

2019 - 2031 SOUTH NEWNHAM NEIGHBOURHOOD PLAN



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The Evidence Base is presented in a separate document with the following sections below, each of which supports a specific Development Policy: -

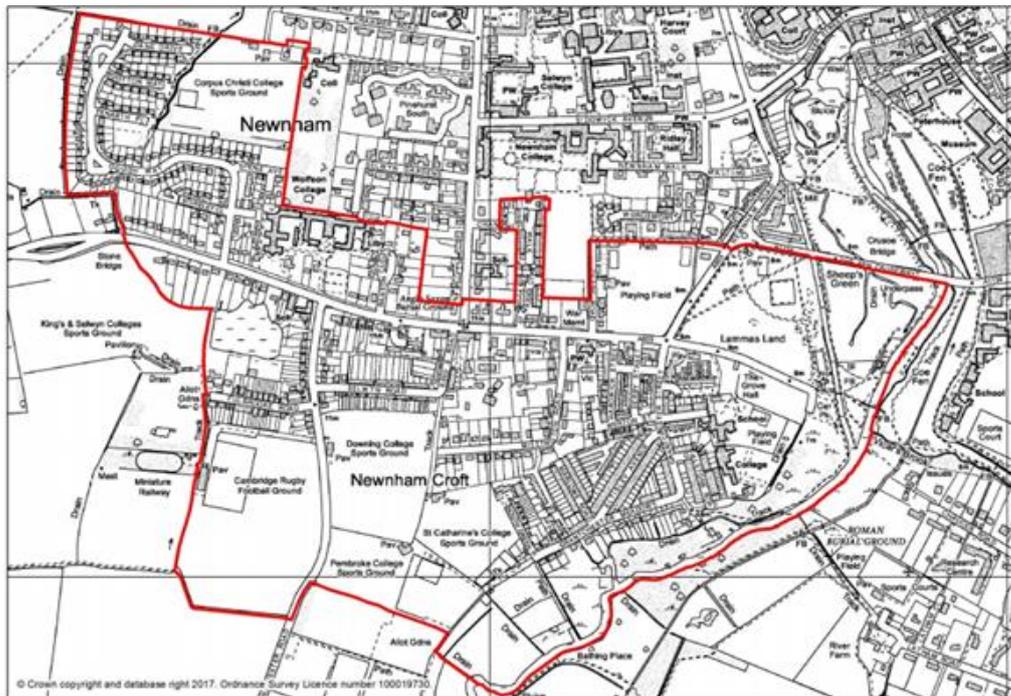
1. Green Infrastructure Network (SNNP1)
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3. Connectivity Network (SNNP3)
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Separate documents have also been adopted for each character areas A, B, C & D.

1.0 INTRODUCTION AND BACKGROUND

- 1.1 The South Newnham Neighbourhood Forum, initiated by a group of local residents, have prepared this Plan with the help of the Cambridge City Council, following a series of neighbourhood workshops with the community. The Forum and the South Newnham Neighbourhood Area were formally ‘designated’ by the local planning authority, Cambridge City Council, in March 2017 under the provisions of the Localism Act 2011 and of the Neighbourhood Planning (General) Regulations 2012, as the “South Newnham Neighbourhood”.

The designated area is shown in Map 1 below: -



MAP 1 – SOUTH NEWNHAM NEIGHBOURHOOD AREA

- 1.2 The purpose of the Neighbourhood Plan is to set out a series of planning policies that can be used to determine planning applications in the area up to 2031. These policies aim to protect the special character of the Neighbourhood Area and to encourage development proposals for the benefit of the local community.
- 1.3 Following approval of the Neighbourhood Plan, it is the intention of the Forum to engage with house owners, estate agents and developers considering changes requiring planning permission and be a helpful partner and contributor in improving and enhancing the neighbourhood in line with the Neighbourhood Plan, the Cambridge City Council 2018 Local Plan, and the West Cambridge (2009) and Newnham Croft (2013) Conservation Area Appraisals.

2.0 THE NEIGHBOURHOOD AREA

- 2.1 The special quality of South Newnham Neighbourhood Area lies in the juxtaposition of the urban and the rural. Apart from the northern boundary of the Neighbourhood Area between the western edge of the Gough Way Estate and Newnham Road, the built area is bounded by the River Cam and green open spaces, some left wild and natural. Its western and southern boundaries coincide with that of the City; the land beyond these boundaries lies in the South Cambridgeshire District Council area and is Green Belt and rural in character. The eastern boundary is bordered by a “green corridor” of parkland and nature reserves running alongside the River Cam.
- 2.2 More than 75% of the neighbourhood area consists of green open spaces, most of which have public access and private gardens. The rest is covered by buildings and paving.
- 2.3 Although the area functions today as a suburb of Cambridge, it retains the character of a separate village with its own shops, church, school and pub, and a strong sense of community, with a population of 2,870 recorded in the 2011 Census. It is a desirable place to live and potential buyers are attracted by the lifestyle and housing supply that South Newnham offers. The expansion of University Departments and high-tech enterprises, along with the re-location of global companies to Cambridge, has led to an acute shortage of family homes in Cambridge and house prices in South Newnham have risen particularly steeply.
- 2.4 From the 2011 Census, out of a total housing stock of 1084 dwellings, in the Neighbourhood Area, 73% were houses, including large detached houses, semi-detached and terrace houses. The remaining 27% were purpose built or converted flats. Around 70% of the housing stock is owned outright or owned with a mortgage. Private rented accommodation accounts for 18% of available housing. Over 60% of houses are either solely occupied or occupied by one or two people.
- 2.5 South Newnham is a mixed community in terms of age, occupation, and nationality. With a local school and 36% of the housing stock being terraced houses, the Neighbourhood Area has a significant number of families with children. With University Colleges owning and operating halls of residence and individual houses, university students result in the overall demographic being significantly younger than the national average.
- 2.6 The Barton Road is a busy main approach road to the city and Grantchester Road, is a busy access road to Grantchester. Grantchester Street is the main access street into Newnham Croft area and its network of interlinking streets. Throughout the Neighbourhood Area there is an extensive green network of footpaths and cycle paths giving access to open spaces for residents and visitors.
- 2.7 Two conservation areas overlap with the Neighbourhood Plan area, [West Cambridge](#) (first designated in 1972) and [Newnham Croft](#) (designated in 1998). In these, new buildings and the spaces around them should preserve and enhance the character of the area. The Newnham Croft Conservation Area has a tranquil village character, reinforced by the lack of through traffic, and containing well-preserved late 19th and early 20th century houses, mostly arranged in terraced form. Building materials are uniformly yellow or grey Gault brick and red brick. Most of the roofs are slated, with prominent chimney stacks with tall clay pots. The highest buildings are flats, up to 4-storeys. Most of the housing is 2-storey. The highest point is the spire of St. Mark’s Church. There are several Buildings of Local Interest (BLIs), including Paradise House, a late 18th century building on Paradise Island, next to the River Cam, Maitland House in the Barton Road and St. Mark’s Church, a neo-Gothic red-brick building completed in 1900. Further buildings of interest include St. Mark’s Vicarage, Newnham Croft Social Club, and the shops (Bakery, Cousins Butchery, Derby Stores and the Chemist).
- 2.8 The earliest evidence of any settlement in the area is an important Iron Age burial site that was found in the garden of Croft Lodge (now the site of Croft Gardens) in around 1903. Further evidence of ancient tracks survives in the road and footpath patterns, and fence lines follow early field boundaries. Maps of the 1660s produced by George Skinner for King’s and Corpus Christi Colleges show the establishment of crofts in the area and a further map for King’s College by A.

- Watford in 1795 showed that little had changed since Skinner's map. The only building of this period appears to be Paradise House, located on an island in the river.
- 2.9 By the beginning of the 19th Century, the area began to develop, with a market garden where Owlstone Croft now stands. A gravel pit was dug in the area of Eltisley Avenue. The development of Derby Street area began in the 1850s and later in the century larger detached houses were built on Barton Road. There was some sporadic development along Grantchester Meadows in the 1880s.
 - 2.10 A church was built to serve Newnham Croft in 1871. The present St Mark's Church on Barton Road was built at the beginning of the 20th century. Big changes came between 1903 and the 1920s when properties in South Green Road, Eltisley Avenue, Marlowe Road and the southern end of Grantchester Street and most of Owlstone Road were built. Stylistically these date to the late Edwardian period. In 1915 a school was provided in Chedworth Street which was demolished and replaced in the late 1980s. A Grade 2 listed gas lamp in South Green Road, similar to the streetlights in Millington Road, survives from this period.
 - 2.11 In the first years of the 20th Century King's College began to develop Millington Road with large houses in spacious grounds. Fulbrooke Road was begun at the same time. Newnham Croft was incorporated into the Borough of Cambridge in 1911 and in 1918 Newnham became a separate parish, independent of Grantchester. At this time there was much infilling of empty sites, but further growth westwards and southwards was constrained by the existence of college sports fields, which were bought in the 1890s and which were themselves separated from Grantchester village by fields. However, development of Newnham Croft was given further impetus in the 1920s when the building of Fen Causeway improved traffic connections with the City Centre.
 - 2.12 During the 1910s, 1920s and 1930s, the field on the south side of the footpath which joins Grantchester Meadows road with the meadows themselves was regularly flooded in the winter to create a skating rink (now called Skaters' Meadow). House building along Grantchester Meadows road was largely completed by the 1930s.
 - 2.13 Two streams flow into the western part of the Neighbourhood Area, Bin Brook and Fulbrooke. These have twice been the cause of major flooding of properties in the past half century.
 - 2.14 During the late 1950s, after being used as a school and, since 1946, for nurses' accommodation, Owlstone Croft was developed for student housing by Queens' College.
 - 2.15 A significant post-second World War development has been the construction of the Gough Way estate in the 1960s and 1970s. The estate consists of detached houses in modest plots, together with a small block of flats. It is leafy, mainly because the residents funded the planting of trees along the roads, and it includes a sizeable green space which is a children's play area and community space. A path follows Bin Brook through the estate to the end of Cranmer Road and into the city centre.
 - 2.16 Wolfson College was established in 1965 as University College. The campus incorporated some pre-existing buildings but has expanded considerably with new build along Barton Road. Elsewhere on Barton Road and leading off, there has been a continual process of replacing houses with new build, and developing small new estates, mainly apartments (e.g. Croft Lodge, St Mark's Court, Champneys Walk).
 - 2.17 The Neighbourhood Area houses around 650 students in College-owned houses and purpose-built accommodation. Around 400 students are accommodated on site at Wolfson College. A recent addition has been the development of Hardwick Hall by Darwin College at the corner of Barton Road and Hardwick Street.
 - 2.18 The southwest corner of the Neighbourhood Area was originally part of the parish of Grantchester. The area of present-day Grantchester Road and its nearby streets was described in 1737 as comprising: 'barns stables yards gardens orchards backsides hedges ditches fences ways easement and other appurtenances', as well as 'waste grounds'. In 1779, an Enclosure Act for Grantchester and Coton divided the land into smaller plots.

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Fulbrooke Field was bought in 1825 by a builder and bricklayer of Cambridge and used as a source of Gault clay to manufacture bricks for the housing needs of the growing city. Bricks made here were used to build the terrace of artisan houses on the south side of Selwyn Terrace (now Road) and later Edwardian terraces on Grantchester Road and Fulbrooke Road.

It was between the 20th-century's World Wars that the rest of the area was divided and developed further, a trend that continued up until the 1960s. Today, demolish and rebuild, rear and side extensions, plus infill building, characterise the area's continuing development.

3.0 PLANNING FRAMEWORK & ENGAGEMENT WITH THE COMMUNITY

- 3.1 The years 2015-2018 have seen an increasing concern from residents in South Newnham to the potential negative impact of global environmental trends and development schemes by the Cambridge City Deal (now Greater Cambridge Partnership) and private organisations and individuals. These raised awareness of the fragile status of many of the things residents love about the neighbourhood and community. Climate change, pollutants, agro-chemicals, and the clearing of natural habitats all play their part in reducing biodiversity, and we see the effects in our neighbourhood. In west Cambridge, proposals for heavy-engineering solutions for a guided bus way across nearby Green Belt land, and by extension enabling future development on the West Fields, have also sensitised residents.

On a smaller and more local scale, an increase in the number of demolish/rebuilds, significant house extensions and short-term student-housing developments within our neighbourhood are seen by many to be detrimental to the street scene, particularly in areas of terraced housing with small gardens to front and rear.

In response to these many threats, concerned residents have in a very positive way taken the opportunity provided by the 2011 Localism Act to create a Neighbourhood Forum and develop a Neighbourhood Plan that aims to push back against the threats and plan for a better future by protecting and enhancing our neighbourhood for ourselves and the generations to come. Outlined below is a summary of how the South Newnham Neighbourhood Forum came into existence and started to develop a Neighbourhood Plan.

- 3.2 An invitation to attend a London reception launching an initiative called 'Beauty In My Back Yard' ('BIMBY') in London introduced us to the Localism Act and its provision for Neighbourhood Plans. This initiative from the Prince's Foundation for Building Community provided a methodology for engaging communities in writing such a Plan. A small group of enthusiastic residents formed a group to take this initiative forward; below is a brief chronology of events.

- 3.3 South Newnham Neighbourhood Forum:

Key Dates and Events:

January – March 2016: concerned South Newnham residents establish Neighbourhood Forum team and start to work with planners, local Councillors, and fellow residents.

May 2016 – January 2017: Three community workshops held to gather information on what South Newnham residents' value about their community and what they would like to see changed.

- Workshop 1: 'Getting to know your community'
- Workshop 2: 'Walkable catchment analysis' and 'Principles of good placemaking'
- Workshop 3: 'Popular building types'

January 2017: Application to designate Neighbourhood Forum and Neighbourhood Area submitted to Cambridge City Council.

April – May 2017: First meeting of Neighbourhood Forum, Constitution and Forum Aims agreed, community-run website set up (<https://www.newnhamforum.co.uk/>) and first AGM held, and Officers elected.

- 3.4 A constitution was adopted at a general meeting held on 22nd May 2017. The following abstract from the Constitution relates to membership:

“The South Newnham Neighbourhood Forum was formed to promote and improve the social, economic and environmental well-being of the area defined as 'South Newnham' and prepare a Neighbourhood Plan for the South Newnham Neighbourhood Area. The Forum was officially designated by Cambridge City Council in March 2017.

The South Newnham Neighbourhood Forum is open to any resident, community group, property-owner, business, or person who works in the geographical area. At a minimum it will comprise at least 21 individuals who live or work in the South Newnham Neighbourhood Area or who are elected members of a city or county council, any of whose area falls within the South Newnham Neighbourhood Area.

Membership is open to all constituted voluntary and community groups which operate in the neighbourhood area. Members shall be accepted by the Forum and resignations from membership shall be received by the Forum. If the number falls below 21, new members will be sought by the Forum.

For the purposes of the preparation of a Neighbourhood Plan for the designated South Newnham Area and in accordance with the Neighbourhood Planning Regulations, the duration of the South Newnham Neighbourhood Forum is 5 years from the date of designation of the Forum by Cambridge City Council.”

- 3.5 At workshop 3, five 'essential qualities of place' that makes South Newnham special were agreed:

Mix of housing styles. Predominantly harmonious mix of styles ranging from 19th century to present day. From modest terraced streets through to large family dwellings and some post war developments.

Attractive Architectural Details. Many examples of good-quality materials and interesting details including doorways, lintels, window styles, roofs. Examples of important buildings - Grade 11 listed, Art Deco and Arts and Crafts

Connectivity. An interconnected network of streets, alleyways and snickets at walkable intervals creates a sense of security and provides opportunities for informal social interactions. Pedestrian access by Skaters Meadow footpath to the world-famous Grantchester Meadows, a beautiful riverside area popular with both locals and many visitors from across the city and beyond.

Town/Country Interface. Almost entirely surrounded by countryside, with river, water meadows and prolific wildlife. Adjacent to historic green spaces, yet within easy walking distance of the city centre.

Sense of Community. A strong sense of identity and historical continuity from the mid-19th Century. Close-knit community with good mix of long-term residents and visiting academics from all over the world. Village atmosphere at the heart of the neighbourhood with good facilities including local shops, school, church, sheltered housing, pub - a strong sense of community.

- 3.6 Numerous good-quality neighbourhood plans have been studied to understand the requirements for formulating a neighbourhood plan. With support from Cambridge City Council, a statement of community objectives was written.

- 3.7 A leaflet detailing these objectives was circulated to residents of the Neighbourhood Area, responses analysed, and a draft vision statement written for the Neighbourhood Plan.

- 3.8 Following the designation of the South Newnham Neighbourhood Forum and on becoming a statutory consultee, the Forum was included in the Cambridge County Council planning application process. During this interim period the Forum has actively responded to planning applications and has championed the policies and intent of the Cambridge City Council 2018 Local Plan, and the West Cambridge (2009) and Newnham Croft (2013) Conservation Area Appraisals. Responses to Cambridge City Council Planning Dept from the Forum have focussed on key Local Plan policies as they apply to the Neighbourhood Area e.g. redevelopment of plots on Grantchester Road and Barton Road; sub-division of existing plots; the size and materials of some extensions; and building to boundaries.
- 3.9 Neighbourhood Plans are required to be in general conformity with the strategic policies of the Local Planning Authority's Local Plan. In the formulation of the South Newnham Neighbourhood Plan the Forum undertook a detailed review and identification of all policies in the Cambridge City Council 2018 Local Plan which were relevant to South Newnham. As a result of this work, a draft Neighbourhood Plan has been developed that comprises a detailed description of the Neighbourhood Area and policies that support the objectives, policies and intent of the 2018 Local Plan, with the inclusion of some abstracts from the 2018 Local Plan, the West Cambridge (2009) and Newnham Croft (2013) Conservation Area Appraisals.
- 3.10 The Neighbourhood Plan will run until 2031, which is the same termination date as the current Cambridge City Council 2018 Local Plan.
- 3.11 A monitoring tool will be maintained, detailed in Section 6.7.

4.0 VISION FOR THE SOUTH NEWNHAM NEIGHBOURHOOD

4.1. A 'Vision' for the South Newnham Neighbourhood was developed following the workshops held in 2016 and 2017 to which all residents were invited. In January and February 2018, the Forum leafleted neighbourhood residents with seven draft statements resulting from the workshops and invited comment and feedback. Respondents strongly supported the statements as a fair reflection of their input.

4.2. A Draft Vision was generated from the seven statements and has been revised to meet the requirements of a Neighbourhood Plan. The Vision Statement is:

"The Vision for South Newnham neighbourhood is one in which a balance exists between our natural environment, our economic and social infrastructure, and our mix and style of housing stock, supporting the transition to a low, and ultimately zero carbon society and making South Newnham a great place to live both now and for future generations.

- The natural environment of our neighbourhood is protected and enhanced to increase its biodiversity and be sustainable.
- A network of safe, car-free routes exists for walking and cycling that are in harmony with our environment.
- The economic and social infrastructure is characterised by retail activities and community facilities that are local enterprises of energy and dynamism meeting the needs of residents for day-to-day shopping and social needs.
- The mix of types and styles of housing stock with its distinct local character and heritage protected and enhanced provides a balanced supply which meets the needs of the neighbourhood's residents at all stages of life."

5.0 SOUTH NEWNHAM NEIGHBOURHOOD PLAN DEVELOPMENT POLICIES

- 5.1. In developing the plan and its associated policies, South Newnham Neighbourhood Forum has considered the National Planning Policy Framework, the Cambridge City Council 2018 Local Plan, the West Cambridge (2009) and Newnham Croft (2013) Conservation Area Appraisals, the Cambridge City Council's Suburbs and Approaches document 2009, the Management Plan for Coe Fen and Sheep's Green, the Paradise Nature Reserve Management Plan, the local context, and the views of residents received through organised events and structured feedback. An extensive Evidence Base has been assembled and is presented in a separate document to support the Policies presented in the section.
- 5.2. The Policies detailed below aim to achieve the Vision for South Newnham Neighbourhood, and are to be used in determining the outcome of planning decisions affecting the neighbourhood.
- 5.3. It is recognised that permitted development rights exist which take precedence over certain policies in this plan at the time of drafting. It is not intended that this plan removes these rights. However, permitted development rights can be removed by means of an Article 4 Direction made by the local planning authority, or by conditions attached to planning permissions. Furthermore, this Plan will remain in operation until 2031, whereas permitted development rights are subject to periodic reviews and amendments. For these reasons, it is considered appropriate for policies to cover development which would normally be classed as permitted.
- 5.4. The scope for large-scale development in South Newnham Neighbourhood is very limited. The policies are intended to assist in the delivery of appropriate development and seek to support planning applications for initiatives the local community want to see happen and discourage applications for developments that they do not want to happen. They will also be used to establish the principles for changing or retaining land use and to set out the conditions against which development proposals will be judged in terms of their design, access, etc.
- 5.5. The Neighbourhood Plan policies aim to avoid repeating existing national or local plan policies. They therefore focus on a relatively small number of development issues of particular significance to South Newnham. For all other planning matters, existing policies and guidance cited above will continue to be used.

Policy SNNP1 Green Infrastructure Network (See Map 2)

The Neighbourhood Area is surrounded on three sides by green open spaces. The Green Corridor to the east runs alongside the River Cam from Sheep's Green, Lammas Land, Paradise Nature Reserve and Paradise Island, Skaters Meadow and into Grantchester Meadows. This network provides a transition from town to countryside and retains much of its original wildness, hosting three nature reserves. To the south and west the Neighbourhood Area is bounded by College playing fields and agricultural land. Throughout the neighbourhood area there are large numbers of private gardens of varying sizes. In total, the Green Infrastructure Network comprises the following assets of biodiversity: parkland, children's play areas, nature reserves, water meadows, allotments, playing fields, private gardens, water bodies (some of which are at risk of flooding), trees, hedgerows, footpaths, and alleyways. These are connected to form a network that allows wildlife to move freely throughout the neighbourhood.

Notable species include birds, waterfowl, amphibians, reptiles, mammals, fish and invertebrates. These species and their habitats are fully described in the supporting Evidence Base.

South Newnham Green Infrastructure Network is identified on the Policies Map, for the purpose of applying Local Plan policies 67, 68, 69, 70, and 71 relating to the protection of open land, biodiversity, geodiversity, priority species, priority habitats and trees.

Development proposals on land that lies within the Green Infrastructure Network must:

- a) Maintain, preserve and enhance the integrity, ecological connectivity and value, and biodiversity of the Green Infrastructure Network by way of their landscape schemes, layouts, and access proposals.
- b) Include Sustainable Drainage Systems (Suds) where the area of hard surfaces (roads, drives, footpaths, roofs and paved areas) is increased. This enables rainfall on the hard surfaces to be managed and increase biodiversity, reduce the risk of local flooding, and provide greater resistance to the impacts of climate change.

The objective of the policy is to prevent further adverse impact on the natural environment of our neighbourhood, and where possible enhance its ecological status for current and future generations to achieve an overall measurable net gain in biodiversity for the Neighbourhood Area.

The following are of particular importance: -

- i Maintaining, enhancing and increasing the area covered by trees, hedges and grass to achieve a measurable net gain in biodiversity, as well as wider environmental gains.
- ii. To protect wildlife, and especially bats, proposals for additional lighting both within and adjacent to the Green Infrastructure Network will not be supported except in exceptional circumstances. Where external lighting is deemed necessary on buildings, unshielded white lights should be replaced with shielded yellow/orange lights. Where lighting is deemed necessary on footpaths and cycleways within the Green Infrastructure Network, solar studs should be used.
- iii. In order to support species under threat, all new developments, buildings, and alterations/extensions to existing buildings are required to:
 - a) Install nesting boxes, above ground floor level, suited to swifts and house sparrows, and any other birds identified throughout the life of this Plan.
 - b) Incorporate hedgehog/amphibian portals in new and replacement fencing.

Supporting Text

This policy supplements policies 67 (Protection of Open Space), 68 (Open Space and Recreation Provision Through New Development), 69 (Protection of Sites of Biodiversity and Geodiversity Importance), 70 (Protection of Priority Species and Habitats) and 71 (Trees) of the Local Plan by identifying these assets on the Policies Map so that the respective policies can be applied accurately in South Newnham.

This policy also refers to Cambridge City Council's guide on Sustainable Drainage Systems (Suds): <https://www.cambridge.gov.uk/sustainable-drainage-systems-suds>., and the DEFRA Biodiversity Metric – Introduction to the Proposed Updated Metric (BD2020-10)

<http://publications.naturalengland.org.uk/publication/6020204538888192>. In addition, it responds to the Evidence Base, which references the Coe Fen and Sheep's Green Management Plans, the Paradise Nature Reserve Management Plan, the Cambridge City Council's Suburbs and Approaches document 2009, the Institute of Lighting Professionals (ILP) Guidance Note 8 (2018) entitled 'Bats and Artificial Lighting'

(<https://www.theilp.org.uk/documents/guidance-note-8-bats-and-artificial-lighting/>), and independent reports on the threats faced to bats, swifts and house sparrows, hedgehogs and amphibians. As a consequence, unshielded white lights should be replaced with shielded yellow/orange lights, and all new homes and extensions above ground floor are required to install nesting boxes to address the declining, but once common, habitats for swifts and house sparrows.

https://drive.google.com/file/d/1t-RD4sSFj-oYMy_mkexKea-z3hV8DdY8/view.

Community Actions

Specific community actions that support the above policies and will be pursued are:

- i. We will seek to ensure that areas of grass, such as verges, strips of land besides hedges and around trees, are infrequently mowed and allowed to grow long to achieve a measurable net gain in biodiversity.
- ii. We will seek to ensure that existing pedestrian and cycle paths in the Green Infrastructure Network are well maintained and not widened to reduce land under grass thereby resulting in a measurable net loss in biodiversity.
- iii. We will support tree-planting initiatives that contribute to increase South Newnham's Tree Canopy cover to 24.5% by 2030 and in so doing help Cambridge achieve its City-wide objective of 19% by 2030.
- iv. We will seek to ensure that new signs in the Green Infrastructure Network are only erected where necessary and are appropriate to the semi-rural and historic character of the Green Infrastructure Network.
- v. We will seek to ensure that the provision of litter and dog bins is balanced between effectiveness and intrusion.
- vi. We will seek to ensure that the use of Lammas Land remains for family and community activities and not for commercial events (e.g. skating rinks, fun fairs, food events).

Policy SNNP2 Local Green Spaces (See Map 2)

The Neighbourhood Plan designates the following locations as Local Green Spaces. These Local Green Spaces as shown on the Policies Map are part of the Green Infrastructure Network:

- A. Gough Way children's play area
- B. Two green "islands" in Gough Way
- C. Skaters' Meadows footpath
- D. Secondary woodland at Pembroke allotments
- E. Mature woodland behind Croft Gardens and in adjoining gardens on Millington Road.
- F. Newnham Croft School wilderness area
- G. Barton Close green "island"
- H. Wide green verges along north side of Barton Road
- I. Grantchester Road/Selwyn Road green "island"
- J. Two green areas in Champneys Walk

Inappropriate development in a Local Green Space will be approved only in very special circumstances. In such very special circumstances, proposals will be supported provided they achieve a measurable net gain in biodiversity.

Supporting Text

This policy designates ten Local Green Spaces in South Newnham, the effect of which is to offer the same level of protection as the Green Belt. As such, all development will be defined as 'inappropriate' unless it complies with national Green Belt policy.

Where a proposal is not defined as 'inappropriate', the policy requires that it includes measures that will enhance the ecological value of the site to contribute to the objectives and purpose of the identified Green Infrastructure Network, within which all the Spaces are located.

Each Local Green Space meets the national test as set out in Clause 100 of the 2018 National Planning Policy Framework:

"The Local Green Space designation should only be used where the green space is: a) in reasonably close proximity to the community it serves; b) demonstrably special to a local community and holds a particular local significance, for example because of its beauty, historic significance, recreational value (including as a playing field), tranquillity or richness of its wildlife; and c) local in character and is not an extensive tract of land"

Policy SNNP3 Connectivity Network (See Map 3)

The Connectivity Network comprises pavements, footpaths, lanes, and alleyways as used by pedestrians, designated cycle routes and roads as used by cyclists, bus services for bus users, and roads. This is described in detail in the Evidence Base.

The South Newnham Connectivity Network is identified on the Policies Map, for the purpose of applying Local Plan policies 80 and 81 relating to sustainable access to development and to mitigating the transport impact of development.

Development proposals on land that lies within or adjoining the Connectivity Network must demonstrate how they comply with the Local Plan by way of their layouts and access proposals and give priority to the safety of pedestrians.

Development proposals on land that lies within the Connectivity Network and that increase the area of hard surfaces (roads, drives, footpaths, cycleways, roofs, and paved areas) should include Sustainable Drainage Systems (Suds) to manage rainfall on the hard surfaces and increase biodiversity, reduce the risk of local flooding, and provide greater resistance to the impacts of climate change.

Proposals to improve the pedestrian/cycle path along the Barton Road and Newnham Road will be supported provided they do not harm the existing amenity (trees and verges) and integrate sustainable drainage systems to ensure that they do not increase the risk of surface water flooding. The surface of pedestrian and cycle paths should be appropriate to context and not black tarmac in the Green Infrastructure Network. Consideration should be given for the needs of users with disabilities, including those who are sight and hearing impaired, as well as wheelchair users.

Alleyways are not to be diverted or enclosed, nor the land incorporated into private gardens.

Supporting Text

This policy contributes to the Local Plan objective to “promote greater pedestrian and cycle priority through and to the city centre, district centres” in supplementing its Policy 80 (Supporting Sustainable Access to Development) by identifying those connectivity assets in South Newnham to which that policy should apply. The assets have been identified in the evidence base as contributing to reducing the use of cars in the neighbourhood and all are highly valued by residents.

This policy refers to Cambridge City Council’s guide on Sustainable Drainage Systems (Suds): <https://www.cambridge.gov.uk/sustainable-drainage-systems-suds>

In addition, the policy recognises the special value of the Barton Road path, which is a route used by residents, students, school children and commuters and provides a safe means of travel for children to Newnham Croft School and residents, students and commuters to the City. It helps to reduce added use of cars on this very busy road and so the policy encourages proposals for its further improvement, provided that they do not adversely affect the trees, and the wide verges along north side of Barton Road which are a Local Green Space.

Community Actions

We will seek pedestrian Rights of Way status for alleyways, lanes and footpaths. if and where possible, where they do not have statutory protection.

We will support initiatives and proposals to reduce personal car use and improve public bus services, and thereby reduce heavy traffic on roads throughout the neighbourhood, provided such proposals do not harm the existing amenity, the trees and verges.

We will support proposals that improve safety for pedestrians and cyclists at road junctions.

Policy SNNP4 Neighbourhood Assets (See Map 4)

These assets are identified in the Evidence Base, which describes the community infrastructure that exists in South Newnham and includes shops, healthcare, educational and pastoral services, care for the elderly, significant employers, and leisure, sports and social facilities. South Newnham is well served with neighbourhood assets, all of which are within walking or cycling distance. All are highly valued by residents and bring a sense of vibrancy and village lifestyle, contributing equally to creating a mixed, balanced and effectively functioning neighbourhood.

The following Neighbourhood Assets, as shown on the Policies Map, are identified for the purpose of applying Local Plan policies 72, 73, 75 and 76 relating to managing proposals affecting local services and facilities:

Retail

- R1 Newnham Bakery/Café, Derby Street
- R2 The Co-Operative Food Store, Grantchester Street
- R3 Derby Stores/Post Office/Newsagent, Newnham Croft Street
- R4 The Red Bull Pub, Barton Road
- R5 Cousins Butchers, Grantchester Street
- R6 The Studio, Grantchester Street
- R7 GP Motors Service Centre, at rear of Eltisley Avenue (accessed at north end of Eltisley Avenue)
- R8 Rented garages at rear of Eltisley Ave and adjacent to GP Motors
- R9 Specialist foods/delicatessen shop (formerly Hairdressing Salon), Eltisley Avenue
- R10 Chemist, Eltisley Avenue
- R11 Cambridge Orthodontic Practice, The Driftway
- R12 Cambridge Sports Physio and Back Care, Cambridge Rugby Club, Granchester Road.

Education

- E1 Newnham Croft Primary School, Chedworth Street
- E2 Scout & Guide Centre, Chedworth Street
- E3 Newnham Pre-School Nursery, Chedworth Street
- E4 Queens' College Nursery, Owlstone Croft
- E5 Millington Rd Nursery

Pastoral

- P1 St. Mark's Church, Barton Road
- P2 St. Mark's Community Centre, Barton Road

Sports, Recreation, and Social

- S1 Cambridge Rugby Club, Grantchester Road
- S2 Cambridge Canoe Club, Sheep's Fen
- S3 Bowls Club, Lammas Land
- S4 Newnham Croft Social and Sports Club, Hardwick Street
- S5 Newnham Riverbank Club, Grantchester Meadows
- S6 Learners pool at Sheep's Green.

Development Management

Development proposals that improve and enhance a Neighbourhood Asset by way of the extension or partial re-development of an existing building or to provide a new local shop, artist studio, community, sports or leisure facility will be supported, provided that they do not have a harmful effect on the street scene, and views of trees and gardens, and that any resulting increase in use will not harm the amenity of neighbouring properties. Where planning consent is required, proposals to change the use of shops or commercial units will be resisted unless it can be demonstrated that their continued use is no longer viable in accordance with the methodology set out in Policy 72 of the Cambridge 2018 Local Plan.

Supporting Text

This policy supplements policies 73 (Community, Sports & Leisure Facilities), 74 (Education Facilities), 75 (Healthcare Facilities) and 76 (Protection of Public Houses) of the Local Plan by identifying all of the Neighbourhood Assets on the Policies Map so that the respective policies can be applied accurately in South Newnham. It also complements Policy 72 (Development and Change of Use in District, Local & Neighbourhood centres), which identifies parts of Grantchester Street and Newnham Croft Street – including the Co-op, Derby Stores and Post Office - as a neighbourhood centre, by extending the provisions of that policy to other important commercial units outside the neighbourhood centre.

Policy SNNP5 Homes & Facilities for Older People (See Map 4)

Lammas Court was built in 1982 for the elderly as part of the Lammas Field Development on what had been a College playing field. It provides rented retirement housing for the over 60s in the neighbourhood and comprises 20 studios and four one-bedroom flats. There is a shared kitchen, dining and social area and a separate laundry room.

Development proposals that are designed specifically to meet the needs of older people, including new sheltered housing and retirement homes, will be encouraged, provided they do not have a harmful effect on the street scene or adversely impact the amenity of neighbouring properties.

Proposals to change the use of Lammas Court to non-residential will be resisted unless it can be demonstrated that the site is no longer suited to, or viable as retirement housing.

Supporting Text

This policy supplements Policy 47 (Specialist Housing) of the Local Plan, which makes provision for new specialist housing, by identifying Lammas Court, which is already in this use, for protection from a change to another use. Well-balanced residential provision for all sectors of the population of South Newnham, including those requiring sheltered housing and retirement homes, is important to maintain a cohesive and integrated community. See Happi Housing Standards: <https://www.housinglin.org.uk/Topics/browse/Design-building/HAPPI/>

Policy SNNP6 Local Heritage Assets (See Map 4)

Local Heritage Assets are an important element of the architectural and historical make up of South Newnham. There is a Grade II Listed Building at 2/2A Grantchester Road, and 37 buildings listed by Cambridge City Council as Buildings of Local Interest (BLIs). Based on input from residents, 8 further buildings (H1 – H8) have been added to the to the list of Local Heritage Assets, including a Victorian vicarage, Edwardian shops, the Social Club, and a cricket pavilion. Detailed reports on the research into the buildings listed above are included in the Evidence Base.

The following locally important and historic buildings are identified as Local Heritage Assets, as shown on the Policies Map, for the purpose of applying Local Plan policy 62 relating to non-designated heritage assets:

Listed Buildings: -

- 2/2A Grantchester Road
- Cambridge City Council Buildings of Local Interest (BLIs): -
- Barton Road - Nos 28 to 30 (even), Nos 37, 39, 41, 49 and 51 (odd), Maitland House (no 96), St Mark's Church, Nos 1-12 Croft Gardens, Holme Croft (no 27)
- Grantchester Road - No 50
- Driftway - The Grove
- Grantchester Street -Paradise House
- Millington Road - Nos 3, 6, 7, 9, 11, 19, 27, 32, 33, 35 and 36
- Owlstone Road - Owlstone Croft Lodge

Heritage Assets: -

- H1 Newnham Croft Social and Sports Club, Hardwick Street
- H2 Nos. 31 and 32a Eltisley Avenue
- H3 Newnham Bakery, Derby Street
- H4 Gas Lamps on Millington Rd, Grantchester Meadows, and South Green Rd
- H5 Stink Pipes on Grantchester Meadows and South Green Rd, Selwyn Rd, Fulbrooke Rd, and besides Paradise House
- H6 St. Mark's Vicarage, Barton Road
- H7 Red Bull Public House, Barton Road
- H8 Gonville & Caius College Cricket Pavilion, Barton Road

Supporting Text

This policy supplements Policy 62 (Local Heritage Assets) of the Local Plan by identifying those assets in South Newnham to which that policy will apply.

Policy SNNP7 Managing Design of Proposed Development in Character Areas (Map 5)

The Neighbourhood Area has been divided into four Character Areas. Detailed descriptions of the streets and house templates covering Victorian, Arts and Crafts, Edwardian, Modernist and Interwar period including 1920s and 1930s, and post WW2, including Gough Way Estate built in 1960s, are included in the Evidence Base.

Character Area A, "Newnham Croft" was developed mainly between the 1850s and the early 20th century on a street-by-street basis. There is a strong architectural cohesion due to the use of two-storey terraced form with small front and rear gardens. The houses are generally well preserved with facades of Gault and red brick under slate roofs with original windows and front doors.

Character Area B, "Barton Road and surrounds". Barton Road has a preponderance of large architect-designed two and three storey detached and semi-detached houses on both sides of the road, set back behind hedges in long plots with large front gardens. Many of the houses are finished in brick or render with pitched tiled roofs. Barton Close, a development of two storey brick built detached houses was completed in the 1940s, at the same time as nearby houses on the same side of Barton Road. Millington Road, whose development was begun by Kings College in the first years of the 20th C, comprises large architect designed houses in spacious grounds, 11 of which are Buildings of Local Interest. St Mark's Court was added in the 1960s, and Champneys Walk in the 1980s on formerly Newnham College land. Both developments were built to modern and consistent styles on smaller plots.

Character Area C, "Grantchester Road and surrounds" has a mixture of housing stock in a variety of styles including Victorian and Edwardian terrace houses, 1920s council houses, 1920s Arts & Crafts style, 1920-1930s houses finished in render and a listed building in the Modernist style.

Character Area D, "Gough Way Estate" consists of detached two-storey houses built in the 1960s. All the houses have pitched roofs, and garages, and are set back from the road on varied building lines, with fair sized front and back gardens. The building lines are varied, and all the houses have fair-sized front and back gardens.

Proposals related to extending existing homes should give consideration to measures to enhance the environmental performance of the wider home, where these are sympathetic to the character of the area and the heritage status of the home. Proposals should follow the energy hierarchy, focussing first on measures to enhance the fabric performance and energy efficiency of homes before giving consideration to the role of renewable energy.

Development proposals for the Neighbourhood Area will be supported provided they protect and enhance the character of the area and its setting, protect the amenity of neighbours, and have full regard to the following design principles: -

- i. Proposals maintain the existing building line to the frontage.
- ii. Proposals maintain the existing building height and form both to the front and rear.
- iii. "Proposals should not adversely impact the distinctive density and layout of the area or increase the floor space/plot ratio above 1.0 to avoid overdevelopment (see Appendix A).
- iv. Facing or cladding materials comprise Gault or red brick and red brick dressing or render to match existing materials on the same and adjoining properties to front and rear.
- v. Roofing materials to be slate or tile pitched roofs to match existing materials on the same and adjoining properties to front and rear.
- vi. Flat roofed extensions beyond the original building line and above ground floor level will be opposed except in exceptional circumstances. Where flat roofs are considered acceptable, these should be green or brown roofs.
- vii. Ground floor side and rear extensions will be supported where the design and materials are sympathetic to the existing building and surrounding area and do not overlook, overshadow, or adversely impact the amenity and privacy of neighbouring properties. Proposals that incorporate extensive areas of glass directly facing neighbouring properties will not be supported.
- viii. The use of Gault or red brick for chimneys to match existing and adjoining properties.
- ix. Subdivision of existing detached and semi-detached houses into separate housing units will be supported to meet evolving family needs provided that alterations are sympathetic to the existing building and that the amenity of neighbours is protected. Subdivision of existing terraced houses into separate housing units will not be supported.
- x. Proposals retain original design features such as sash windows, small porches, stone detailing and front doors, or replace with matching equivalents to the original design and materials where possible.
- xi. Proposals to retain or replace boundary walls, hedges, railings, and front gardens to match the existing, retaining the same alignment.
- xii. Proposals that increase the area of hard surfaces (roofs, drives, and patios) should include Sustainable Drainage Systems (Suds) to manage rainfall on the hard surfaces and increase biodiversity, reduce the risk of local flooding, and provide greater resistance to the impacts of climate change.

Government guidance on the use of permeable materials in front gardens:

https://assets.publishing.service.gov.uk/government/uploads/system/uploads/attachment_data/file/7728/pavingfrontgardens.pdf

- xiii. Proposals do not adversely impact the street views, including views of trees in gardens and/or along the streets.
- xiv. Proposals do not harm the view to open countryside from Grantchester Meadows, and across the playing fields from South Green Road, Millington Road, Selwyn Road, Fulbrooke Road, Gough Way, and Clare Road as identified on the Policies Map.
- xv. Proposals maintain the existing pattern of lanes, footpaths, and alleyways that run through the Character Areas.
- xvi. Where appropriate, proposals for flood-prevention barriers to vulnerable property should ensure that they have regard to the character of the locality, and do not result in the loss of surrounding vegetation.
- xvii. Careful consideration should be given to the storage of bin and bikes to minimise their impact on the street scene.

The preparation of development proposals should include soliciting and considering input from neighbours to prevent an adverse impact of on their amenity.

Supporting Text

This policy manages design quality in the Newnham Croft Conservation Area (Character Area A). In doing so, it refines policies 46, 48, 50, 52, 53 and 55 of the Local Plan, in respect of requiring the design of development proposals to reflect the historic settlement pattern of Newnham Croft. It is also in line with policies 57, 58, 60, 61, 62, 63 and 66 of the Local Plan in ensuring the character of the built and historic environment is sustained and enhanced.

This policy manages design quality in Barton Road and surrounds (Character Area B), including that part in the West Cambridge Conservation Area. In doing so, it refines policies 46, 48, 50, 52, 53, 55, 57, 58, 60, 61, 62, 63 and 66 of the Local Plan, in respect of requiring the design of development proposals to reflect the historic settlement pattern of the area.

This policy manages design quality in Grantchester Road and surrounds (Character Area C). In doing so, it refines policies 48, 52, 53, 55, 57, 58, 60, 62, 63 and 66 of the Local Plan, in respect of requiring the design of development proposals to reflect the historic settlement pattern of the area.

This policy manages design quality in Gough Way (Character Area D). In doing so, it refines policies 48, 52, 53, 55, 57, 58, 60 and 66 of the Local Plan, in respect of requiring the design of development proposals to reflect the settlement pattern of the area.

Guidance from Historic England on improving the environmental performance of existing homes.
<https://historicengland.org.uk/advice/your-home/saving-energy/>

This policy refers to Cambridge City Council's guide on Sustainable Drainage Systems (Suds):
<https://www.cambridge.gov.uk/sustainable-drainage-systems-suds>

6.0 IMPLEMENTATION AND MONITORING

- 6.1 The Neighbourhood Plan will be implemented by the local planning authority's consideration and determination of planning applications for development in the South Newnham designated Neighbourhood Area.
- 6.2 In preparing the Plan, care has been taken to ensure, as far as possible, that the policies are reasonable and sufficiently clear to inform Cambridge City Council's decisions on planning applications.
- 6.3 Whilst Cambridge City Council as planning authority is responsible for the planning process, South Newnham Neighbourhood Forum will use the Neighbourhood Plan to frame its representations on submitted planning applications. It will also monitor Cambridge City Council's decisions to ensure that proper account is taken of the Neighbourhood Plan as well as the City's 2018 Local Plan.
- 6.4 The policies are intended to assist in the delivery of appropriate development and seek to support planning applications for initiatives the local community want to see happen and discourage applications for developments that they do not want to happen. They will also be used to establish the principles for changing or retaining land use and to set out the conditions against which development proposals will be judged in terms of their design, access, etc.
- 6.5 The Neighbourhood Plan policies aim to avoid repeating existing national or local plan policies. They therefore focus on a relatively small number of development issues of particular significance to South Newnham. For all other planning matters, existing policies and guidance cited above will continue to be used.
- 6.6 Where one or more Neighbourhood Plan policies are used as a reason for a refusal of a planning application, the South Newnham Neighbourhood Forum will support Cambridge City Council in defending that decision at any appeal. If necessary the South Newnham Neighbourhood Forum will also consider requesting elected City Councillors, County Councillors, or Secretary-of-State to call-in any applications Cambridge City Council is minded to approve if the South Newnham Neighbourhood Forum considers that insufficient weight has been attributed to the conflict between a proposal and a policy of the Neighbourhood Plan.
- 6.7 The monitoring tool, referred to in Section 3.11, will be a data base of planning applications in our neighbourhood area, with the Forum's response to applications, and an assessment of whether the policies of the 2018 Local Plan, Conservation Area Appraisals and the Neighbourhood Plan are being upheld.

Infrastructure Projects

The South Newnham Neighbourhood Forum proposes some, or all, of the following projects for investment of future community infrastructure levy, EIP or other funding.

- Tree planting in streets at fire hydrant locations
- Improvement of the seating area at the Chedworth Street/Grantchester Street junction to include relocation of the cable box
- Benches on Barton Road
- Cycle parking, benches, shrubs and tree planting at Skaters' Meadow footpath, with protective fencing for the trees and shrubs

SOUTH NEWNHAM NEIGHBOURHOOD PLAN

- On-street cycle parking
- Cycle parking at the Driftway car park
- Heating for the Sheep's Green Learner Pool
- New benches and picnic tables for Sheep's Green
- Re-line and renovate Lammas Land paddling pool
- Increase "Biodiversity" at Skaters Meadow and Lammas Land

Appendix A - Housing Density Measures for South Newnham

Recognising the future challenge from increasing densification, an objective measure of densification has been developed and included in the Managing Design policy as point SNNP7 (iii). It is proposed to use a density measure to help identify and prevent instances of overdevelopment, and **a maximum “floor area/plot ratio” of 1 is proposed for new developments.**

Current national planning policy guidance is for 30-50 dwellings/ha, which is 0.33-0.5 dwellings/100sq m. For the existing South Newnham Neighbourhood area this measure doesn't provide enough guidance as it is intended for whole communities and/or large-scale developments including roads, shops/services and community space, when we are primarily concerned about the development of individual plots within South Newnham.

Four density measures were applied to a number of different recent planning applications in South Newnham, and the density measures pre- and post-development were compared. The density measures used were:

- (i) No of occupants/100 sqm
- (ii) No of households/100 sqm (effectively the same as dwellings/100 sqm)
- (iii) % plot built on
- (iv) Floor area/plot ratio

The density measures were trialled, and an assessment made of the measure that would best determine unacceptable levels of densification for South Newnham. It was concluded that the 'floor area/plot ratio' is the best measure as it can accommodate developments with different numbers of floors. In South Newnham, over development could be considered to start at around 1.

For a 2-storey house, a ratio of 1 would be achieved when 1/2 the plot is built on. For a 3-storey house a ratio of 1 would be achieved when 1/3 the plot is built on, and for 4 storeys (basement + 3 above ground floors) when 1/4 plot is built on. The underlying policy consideration is that higher buildings should occupy a smaller % of the plot.

A floor area/plot ratio of 1 would allow development of many houses, but not overdevelopment. As an example, a Victorian cottage occupying half the plot with a kitchen extension and modest loft conversion would have a floor area/plot ratio of less than 1.