APPENDIX A

LOCAL DEVELOPMENT FRAMEWORK POLICIES SUPPLEMENTED BY THE SUPPLEMENTARY PLANNING DOCUMENT

DEVELOPMENT CONTROL POLICIES DEVELOPMENT PLAN DOCUMENT

DP/1 Sustainable Development – in particular part o
DP/2 Design of New Development – in particular parts b, k and l
DP/3 Development Criteria – in particular part o
GB/2 Mitigating the Impact of Development in the Green Belt
GB/3 Mitigating the Impact of Development Adjoining the Green Belt
GB/5 Recreation in the Green Belt
Natural Environment Objectives – in particular objective NE/c
NE/4 Landscape Character Areas
NE/5 Countryside Enhancement Areas
NE/6 Biodiversity
NE/7 Sites of Biodiversity Importance
CH/1 Historic Landscapes

NORTHSTOWE AREA ACTION PLAN

NS/2 Development Principles – in particular part h
The Site and Its Setting Landscape Objective C2/b
Landscape Objectives – in particular objectives D7/b, D7/d and D7/g
NS/12 Landscape Principles
NS/13 Landscape Treatment of the Edges of Northstowe
NS/14 Landscaping Within Northstowe
Biodiversity Objectives D8/a – i
NS/16 Existing Biodiversity Features
NS/17 New Biodiversity Features

CAMBRIDGE SOUTHERN FRINGE AREA ACTION PLAN

CSF/1 The Vision for the Cambridge Southern Fringe
CSF/2 Development and Countryside Improvement Principles – in particular part 9
Trumpington West and the Southern Setting of Cambridge Objectives – in particular C3/b
CSF/5 Countryside Enhancement Strategy
Landscape Objectives – in particular D6/b, D6/d and D6/g
CSF/12 Landscape Principles
CSF/13 Landscaping within Trumpington West
Biodiversity Objectives D7/a – f
CSF/15 Enhancing Biodiversity
Phasing and Implementation Objectives – in particular E1/b

CAMBRIDGE EAST AREA ACTION PLAN

CE/1 The Vision for Cambridge East
The Site and Its Setting Landscape Objective C3/b
CE/4 The Setting of Cambridge East
Landscape Objectives D7/b, D7/d and D7/g
CE/13 Landscape Principles
CE/14 Landscaping Within Cambridge East
Biodiversity Objectives D8/a – i
CE/16 Biodiversity
CE/17 Existing Biodiversity Features
CE/33 Infrastructure Provision – in particular part g

ASSCOIATED SCDC SUPPLEMENTARY PLANING DOCUMENT

Development Affecting Conservation Areas SPD
Aims to help applicants to understand the historical context and character of conservation areas, to advise on appropriate design and guide applicants through the planning and conservation area applications where these are required.
http://www.scambs.gov.uk/Environment/Planning/DistrictPlanning/LocalDevelopmentFramework/Development_Affecting_Conservation_Areas_SPD.htm

Open Space in New Developments SPD
Aims to guide applicants through the planning process understand their required contributions to open space provision, ensure Parish Councils and / or the local community are involved in decisions that affect public open space provisions within new developments and that new facilities provided are appropriately designed to maximise amenity benifits.
http://www.scambs.gov.uk/Environment/Planning/DistrictPlanning/LocalDevelopmentFramework/OpenSpaceSPD.htm

Trees and Development Sites SPD
Aims to Assist applicants' understanding of the role of trees within the wider environment and how they should be incorporated within development proposals as part of a high quality design, to help applicants gain planning permission quickly by informing them of information required to accompany planning applications and to ensure that development works are undertaken in an appropriate manner to avoid adverse harm to trees, including their roots.
http://www.scambs.gov.uk/Environment/Planning/DistrictPlanning/LocalDevelopmentFramework/Trees_Development_SPD.htm

Biodiversity SPD
Aims to assist applicants' understanding of the role of biodiversity within the wider environment and how biodiversity features should be incorporated within

development proposals, to assist in gaining planning permission quickly by informing them ofthe level of information required, and to ensure that development works are undertaken in an appropriate manner to avoid harm to biodiversity.
http://www.scambs.gov.uk/Environment/Planning/DistrictPlanning/LocalDevelopmentFramework/biodiversity_SPD.htm

Listed Buildings SPD
Aims to Assist applicants' and agents' understanding of whether Listed Building Consent is required to undertake proposed works and an understanding of the local historic context; To ensure that works to Listed Buildings are carefully considered and appropriately designed, protecting and enhancing the character, appearance, architectural interest or setting of listed Buildings, and to assist applicants' and agents' to gain Listed Building Consent and / or planning permission quickly by informing them of what information is required to accompany applications.
http://www.scambs.gov.uk/Environment/Planning/DistrictPlanning/LocalDevelopmentFramework/Listed_Buildings_SPD.htm

APPENDIX B

LANDSCAPE CHARACTER AREAS AND LANDSCAPE PRINCIPLES

Below the landscape Character Areas covered by south Cambridgeshire are described in more detail. Cambridgeshire, together with an overview of how a landscape scheme may respond to the Character Area, both generally and at a more detailed level.

As a general principal, the landscape scheme should respond to the developments place in the wider landscape, respecting the geology, landform, built form, history and management of the South Cambridgeshire Landscapes. To a large extent the Landscape Character of a scheme is what will make the development special and distinctive.

All development should take account of the established landscape character of the location, and new landscapes should build upon these key features through careful design and selection of plants and materials.

Landscape character can be promoted at a range of different ways- ranging from the choice of a paving material or an individual tree, to the structure and layout of a whole new town.

A) JCA 46 - THE FENS

The Fens (and the Fen Edge) are a large scale landscape with long views and extensive vistas to often level horizons and huge skies. However areas of shelterbelts, clumps of trees and occasional hedgerows can merge together to give the impression of a treed horizon.

A hierarchy of rivers, lodes, drains and ditches provide a strong influence throughout the area. Embanked rivers roads and railways create local enclosure and elevation, often with the raised banks providing good grassland habitats.

A rich and varied intensive agricultural land use including wide range of arable, root crops, bulbs, vegetables and livestock. Horticultural glasshouses and general agricultural clutter is often significant. Orchards are a distinctive feature.

The soil is peaty and dark and a significant feature when not covered with crops.

The area contains several low sand and gravel ‘Islands’ which have provided a focus for settlement, often with the village core is often the high point with the more modern development spreading to the lower land.

These ‘islands’ often have a significantly higher proportion of grassland cover, trees and hedgerows which screen the low lying buildings

There is a strong linear street pattern. The older parts of the settlements often having continuous street frontages and an intimate character.

Small scale medieval field patterns are common at the edge of settlements.

Church towers and spires significant trees can create landmarks and be seen from long distances.

Typical tress and hedgerows include Ash, Oak, Poplar, Willow species, Hawthorn, Dogwood, Horse chestnut and Sycamore.

JCA 86 South Suffolk and North Essex Claylands

This is a gently undulating plateau of arable farmland up to100-120m in height, divided by broad shallow valleys, drained by small streams and with some locally steep slopes.
It is predominantly an open and intensive arable landscape.
Field sizes are generally large and are bounded by either open ditches or sparse closely trimmed hedges, both containing variable number and quality of hedgerow trees.
However the landscape is united by the gently rolling landform and areas of woodland ,which often appear to join together on the horizons to give a wooded skyline.
Villages and settlements typically have strong linier forms, but often low density and loose-knit, sited in a wooded setting with mature hedgerows and trees which contribute to the rural character. Most villages are sited on the valley sides or ridge tops. Small paddocks and long back gardens help to soften the village edges.
Typically planting will include Mixes Oak-Ash woodland together with Wild Cherry and field maple. Trees in hedgerows will include Oak Ash and Field Maple. On stream sides and slopes Alder may dominate the wetter areas, with the remainder a mix of Dogwood, Guilder Rose, and Willow species, with Hazel Ash and Oak in the dryer areas.

JCA 86 – South Suffolk and North Essex Claylands - General Landscape Principals

- Management and enhancement of existing woodlands This will include connecting new landscape features to existing woodland and retaining and incorporating smaller areas of woodland into major developments.

- Creation of new woodlands, particularly where these will assist in link large developments to the landscape, or enhance the landform of skyline. New woodland should link with existing landscape features wherever possible. General Landscape Principals

- Maintenance and enhancement of existing hedgerows, including protection and encouragement of new and existing hedgerow trees.

- Planting shelter belts and widening hedgerows to create linier elements and link woodlands.

- Careful design of village and settlement edges to link with the existing landscape.

- Maintenance and enhancement of other desirable landscape features such as river valley pasture.

B) JCA 87 EAST ANGLIAN CHALK
Distinctive, open, variable topography of rolling Chalk hills, some with distinctive beech belts along roads or featuring hilltop or scarp slope beech woodland (hangers). Lower woodlands are Ash dominated.

Large-scale rolling downland, mainly arable, has distinctive long straight roads, open grass tracks and ancient or Roman routes and earthworks (Devil's Dyke, Fleam Dyke and Icknield Way) Isolated 19th century white or yellow brick farmhouses.

Distinctive nucleated villages, generally within valleys, often at crossing points or fords. Many villages are well treed and often not visible from the wider landscape. Village greens are common, both at large and small scales. Avenue planting to village approaches is typical of some villages.

To the east of the area is cut by the valleys of the rivers Granta and Rhee – giving an intimate character with small grazing meadows and wet woodland. Some valleys also feature historic parklands.

Strong rural character across most of the area although disrupted by major transport routs such as the A505 and M11

Manicured character of stud landscape and shelter belts approaching Newmarket, with domesticated smaller-scale settled landscape to the east of this featuring rows of pine.

Dominant Woodland trees are the Beech ‘hangers’ mixed woodland of Beech and Ash with small-leaved lime, hornbeam, wild cherry and yew. Hedges and scrub feature the usual Hawthorn, Hazel, Blackthorn, Field maple and Dog Rose, along with Wayfaring Tree, wild Privet and Yew. Trees in hedgerows are dominated by Ash, with Beech and Field maple.

JCA 87 – East Anglian Chalk - **General Landscape Principals**

- Planting, conserving and enhancing Beech Hangers as focal points to reinforce the Chalk landscape as a setting for development.

- Management, conservation and creation of chalk grassland

- Management of existing shelter belts and creation of new shelter belts and small areas of mixed woodland linked to existing landscape features. This will break up the largest areas of open farmland while maintaining the contrast between the more open landscape and the more small-scale landscape of the river valleys.

- Enhancement of linier features in the landscape such as footpaths, ancient tracks dykes, and road corridors.

- A more sensitive approach to the stud Landscape at the edge of the district towards Newmarket.

C) JCA 88 BEDFORDSHIRE AND CAMBRIDGESHIRE CLAYLANDS

Gently undulating topography and plateau areas, divided by broad shallow valleys.

Predominantly an open and intensive arable landscape. Fields bounded by either open ditches or sparse closely trimmed hedges both containing variable number and quality of hedgerow trees.
Woodlands are scattered with the larger ancient woodland areas concentrated to the north and west of the area. Occasional parkland and orchards add interest to the area.
Villages are often located on the sides of small valleys, along spring lines or on the higher ground. A diversity of building materials.

Medieval earthworks including deserted villages the major feature of visible archaeology.

JCA 88 – Bedfordshire and Cambridgeshire Claylands - General Landscape Principals

- Management and enhancement of existing woodlands. And the creation of new woodlands where these will have a beneficial impact on vistas, landform and skyline, or to enhance the traditional field pattern. The continued management of existing ancient woodlands is important.

- Planting woodland blocks based on hedgerows and there is scope for the creation of new woodlands: smaller woods to river valleys and larger woods on higher plateau areas, with scope to enhance linkage within traditional woodland areas.

- Planting woodland belts and corridors, preferably based on existing and traditional hedge lines and field patterns, particularly in very open areas where hedges have been removed.

- Restoration, conservation of existing hedgerows and planting of new hedgerows.

- Careful design and planting of village approaches and the expanding edges of existing urban areas and the new developments which are often hard and have little relationship with the landscape.

- The management of unimproved grasslands on settlement edges should include the retention of remaining ridge and furrow.

D) JCA 90 BEDFORDSHIRE GREENSAND RIDGE

The Bedfordshire Greensand Ridge forms a narrow elongated area running from Leighton Buzzard in the south west (the highest area) dropping gently to Gamlingay in the north east - a distance of approximately 40km. It is entirely surrounded by the Bedfordshire and Cambridgeshire Claylands. There is a distinct scarp slope to north-west and dip slope to south-east.

The north-west facing scarp slope has a high proportion of woodland (both deciduous and coniferous) and areas of heath and pasture, producing a distinctive wooded skyline. The dip slope features medium sized arable fields and wooded landscape. Here there has been some removal of hedges and hedgerow trees to create larger fields, but the area remains distinctive from the Claylands.

Much of the Bedfordshire Greensand Ridge is located on Cretaceous sands and sandstones, which have produced acidic, free draining soils, which are of poor fertility compared to the surrounding clay. This has had a marked influence on the vegetation which was more suitable for the establishment of hunting estates of heath and mixed woodland. These areas are distinctive and of high biodiversity value

Due to the areas relative height there are panoramic views to north across claylands, with several large houses and estates utilising the scarp and dramatic change in levels - for example Waresly Park, Tetworth Hall and Woodbury Hall, all near Gamlingay.

To the south further historic parklands and estates, including Woburn, Haynes, Shuttleworth, Sandy Lodge and Southill, often with associated estate villages, give the impression of a well-tended landscape.

The influence of the estate owners has also kept the size of settlements restricted to small nucleated groups. This has controlled the amount of 20th century development in the area.

JCA 90 – Bedfordshire Greensand Ridge - General Landscape Principals

- The contrast between the Greensand area – particularly the edge of dip slope – and the adjacent claylands can be emphasised by appropriate tree species. A varied scarp skyline with a mix of woodland, heath and pasture is important.

- The varied mix of deciduous and coniferous woodlands benefits amenity, recreation, wildlife and timber production.

- There are opportunities to conserve and reinstate hedgerows, hedgerow trees and pasture.

- Creation and restoration and management of existing heath habitats on the scarp slope and opportunities to create new areas of heath.

- Linking and management of the existing areas of parkland, and limited opportunities to re-create new parkland through grazing planting of specimen parkland trees.

TYPES OF LANDSCAPE SCHEMES

The type and scale of the landscape scheme should be appropriate to the development. Below are some examples of a range of developments and landscape elements, both large and small, together with suggestions the scale and character of landscape treatments.

MAJOR DEVELOPMENTS

Housing

PPS 1 states that good design is fundamental to the development of high quality new housing, should aid the creation of sustainable, mixed communities, and should contribute positively to making places better. Design which is inappropriate in its context, or which fails to take the opportunities available for improving the character and quality of an area and the way it functions, should not be accepted.

Landscape elements to be considered within a housing scheme may include the following:

- *Buffer zones and connecting landscapes* - Elements such as 'green corridors' should be of a scale to complement the development, and allow sufficient space for a variety of plants including some large trees and areas of native planting where appropriate

- *Existing landscape features* - Existing trees, hedges and significant landscape features such as historic walls, railings or vistas should be incorporated into the design wherever possible Location of new buildings, roads and parking areas should be carefully considered to allow sufficient room for existing landscape assets.

- *Street Landscapes* - Road layout must be considered at an early stage in the design process. The design should ensure that ensure that the highway layout avoids unnecessary areas of drives and roadway, and that it maximises space for landscape.

  Sufficient space should be available for appropriate street trees and areas of landscape to emphasise important local places such as nodes, vistas etc. Create 'semi-permeable' landscapes - a balance should be struck between security, accessibility and visual quality.

- *Boundary Treatments* – Walls, fencing, rails and bunding must be sympathetic to the local landscape character and landform. Boundary planting must be given sufficient room to mature.

- *Front gardens* - The style quality and layout of front gardens can have a marked effect on the success of the landscape scheme. Attention to the quality and scale of hard surfaces, railing, walling and planting is vital. Refuse storage is often an important design consideration.

- *Public open space and Play Space* – Provision of public open space is often a requirement of a section 106 agreement associated with the planning permission. A variety of spaces should be provided, of appropriate layout and size for their intended use.

Industrial and commercial

- *Buffer Zones and Screening* - Buffer zone of planting are particularly important in helping to integrate industrial or commercial areas into the landscape, particularly as such areas are often situated adjacent to the open countryside. The width of a buffer zone will depend on a variety of factors, for example topography, visibility, sensitivity, surrounding land use and size of development. Generally this will be a minimum of 5 metres and up to 30 metres for larger developments.

- *Structural Landscape* - The spaces between industrial units and major spine roads landscape treatments of an appropriate scale to reduce the impact of often very large buildings. The use of landscape to create gateway features and 'signposting' within the development is also important.

- *Landscape Amenity* – Space at a more human scale – for example a seating area for lunch areas or communal gardens should be provided for employees and visitors, with attractive views, an element of privacy, a choice of sun or shade, and safe and comfortable access for pedestrian and cycles as well as vehicle users.

- *Parking Areas* – Large areas of will require

Health care and Social Landscapes

- While similar in many respects to commercial landscape design - often including large buildings and extensive parking - good landscape design for these areas is often very specific to the intended users – consideration for people with allergies or who are partially sighted for example.

- A variety of space with a range of character – some sunny and lively and others quieter and more private, should be provided. Connecting pedestrian routes, circlets and stopping points will be important.

Education

- Again consideration of the users of the landscape and the relevant scale needed is vital. This will apply both to the layout of space - for example small, quite spaces intended for a few children, up to lively areas which will accommodate the whole class (or more) – and also to individual landscape elements such as boundaries or seating. Areas of shade must be provided.

- Space for parents, visitors and any out-of-school time activites should be considered.

- The landscape should be stimulating, provide some sense of adventure and escape while remaining safe and allowing visual supervision.

- The design should consider how often long boundaries and fencing can be integrated into the surrounding landscape.

MINOR DEVELOPMENTS

Housing

- *The Local Landscape* – road widths, vegetation , buildings and areas of open space - and local designations - a conservation area for example - will have the greatest bearing on the design. This will usually at a smaller more domestic scale.

- Space may often be limited and close to existing housing, so careful selection of landscape materials and planting is very important.

Village Landscapes

- Landscape Design should respect the built form of the village, its open spaces and relevant history. As development will often adjoin open countryside, the design of the rear boundaries and spaces will often be as important as the frontage. Careful integration of parking areas and refuse storage into the village scene will be required.

Planting lists

Below are some possible plant choices for a range of Landscape situations. Please also see the Landscape Character Area section.

Mixed species for wildlife value and visual interest:

5 0% Hawthorn
2 0% Blackthorn
10% Field Maple
10% Hazel
5 % Holly
5 % Dog Rose

Other native hedgerow species are Beech, Elm, Wild Privet, Dogwood, Honeysuckle, Hornbeam, Spindle, Oak, Osier, Goat Willow.

600mm high (900mm or higher where quicker impact needed) bare root transplants.

Where possible, include Standard or staked feathered hedgerow trees (e.g. at 15m centres) for extra wildlife value and screening.

Where possible plants should be locally grown and of local provenance.

Spacing / Density

Spacing varies depending on the density of hedge required and site conditions. For denser hedges, for example on windy reclamation sites spacing is typically double staggered rows 300mm between rows, plants 250mm apart. For urban sites double staggered rows 400mm between rows, plants 450mm apart are typical.

APPENDIX C

CONTACT DETAILS AND FURTHER INFORMATION

Landscape Design Officer
South Cambridgeshire District Council
South Cambridgeshire Hall
Cambourne Business Park
Cambourne
Cambridgeshire
CB23 6EA

Tel: 08450 450 450
Web Site: www.scambs.gov.uk

LOCAL INFORMATION
• Cambridgeshire Design Guidelines - Cambridgeshire County Council
• Cambridgeshire Design Guide for streets and the public realm - Cambridgeshire County Council

NATIONAL INFORMATION
• Building Research Establishment; Site Layout planning for daylight and sunlight: a guide to good practice: P J Litlefair.
• Arboricultural Practice Notes –Tree Advice Trust

British Standards
• BS 5837 2005 Trees in Relation to Construction recommendations
• BS 3998 1989 British Standard Recommendations for Tree Works
• BS 3936-1 1992 Nursery Stock Part 1: Specification for Trees & Shrubs
• BS 4043 1966 Transplanting Semi Mature Trees
• BS 5236 1975 Cultivation and planting of trees in advanced nursery stock category
• BS 4428 1989 Code of Practice for General Landscape Operations (excluding hard surfaces)
• BS 8206 1992 part 2 Lighting for Buildings
• BS 1192 199 Construction drawing practice Part 4 Recommendations for landscape drawings
• BS 1377 Methods of test for soils for civil engineering purposes
• BS 5930 Code of Practice for site investigations.

USEFUL ADDRESSES

Arboricultural Association
Ampfield House
Ampfield
Nr Romsey
Hants, SO51 9PA Tel: 01794 22022 Fax: 01794 368978
Web Site: www.trees.org.uk

Arboricultural Advisory & Information Service (Tree Advice Trust)
Forest Research Station
Alice Holt Lodge
Wrecclesham
Farnham, Surrey
Web Site: www.treehelp.info

Institute of Chartered Foresters
7A Colme Street
Edinburge
EE3 6AA Tel: 0131 225 2705
Web Site: www.charteredforesters.org

Ancient Tree Forum
C/o Woodland Trust
Autumn Park
Dysart Road
Grantham
Lincolnshire
NG32 6LL
Web Site: www.woodland-trust.org.uk/ancient-tree-forum
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Institute of Civil Engineers
One Great George Street
Westminster
London
SW1P 3AA Tel: 020 7222 7722
Web Site: www.ice.org.uk

Building Research Establishment
Bucknalls Lane
Watford
WD25 9XX Tel: 01023 66400
Web Site: www.bre.co.uk
British Association of Landscape Industries (BALI)
Landscape House
Stoneleigh Park
National Agricultural Centre
Warwickshire
CV8 2LG Tel: 0870 770 4971
Web Site: www.bali.co.uk

Institute of Leisure and Amenity Management
ISPAL
The Grotto House
Lower Basildon
Reading
RG8 9NE Tel: 01491 874800
Web Site: www.ispal.org.uk

Institute of Structural Engineers
11 Upper Belgrave Street
London
SW1X 8BH
United Kingdom Tel: 020 7235 4535

Commission for Architecture and the Built Environment (CABE)
1 Kemble Street
London
WC2B 4AN Tel: 020 7070 6700
Web Site: www.cabe.org.uk

Landscape Institute
33 Great Portland Street
London
W1W 8QG Tel: 020 7299 4500
Web Site: www.landscapeinstitute.org