the year 2021. It covers economic development, housing, the environment, transport, waste management, culture, sport and recreation, mineral extraction and implementation. It aims to improve quality of life, and sets out proposals, which will influence where we choose to work and live and how we move about the region. It also

seeks to address issues such as social exclusion, the need for regeneration and the impact of climate change.

■ **Cambridgeshire and Peterborough Structure Plan (2003)**

This document sets out the strategic framework for land use planning in Cambridgeshire and Peterborough up to 2016. Under the 2004 Planning and Compulsory Purchase Act and following the adoption of the East of England Plan: The Revision to the Regional Spatial Strategy for the East of England in May 2008, the Government Office for the East of England (GO-East) has directed that only certain policies in the Plan remain in force. The saved policies relevant to this site are P4/4 Water-Based Recreation and P6/1 Development-related Provision.

■ **Cambridgeshire Local Transport Plan (2006-2011)**

This Plan sets out how the County Council, the highway authority for Cambridgeshire, will use the money allocated by the government for transport to deliver an improved transport system. This will help to meet the government's Shared Priorities for Transport, namely improving accessibility, improving air quality and tackling congestion and safer roads, along with the additional objectives of meeting the needs of the economy and the County's growing population and maintaining an efficient transport network. The Rights of Way Improvement Plan, a statutory Policy of the Highway Authority, forms part of the Local Transport Plan.

■ **Cambridgeshire Green Infrastructure Strategy (2006)**

Cambridgeshire Horizons produced this document to set out a vision for using planning development to enhance and expand the network of large scale green spaces, protected sites, nature reserves and greenway linkages.

■ **A Quality Charter for Growth in Cambridge, Cambridgeshire Horizons (2008)**

The aim of this document is to improve quality while simplifying the development process by establishing a short set of overriding principles.

■ **Cambridgeshire Biodiversity Action Plan (BAP)**

The 45 Habitat and Species Action Plans for Cambridgeshire were first produced in 1999 and were completely reviewed in 2003. There are over 400 actions and the Steering Group decided to prioritise 50 actions for 2004-06. The BAPs were partially monitored in 2002. A complete review of all the BAPS nationally took place in 2005, and many local BAPS are now monitored in a nationwide database, the Biodiversity Action Reporting System (BARS). There are a number of Habitat and Species Action Plans which may have relevance to the Old Press/Mill Lane Site, particularly those plans which covers rivers and streams and biodiversity in urban areas.

■ **Biodiversity Checklist for Land Use Planners in Cambridgeshire & Peterborough**

This checklist (2001) aims to aid strategic and development control planners when considering biodiversity in relation to their work, both in policy development and when dealing with planning proposals. It provides guidance regarding habitat creation and enhancement.

■ **Sustainable Construction in Cambridgeshire – A Good Practice Guide (Cambridgeshire County Council & Cambridgeshire Horizons, 2006)**

This guide is designed to aid all those involved in the planning, design and construction of new developments within Cambridgeshire. It is one of a range of documents providing guidance on different aspects of sustainable development. The purpose of the guide is to illustrate the manner in which development should be approached. It is a Good Practice Guide that seeks to raise the standard of construction across the sub-region.

■ National Planning Policy

As this document is area-based, rather than purely thematic, there are a number of potentially relevant Planning Policy Guidance notes (PPG) and Planning Policy Statements (PPS) dependent on the development scheme involved:

- PPS 1 Delivering Sustainable Development (2005)
- PPS: Planning and Climate Change – Supplement to PPS 1 (2007)
- PPG 2 Green Belt (1995)
- PPS 3 Housing (2006)
- PPS 6 Planning for Town Centres (2005)
- PPS 9 Biodiversity and Geological Conservation (2005)
- PPS 12 Local Spatial Planning (2008)
- PPG 13 Transport (2001)
- PPG 15 Planning and the Historic Environment (1994)
- PPG 16 Archaeology and planning (1990)
- PPS 22 Renewable Energy (2004)
- PPS 23 Planning and Pollution Control (2004)
- PPS 25 Development and Flood Risk (2006)
- PPS 25 Development and Flood Risk – Practice Guide (2008)

In addition to the advice contained in PPGs and PPSs, this SPD pays close regard to the advice and guidance on achieving high quality design in the built environment contained in the following publications:

- The Urban Design Compendium (Volumes 1 and 2), (English Partnerships, 2007)
- By Design – Urban Design in the Planning System: Towards Better Practice, (CABE, 2000)
- Building in Context: New Development in Historic Areas (English Heritage and CABE, 2001)
- White Paper – Heritage Protection for the 21st Century, (DCMS, 2007)
- Regeneration and the Historic Environment – Heritage as a catalyst for better social and economic regeneration, (English Heritage, 2005)

- Heritage Works: The use of historic buildings in regeneration (English Heritage, the British Property Federation, the Royal Institution of Chartered Surveyors and Drivers Jonas, 2006)
- Manual for Streets (Department for Transport, 2007)
- Investing in Heritage: A Guide to Successful Urban Regeneration (European Association of Historic Towns and Regions, 2007)

Regard has also to be had to British Standard BS7913: 1998 (Guide to the Principles of the Conservation of Historic Buildings). This guide provides general background information, advice and guidance on the principles of the conservation of historic buildings. It also gives information on the settings of buildings and structures, their interiors and associated contents, fixtures and fittings and the design of new work in the context of historic buildings.

Appendix B:

List of Background Documents

- **Habitat Regulations Assessment Screening Report for the Old Press/Mill Lane SPD,** Cambridge City Council, February 2009;
- **Old Press/Mill Lane SPD Site Option Appraisal Summary Report,** Cambridge City Council and the University of Cambridge, February 2009;
- **Sustainability Appraisal Scoping Report Addendum,** Cambridge City Council, November 2008;
- **Mill Lane and Old Press Site Historic Environment Analysis,** Beacon Planning, October 2008;
- **Old Press/Mill Lane Site 2nd Stakeholder Workshop,** 24 July 2008 Summary Report, University of Cambridge;
- **Old Press/Mill Lane Development Site Key Issues Report – Environment,** Peter Brett Associated LLP, July 2008;
- **Old Press/Mill Lane Development Framework, Baseline Transport Conditions Report,** Peter Brett Associates LLP, May 2008;
- **Old Press/Mill Lane Site 1st Stakeholder Workshop,** 24 January 2008 Summary Report, University of Cambridge;
- **Old Press/Mill Lane Site Analysis Document,** Sheppard Robson, January 2008;
- **Cambridge Historic Core Conservation Area Appraisal,** Cambridge City Council, 2006;
- **Cambridge Local Plan,** Cambridge City Council, 2006.

All of the documents referenced above are available on the City Council's website at www.cambridge.gov.uk

Glossary¹¹

Active Frontages

This term implies a relationship between the ground-floor uses of the buildings that frame a street or a space and the people walking through or using the site. An active frontage is one that allows some kind of movement or visual relationship between the person outside and the activity inside. At a minimal level, this interaction might be one of simple observation such as a window display or people working. Even in housing development, it is possible to create more active frontages by positioning front doors and windows in frontages, allowing glimpses of the interior to be viewed without invasion of privacy and ensuring that people find the building's purpose and layout easy to understand. At a higher level of interaction, the pedestrian could be encouraged to enter the unit to buy something or participate in an activity. The most interactive frontages are usually those of cafés, bars or shops, which spill out onto the streetscene.

Affordable Housing

Affordable housing includes social rented and intermediate housing, provided to specified eligible households whose needs are not met by the market. Affordable housing should:

- Meet the needs of eligible households including availability at a cost low enough for them to afford, determined with regard to local incomes and local house prices.
- Include provision for the home to remain at an affordable price for future eligible households or, if these restrictions are lifted, for the subsidy to be recycled for alternative affordable housing provision.

Social rented housing is:

'Rented housing owned and managed by local authorities and registered social landlords, for which guideline target rents are determined through the national rent regime. It may also

include rented housing owned or managed by other persons and provided under equivalent rental arrangements to the above, as agreed with the local authority or with the Housing Corporation as a condition of grant.'

Intermediate affordable housing is:

'Housing at prices and rents above those of social rent, but below market price or rents, and which meet the criteria set out above. These can include shared equity products (e.g. HomeBuy), other low cost homes for sale and intermediate rent.' The definition does not exclude homes provided by private sector bodies or provided without grant funding. Where such homes meet the definition above, they may be considered, for planning purposes, as affordable housing. Whereas, those homes that do not meet the definition, for example, 'low cost market' housing, may not be considered, for planning purposes, as affordable housing.

Backs or The Backs

The Backs is an iconic landscape of college gardens and open spaces that runs from Queens' College in the south to St John's College in the north, bounded by Queens' Road to the west and the rear of the Colleges to the east. The current landscape is the result of over 400 years of development. Historically, much of the land was used by the Colleges for functional purposes such as grazing livestock or growing fruit, with the River Cam functioning as an important commercial route. In later centuries, the landscape has evolved into a series of 'back gardens' for the Colleges as well as a landscape setting for the buildings and is a unique part of the Cambridge townscape.

Biodiversity

Encompasses all aspects of biological diversity, especially including species richness, ecosystem complexity and genetic variation.

¹¹ Note: The information in this Glossary is an informal, non-technical explanation of some terms and phrases used in the Supplementary Planning Document.

Biodiversity Action Plan (BAP)

A plan that sets objectives and measurable targets for the conservation of biodiversity.

Buildings of Local Interest

Buildings of Local Interest are not subject to statutory protection, but are recognised as being of importance to the locality or the City's historical and architectural development.

BREEAM

Building Research Establishment Environmental Assessment Method

One of the assessment methods, 'BREEAM Buildings' can be used to gauge the environmental performance of any type of new or existing building. On this site, however, it is likely that this assessment is more likely to be used for non-residential buildings. The Code for Sustainable Homes will be used for the residential component of development.

In terms of BREEAM, buildings are rated on a scale of pass, good, very good, excellent or outstanding with regards to a range of set criteria including water conservation, materials and energy performance.

The University of Cambridge has a target for all of its buildings over 1,000 square metres to achieve a BREEAM rating of excellent with a minimum rating of very good. It should be noted, however, that the Government is currently in the process of developing a new methodology for the assessment of new non-residential development that will set progressive targets towards the achievement of zero carbon development, similar to that of the Code for Sustainable Homes.

Brownfield land

Previously developed land (PDL), which is or was occupied by a permanent structure (excluding agricultural or forestry buildings), and associated with fixed surface infrastructure. The definition covers the curtilage of development. Previously developed land can occur in both urban and rural settings.

Cambridge Core Traffic Scheme

The Cambridge Core Traffic Scheme is an urban traffic management scheme that combines a number of physical demand management methods, such as rising bollards, with other measures that incentivise walking and cycling, such as the pedestrianisation of the city's shopping streets. Public transport is also prioritised for access to the area. The aim of the scheme is to reduce the level of traffic using the roads within the city centre, which has resulted in improved safety and amenity, and therefore made the area more appealing to pedestrians and cyclists.

Cambridge Local Plan 2006

The Cambridge Local Plan 2006 sets out policies and proposals for future development and land use to 2016; the Plan will be a material consideration when determining planning applications.

Cambridgeshire Historic Environment Record

The Cambridgeshire Historic Environment Record is a comprehensive source of information on archaeological sites and finds in the modern county of Cambridgeshire. Formerly known as the Cambridgeshire Sites and Monuments Record, it is being expanded to include information relating to all aspects of the historic environment.

Cambridgeshire & Peterborough Structure Plan

Statutory plan that sets out broad development requirements in the County to 2016 (prepared by the County Council). This Plan has been partially superseded by the Regional Spatial Strategy.

City Centre

Historic Core and Fitzroy/Burleigh Street shopping areas in Cambridge. These areas provide a range of facilities and services, which fulfil a function as a focus for both the community and for public transport. See also Cambridge Proposals Map (February 2008).

Code for Sustainable Homes

The Code for Sustainable Homes measures the sustainability of a new home against categories of sustainable design, rating the 'whole home' as a complete package.

With regards to any residential development on the Old Press/Mill Lane site, the Code for Sustainable Homes¹² came into force in England in April 2007. The Code has a scoring system of six levels and is assessed against nine criteria including energy and CO₂ emissions, water, materials, ecology and health and wellbeing. The Code forms part of the Government's plans for all new homes to be built to zero carbon standards by 2016 through a step-by-step tightening of the Building Regulations.

While the Code is currently only mandatory for publicly funded developments, the City Council would wish to see the highest possible level of the Code implemented for any residential development on the Old Press/Mill Lane site, bearing in mind technical and financial viability, in line with objective C of this SPD (see Section 5.2).

Colleges

Colleges constituting part of Cambridge University. Each is an independent corporate body with its own governance, property and finance. There are 31 such Colleges. The Colleges appoint their staff and are responsible for selecting students, in accordance with University regulations. The teaching of undergraduates is shared between the Colleges and University departments. Degrees are awarded by the University. Academic staff, in some cases, hold dual appointments, one with the University and one with a College.

Community facilities

Facilities, which help meet the varied needs of the residents of Cambridge for health, educational and public services as well as social, cultural and religious activities. For the purposes of the Local Plan, community facilities are defined as uses falling within Class D1 "Non residential institutions" of the Use Class Order with the

exception of university teaching accommodation. In addition, the following subcategories of Class C2 "Residential Institutions" are considered to be community facilities: hospitals, residential schools, colleges or training centres.

Conservation Area

Areas identified, which have special architectural or historic interest, worthy of protection and enhancement

Embodied Energy

Embodied energy refers to the quantity of energy required to extract or manufacture the raw materials; supply to the point of use, a product, material or service, and retain that product within a building throughout its lifetime. This is known as embodied energy from 'cradle to grave.'

Green Belt

A statutory designation made for the purposes of checking the unrestricted sprawl of large built-up areas, preventing neighbouring communities from merging into each other, assisting in safeguarding the countryside from encroachment, preserving the setting and special character of historic towns and assisting in urban regeneration by encouraging the recycling of derelict and other urban land.

Habitats Regulations Assessment

An assessment of the potential effects of a proposed plan in combination with other plans or projects on one or more European sites, Special Areas of Conservation, Special Protection Areas and RAMSAR sites). Required by the Habitats Directive 92/43/EEC, this assessment must be carried out for all local development documents, including SPDs, and approved by Natural England prior to the adoption of the document in question.

Infrastructure

Basic structure of systems such as utilities (gas, electricity, water) drainage, flood defences, transportation, roads, healthcare, education and other community facilities.

¹² More detail on the Code for Sustainable Homes can be found on the Planning Portal website www.planningportal.gov.uk

Listed Building

A building or structure of special architectural or historic interest and included in a list, approved by the Secretary of State. The owner must get Listed Building Consent to carry out alterations that would affect its character or its setting.

Local Biodiversity Action Plan (LBAP)

The Action Plan works on the basis of partnership to identify local priorities and to determine the contribution they can make to the delivery of the national Species and Habitat Action Plan targets. The Local Biodiversity Action Plan has been prepared by Biodiversity Cambridgeshire (contact via Cambridgeshire County Council) 1999.

Local Development Framework (LDF)

A Local Development Framework is a folder of local development documents that outlines how planning will be managed in your area. A Local Development Framework must include a Core Strategy and a Proposals Map. It may also contain additional optional development documents such as Area Action Plans. These are classed as DPDs and outline the key development goals of the Local Development Framework. Supplementary Planning Documents (SPDs) form part of the Local Development Framework.

Local Plan

Abbreviation used to describe the statutory plan adopted by the City Council. It is a material consideration in determining planning applications, which should be in accordance with them as part of the Development Plan.

Major Development

Defined as:

Residential development: the erection of 10 or more dwellings or, if this is not known, where the site area is 0.5 hectares or more; or

Other development: where the floor area to be created is 1,000m² or more, or the site area is 1 hectare or more.

Mitigation

The purpose of mitigation is to avoid, reduce and where possible remedy or offset any significant negative (adverse) effects on the environment etc arising from the proposed development.

Mixed use development

Development comprising two or more uses as part of the same scheme. This could apply at a variety of scales from individual buildings, to a street, to a new neighbourhood or urban extension. Mixed use development can help create vitality and diversity and can help to reduce the need to travel, which is more sustainable.

Natural or Semi-natural Greenspace

Natural or semi-natural greenspace includes woodland, scrub, grassland such as commons and meadows, wetlands, open and running water, wastelands and derelict open land and rock areas (e.g. cliffs, quarries and pits) – all actively managed by humans in order to maintain native wildlife and sustain human beings. In other words these are managed environments including 'encapsulated countryside within the formally designated public open spaces' and elsewhere (ref. English Nature – Accessible natural greenspace in towns and cities).

Open Space

Includes all open space of public value. There is a broad range of spaces that may be of public value – not just land but also areas of water such as rivers and lakes – and includes, parks and gardens; natural and semi-natural urban greenspaces; green corridors; outdoor sports facilities; amenity greenspace; teenager's and children's play areas; allotments and community gardens; cemeteries and churchyards; accessible countryside in urban fringe areas and civic spaces.

Open Space Standards

The amount of open space required in all developments either on site or through commuted payments.

Parking Standards

Document setting out maximum permissible levels of car parking for various use-classes, along with minimum levels of cycle parking.

Permeability

Permeability describes the degree to which urban forms, buildings, places and spaces permit or restrict the movement of people or vehicles in different directions. Permeability is generally considered a positive attribute of urban design, as it permits ease of movement by different transport methods and avoids severing neighbourhoods. Areas which lack permeability, e.g. those severed by arterial roads or the layout of streets in cul-de-sac form, are considered to discourage effective movement on foot and encourage longer journeys by car.

Planning Condition

Requirement attached to a planning permission. It may control how the development is carried out, or the way it is used in the future. It may require further information to be provided to the Local Planning Authority before or during the construction.

Planning Obligation

A binding legal agreement requiring a developer or landowner to provide or contribute towards facilities, infrastructure or other measures, in order for planning permission to be granted. Planning Obligations are normally secured under Section 106 of the Town & Country Planning Act 1990.

Planning Policy Guidance Note (PPG)

The guidance is issued on a range of planning issues by the (former) Department of the Environment; Department of the Environment, Transport and the Regions; Department of Transport, Local Government and the Regions; the Office of the Deputy Prime Minister and the Department for Communities and Local Government.

Planning Policy Statement (PPS)

The new versions of PPGs issued by the Office of the Deputy Prime Minister and its successor, the Department for Communities and Local Government.

Public Art

Publicly sited works of art, which make an important contribution to the character and visual quality of the area and are accessible to the public. Details as per adopted Public Art SPG and any successor document.

Registered Social Landlord (RSL)

An organisation registered by the Housing Corporation to provide affordable housing.

Renewable Energy

Renewable energy covers those energy flows that occur naturally and repeatedly in the environment – from the wind, the fall of water, the movement of the oceans, from the sun and from biomass.

Section 106

See Planning Obligation.

Setting of the City

The interface between the urban edge and the countryside.

Streetscape

The overall character, design quality, and particular physical elements which are formed by a combination of building facades, signage, paving, street furniture (seats, bins, cycle racks etc), lighting and trees and other plantings as well as other elements along a street. The quality of these elements and the degree to which they complement each other determine the quality of the streetscape.

Supplementary Planning Guidance (SPG)/ Supplementary Planning Document (SPD)

Supplementary Planning Guidance is replaced by Supplementary Planning Documents under the new development plans legislation. SPDs add detail to policies laid out in development plan documents, or a saved policy in an existing

development plan. These may take the form of design guides, area development briefs, a master plan or issue-based documents. These documents can use illustrations, text and practical examples to expand on how the authority's policies can be taken forward.

Local authorities must involve the community in the preparation of SPDs. They are also subject to a Sustainability Appraisal to ensure economic, environmental and social effects of the plan are in line with sustainable development targets.

SPG/SPD may be taken into account as a material consideration in making planning decisions such as determining planning applications.

Sustainability Appraisal (SA)

An appraisal against sustainability criteria of proposals.

Sustainable Community Strategy

A strategy for promoting the economic, environmental and social wellbeing of an area and contributing to the achievement of City and district-wide sustainable development. Prepared by the Local Strategic Partnerships for Cambridge City and South Cambridgeshire.

Sustainable Development

Sustainable Development is a very broad term that encompasses many different aspects and issues from the global to local levels. Overall sustainable development can be described as 'Development, which meets the needs of the present without compromising the ability for the future generations to meet their own needs' (after the 1987 Report of the World Commission on Environment and Development – the Brundtland Commission).

Sustainable Drainage Systems (SuDS)

Development normally reduces the amount of water that can infiltrate into the ground and increases surface water run-off due to the amount of hard surfacing used. Sustainable drainage systems control surface water run off by mimicking natural drainage process through the

use of surface water storage areas, flow limiting devices and the use of infiltration areas or soakaways etc.

Transport Assessment (TA)

The Assessment [or Consideration] of the potential transport impacts of a proposed development, with an agreed plan to reduce or mitigate any adverse consequences and where appropriate establish how more sustainable modes of travel can be increased.

Travel Plan

Package of measures tailored to a particular site, aimed at promoting more sustainable travel choices (such as walking, cycling, public transport) and reducing car use. It may include initiatives such as car sharing schemes, provision of cycle facilities, improved bus services, and restricting or charging for car parking.

University of Cambridge

The University of Cambridge is a common law corporation. It is a loose confederation of faculties, Colleges and other bodies. The University works with a relatively small central administration and with central governing and supervisory bodies consisting of and mainly elected by, the current academic personnel of the faculties and Colleges. There are over 100 departments, faculties and schools in which the academic and other staff of the University provide formal teaching (lectures, seminars and practical classes) and carry out research and scholarships. In relation to land and property, the University is distinct from the 31 colleges.

Use Class

The Town and Country Planning (Use Classes) Order 1987 (as amended) established Use Classes, which is a system for classifying uses of land.

Use Class A1

Shops where the sale, display or service is to visiting members of the public

Use Class A2

Financial and professional services where the services are provided principally to visiting members of the public (banks, estate agents).

Use Class A3

Restaurants & cafés – places where the primary purpose is the sale and consumption of food and light refreshment on the premises.

Use Class A4

Public houses, wine bars or other drinking establishments – premises where the primary purpose is the sale and consumption of alcoholic drinks on the premises.

Use Class A5

Take-aways – premises where the primary purpose is the sale of hot food to take-away.

Use Class B1(a)

An office other than within class A2 (financial and professional services).

Use Class B1(b)

Research and development of products or processes.

Use Class B1(c)

Any industrial process that can be carried out in any residential area without detriment to the amenity of that area.