

# *Landscape in New Developments Supplementary Planning Document*

## *Public Participation Report*

<i>Representations</i>	<i>Nature</i>	<i>Summary of Main Issue</i>	<i>Council's Assessment</i>	<i>Action</i>
<b>CHAPTER 1 INTRODUCTION TO THE SUPPLEMENTARY PLANNING DOCUMENT</b>				
<b>1.1</b>				
26375 - East of England Regional Assembly (Paul Bryant) [6829]	Comment	<p>SCDC's 'Landscaping in New Development SPD' sets out guidance on when landscaping schemes will be required, what they should cover and when / how they should be submitted. It suggests that good landscape schemes should be viewed as an asset to development proposals, the local community and the wider landscape through, for example, increasing biodiversity, creating opportunities for community involvement and being sustainable through their choice of planting and their use of water resources. This SPD is consistent with regional policy, in particular, policies SS1, SS8, ENV1, ENV3 and ENV5.</p> <p>The Regional Planning Panel Standing Committee considered a report at its meeting on 6 November 2009 before endorsing the recommendation that the Landscape in New Developments Supplementary Planning Document is in general conformity with the East of England Plan.</p>	Noted	No change
26585 - Great Shelford Parish Council (Mrs Bridget Hodge) [3518]	Comment	<p>We discussed the Consultation on SPD's at our last Parish Council meeting and the consensus was that there was an awful lot of paperwork for applicants and developers to read.</p> <p>Some of the documents such as the Landscaping are quite repetitive and it was felt that money would be well spent on employing professional editors to go through the documents to consolidate them and make them more effective whilst not changing their overall meaning.</p>	Noted. We have tried to keep the documents to a manageable size, and while there is crossover with other SPDs It is felt that the Landscape SPD should be able to contribute on its own merits for the majority of landscape applications.	No change
<b>1.2</b>				
26257 - Cambridge City Council (Mrs Emma Davies) [6069]	Comment	<p>The document is very thorough in its coverage of the level of detail required from landscape submissions. However, it is felt that it attempts to achieve too much, and that the objective of the SPD should be to succinctly inform the reader of what landscape information should be submitted to SCDC. In addition, the SPD should be able to be read by a broad and diverse audience not necessarily acquainted with landscape issues.</p>	Noted. We have tried to keep the to a manageable size, and while there is crossover with other SPDs it is felt that the Landscape SPD should be able to contribute on its own merits for the majority of landscape applications. Changes in response to comments will attempt to keep the document as public friendly as possible.	No change.

*Representations*

*Nature Summary of Main Issue*

*Council's Assessment*

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*Nature Summary of Main Issue*

*Council's Assessment*

*Action*

1.3

***Representations***

26387 - Natural England (Ms Janet Nuttall) [6952]

***Nature Summary of Main Issue***

Comment The guide should refer to the Cambridgeshire Green Infrastructure Strategy and demonstrate its commitment and support to individual projects where relevant. The strategy is currently being reviewed.

***Council's Assessment***

Noted and Text on GI expanded.

***Action***

Text added after 3.81:

**GREEN INFRASTRUCTURE**  
Green Infrastructure describes a network of public open spaces, routes, wildlife habitats, landscapes and historic sites. It includes a wide range of elements such as rivers and watercourses, country parks, historic landscapes, archaeological sites and rights of way, and combines a range of functions.

Green Infrastructure provides an essential environmental foundation and support system to a high quality natural, historic and built environment. It is key to creating places that are attractive, healthy and give a good quality of life, and delivers a range of other social, economic and environmental benefits.

Green infrastructure plays an important role as part of both existing and new communities at county, district and neighbourhood scales.

Within new developments, Green Infrastructure should be a fundamental part of the design and planning process from the start, and be fully integrated with the development and its setting. In existing communities it should manage, protect, enhance and add to existing green spaces and other environmental and historic resources. Green Infrastructure within both new and existing developments should provide links to wider green infrastructure networks.

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The provision of Green Infrastructure is supported at national and regional, levels and is in PPS 12: Creating strong, safe and prosperous new communities through spatial planning Natural England's Green Infrastructure Guidance (2009) and CABE's Grey to Green (2009). Green infrastructure is also included in the East of England Plan (May 2008).

At a local level Green Infrastructure elements and approaches are supported and described in Local Development Documents such as Area Action Plans, the Development Control Policies DPD and Site Specific Policies DPD, as well as a number of Supplementary Planning Documents eg, Landscape, Biodiversity.

In 2006 Cambridgeshire Horizons and partners (including South Cambridgeshire District Council) produced the first Green Infrastructure Strategy for the Cambridge Sub-Region. This Strategy and its results have been reviewed and a new strategy is currently being prepared which will cover the whole of Cambridgeshire. Other planned work will identify the costs of green infrastructure and mechanisms for funding including through development.

The District Council strongly supports the planning, delivery and management of green infrastructure as an essential part of new development and crucial to its success. Cambourne and Trumpington Meadows are

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26554 - Gallagher Estates and the HCA (Mr Andy Lawson) [10117]	Comment	Paragraph 1.3 This statement should include a reference to PPG17.	Agree, it would be useful to include reference to PPG17 Planning for Open Space, Sport and Recreation.	examples of the successful provision of green infrastructure as part of new developments and their settings. They show how it can deliver a number of specific objectives including sustainable drainage and flood management as well as creating attractive places and encouraging people to walk, cycle and enjoy their surroundings. Add reference to PPG17 in paragraph 1.3.
26262 - Cambridge City Council (Mrs Emma Davies) [6069]	Object	Suggest that the second sentence is reworded to read "These planning documents promote sustainable well designed and high quality landscapes that are fully considered at the outset and fully integrated into each development".	Noted.	Paragraph 1.3 amended to read:  "These planning documents promote sustainable well designed and high quality landscapes that are fully considered at the outset and integrated into each development."
<i>1.4</i> 26255 - Cambridge City Council (Mrs Emma Davies) [6069]	Comment	We believe that South Cambridgeshire should not be too timid about demanding the highest standard of landscape design and implementation. The phrase "good" when referring to landscape schemes can be misinterpreted. We would suggest that this is changed to "high quality", with either a footnote or glossary entry explaining what the term means, which may be "a landscape which is well designed and appropriate to the anticipated use. It will prove robust and easy to maintain and contain high quality materials and be implemented to high standards".	Noted. Landscapes are referred to as 'high quality' within the document and this term is explained. 'Good' is more reader friendly in some instances.	No change
<i>1.5</i> 26254 - Cambridge City Council (Mrs Emma Davies) [6069]	Support	We fully support the creation of the Landscape in new Developments SPD. It is a comprehensive document, which will advise and help the delivery of new development within the district.	Noted	No change

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26386 - Natural England (Ms Janet Nuttall) [6952]	Support	Natural England supports the aims and principles of this SPD in seeking to conserve and enhance landscape character and to protect and enhance biodiversity through development. We support the list of issues to be covered in a landscape scheme, including protection of established trees and landscape features, biodiversity issues and habitat creation and sustainability.	Noted	No change
<i>1.7</i>				
26263 - Cambridge City Council (Mrs Emma Davies) [6069]	Comment	We would suggest that topography is added to the list of considerations.	Noted. Topography is covered in other parts of the document, including 3.1 and chapter 4.	No change.
26256 - Cambridge City Council (Mrs Emma Davies) [6069]	Comment	All references to 'theme' when talking about landscape should be substituted with 'character' to avoid misinterpretation. All references to 'landscaping' should be substituted with 'landscape'.	Noted. 'Theme' and 'Character' are different and can exist together, so retained.	All References to 'landscaping' replaced with 'landscape'.
26370 - Cambridge City Council (Mrs Emma Davies) [6069]	Object	A further bullet point should be added to read "Assist applicants' understand the importance of high quality design".	Noted. This is covered at 1.7 bullet point 1.	No change.
26372 - Cambridge City Council (Mrs Emma Davies) [6069]	Object	Third bullet point, add 'landscape' before 'information'.	Agree.	Text amended at paragraph 1.7, bullet point 3 to read:  "To guide applicants through the planning process by informing them of what landscape information is required to accompany their planning
26252 - Great Shelford Parish Council (Mrs Bridget Hodge) [3518]	Object	First Bullet: Amend to read "...the role 'of' a..."	Noted	Text amended at paragraph 1.7, bullet point 1 to read:  "Assist applicants' understanding the role of a landscape scheme to both the actual site and to the wider landscape as part of a high quality design."
26371 - Cambridge City Council (Mrs Emma Davies) [6069]	Object	First bullet point, 'role' should be changed to 'function of'.	Noted.'Role' encompasses more than 'Function of'.	No change.

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<p><i>1.8</i></p> <p>26368 - Cambridge City Council (Mrs Emma Davies) [6069]</p>	Object	The third and fourth bullet points could usefully be combined to read "To conserve and enhance biodiversity and achieve a net increase".	Agree.	<p>Combine third and fourth bullet points to read:</p> <p>"To conserve and enhance biodiversity, and achieve a net increase."</p>
<p>26369 - Cambridge City Council (Mrs Emma Davies) [6069]</p>	Object	The final bullet point should be amended to read "Early identification of major development locations to allow for adequate provision of landscape and biodiversity features on site".	Noted, but identification of location is different to identification of landscape requirements.	<p>Text amended at paragraph 1.8, bullet point 7 to read:</p> <p>"The major development locations are also required to identify early provision of landscaping and biodiversity features."</p>
<p>26264 - Cambridge City Council (Mrs Emma Davies) [6069]</p>	Object	Second sentence, change 'theme' to 'objectives'.	Agree.	<p>Text amended at paragraph 1.8 to read:</p> <p>"The key objectives arising from these policies are summarised as follows:"</p>



**Representations****Nature Summary of Main Issue****Council's Assessment****Action****CHAPTER 2 WHY A LANDSCAPE SCHEME IS NEEDED****CHAPTER 2 WHY A LANDSCAPE SCHEME IS NEEDED**

26265 - Cambridge City Council  
(Mrs Emma Davies) [6069]

Object The title of this chapter could possibly be amended to read "Why a High Quality Landscape Scheme is Needed".

Noted. The need for high quality is stressed throughout the document.

No change.

**2.4**

26329 - Great Shelford Parish  
Council (Mrs Bridget Hodge)  
[3518]

Comment Landscaping can also provide opportunities for residents to do their own gardening for example in Hammerby in Stockholm small veg plots are provided within a dense urban setting.

Noted.

Add two new paragraphs after 3.64 to read as follows:

Allotments  
Demand for allotments is growing, and large-scale housing applications often require space for allotments as part of the social infrastructure provision. Allotments can not only provide food for the household, but also benefit the community by encouraging physical exercise, healthy eating, and community interaction.

In addition to the traditional allotment plot, a well thought out landscape scheme can offer a number of opportunities for residents to grow their own food in even the smallest developments. These can include:

\* Roof gardens and green walls

\* Raised beds and container areas

\* Opportunities to grow food in schools, hospitals and care homes

\* Temporary allotments on land parcels awaiting development - This is of particular relevance to major schemes where land in the

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26261 - Cambridge City Council (Mrs Emma Davies) [6069]	Comment	Bullet point g): it is felt that many more references should be made to SUDs throughout the document, as this element will be an influential element in landscape design. For example, it needs to be made clearer that SUDs will require a significant amount of landscape space to allow them to function properly.	SUDS are covered at 3.74 - 3.78 and Appendix 2 which has links to the Cambridge City Council 'Design and Adoption Guide for Sustainable Drainage Systems', the Anglian Water 'Guidance on the use of Sustainable Drainage Systems (SUDS) and an Overview of the Adoption Policy' and the SCDC Biodiversity SPD.	Text amended at 2.4 (g):  'for example by providing space for Sustainable Drainage Systems, reducing replanting or maintenance requirements.'
26557 - Gallagher Estates and the HCA (Mr Andy Lawson) [10117]	Comment	Paragraph 2.4, Bullet d) d) To Add maturity to developments - The retention of high quality existing Landscape Features combined with a good standard of new planting and materials can add maturity to a new development.  Replace: good with high quality	Noted	Text amended at 2.4 (d):  'To add maturity to developments - The retention of existing landscape features such as established trees and hedgerows, combined with a high standard of new planting and materials can add character and maturity to a new
26269 - Cambridge City Council (Mrs Emma Davies) [6069]	Object	Bullet point f): Suggest that this bullet point is amended to read "Enhance Biodiversity - hard, and more often soft, landscape can provide a wide range of habitats and greatly enhance the biodiversity of a development. For example, by providing indigenous and non-indigenous food plants for wildlife or nesting/roosting opportunities	Noted. 'Native' is probably more reader friendly than 'indigenous'.	No change.
26266 - Cambridge City Council (Mrs Emma Davies) [6069]	Object	Suggest that the first sentence is amended to read "A well designed and executed landscape will become an asset to the community, contributing to the quality of life for the people who live and work in the area".	Agree.	Text amended at 2.4 to read:  'A well-designed and executed landscape scheme can become an on-going asset to the community, contributing in a wide variety of ways.'
26267 - Cambridge City Council (Mrs Emma Davies) [6069]	Object	Bullet point c): Suggest that this bullet point is amended to read "Reduce the adverse impact of development - Landscape can help to integrate the development into the local environment and can provide visual screening, softening and mitigation of negative visual effects of development".	Noted.	Text amended at 2.4 (c):  'To reduce the visual impact of development -The landscape scheme can help to integrate the development into the local landscape, and can provide visual screening, softening and mitigation of negative visual effects.'

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26268 - Cambridge City Council (Mrs Emma Davies) [6069]	Object	Bullet point d): Suggest that this bullet point is amended to read "The retention of existing landscape features such as mature trees combined with a high standard of new planting and materials add character and maturity to a new development".	Noted.	Text amended at 2.4 (d):  'To add maturity to developments - The retention of existing landscape features such as established trees and hedgerows, combined with a high standard of new planting and materials can add character and maturity to a new
26270 - Cambridge City Council (Mrs Emma Davies) [6069]	Object	Bullet point i): Suggest that the title of this bullet point is amended to read "Enhance every day life". Would also suggest that 'and health' is added to the end of the first sentence.	Noted	Text amended at 2.4 (i):  'To provide a 'feel good factor' - Many of the benefits outlined above can combine to greatly enhance everyday life, and can have a positive effect on health. They will also enhance the desirability of the development.'
25569 - Anglian Water Services Limited (Mrs Amie Lill) [10900]	Support	Thank you for giving Anglian Water the opportunity to comment on this consultation.  To enhance sustainability within the development - AW very much supports the requirement to allow space in development design to allow for sufficient sustainable urban drainage systems (SUDs). The use of SUDs is key in managing surface water and effective flood risk management.	Noted.	No change.
<b>2.7</b>				
26558 - Gallagher Estates and the HCA (Mr Andy Lawson) [10117]	Comment	Paragraph 2.7 "A high quality landscape scheme will contribute to the increasing range of urban and suburban developments in South Cambridgeshire, as well as to the more rural settings. It is important that the scheme should sit well within its locality - responding both to the surrounding buildings, planting or local street scene, and to the wider Landscape Character of the area."  Delete: sit well is duplicated Replace: adjacent with surrounding	Noted - Adjacent refers to the local area so retained.	Text amended at 2.7  'It is important that the scheme should sit well within its locality'

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<p><b>2.8</b> 26271 - Cambridge City Council (Mrs Emma Davies) [6069]</p>	Object	Suggest change to "The landscape character of an area will greatly influence a landscape scheme. The design of a landscape will respond to the local landscape character, including topography, vegetation cover, existing boundary treatments etc."	Noted.	<p>Text amended at 2.8:</p> <p>'The Landscape Character of an area can greatly influence the design of the scheme. A more detailed description of Landscape Character is included below at Chapter 3 and Appendix 2.'</p>
<p><b>2.9</b> 26330 - Great Shelford Parish Council (Mrs Bridget Hodge) [3518]</p>	Comment	This section is rather wordy and could be condensed.	Noted.	<p>Text amended at 2.9:</p> <p>'Whatever the scale of the landscape scheme it should be of a sufficient size to function correctly, and be robust, safe and pleasant to use. Trees and plants should have sufficient space to grow without overcrowding or the need for excessive maintenance. The scheme should complement the adjacent landscapes and land uses.'</p>
<p>26272 - Cambridge City Council (Mrs Emma Davies) [6069]</p>	Object	Suggest change to "Whatever the scale of the landscape it should be of a sufficient size to function correctly; it should be robust, safe and pleasurable to be in. Trees and plants should have enough space to grow without the need for future intervention through pruning and it should complement the adjacent landscapes and land uses."	Noted.	<p>Text amended at 2.9:</p> <p>'Whatever the scale of the landscape scheme it should be of a sufficient size to function correctly, and be robust, safe and pleasant to use. Trees and plants should have sufficient space to grow without overcrowding or the need for excessive maintenance. The scheme should complement the adjacent landscapes and land uses.'</p>

***Representations******Nature Summary of Main Issue******Council's Assessment******Action******CHAPTER 3 THE LANDSCAPE SCHEME******3.1***

26400 - Papworth Hospital NHS Foundation Trust (Mr Ken Brewer) [2513]

**Object** Objection to this paragraph on the basis that the criteria as listed appears to be illogical. An example is b) which refers to "where development includes external works". Clearly, the circumstances of each application will differ and there will be instances where this would not be required. An example might be where an application is for the provision of a fire escape where there would be no requirement for a landscaping scheme. The list should be reduced to one or two examples which make it clear when a landscaping scheme would be required to accompany a planning application and where a condition would require a landscaping scheme.

Noted.

Text amended at 3.1:

'Some examples of when a landscape scheme may be required as part of the planning application are described below.'

***3.2***

26559 - Gallagher Estates and the HCA (Mr Andy Lawson) [10117]

**Comment** Paragraph 3.2  
"Even the most basic of landscape schemes will benefit greatly from time and thought to both the practical points - does the scheme conflict with planning policy? How large will the specified trees grow? To the wider implications of the proposal - for example does the scheme complement or improve the local or regional landscape character?"

Agree.

Text amended at 3.2:

'Even the most basic of landscape schemes will benefit greatly from time and thought to both the practical points - does the scheme conflict with planning policy? or How large will the specified trees grow?'

26331 - Great Shelford Parish Council (Mrs Bridget Hodge) [3518]

**Object** Delete: How safe will the site entrance be?  
As this is predominantly an engineering issue and not a landscape one.  
Replace this para with 'even the most basic of landscape schemes will benefit from time and thought given to the following points'.

Noted. Although perhaps wordy, the paragraph serves as an introduction to the list.

No change.

***3.3***

26273 - Cambridge City Council (Mrs Emma Davies) [6069]

**Comment** Bullet point g): Suggest the addition of reference to street furniture and boundary treatments.

Noted.

Text amended at 3.3 (g):

'Hard landscaping - paving, street furniture, walling and fencing materials.'

***Representations***

26274 - Cambridge City Council  
(Mrs Emma Davies) [6069]

***Nature Summary of Main Issue***

Comment Bullet point I): Landscape Specification needs to be

***Council's Assessment***

Noted. To be defined in Chapter 4.

***Action***

Replace paragraphs 4.26-4.29 with the following:

**MAINTENANCE SPECIFICATION  
& LANDSCAPE MANAGEMENT  
PLAN**

4.26 Proposals for maintenance and landscape management may be included on the design details drawings, or more usually as part of a written landscape Specification, together with a supporting plan.

4.27 For public spaces the applicant is normally responsible for maintenance of the landscape for a minimum of one year after the scheme is completed, but in many cases this will be extended to five years. For very large Landscape schemes - for new communities or for establishment of major green spaces - a maintenance period of ten or more years may be required.

4.28 The maintenance specification will typically include a description of the work to be carried out, the standards required, the frequency of maintenance visits and the quantities of the landscape to be maintained

4.29 Typical landscape maintenance issues will include:

- \* Watering to establish new planting, trees and grass areas, and maintain good growth.
- \* Weeding of planting areas and topping up mulches - a good choice of plant material and a high standard of implementation will assist here. Application of herbicides should be kept to a

***Representations******Nature Summary of Main Issue***

defined.

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minimum.

- \* Formative pruning of trees, cutting back and pruning of shrubs and herbaceous plants according to species.
- \* Thinning of planted areas to allow unrestricted growth.
- \* Replacement of dead or failing trees, plants and grass areas.
- \* Mowing of lawns, informal grass and meadow areas.
- \* Adjusting ties, stakes and guards and replacement as necessary.
- \* Maintenance of special landscape features such as Sustainable Drainage Systems, ponds or boardwalks.
- \* Maintenance of hard surfaces including patching or re-roiling (e.g. hoggin or gravel areas) as re-pointing of block or stone areas.
  
- \* Maintenance of street furniture, fencing and landscape lighting.
- \* Litter collection.

4.30 On larger or more complex schemes, particularly if implementation of the proposals covers a considerable period of time (for example a major housing development or the creation of a country park) the applicant should provide a Landscape Management Plan. This will describe the long-term goals of the landscape scheme and how these will be achieved, in addition to the regular maintenance tasks.

4.31 Typically the landscape Management plan will cover the following areas:

- \* Describing the overall vision for the scheme.
- \* Securing long term management of the landscape to enhance and

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				<p>sustain the character of the development and its setting.</p> <p>* Identifying the time frames required for each stage of the management programme - for example the Establishment period (say years 1-5), Maturation period (years 6-15) and long term mature period (Year 16 onwards) - and the essential tasks required within each.</p> <p>* To identify and describe 'one off' or occasional works which nevertheless may involve considerable expertise and expense - the dredging of a lake or major works to veteran trees for example.</p> <p>* To ensure through proactive management that foreseeable risks to the users of the landscape are maintained at reasonable, low levels.</p> <p>* To monitor the progress of the scheme, which may also include amending and priorities and targets as the landscape matures over time.</p>
26275 - Cambridge City Council (Mrs Emma Davies) [6069]	Comment	Bullet point m): We feel it is important to clearly define the difference between landscape maintenance and landscape management - maintenance is the everyday operations needed to tend a landscape scheme in order for it to establish and flourish and to keep in tidy, e.g. cut the grass, pick up the litter. Management is the long term management of a landscape.	Noted - see also 4.26 - 4.31	New text added after 3.3 (j): 'Landscape management
26333 - Great Shelford Parish Council (Mrs Bridget Hodge) [3518]	Comment	Include in this section vistas as in Circ 11/95 - sometimes leaving out landscaping can be as important	Noted. This is covered by paragraph 3.3 points a and c.	No change.
26332 - Great Shelford Parish Council (Mrs Bridget Hodge) [3518]	Comment	Could schemes for onsite recycling also be included e.g. compost bins for leaves. Lots of people seem to be 'allergic' to fallen leaves - if there is somewhere to put them there will be less demand for trees to be pruned or felled.	Noted. The provision of recycling facilities is probably not a landscape issue (although landscape treatments to recycling facilities are).	No change.



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26401 - Papworth Hospital NHS Foundation Trust (Mr Ken Brewer) [2513]	Object	<p>Paragraph 3.3 k) suggests that applicant's should appoint "competent professionals such as a landscape architect and landscape contractor". While we recognise that in the majority of proposals it is advantageous to employ the services of a professional, we wish to object to this text and suggest that it is amended accordingly. This is on the basis that in the first instance the definition of 'competent professional' is not clarified and secondly that such a requirement is outside the remit of the local planning authority.</p> <p>The text should be amended to state that "it is recommended that the applicant should consider employing the assistance of a landscape architect or landscape contractor"</p>	Noted - This point is covered in the first paragraph at 3.3.	Text amended at 3.3 (k): "Staff issues - appointing professional services such as a landscape architect and landscape contractor."
<i>3.4</i> 26560 - Gallagher Estates and the HCA (Mr Andy Lawson) [10117]	Comment	<p>Paragraph 3.4 "p) Compliance with professional codes and environmental policies".</p> <p>Delete: for example BS 5837 2005 Trees in Relation to Construction. As this is neither a professional code nor an environmental policy</p>	Noted.	Paragraph 3.4 (p) amended: 'Compliance with relevant national standards, for example BS 5837 2005 Trees in Relation to Construction.'
<i>3.10</i> 26276 - Cambridge City Council (Mrs Emma Davies) [6069]	Object	Omit "Most" from title. Suggest that the second sentence is amended to read "The will be a topographical survey showing features such as trees, hedges and other vegetation, prominent landscape features, boundary treatments, water bodes, public rights of way, changes in level, buildings and structures.	Noted. Not all schemes will require a survey plan.	No change.

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<b>3.11</b>				
26540 - Gallagher Estates and the HCA (Mr Andy Lawson) [10117]	Object	The explanation of the circumstances under which a tree survey to BS 5837 2005 is required is wholly unclear. The meaning and intent of paragraphs 3.10 and 3.11 is not at all clear especially when for a robust environmental assessment, sufficient surveys need only to be undertaken in order to identify the main environmental effects. It is suggested that paragraph 3.11 is deleted and replaced with the text of paragraphs 3.9 and 3.10 from the Trees & Development Sites SPD and a	Noted - Links added to survey information	Text amended at 3.11 - 3.12  Reference to BS 5837 2005 removed at 3.11  Text added after 3.11: "For further information regarding tree and habitat surveys see the 'Trees and Development Sites SPD', paragraphs 3.10, 3.11 and Chapter 4, and the 'Biodiversity SPD', paragraphs 3.7 and 3.16."
<b>3.12</b>				
26544 - Gallagher Estates and the HCA (Mr Andy Lawson) [10117]	Object	The phrase 'Landscape Concept Plan' does not appear to be used in the Consultation Draft District Design Guide SPD. Instead paragraph 19.20 of that document refers to 'Landscape Design Statements'. These may or may not be intended to be the same document but the titling and content of documents that the local authority is expecting to receive must be consistent between SPDs and as clearly defined as possible. As a result of these comments on paragraph 3.12 there may be consequential amendments to paragraph 4.5 of the Landscape in New Developments SPD and the Validation Checklist for planning applications.	Noted	Review compatibility with the Design Guide SPD
26277 - Cambridge City Council (Mrs Emma Davies) [6069]	Object	Suggest change to "... will require a landscape concept plan describing the proposed vision for the landscape of the development. The concept plan will be supported by additional written material as part of the Design and Access Statement."	Agree.	Text amended at 3.12:  'The concept plan will be supported by additional written material, for example as part of Design and Access Statement.'
<b>3.13</b>				
26278 - Cambridge City Council (Mrs Emma Davies) [6069]	Comment	Add Management Plan to the list of requirements.	Noted.	Text amended at 3.13 - 'Landscape management' added.

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<b>3.16</b> 26399 - Papworth Hospital NHS Foundation Trust (Mr Ken Brewer) [2513]	Object	<p>Paragraph 3.16 follows the commentary provided regarding the level of detail required for different types of planning applications. The first sentence of paragraph 3.16 states that,</p> <p>"A detailed planting and hard landscape scheme is normally required, either prior to determination, or as a condition of the consent."</p> <p>Objections are raised to this paragraph based on the fact that the sentence does not make it clear at what stage the detailed planting scheme will be required. We would suggest that the sentence be amended to read as follows,</p> <p>"A detailed planting and hard landscape scheme is normally required as a condition of the consent".</p>	Noted. In some instances the landscape is the key element of the development and detailed plans will be required before determination. In other cases a landscape condition will suffice.	No change.
<b>3.17</b> 26335 - Great Shelford Parish Council (Mrs Bridget Hodge) [3518]	Support	The Parish Council strongly supports this proposal as they will be able to have an effective input into landscaping schemes.	Noted.	No change.
<b>3.20</b> 26336 - Great Shelford Parish Council (Mrs Bridget Hodge) [3518]	Comment	Often landscaping in say 70's housing estates is poor, with over maintained trees therefore it may be best not to refer to what is already there but to establish a high quality sustainable landscape independent of the 'local	Noted	Text amended at 3.20:  Replace 'local character' with 'the local landscape character'
<b>3.21 - Landscape Character Assessment</b> 26388 - Natural England (Ms Janet Nuttall) [6952]	Support	We welcome the use of the Landscape Character Assessment to inform the design and implementation of the landscape scheme within new development.	Noted.	No change.

<i>Representations</i>	<i>Nature</i>	<i>Summary of Main Issue</i>	<i>Council's Assessment</i>	<i>Action</i>
<i>3.24 - Landscape Character in South Cambridgeshire</i>				
26561 - Gallagher Estates and the HCA (Mr Andy Lawson) [10117]	Comment	Paragraph 3.24 The figure illustrating character areas within the East of England would benefit from having the district boundaries identified on it.  The image also requires a title and image reference, a source and the copyright to be identified.	Noted	The image will be amended and referenced.
<i>3.28</i>				
26337 - Great Shelford Parish Council (Mrs Bridget Hodge) [3518]	Comment	With large developments we need to be more positive about the benefits of large trees and state that sufficient space should be allocated for their long term well being in all developments.	Noted.	No change.
<i>3.34</i>				
26338 - Great Shelford Parish Council (Mrs Bridget Hodge) [3518]	Comment	Mention should be made here of the need for permeable paving to avoid excessive run off.	Noted. Permeable paving is covered as part of SUDS.	Text strengthened with reference to SUDS at 3.77.  "The applicant must ensure that sufficient space is made available within the landscape scheme, both at a domestic level (provision of water butts, green roofs or soakaways) and for larger scale development (for example permeable car parks, swales and attenuation ponds)."  Also links to SUDS documents:  SUDS are covered at 3.74 - 3.78 and Appendix 2 which has links to the Cambridge City Council 'Design and Adoption Guide for Sustainable Drainage Systems' (which references PPS25 and the F&WMB at page 22), the Anglian Water 'Guidance on the use of Sustainable Drainage Systems (SUDS) and an Overview of the Adoption Policy' and the SCDC Biodiversity SPD.

<i>Representations</i>	<i>Nature</i>	<i>Summary of Main Issue</i>	<i>Council's Assessment</i>	<i>Action</i>
<b>3.42</b> 26279 - Cambridge City Council (Mrs Emma Davies) [6069]	Comment	Would suggest the use of "Best practice" instead of "Guidance" as the developer should have the impression that a specification is optional. Add the National Plant Specification to the list. This section should also include a summary of SCDC inspections and enforcement protocols on landscape implementation.	Noted. Some advice is published as 'guidance' some as 'best practice'. Monitoring is covered at 3.45.	Text amended at 3.42 - 'The National Plant Specification'
26563 - Gallagher Estates and the HCA (Mr Andy Lawson) [10117]	Comment	Paragraph 3.42 "Guidance for the implementation of hard and soft landscape elements may be covered by a range of Specifications. Bodies such as National Building Specification (NBS), The Landscape Institute and The Arboricultural Association produce Guidance Notes and 'Best Practice' guides covering many areas of landscape work."  Delete: 'CABE' and replace with National Building Specification (NBS) CABE is not recognized as a body dealing with such specifications. NBS (in particular landscape) should replace CABE as they are a recognized standard of specification for most building contracts.	Noted.	Text at 3.42 amended:  'CABE' deleted, 'National Building Specification' added
<b>3.47</b> 26564 - Gallagher Estates and the HCA (Mr Andy Lawson) [10117]	Comment	Paragraph 3.47 "A robust Management plan, budget and Aftercare programme will be essential to the successful establishment and development of the landscape scheme, and management and aftercare requirements should be designed into the proposals rather than applied at the end of the design process."  Insert: budget The budget for after care and maintenance is essential for establishment and long term viability of any landscape scheme and can easily be overlooked as this will normally equate to more than the construction cost over the life of a scheme.	Noted. Budget covered at 3.48.	No change.

<i>Representations</i>	<i>Nature</i>	<i>Summary of Main Issue</i>	<i>Council's Assessment</i>	<i>Action</i>
<p><b>3.49</b> 26445 - Middle Level Commissioners (Mr Graham Moore) [6194]</p>	Support	The Board would promote maintenance access strips beside water level/flood management features as an example of best practices even to those channels that are not 'protected'.	Noted.	No change.
<p><b>(5) Encouraging Biodiversity</b> 26390 - Natural England (Ms Janet Nuttall) [6952]</p>	Support	Natural England welcomes the proposal to incorporate biodiversity into the landscaping scheme as far as possible through the inclusion of multi-functional green spaces, green corridors and watercourses which will provide additional benefits such as public access and drainage. The inclusion of native planting schemes and the consideration of design and mitigation details to minimise impacts and maximise opportunities for biodiversity is strongly supported. We welcome the proposal to require the provision of nest boxes, wildlife shelters and improved access routes and links in all new development. Leaving gaps beneath garden fences for small mammals is one example of careful but simple design having the potential to have significant benefits for wildlife.	Noted.	No change.
<p><b>3.53</b> 25570 - Anglian Water Services Limited (Mrs Amie Lill) [10900]</p>	Support	<p>Thank you for giving Anglian Water the opportunity to comment on this consultation.</p> <p>AW very much supports the requirement of multi-functional well designed features in large developments. The use of SUDs is key in managing surface water and effective flood risk management. Integrating them with the landscape design adds amenity for the community as well as bringing biodiversity value.</p>	Noted.	No change.
<p><b>3.55</b> 26281 - Cambridge City Council (Mrs Emma Davies) [6069]</p>	Object	We are concerned about the use of green walls in any cross boundary development as they are not sustainable and are an extremely high maintenance feature.	Noted. 'Green Walls' can refer to not just the prestige, high maintenance structures, but also to a number of different techniques, from support for climbing plants (as shown) to filled gabions and crib walls, which will not require excessive maintenance.	No change.

<i>Representations</i>	<i>Nature</i>	<i>Summary of Main Issue</i>	<i>Council's Assessment</i>	<i>Action</i>
<i>3.64 - Effective Protection of the Environment</i>				
26202 - Cambridgeshire County Council (Mr Chris Blackman) [3200]	Support	Archaeology and the Historic Environment are appropriately referenced in this document, and we welcome the positive contribution this document should make to the protection and enhancement of historic landscapes, and the setting of Heritage Assets.	Noted.	No change.
<i>3.70</i>				
26340 - Great Shelford Parish Council (Mrs Bridget Hodge) [3518]	Comment	This is a good point especially as photo voltaic panels are likely to be of increased importance in the future. It ought to be highlighted in the landscaping requirements at the beginning of this document.	Noted.	No change.
<i>3.71</i>				
26566 - Gallagher Estates and the HCA (Mr Andy Lawson) [10117]	Comment	<p>Biofuels (and biomass) are, in theory, carbon neutral because they only release the carbon dioxide absorbed from the atmosphere by a plant as it grows.</p> <p>The EA report 'Biomass - carbon sink or carbon sinner?' Identifies key points which need to be considered in the production of biofuel:</p> <ul style="list-style-type: none"> <li>- How a fuel is produced and the distance it is transported has a major impact on emissions - transporting fuels over long distances and;</li> <li>- Excessive use of nitrogen fertilisers which can reduce the emissions savings made by the same fuel by between 15 and 50 per cent compared to best practice.</li> <li>- Land use change can negate any emission savings - for example by using permanent grasslands to grow bio energy crops.</li> </ul>	Noted.	No change.

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26402 - Papworth Hospital NHS Foundation Trust (Mr Ken Brewer) [2513]

Object

This section (3.74-3.78) advocates the use of SUDS within landscape schemes, however, the document fails to address the issues that can arise associated with the use of SUDs. Namely, the suitability of sites to accommodate this provision and the management issues.

The section of the SPD titled 'Landscape Management Plan' does not in fact refer to the need to include management of drainage systems such as SUDS. Furthermore, once the scheme is complete there are often issues regarding adoption which is not covered by this SPD. We consider that this section should be reviewed accordingly.

Text will be strengthened and amended but no further action as this is beyond the scope of this SPD. SUDS are covered at 3.74 - 3.78 and Appendix 2 which has links to the Cambridge City Council 'Design and Adoption Guide for Sustainable Drainage Systems', the Anglian Water 'Guidance on the use of Sustainable Drainage Systems (SUDS) and an Overview of the Adoption Policy' and the SCDC Biodiversity SPD.

Text strengthened with reference to SUDS at 3.77.

'The applicant must ensure that sufficient space is made available within the landscape scheme, both at a domestic level (provision of water butts, green roofs or soakaways) and for larger scale development (for example permeable car parks, swales and attenuation ponds). The scheme should also include areas for statutory maintenance of the drainage system. Although for large projects, the land take required for SUDS can be considerable, many schemes can also offer an efficient multi-use of space by combining the drainage function with public open space, wildlife areas or transport routes.'

Text altered at 4.29 point 8 'drainage areas' replaced with 'Sustainable Drainage Systems'



<i>Representations</i>	<i>Nature</i>	<i>Summary of Main Issue</i>	<i>Council's Assessment</i>	<i>Action</i>
26342 - Cottenham Parish Council (Mrs Julie Groves) [692]	Object	Notwithstanding our support for this document CPC is surprised, given the amount of detail found generally in the text, that references to SUDS (paragraphs 3.74 - 3.78 plus Appendix 2) are less than robust. Therefore this SPD should, in the paragraphs mentioned and/or in Appendix 2, make it clear that any and all SUDS (or other drainage/water management measures) will adhere strictly to the terms of Planning Policy Statement (PPS) 25 and the F&WMB.	Some further photographs to illustrate landscape will be useful, and the text will be strengthened.  No further action as this is beyond the scope of this SPD. SUDS are covered at 3.74 - 3.78 and Appendix 2 which has links to the Cambridge City Council 'Design and Adoption Guide for Sustainable Drainage Systems' (which references PPS 25 and the F&WMB at page 22), the Anglian Water 'Guidance on the use of Sustainable Drainage Systems (SUDS) and an Overview of the Adoption Policy' and the SCDC Biodiversity SPD.	Further Photographs and sketches included in Appendix 2. Text strengthened with reference to SUDS at 3.77.  'The applicant must ensure that sufficient space is made available within the landscape scheme, both at a domestic level (provision of water butts, green roofs or soakaways) and for larger scale development (for example permeable car parks, swales and attenuation ponds). The scheme should also include areas for statutory maintenance of the drainage system. Although for large projects, the land take required for SUDS can be considerable, many schemes can also offer an efficient multi-use of space by combining the drainage function with public open space, wildlife areas or transport routes.' No change.
25571 - Anglian Water Services Limited (Mrs Amie Lill) [10900]	Support	We are pleased to see references made to the use of sustainable urban drainage systems (SUDS) which follows Anglian Water's policy of surface water separation and onsite surface water management and attenuation.	Noted.	No change.
<b>3.76</b> 26444 - Middle Level Commissioners (Mr Graham Moore) [6194]	Support	The Board would promote maintenance access strips beside water level/flood management features as an example of best practices even to those channels that are not 'protected'.	Noted.	No change.

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<p><i>3.78</i> 25574 - Anglian Water Services Limited (Mrs Amie Lill) [10900]</p>	Comment	<p>AW also has a useful adoption policy on SUDS. A copy of our policy can be viewed online using the following link: <a href="http://www.anglianwater.co.uk/developers/sewer-connection/349415E282EB48B6A6148024F3BDF41F.aspx">http://www.anglianwater.co.uk/developers/sewer-connection/349415E282EB48B6A6148024F3BDF41F.aspx</a></p> <p>We wish to promote a strategic view of surface water management at the right time in the planning process. Through the joint working of a Water Cycle Strategy as part of the formulation of the Local Development Framework, we envisage the promotion of large scale SuDS schemes servicing proposed development sites. Such strategic surface water solutions can provide multiple benefits; more robust mitigation to potential flood risk, potential biodiversity and amenity value.</p>	Noted.	Link to Anglian Water adoption policy added at Appendix 2.
<p><i>3.81</i> 25575 - Anglian Water Services Limited (Mrs Amie Lill) [10900]</p>	Support	<p>Thank you for giving Anglian Water the opportunity to comment on this consultation.</p> <p>Again AW supports the use of SUDs. The opportunity is there to incorporate them throughout the development to ensure effective surface water management. These integrate well with landscape design to add amenity for the community as well as bringing biodiversity value.</p> <p>Attenuation on site and taking out surface water from combined systems wherever the opportunity arises is strongly advised and expected as part of sustainable re-development. Opportunities will be available and the council should insist of sustainable surface water management on all new development.</p>	Noted.	No change.

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26282 - Cambridge City Council (Mrs Emma Davies) [6069]	Comment	Suggest that this title be amended to read "Topographical Survey and Appraisal Plan", with sub-headings used to illustrate the difference between the topographical survey and the site appraisal information. It is felt that the list of landscape elements to be covered by the survey should be in the form of one simple list.	Noted. Sub-sections added. The present text will cover most schemes - with reference the drawing scale, note that the information can be split for complex schemes.	Text amended at 4.1 to differentiate between 'Site Survey' and 'Appraisal Plan.'
4.3 26283 - Cambridge City Council (Mrs Emma Davies) [6069]	Comment	Reference to the Trees and Development SPD could not be found in Appendix 2.	Noted.	Text amended at 4.4, bullet point 3:  'see 'Trees and Development
4.4 26568 - Gallagher Estates and the HCA (Mr Andy Lawson) [10117]	Comment	Paragraph 4.4 "Typically the site survey plan will include the following Information:" This sentence should either be deleted or the information should be added or is this meant to appear above the bullets above this sentence under paragraph 4.3?	Noted. The sentence is in the wrong place.	Text at 4.4 moved to precede bullet points.
4.5 26569 - Gallagher Estates and the HCA (Mr Andy Lawson) [10117]	Comment	Paragraph 4.5 "The site survey and appraisal inform the next element of the landscape submission, the Landscape Concept Plan."	Agree.	Text amended at 4.5:  'The site survey and appraisal plan inform the next element of the landscape submission, the Landscape Concept Plan.'

<i>Representations</i>	<i>Nature</i>	<i>Summary of Main Issue</i>	<i>Council's Assessment</i>	<i>Action</i>
<i>Detailed Layout</i>				
26284 - Cambridge City Council (Mrs Emma Davies) [6069]	Comment	There is some confusion about the purpose of this drawing as many of the elements described in this section are better detailed on the Landscape Masterplan. It could, therefore, be helpful to combine this section with the Landscape Masterplan.	Noted. The list of points at 4.15 is intended to cover the more detailed elements across a range of developments of different sizes. The two first bullet points could refer to a master plan scale on a very large scheme, but on smaller submissions the drawings would be fairly detailed. We did not want to propose different drawings types for developments of differing scale.	No change.
<i>4.11</i>				
26547 - Gallagher Estates and the HCA (Mr Andy Lawson) [10117]	Object	Delete the words "...of the survey..." A survey is intended to inform the design principals and should not include the design principals as this would lead to surveys being led by the design rather than being used to inform	Noted.	Text amended at 4.11:  'The Detailed Layout of the scheme will normally follow the concept plan, either as a condition of the Outline approval or as a Reserved Matters application. Unless circumstances have altered, the detailed designs should be based on the design principles of the concept plan.'
<i>4.14</i>				
26551 - Gallagher Estates and the HCA (Mr Andy Lawson) [10117]	Object	The description of what Landscape Design Details should contain appears to be set out in paragraphs following 4.14. The actual content is not at all clear. This is especially the case when comparing this text to that of paragraph 19.22ff of the Consultation Draft District Design Guide SPD. The content that the local authority is expecting to receive must be consistent between SPDs and as clearly defined as possible, including in the Validation Checklist for planning applications.	Noted	Review compatibility with Design Guide.

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26570 - Gallagher Estates and the HCA (Mr Andy Lawson) [10117]

Comment Paragraph 4.20  
 "Due to the level of detail and technical information, all detailed design information, particularly plant species, should be clearly labelled using full botanical names or descriptions wherever possible. If lack of space makes extensive use of abbreviations or symbols necessary, the applicant should consider supplying the information at a larger scale or spread over more than one drawing."

Insert: Botanical  
 Standard convention with regard to plant specifications is that botanical/ Latin names should always be used (and can be accompanied by common names) as this avoids confusion which can be caused by changes and variations in common names.

Noted.

Text amended at 4.20:

'Due to the level of detail and technical information, all detailed design information should be clearly labelled. Full botanical names should be used for plant species wherever possible. If lack of space makes extensive use of abbreviations or symbols necessary, the applicant should consider supplying the information at a larger scale or spread over more than one drawing.'

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*Landscape Management Plan*

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26285 - Cambridge City Council  
(Mrs Emma Davies) [6069]

Comment The difference between Maintenance Specifications and Management Plans needs to be clearly spelt out to provide certainty. It is felt that they should be separate documents to avoid confusion, and their purpose fully explained. Please see the attached recommendations used by the City Council (Landscape Maintenance Specification and Management Plan).

Noted - Management and specification separated out

Replace paragraphs 4.26-4.29 with the following:

**MAINTENANCE AND  
LANDSCAPE MANAGEMENT  
PLAN**

4.26 The Proposals for maintenance and landscape Management Plan may be included on the design details drawings, or more usually as part of a written Landscape Specification, together with a supporting plan.

4.27 For public spaces the applicant is normally responsible for maintenance of the landscape for a minimum of one year after the scheme is completed, but in many cases this will be extended to five years. For very large Landscape schemes - for new communities or for establishment of major green spaces - a maintenance period of ten or more years may be required.

4.28 The Landscape Management plan maintenance specification will typically include a description of the work to be carried out, the maintenance standards required, the frequency of maintenance visits and the quantities of the landscape to be maintained

4.29 Typical landscape Management plan maintenance items issues will include:

- \* Watering to establish new planting, trees and grass areas, and maintain good growth.
- \* Weeding of planting areas and topping up mulches - a good choice of plant material and a high standard of implementation will

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assist here. Application of herbicides should be kept to a minimum.

\* Formative pruning of trees, cutting back and pruning of shrubs and herbaceous plants according to species.

\* Thinning of planted areas to allow unrestricted growth.

\* Replacement of dead or failing trees, plants and grass areas.

\* Mowing of lawns, informal grass and meadow areas.

\* Adjusting ties, stakes and guards and replacement as necessary.

\* Maintenance of special landscape features such as Sustainable Drainage areas Systems, ponds or boardwalks.

\* Maintenance of hard surfaces including patching or re-roiling (e.g. hoggins or gravel areas) as re-pointing of block or stone areas.

\* Maintenance of street furniture, fencing and landscape lighting.

\* Litter collection.

4.30 On larger or more complex schemes, particularly if implementation of the proposals covers a considerable period of time (for example a major housing development or the creation of a country park) the applicant should provide a Landscape Management Plan. This will describe the long-term goals of the landscape scheme and how these will be achieved, in addition to the regular maintenance tasks.

4.31 Typically the landscape Management plan will cover the following areas:

\* Describing the overall vision for



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the scheme.

\* Securing long term management of the landscape to enhance and sustain the character of the development and its setting.

\* Identifying the time frames required for each stage of the management programme - for example the Establishment period (say years 1-5), Maturation period (years 6-15) and long term mature period (Year 16 onwards) - and the essential tasks required within each.

\* To identify and describe 'one off' or occasional works which nevertheless may involve considerable expertise and expense - the dredging of a lake or major works to veteran trees for example.

\* To ensure through proactive management that foreseeable risks to the users of the landscape are maintained at reasonable, low levels.

\* To monitor the progress of the scheme, which may also include amending and priorities and targets as the landscape matures over time.