Greater Cambridge Local Plan – First Proposals Consultation 2021
Land south of Capital Park
Janus Henderson Property UK PAIF
December 2021

BIDWELLS

LAND SOUTH OF CAPITAL PARK, FULBOURN

GREATER CAMBRIDGE LOCAL PLAN – FIRST PROPOSALS CONSULTATION 2021

Quality Assurance

Site name:	Land south of Capital Park, Fulbourn
Client name:	Janus Henderson Property UK PAIF
Type of report:	Regulation 18 : First Proposals Consultation 2021
Prepared by:	Alison Wright BA (Hons) MA MRTPI
Signed	
Date	6 December 2021
Reviewed by:	Mike Derbyshire BA (Hons) MRTPI
Signed	
Date	8 December 2021

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1.0 Introduction

1.1 These representations have been prepared by Bidwells LLP on behalf of Janus Henderson Property UK PAIF who own Land south of Capital Park, Fulbourn ("the Site") and in response to the Greater Cambridge Local Plan Regulation 18: First Proposals 2021 consultation ("the consultation document"). Please refer to **Appendix 1** for site location plan.

1.2 These representations follow those submitted in 2020 as part of the 'Issues and Options' consultation and provide greater detail on the significant opportunity that the site presents, informed by further site assessment work. This has led to a reduction in the site area.

1.3 The First Proposals consultation document sets out the Councils preferred approach to the level of growth that should be planned for, and where it should be planned over the plan period to 2041. It also describes the planning policies proposed to shape development and guide planning decisions. The First Proposals consultation is particularly seeking views on the emerging development strategy, the direction of travel for policies and issues the Councils should be considering as policies are prepared.

1.4 The Greater Cambridge Housing and Economic Land Availability Assessment (HELAA) lists and maps sites within Greater Cambridge that may have potential for residential and economic development. A 'Red, Amber, Green' (RAG) scoring system was used to carry out the assessment. Sites were deemed to be unsuitable if they were assessed as 'red' against any of the criteria used.

1.5 The HELAA forms part of the evidence base for the emerging Greater Cambridge Local Plan and the outputs of the HELAA will assist the Councils in identifying the choices available for site allocations to meet development needs. Specifically, it has been used to inform the choices made at the First Proposals consultation stage, alongside a range of other evidence exploring the development needs of the area and how they should be met.

1.6 Land south of Capital Park, Fulbourn is identified in the HELAA under site reference 40087. It scores green for being available and achievable but red for suitable on the basis of Landscape and Townscape and the Historic Environment. As such, the Site is not identified as an allocation within the First Proposals consultation document nor is proposed to be released from the Green Belt.

1.7 These representations respond to the sites' assessment within the HELAA and also the draft policies of the First Proposals consultation document. Janus Henderson are still at an early stage in considering potential development concepts for the site but currently consider that commercial development could be appropriate on the site given its location adjacent to a major employment site. Land at Capital Park is considered to be a sustainable location for growth and should therefore be released from the Green Belt.

1.8 These representations should be read alongside the following documents;

- Initial Built Heritage Review, prepared by Bidwells LLP (Appendix 2)
- Landscape and Visual Analysis, prepared by Bidwells LLP (Appendix 3)
- Arboricultural Constraints Report, prepared by Oakfield Arboricultural Services (Appendix 4)

2.0 Background

The Site

2.1 Land south of Capital Park, Fulbourn extends to circa 2.2 hectares and comprises land immediately to the south of the main Capital Park campus and to the east of part of the Fulbourn and Ida Darwin Hospital site.

2.2 The Site is bound by existing roads to the north, south and west with the eastern boundary currently open. The site comprises two buildings in the north western corner, the Yews and The Firs, both of which are currently unoccupied. The rest of the site comprises vacant grassland with mature landscaping at the northern, western and southern edges.

2.3 To the north of the Site lies the main Capital Park site, which is accessed via Cambridge Road and comprises four large three storey office buildings, the old hospital building, a daycare nursery and cafe.

2.4 To the east of the Site lies further grassland which runs to the edge of the field boundary and which is formed by an established tree belt.

2.5 To the west of the site is the former Fulbourn Social Club site which is a single storey building surrounded by a large parking court. Planning permission was granted in November 2018 for the demolition of the Fulbourn Social Club and construction of a new 72-bed care home with associated car and cycle parking, landscaping and access from The Drive (under reference S/3418/17/FUL). A subsequent Section 73 Minor Material Amendment application was approved in June 2021 to amend the approved plans, vehicle access and parking and turning areas (under reference 20/05143/S73).

2.6 To the south of the site lies Cambridge Road beyond which is open countryside.

Figure 1 : Site Location Plan

2.7 The site is well served by existing transport links, is ideally located to utilise the existing connectivity within and around the high quality business park and is close to the existing Tesco superstore. The site is situated within close access to ‘Citi 1’, ‘Citi 3’ and ‘16A’ bus services which are within a reasonable walking distance of the site. There are also a number of strategic schemes coming forward which will improve mobility in the area, including the Fulbourn ‘Greenway’ which is expected to be routed approximately 100m to the north.

2.8 The site is within the Fulbourn Hospital Conservation Area and is in proximity to a number of non-designated heritage assets.

2.9 The Site is currently washed over by the Green Belt.

2.10 The site is immediately adjoining the Fulbourn and Ida Darwin Hospital allocation under the existing adopted South Cambridgeshire District Council Local Plan (Policy H/3: Fulbourn and Ida Darwin Hospitals).

3.0 Economic Context

National Planning Policy

3.1 National Planning Policy (NPPF, Paragraph 8a) identifies the economic objective of the planning system:

"…to help build a strong, responsive and competitive economy, by ensuring that sufficient land of the right types is available in the right places and at the right time to support growth, innovation and improved productivity; and by identifying and coordinating the provision of infrastructure…"

3.2 NPPF Paragraph 81 builds upon this:

"***Significant weight should be placed on the need to support economic growth and productivity, taking into account both local business needs and wider opportunities for development.*** *The approach taken should allow each area to build on its strengths, counter any weaknesses and address the challenges of the future. strengths, counter any weaknesses and address the challenges of the future. This is particularly important where Britain can be a global leader in driving innovation, and in areas with high levels of productivity, which should be able to capitalise on their performance and potential*." (emphasis added).

3.3 NPPF Paragraph 82 states that planning policies should:

"a) set out a clear economic vision and strategy which positively and proactively encourages sustainable economic growth, having regard to Local Industrial Strategies and other local policies for economic development and regeneration;

b) set criteria, or identify strategic sites, for local and inward investment to match the strategy and to meet anticipated needs over the plan period;

c) seek to address potential barriers to investment, such as inadequate infrastructure, services or housing, or a poor environment; and

d) be flexible enough to accommodate needs not anticipated in the plan, allow for new and flexible working practices (such as live-work accommodation), and to enable a rapid response to changes in economic circumstances."

3.4 NPPF Paragraph 83 then states that;

"*planning policies and decisions should recognise and address the specific locational requirements of different sectors. This includes making provision for clusters or networks of knowledge and data-driven, creative or high technology industries*"

Sub-Regional Context

3.5 The Cambridgeshire and Peterborough Combined Authority (CPCA) set a target of doubling the regional economic growth (GVA) over a 25 year period as part of the Devolution Deal in 2017. This requires the area going beyond what it has achieved in the past (to double an economy over twenty-five years requires an average annual growth rate of 2.81%; historically, since 1998, the local economy has only grown at around 2.5%.). Achieving this requires employment growth and more importantly productivity growth, as we are already at comparatively high levels of employment.

Cambridgeshire and Peterborough Independent Economic Review (CPIER) (2018)

3.6 The Cambridgeshire and Peterborough Independent Economic Review (CPIER) (2018) has outlined ambitious plans for growth over the next 20 years. Growth relies on increases in employment and productivity and the CPIER emphasises the need for productivity growth in this region as employment rates are so high. Economic growth is therefore essential for the next Local Plan.

3.7 The CPIER notes a missed opportunity to supply AI, science and technology and bio-medical clusters from within the region: 10.8% of supplies come from within the company's local area (30mile radius) while 27.8% came from overseas. Growing these local supply chains, particularly the high value ones would help disperse the economic benefits and provide a wide range of different jobs. Availability of suitable sites and premises in excellent locations outside of Cambridge is a key factor in spreading the economic growth.

3.8 The CPIER also states that locations with high levels of public transport access should be identified for businesses with high employment densities;

> "*by ensuring good quality public transport is in place before development, the number of those new residents who will use the transport is maximised. This is also likely to be the best way to stretch some of the high-value businesses based within and around Cambridge out into wider Cambridgeshire and Peterborough. These companies will not want to be distant from the city, but these clusters could 'grow' out along the transportation links, providing connection to other market towns*."

3.9 CPIER acknowledges that knowledge-based clusters are key to Greater Cambridge's role as the engine for economic growth. An opportunity exists therefore for Greater Cambridge to encourage the forces of agglomeration through promotion of sites around existing groups of same-sector companies.

Cambridgeshire and Peterborough Local Industrial Strategy (2019)

3.10 The Cambridgeshire and Peterborough Local Industrial Strategy sets out an industrial blueprint to deliver Cambridgeshire and Peterborough's vision of being a leading place in the world to live, learn, work, and do business. The actions in the strategy will help deliver the aims of the national Industrial Strategy and the recommendations of CPIER.

3.11 In terms of Life Sciences, the Strategy sets out a priority of expanding and building upon the clusters and networks that have enabled Cambridge to become a global leader in innovative

growth and improving the long-term capacity for growth in Greater Cambridge by supporting the foundations of productivity.

3.12 The Strategy states, at page 9, that;

"Greater Cambridge is a global centre of life sciences that will increasingly grow across Huntingdonshire and be connected to a wider cluster operating across the Arc. As part of the Life Sciences Sector Deal, local partners in Cambridgeshire and Peterborough will continue to deepen the connectivity between research and industry, with a specific focus on addressing the Ageing Society Grand Challenge."

Life Science Strategy for the Cambridgeshire and Peterborough Combined Authority (2021)

3.13 This Life Science Strategy for the Cambridgeshire and Peterborough Combined Authority highlights just how fundamental the sector is to the local economy. On page 41 it states that;

"Between these nine science parks, the Combined Authority is home to the most mature property infrastructure for life sciences firms in Europe. However, vacancy rates are running at just a few percent and we heard repeatedly during our interviews that there is an acute shortage of space for start-up and scale-up firms."

Greater Cambridge Employment Land and Economic Development Evidence Study (November 2020)

3.14 The Greater Cambridge Employment Land and Economic Development Evidence Study explores the characteristics of each key economic cluster including the challenges and opportunities that they face. The Study confirms that there is a need for additional floorspace in Life Science, ICT and Professional Services and Advanced Manufacturing sectors.

3.15 The Study confirms demand is particularly high for wet labs, as space is highly specific, and companies seek flexible high quality floorspace. There is currently a reported lack of flexibility in floorspace arrangements as most existing buildings are purpose-built fitouts. South Cambridgeshire is reported as having a notional supply of R&D floorspace of just 1 year, with Prime Central and the Rest of Cambridge City areas having very little or no advertised R&D floorspace.

3.16 In terms of future employment needs, the Study considered that the most likely future level of jobs growth, is for 58,500 jobs between 2020 and 2041 (referred to as the 'central' scenario). However, the Study also identified a 'higher' scenario, placing greater weight on fast growth in the recent past, particularly in key sectors. The Study subsequently recommends that the 'higher' scenario is planned for particularly in relation to office and lab needs. This ensures a flexible supply, encouraging business growth and inwards investment, and aligns with market feedback and past completions trends.

4.0 The Opportunity

4.1 The R&D and Business Services sectors are growing and such knowledge intensive industries tend to cluster together, pulled by the forces of agglomeration (easy access to knowledge, workforce, supply chains, markets).

4.2 This clustering has significant benefits to Cambridge and the wider UK economy but to grow this cluster requires office and lab development in close proximity to the existing occupants. However, future business development in the area is constrained by the lack of high-quality office and lab space.

4.3 For the R&D and Business Services sectors, the location decisional drivers are access and ability to recruit the right skill sets. Cambridge provides this, but the lack of available space and lack of development pipeline puts that resilience at risk and could undermine the growth of the R&D sector.

4.4 In terms of the impact of COVID-19, this remains difficult to predict within a range of sectors. However, there has continued to be an encouraging level of consistent demand, particularly within the laboratory and office sectors. Indeed, office and laboratory demand has moved to its highest level since 2015. Data collected by Bidwells LLP confirms that overall demand in Cambridge stood at 1.7m sq ft at the end of H1 2021, an increase of 30% since the end of 2020 and 45% ahead of levels in mid 2020. The demand for office space of sufficient quality and specification to enable opportunities for collaboration spaces and creative practices whilst also providing the highest sustainability standards is also likely to remain high.

4.5 Land south of Capital Park, Fulbourn represents a significant opportunity to provide additional capacity to support the growing R&D and Business Services sector in Greater Cambridge.

4.6 Fulbourn is a Minor Rural Centre in the settlement hierarchy within the adopted 2018 Local Plan. Minor Rural Centres are the second most sustainable settlement type within the hierarchy.

4.7 The Site is within single ownership and capable of delivering a well-designed, high quality development that could form an extension to the existing Capital Park campus whilst also being able to respect its historic context and landscape setting.

4.8 The Site is capable of accommodating a landscape-led commercial development with access provided off Capital Park Road for a range of potential employment uses including offices, a hotel, or office and lab floorspace.

4.9 Existing boundary vegetation will largely be retained and enhanced in order to provide a defensible boundary to the Green Belt edge and to contribute towards achieving Biodiversity Net Gain.

5.0 The Green Belt

5.1 In considering the impact of potential development proposals on the Green Belt it is important to consider the nature and extent of the harm to Green Belt purposes. The Greater Cambridge Green Belt Study (2021) has been prepared in support of the First Proposals consultation document. Land at Capital Park is identified as falling within Parcel CH15 (see below).

Figure 2 : Extract from The Greater Cambridge Green Belt Study (2021) – Parcel CH15

5.2 The Greater Cambridge Green Belt Study (2021) identifies that the harm resulting from the release of parcel CH15, as an expansion of Cherry Hinton, would be 'Moderate-High'. This is despite acknowledging that the parcel contains 'significant urbanising elements including Fulbourn Hospital, Capital Park and a Tesco Superstore.

5.3 Bidwells LLP has undertaken their own Landscape and Visual Analysis (**Appendix 3**). This is based on the specific red line area of the Site, as opposed to the larger parcel assessed within the Council's Study. The Bidwells Analysis includes the following observations;

- The Site appears well enclosed by tree planting along the eastern boundary of the main Capital Park campus and the southern boundary with Cambridge Road;
- The dense tree belts, reinforced by substantial tree cover within the main Capital Park campus provide visual screening of the Site and existing development in views from Cambridge Road from the east;
- The tower of Victoria House in Capital Park, emerging over the tree cover, is a distinctive landmark;

- The parkland fronting Victoria House provides a discrete open landscape within the Capital Park campus, however, the built-form within the park reinforces the urban qualities of the Site's immediate context.

5.4 Furthermore, the existing vegetation around and within the Site provides substantial visual screening, such that the effects of an increased urban character are likely to be successfully mitigated if the tree cover is preserved. Therefore, the loss of visual openness would be experience locally (i.e. views within Capital Park) but not widely. Coincidentally, the overall qualities of the Cambridge Green Belt, which are strongly associated with the rural landscape character, would be preserved.

5.5 The Appraisal concludes that the Site has the capacity to accommodate some development with less than substantial harm to the Cambridge Green Belt.

Demonstrating Exceptional Circumstances

5.6 Paragraph 140 of the NPPF states that, once established, Green Belt boundaries should only be altered where "*exceptional circumstances are fully evidenced and justified, through the preparation or updating of plans".*

5.7 There is no formal definition of what constitutes exceptional circumstances or a standard set of criteria; it is for the local planning authority to determine whether it considers exceptional circumstances exist to justify removing land from the Green Belt and to make that recommendation to the Planning Inspectorate.

5.8 The site specific exceptional circumstances related to Land south of Capital Park are set out below;

- **Level of unmet need and supporting the needs of existing businesses in the R&D and Business Services Sectors -** The Greater Cambridge Employment Land and Economic Development Evidence Study (2020) confirms additional need for office and lab space;
- **The nature and extent of the harm to the Green Belt –** as referred to above, whilst the Greater Cambridge Green Belt Study (2021) identifies that the harm resulting from the release of Parcel CH15 would be 'Moderate-High', the site itself comprises a smaller area of land which is well screened by existing vegetation. Analysis by Bidwells landscape team specific to the site considers that the nature and extent of the harm to the Green Belt is therefore less than substantial;
- **Extent to which Green Belt harm can be mitigated** - harm could potentially be reduced by the enhancement of existing landscaping that forms the boundaries of the site and new landscaping to the eastern boundary. This would also help ensure that development enhances existing landscape features and is in keeping with the wider rural character, in accordance with landscape guidelines set out in the Greater Cambridge Landscape Character Assessment (December 2020).

6.0 Impacts and Potential Mitigation

6.1 The HELAA scores the site 'red', and therefore not suitable, on the following topics;

- Landscape and Townscape;
- Historic Environment

6.2 In response to the above, the red line area of the site has been reduced and further site assessment work has been undertaken. Further commentary is provided below:

Landscape and Townscape

6.3 The HELAA states the following:

National Character Area 87 – East Anglian Chalk. This is an open, rolling, arable landscape on a subtle fen edge chalk ridge to the east of Cambridge which forms the western tip of the Gog Magog Hills. The area has generally sparse tree cover, but wooded avenues and hilltop hangers of Beech are a notable features. The area is cut by many river and stream valleys, and the stream valley villages and landscape are often more far detailed and intermate than the open upland areas. District Character Area: Chalklands

Although in the parish of Fulbourn, the site is physically more related to the suburb of Cherry Hinton than Fulbourn Village. The landform and vegetation is typical of the district character of Chalklands as assessed by SCDC within District Design Guide SPD March 2010 and defined as a broad scale landscape of large fields, low trimmed hedgerows and few trees. Both small and large villages generally have a strong historic, linear form. The western edge of Fulbourn village has been elongated to include Ida Darwin and Fulbourn Hospital as well as Capital Park. The area of the site has a very different character than the village particularly with the repurposing of some of the land to Capital Park (business park).

Landscape Character Assessment (2021) Landscape Character Area - 6C: Fulbourn Fen Edge Chalklands

Development of this site would have a significant adverse effect on the landscape and townscape setting of Fulbourn. It would be very difficult to mitigate against the adverse impacts of development in this very visible location. Some limited development may be possible to the north west of the site, so long as such development respects the local landform and landscape character, and preserves the distinctive approaches to and setting of Fulbourn.

6.4 The HELAA notes that '*Some limited development may be possible to the north west of the site, so long as such development respects the local landform and landscape character, and preserves the distinctive approaches to and setting of Fulbourn'.* There is therefore acknowledgement that some development may be possible on a smaller part of the site. Indeed, the site area has now reduced to just include the western section of the site, thus enabling the eastern section to remain open.

6.5 Furthermore, as referred to in Section 5 of these representations, a Landscape and Visual Analysis has been undertaken of the reduced site area by Bidwells LLP (**Appendix 3**). This concludes that the existing vegetation around and within the Site provides substantial visual screening, such that the effects of an increased urban character are likely to be successfully mitigated if the tree cover is preserved. Therefore, the loss of visual openness would be experience locally (i.e. views within Capital Park) but not widely.

6.6 For a site to be scored 'red' in respect of Landscape and Townscape in the HELAA, the following must apply;

"Development of the site would have a significant negative impact which cannot be mitigated."

6.7 For a site to be scored 'amber' in respect of Landscape and Townscape in the HELAA, the following must apply;

"Development of the site would have a detrimental impact which could be satisfactorily mitigated."

6.8 Based on the reduced red line area and the assessment undertaken in the Bidwells Landscape and Visual Analysis, the site should not be scored 'red' and instead should be scored 'amber'.

6.9 It may therefore be possible that new built form could be accommodated on the site in a manner that would not have a significant adverse effect on the landscape and townscape setting of Fulbourn.

Historic Environment

6.10 The HELAA states the following:

Within a Conservation Area

The Parkland quality of the area is fundamental to the character of the Conservation Area. The former hospital buildings are recommended as non-designated heritage assets in the draft appraisal being brought forward. Residential development which extended beyond replacement of the small number of disused buildings on the site would have a significant impact on the quality of the conservation area which cannot be reasonably mitigated

6.11 An initial Built Heritage Review of the Site has been undertaken by Bidwells LLP (**Appendix 2**). The Review identifies the heritage assets which may be affected by development with reference to Section 72(1) of the Planning (Listed Buildings & Conservation Areas) Act 1990 and the National Planning Policy Framework (NPPF) where the impact of development on built heritage assets or their settings is being considered (Paragraphs 194-208).

6.12 The Review identifies that the following heritage assets may be affected by the current proposals:

1. Fulbourn Conservation Area – Fulbourn Hospital;
2. Victoria House – non-designated asset;
3. Former Male Shelter – non-designated asset;
4. Former Female Shelter – non-designated asset;
5. Former Gatehouse – non-designated asset;
6. Hereward House – Positive Building.

Figure 3 : Aerial demonstrating the location of the assets listed above

6.13 In addition the two buildings on the site have been identified within the Conservation Area Appraisal as negative features.

6.14 The Appraisal concludes that it is likely that development on certain areas of the site will result in harm to the significance of heritage assets as a result of impact on the character and appearance of the Conservation Area and as a result of impacts on the settings of non-designated heritage assets. At this early stage of the process, there is potential that impacts would be at the level of "less than substantial" harm in terms of the policies of the NPPF – although it is not possible to define any more precisely the levels of impact at this stage until more detail is available.

6.15 However, to enable impacts on built heritage assets to be minimised where possible, specialist heritage input would continue to advise the design team through the development of an initial concept proposal to ensure that the principles laid out in the Heritage Appraisal are fully considered and developed in forward masterplanning and detailed design.

6.16 The result of this iterative and informed design approach will be that the aspects of heritage impact will be fully addressed through the design process, with the intention to ensure that the provisions of the relevant legislation are satisfied, and that National and Local Policies are adhered to.

6.17 For a site to be scored 'red' in respect of the Historic Environment in the HELAA, the following must apply;

"Development of the site would cause substantial harm, or severe or significant "Less than substantial harm" to a designated heritage asset or the setting of a designated heritage asset which cannot be reasonably mitigated"

6.18 For a site to be scored 'amber' in respect of the Historic Environment in the HELAA, the following must apply;

Development of the site could have a detrimental impact on a designated or non-designated heritage asset or the setting of a designated or non designated heritage asset, but the impact could be reasonably mitigated.

6.19 In light of the reduced site area, the findings of the Bidwells Heritage Appraisal and that development of the site is capable of achieving "less than substantial" impacts, the site should not be scored 'red' and instead should be scored 'amber'.

6.20 Ultimately, any impacts arising would need to be clearly outweighed by public benefits arising from the proposals.

6.21 The significant public benefits that could be delivered for the site include;

- The opportunity to deliver commercial development to help meet the needs of existing and future businesses in the R&D and Business Services Sectors;
- Delivering development in a sustainable location well located for access to key facilities and services;
- A significant opportunity to spearhead solutions around sustainability, social inclusion and wellbeing in the context of move to a net zero-carbon society. A number of climate change mitigation and adaptation measures could also be incorporated in to redevelopment proposals for the Site;
- A landowner who wishes to work with the community in order to shape a proposal which meets the needs of and can provide wider benefits to Cambridge, as was achieved in the Fulbourn Care Home scheme adjacent to the site;
- Improving accessibility to the site by providing open space that is accessible to residents throughout the village;
- Redeveloping part of the site which is brownfield land, in accordance with the councils' sustainability agenda;
- Providing access to the countryside and the associated wellbeing benefits that arise from development in locations with access to the countryside and green spaces.

Trees

6.22 An Arboricultural Constraints Report has been prepared for the site by Oakfield Arboricultural Services in support of these representations (**Appendix 4**).

6.23 A total of 82 individual trees and ten groups of trees, have been surveyed in line with the BS:5837 guidelines.

6.24 Three of the trees are identified as Category A trees (considered to be trees of high quality and high value). The majority of the other mature trees are classified as Category B trees (trees of moderate quality or value), with the remainder either category C or U.

6.25 The Category A trees are located on or close to the site boundaries and any development should therefore be able to retain these trees and incorporate them within any proposed development. The siting and design of the layout will also consider the presence of the remaining trees, particularly those of the highest quality, and seeks to incorporate them wherever possible to leave a strong tree belt along the site boundaries.

Summary

6.26 In summary, there are no overriding technical constraints to development of the site. Careful consideration will need to be given to site design and layout to respect the landscape and heritage setting.

7.0 Response to Policy S/DS : Development Strategy

7.1 Policy S/DS sets out the proposed strategy for the pattern, scale and design quality of places created in Greater Cambridge, not only for the plan period but beyond to 2050.

7.2 The proposed development strategy for Greater Cambridge is to direct development to where it has the least climate impact, where active and public transport is the natural choice, where green infrastructure can be delivered alongside new development, and where jobs, services and facilities can be located near to where people live, whilst ensuring all necessary utilities can be provided in a sustainable way.

7.3 The development strategy is broadly **supported .**

8.0 Response to Policy S/RRA : Site allocations in rest of the rural area

8.1 Policy S/RRA allocates sites for homes or employment that support the overall development strategy within the rural area, excluding the rural southern cluster.

8.2 The Fulbourn and Ida Darwin Hospital allocation from the South Cambridgeshire Local Plan is proposed to be carried forward into the new Greater Cambridge Local Plan as a Mixed Use Allocation, under site reference S/RRA/H/3 : Fulbourn and Ida Darwin Hospitals. However, Land at Capital Park is not included as an allocation in the rest of the rural area

8.3 Janus Henderson supports the principle of policy S/RRA in allocating sites for employment in the rural area. However, the First Proposals document makes very few additional allocations in the rural area and Janus Henderson **objects** to this approach. This approach threatens the vitality of villages within the rural area and on the edge of Cambridge and stifles opportunities for further growth and supporting local services. As such, the Development Strategy should include for further allocations in the rural area to ensure that a sound spatial strategy is developed and delivered.

8.4 To fully support the rural area and develop a sound spatial strategy with a mixture of deliverable and suitable rural allocations, Land at Capital Park, Fulbourn should be identified as an allocation for commercial development

8.5 The Science and Technology sector is the engine of the Cambridge Phenomenon that has driven the economy and it will remain an important part of the local economy and job market. Alongside, it is important to have all types of commercial space to provide for a wide range of job opportunities and to serve Greater Cambridge at close quarters to not overly rely on long-distance travel to service the area with goods and services. Further prime office floorspace in high quality developments is also needed.

8.6 Growth relies on increases in employment and productivity and the Cambridge and Peterborough Independent Economic Review (CPIER) emphasises the need for productivity growth in this region as employment rates are so high. Economic growth is therefore essential for the next Local Plan. As part of the devolution contract to Cambridgeshire and Peterborough is a commitment to doubling the economic output of the area (Gross Value Added) over 25 years. This is a challenging target and needs to factor at the heart of the Plan.

8.7 Allocating Land at Capital Park for employment development in its location would help to meet the target of doubling GVA in Cambridgeshire and Peterborough.

8.8 Land at Capital Park is a suitable location for flexible commercial development to maximise the site's transport connections and location near to other key employment sites including ARM and other key research and laboratory space in the area. Clustering of like-minded companies is proven to be beneficial to those companies and their enhanced contrition to the local economy. Development at Capital Park could contribute further to the East Cambridge area.

8.9 The site is also well served by public transport and additional site assessments have been undertaken to address comments in the HELAA to confirm that there are no technical constraints to delivery of a sensitive, landscape-led commercial scheme as an extension to the Capital Park campus.

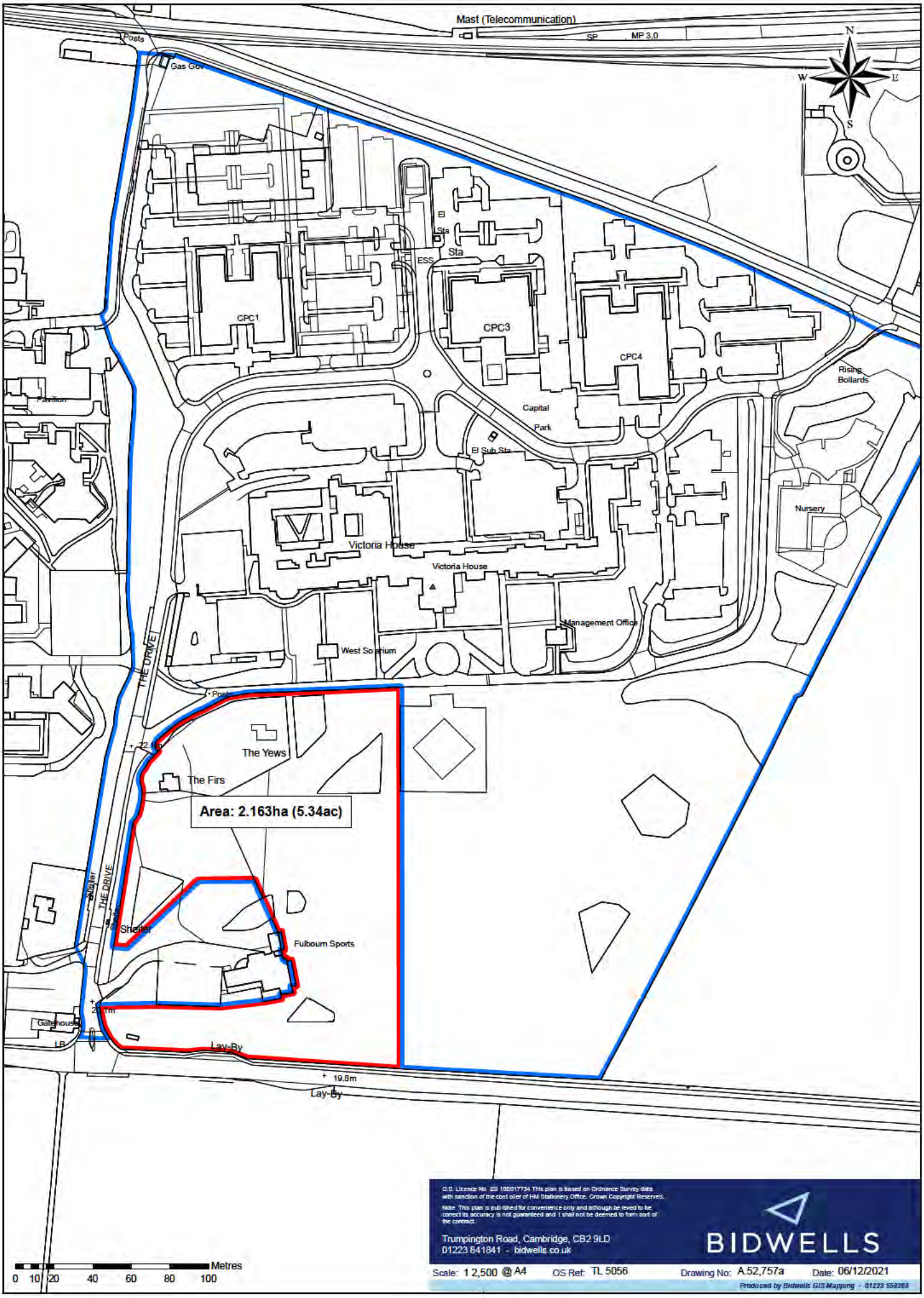
8.10 With the right design, including a suitable layout and design concept, the proposed development on the site could be accommodated without having a significant impact on the surrounding heritage context of the site. The consented care home that is due to be constructed adjacent to the site was found acceptable in heritage and design terms.

8.11 The site offers various transport connections and opportunities for sustainable travel which would help to reduce the need to access the site via polluting vehicles. In terms of transport connections, there are four bus stops located adjacent to the site offering regular services to the city centre and Arbury, approximately every half an hour. Fulbourn Greenway is also proposed to be delivered that would better connect the site to surrounding cycle networks and is expected to be routed approximately 100m to the north.

8.12 In conclusion, it is requested that Site Reference S/RRA/H/3 : Fulbourn and Ida Darwin Hospitals be extended to include Land at Capital Park as it is considered a suitable and sustainable location for additional development.

APPENDIX 1
SITE LOCATION PLAN

Capital Park



APPENDIX 2
INITIAL BUILT HERITAGE REVIEW

Janus Henderson Property UK PAIF
December 2021

BIDWELLS

INITIAL BUILT HERITAGE REVIEW

LAND SOUTH OF CAPITAL PARK, FULBOURN

Quality Assurance

Site name:	Land south of Capital Park, Fulbourn, Cambridge.
Client name:	Janus Henderson Property UK PAIF
Type of report:	Initial Built Heritage Review
Prepared by:	Kate Hannelly-Brown BSc(Hons) MSc IHBC
	
Date:	06 December 2021
Reviewed by:	Chris Surfleet MA MSc PGDipUD IHBC
Signed:	
Date:	06 December 2021

Table of Contents

1.0 Introduction

1.1 This Initial Heritage Appraisal has been prepared by Bidwells on behalf of Janus Henderson Property UK PAIF who are at the early stage of reviewing potential development concepts for the site and consider that commercial development could be appropriate on Land south of Capital Park, Fulbourn (hereafter referred to as the "site").

1.2 The site is located to the north of Fulbourn Road. It does not contain any Statutorily Listed buildings but is located within the Fulbourn Hospital Conservation Area and is in proximity to a number of non-designated heritage assets.

Figure 1 - Location of the site (Bing Maps)

1.3 The report identifies the heritage assets which may be affected by development with reference to Section 72(1) of the Planning (Listed Buildings & Conservation Areas) Act 1990 and the National Planning Policy Framework (NPPF) where the impact of development on built heritage assets or their settings is being considered (Paragraphs 194-208).

1.4 Through this process, the role of the site and assets can be defined in heritage terms. This will provide a clear framework from the outset for designers to respond to with proposals for potential development which take their values fully into account.

1.5 This document has been prepared by Kate Hannelly-Brown BSc (Hons) MSc IHBC (Associate, Heritage and Design) and reviewed by Chris Surfleet (Head of Heritage and Urban Design Studio).

2.0 Historic Context

Map Regression

2.1 An assessment of a selection of available historic maps has been undertaken to assist in the understanding of the site's historic development. Although such information cannot be considered to be definitive, experience shows that the mapping is often relatively accurate and reliable, particularly the later Ordnance Survey Maps, and taken together with written archival data and the physical evidence can help to refine the history of a site.

Figure 1 - 1888 Ordnance Survey Map. The approximate outline of the site is shown in red. The site at this time forms part the gardens of the County Lunatic Asylum.

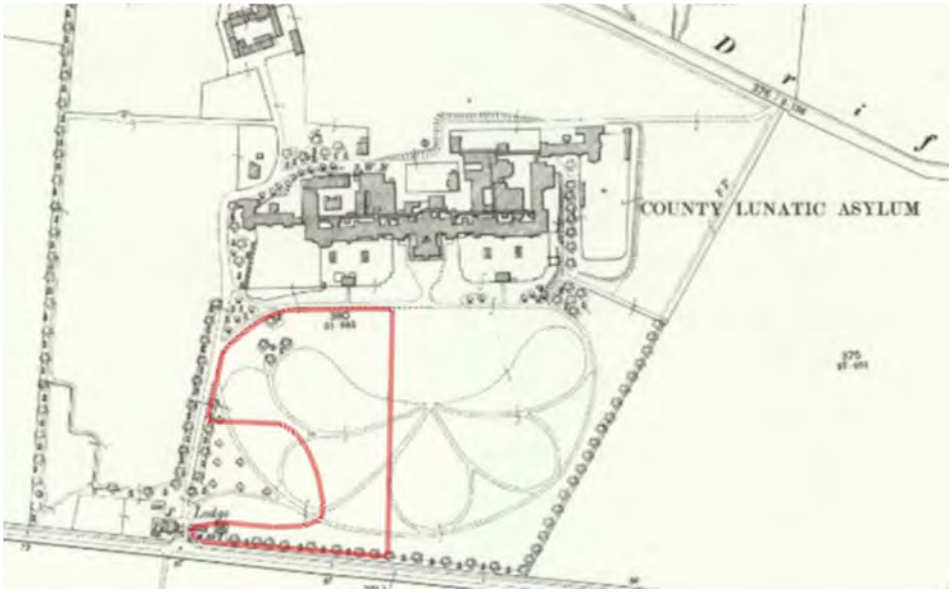


Figure 2 – 1903 Ordnance Survey Map. The site continues to form art of the gardens to the Asylum structure. The asylum building itself has undergone additions and extensions predominantly to the north side of the building.

Figure 3 -1945 Ordnance Survey Map. Within the site two additional structures can now be seen. The wider hospital site has also seen a significant change with the expansion of the grounds and numerous new additions to the hospital site.

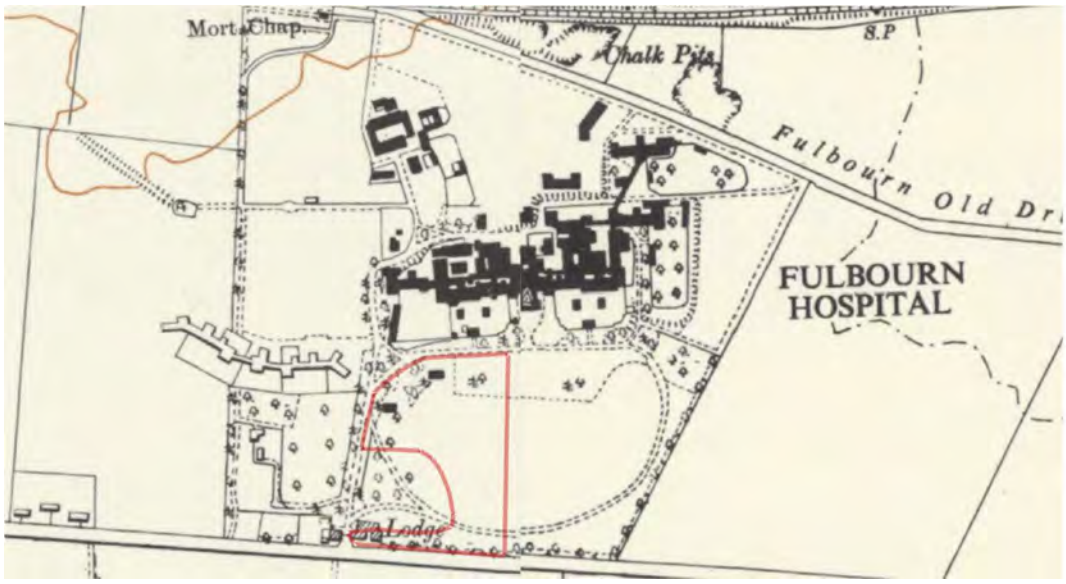


Figure 4 – 1960 Ordnance Survey Map. The approximate outline of the site is shown in red. By this date, the site appears to no longer have the internal pathways and only retains the external loop. The wider hospital grounds has also seen some additional structures in the grounds.

Figure 5 - 2020 aerial map (Google Earth). The approximate location of the site is shown in red. The Lodge building historically seen to the right side of the main driveway is no longer extant. The site to the north has also undergone extensive development.

3.0 Heritage Assets

3.1 This section identifies heritage assets which surround the site. In this case, the following heritage assets are local to the proposed development and have been identified as they may be affected by the current proposals. The identification of these assets is consistent with '***Step 1***' of the GPA3 The Setting of Heritage Assets.

3.2 In the case of the proposals, the following heritage assets may be affected by the current proposals:

1. Fulbourn Conservation Area – Fulbourn Hospital;
2. Victoria House – non-designated asset;
3. Former Male Shelter – non-designated asset;
4. Former Female Shelter – non-designated asset;
5. Former Gatehouse – non-designated asset;
6. Hereward House – Positive Building.

Figure 6 - Aerial demonstrating the location of the assets listed above

3.3 For the purposes of this assessment, where we consider the Conservation Area, we are considering the Conservation Area as a term of designation but also with reference to the built assets which they contain; in other words, we do not assess the Conservation Area in two dimensions but rather as a grouping of buildings and spaces and the manner in which these relate to their surroundings. Thus, consideration of effects on the setting of a Conservation Area also takes into account potential effects on the setting of built assets within that designated area, this includes the buildings which are considered to make a positive contribution to the Conservation Area.

4.0 Impact Considerations

Conservation Area considerations

4.1 The statutory duty under section 72(1) of the Planning (Listed Building and Conservation Areas) Act 1990 sets out that special attention shall be paid to "*the desirability of preserving or enhancing the character or appearance of the Conservation Area*".

4.2 When considering the proposed site within the context of the Conservation Area, it is important to consider the historic use and relationship of the site but also views in, out and through the site, and the contribution these make to the significance of the Conservation Area.

4.3 Development within the site will result in an apparent change to the character of the Conservation Area. It is likely that a reduction in the ability to appreciate the open and green character of the site will result in a reduction in the ability to appreciate the character and appearance of the Conservation Area.

4.4 Therefore, the degree to which a sense of open and green character can be maintained within the site will relate directly to the extent to which the integrity of the contribution it makes to the Conservation Area can be preserved. Thus, maintaining the sense of the functional and visual contribution this site, or elements of the site, make to the overall significance of the Conservation Areas will be the desirable objective. It is considered that it is the open, green character provided by the site provides a context and contributes to the understanding of the Conservation Area.

4.5 When considering the impact of the proposals on these assets, under the relevant policies of the National Planning Policy Framework (NPPF) paragraphs 194-207, it should be noted that it is the overall effect of the proposals on the Conservation Area which should be considered - taking into account any adverse and beneficial impacts arising.

4.6 In this regard, the alteration or loss of any identified characteristics may be considered to cause harm to the Conservation Area however, there may be other opportunities, however, that reinforce existing positive characteristics or provide other benefits to the character or appearance of the asset. This may include the removal or enhancement of the existing two structures on the site which have been identified within the Conservation Area Appraisal as negative features.

4.7 To accord with national policy, any potential harm arising from the development would need to be clearly outweighed by "public benefits" arising from the development. Public benefits could be achieved in a number of ways to be explored through the evolution of the proposals and their content. They could also entail 'heritage benefits', by which existing heritage considerations could be improved as a result of the proposals.

Non-designated heritage asset considerations

4.8 In terms of any non-designated heritage assets which may be identified, paragraph 203 of the National Planning Policy Framework requires a balanced judgement to be undertaken when considering impact on these assets.

4.9 The relative significance of these assets should be acknowledged within the proposals and that significance taken in account in the evolution of proposals which affect them.

5.0 Initial Heritage Impact

5.1 The land proposed for development is historically and functionally linked with the hospital site. It forms part of the garden/arable landscape of the building and would have been used as part of the treatment of the patients at the hospital. A 20th century aerial shows that the site was in use for a combination of purposes with elements grassed, planted with trees and other vegetation and used as arable land. This aerial image also shows that the northern element of the site had begun to be developed with two buildings now present.

Figure 7- 20th century aerial image (dating to at least 1945)

5.2 It is apparent that development within the site may result in an apparent change to the setting of a number of identified built heritage assets. This may result in a reduction in the ability to appreciate the open and green character of the site, resulting in a reduction in the ability to appreciate the assets in a setting which supports their significance.

5.3 However, it is not necessarily the case that the whole site forms an equally significant part of the identified assets' settings. Therefore, the degree to which a sense of openness and existing character can be maintained within the site will relate directly to the extent to which the integrity of the settings can be preserved.

5.4 At this stage of detail, it is not clear how development of the site will be progressed and, as such, it is just the principle of development being considered at this stage.

5.5 The statutory duty under section 72(1) of the Planning (Listed Building and Conservation Areas) Act 1990 sets out that special attention shall be paid to the desirability of preserving or enhancing the character and appearance of the Conservation Area. In relation to the site, it is considered that the existing character of it makes a positive contribution to it and as such, careful consideration is required of whether the development of it would preserve or enhance the contribution of the site to the character of the Fulbourn Hospital Conservation Area. It should be noted that it is the overall effect of the proposals on the character and appearance of the Conservation Area which should be considered.

5.6 It is likely that development within the site will result in a level of harm to the significance of the Conservation Area, and great care will be required to mitigate such impacts through the location, form, scale and design of the proposals as they emerge. In order to accord with the provisions of the 1990 Act, great weight will be attached to the objective of preserving the character and appearance of assets and other impacts arising would need to be clearly outweighed by public benefits arising from proposals.

5.7 At this early stage, if masterplanning is further developed to ensure impacts on built heritage assets are mitigated or removed altogether these impacts are likely to be at the level of “less than substantial” harm in terms of the policies of the NPPF – although it is not possible to define any more precisely the levels of impact at this stage until more detail is available.

5.8 With regard to the non-designated assets which may be affected, paragraph 203 of the National Planning Policy Framework requires a “balanced judgement” to be undertaken when considering impacts on non-designated assets. In heritage terms, it is the scale of harm resulting from the potential partial loss of open space associated with the historic use of the assets which is to be balanced alongside other material considerations relevant to the application.

6.0 Summary

6.1 This Initial Built Heritage Review has been prepared on behalf of Janus Henderson Property UK PAIF to identify heritage assets, in and around the site, and to provide an initial built heritage review of the potential impacts.

6.2 It is likely that development on certain areas of the site will result in harm to the significance of heritage assets as a result of impact on the character and appearance of the Conservation Area and as a result of impacts on the settings of non-designated heritage assets. Great care would be required to mitigate such impacts through the location, form, scale and design of the proposals as they emerge. In order to accord with the provisions of the 1990 Act, great weight will be attached to the objective of preserving or enhancing the character and appearance of the Conservation Area with impacts arising needing to be clearly outweighed by public benefits arising from the proposals.

6.3 At this early stage of the process, there is potential that impacts would be at the level of “less than substantial” harm in terms of the policies of the NPPF – although it is not possible to define any more precisely the levels of impact at this stage until more detail is available.

6.4 It would be our intention to continue to advise the design team through the development of the scheme to ensure that the principles laid out in this document are fully considered and developed in forward masterplanning and detailed design, to enable impacts on built heritage assets to be minimised where possible.

6.5 The result of this iterative and informed design approach will be that the aspects of heritage impact will be fully addressed through the design process, with the intention to ensure that the provisions of the relevant legislation are satisfied, and that National and Local Policies are adhered to.

BIDWELLS

APPENDIX 3
LANDSCAPE AND VISUAL ANALYSIS

LAND AT CAPITAL PARK, FULBOURN

Landscape and Visual Analysis

This memo concerns the western portion of site identified as 40087 in the HELAA form, as shown in Drawing A.52,757a, hereby referred to as 'the Site'.

The following considerations regarding the landscape and visual qualities of the Site were informed by a desk-based study and a site visit conducted on the 1st December 2021:

- The Site appears well enclosed by tree planting along the eastern and southern boundary of the Capital Park land (blue line in Drawing A.52,757a) and adjacent Fulbourn Hospital site.
- The dense tree belts, reinforced by substantial tree cover within Capital Park, provide visual screening of the Site and existing development in views from Cambridge Road (Figure 1).
- The tower of Victoria House, emerging over the tree cover, is a distinctive landmark.
- The parkland fronting Victoria House (Figure 2) provides a discrete open landscape within Capital Park, however, the built-form within the park reinforces the urban qualities of the Site's immediate context.

As noted in the HELAA form, the Site appears spatially more associated with the settlement of Cherry Hinton than Fulbourn. Although proposals within the Site are likely to result in a local loss of open landscape, the proposed red line boundary focuses on the western area of the HELAA site, retaining a strategic open space along Cambridge Road towards Fulbourn.

Furthermore, the existing vegetation around and within the Site provides substantial visual screening, such that the effects of an increased urban character are likely to be successfully mitigated if the tree cover is preserved. Therefore, the loss of visual openness would be experienced locally (i.e. views within Capital Park) but not widely. Coincidentally, the overall qualities of the Cambridge Green Belt, which are strongly associated with the rural landscape character, would be preserved.

Lastly, it is noted that the Site is within parcel CHI5 of the Greater Cambridge Green Belt Assessment (August 2021). Although the parcel scores a 'moderate high' level of harm resulting from its release from the Green Belt, the individual scores are as follows:

- Distinction between parcel and inset urban area – Moderate
- Green Belt purpose 1 - Relatively limited
- Green Belt purpose 2 - Moderate
- Green Belt purpose 3 - Relatively limited
- Impact on adjacent Green Belt – Minor

For comparison, Parcel MI5 (adjacent to Milton) with similar individual scoring resulted in a 'moderate' level of impact. In both cases, the influence of existing urban features is considered a detriment to the Green Belt qualities, and the site's constraints are such that the impact on the wider Green Belt land is minor. It is therefore considered that the Site has the capacity to accommodate some development with less than substantial harm to the Cambridge Green Belt.

Figure 1 - Image from Google Earth street view

Figure 2 - Open parkland within Capital Park

APPENDIX 4
ARBORICULTURAL CONSTRAINTS REPORT

OAKFIELD
ARBORICULTURAL SERVICES

Arboricultural Constraints Report

For

Land at Capital Park, Fulbourn, Cambridgeshire

OAS/21-339-AR01

December 2021

Oakfield Arboricultural Services
www.oakfieldarb.co.uk – info@oakfieldarb.co.uk – Tel: 01508 826755

Contents

1.0 Introduction

1.1 Oakfield Arboricultural Services were instructed to undertake a tree survey and provide arboricultural constraints advice on the site known as Land at Capital Park, Fulborn, Cambridgeshire

1.2 A detailed survey was undertaken by Stephen Milligan in November 2021 and was carried out in accordance with BS 5837: 2012 'Trees in relation to design, Demolition and Construction - Recommendations'

1.3 The scope of 'Trees in relations to construction' is to provide recommendations and guidance on how trees and other vegetation may be satisfactorily integrated into construction and development projects. The overall aim of this is to ensure the continued longevity and quality of amenity contribution that trees appropriate for retention and protection provide. This report and its appendices follow precisely the strategy for arboricultural appraisal and input intended to provide councils with evidence that trees have been properly considered throughout the development process.

2.0 Disclosure

2.1 On OS map has been provided but no topographical has been completed at this stage. Tree locations are therefore not confirmed and their location on the attached map is approximate and are not confirmed.

3.0 Limitations

3.1 This is a preliminary assessment from ground level and observations have been made solely from visual inspection for the purposes of assessment in terms relevant to planning and development. No invasive or other detailed internal decay detection devices have been used in assessing internal conditions.

3.2 Any conclusions relate to conditions found at the time of inspection. Any significant alteration to the site that may affect the trees that are present or have a bearing on planning implications (including level changes, hydrological changes, extreme climatic events or other site works) will necessitate a re-assessment of the trees and the site and render any previous advice/ findings invalid.

3.3 This is an arboricultural report and no such reliance must be given to comments relating to buildings, engineering, soil or ecological issues.

3.4 This is not a full health and safety audit or implications assessment and should not be viewed or used as such.

3.5 This report is for the sole use of the client any reproduction or use by any other party is prohibited without written formal consent by the author.

4.0 Methodology

4.1 All trees surveys are carried out in accordance with the recommendations as set out in BS: 5837 2012 the tree survey can be found in the document RNGC TSS01. The survey will include the following information:

- Tree number
- Species – (common name)
- Height
- Crown spread – to the four cardinal points of a compass
- Ground clearance
- Stem diameter (DBH) given in mm.
- Root protection area in m2
- Age class Y =young, MA = middle aged, M = mature, OM = over mature and V = veteran
- General condition – good, fair and poor
- General comments including defects
- Estimated remaining life expectancy in years – <10, 10+ , 20+ and 40+
- Category grade – A = high quality, B= good quality, C = low quality and U= dead or less than 10 years life expectancy.
- Preliminary tree work recommendations

5.0 Site overview and tree discussion

5.1 The site is one part of a larger open space area known as Capital Park located off Cambridge Road in Fulbourn. The site itself is a large open space area with a few structures that were once part of the NHS trust and are now disused.

5.2 A total of 82 individual trees and ten groups of trees, have been surveyed in line with the BS:5837 guidelines.

5.3 The sites vegetation is mixed in species age and condition. Overall there are large to small specimens found with the site. The site has a sense of a parkland landscape with some sporadic linear groupings and or formations. The trees are mainly found to the western part of the site boundary with some group planting found more central. Overall, the site offers good landscape and arboricultural value.

5.4 The site sits within a conservation area and as such trees are afforded some protection in that no works must take place without first formally submitting a tree work application.

6.0 Constraints and Design Considerations

6.1 The constraints imposed by trees above and below ground should inform the site layout design, however it should be noted that trees are only one factor requiring consideration. Although some trees, groups or woodlands are to be considered a constraint to development any design should not be constricted to such a degree as to result in excessive pressure to retained trees during and post development. Trees are affected by many aspects of site operations and any design must be aware the requirements for successful tree retention and make provisions for these throughout the development process.

6.2 Constraints are found in two sections below and above ground.

Below ground constraints are represented by the Root Protection Area (RPA) which indicates the minimum area around a tree deemed to contain sufficient root volume to maintain that particular size of tree's viability.

Above ground constraints will include species characteristics including evergreen or deciduous, density of foliage, fruit fall, honeydew which can all drastically affect living space and conditions. Trees effect on daylight must also be taken into consideration as although shade can be desirable in certain situations the design should look to avoid unreasonable obstruction of light especially so to living areas.

Shade patterns can be measured by plotting a segment with a radius from the stem equal to the height of the tree from due north west to due east, this will indicate the shadow pattern for the

main part of the day. In some cases and for new areas of planting future shade patterns may be applicable by plotting the segment according to the trees ultimate potential height.

6.3 The following factors should also be taken into account:

- Presence of TPO, conservation area status or other regulatory protection
- Quality of the surveyed vegetation with Cat A & B trees being highly desirable and any design recommended to retain them. Cat C and U trees of lower quality should not pose a constraint to any design
- Incompatibilities between layout and trees proposed for retention with regards to future growth of trees
- Access requirements for construction, this could include access facilitation pruning or height restriction bars to prevent damage to tree crowns by high vehicles
- Effect that the development may have on the amenity value of retained trees, for example shutting off views to woodland groups. This would also include the effects of over excessive pruning
- Requirement to protect overhanging canopies which may bring protective measures further out than the indicated RPA line
- Infrastructure requirements and provisions such as easements, above ground utilities, visibility splays, signage, CCTV etc. that may all pose maintenance issues if close to retained trees
- End use of space adjacent to retained trees, this may require safety audits to be undertaken.
- Potential for new planting to provide mitigation for any losses.

6.4 Proximity of structures to trees; the default position is that structures should be constructed outside the indicated RPA line. If there is an overriding justification then technical solutions will need to be accounted for and

- demonstrate the tree can remain viable with the area of RPA lost be compensated elsewhere
- propose mitigation measures to improve the soil environment that the tree uses
- Foundation design must take into consideration of shrinkable soils with regards to indirect damage from subsidence or heave brought about by moisture changes

in soil due to remaining or removed vegetation. Specialist advice from various disciplines such as soil specialists and structural engineers would be required on this issue.

- Direct damage from below and above ground to structures can occur via incremental root growth and whipping action by tree crowns. Consideration of proximity to trees and any pruning regimes must be taken into account in the design with particular attention to future growth.
- Future pressure for removal should allow for a reasonable tree building relationship so as not cause apprehension for end users. This is of particular relevance to living space. **General rule is two thirds mature tree height.**
- Seasonal nuisance such as leaf fall, fruit fall and pest issues, e.g. honeydew, should be accounted for especially with regards to pathways that may become slippery and drains/ gutters that can become blocked.

7.0 Conclusion and recommendations

7.1 Overall the site has moderate tree constraints with a large number of good quality trees that would be highly desirable to be retained within any layout. Any design should therefore seek to retain trees of quality where possible.

7.2 The following reports are recommended to be submitted with any full planning application.

- Arboricultural implications assessments for each phase to comment on any proposed final layouts
- Arboricultural method statements to outline all tree protection methods, tree works and any specialist construction techniques to be used to aid in the healthy retention of those trees shown to be retained.
- Tree protection plans to indicate retained trees, trees to be removed, the precise location of protective barriers and ground protection, service routing and specifications, areas designated for structural landscaping to be protected and suitable space for site materials storage and other construction related facilities.

Appendix 1 Tree Survey Schedule

			Canopy Spread													
Tree Ref. No.	Species (Common Name)	Height (m)	N	E	S	W	Grnd Clrnc	DBH (mm)	RPR (cm)	RPA (m)	Age class	Gen Cond	Structural Defects/Comments	Estimated remaining contribution (BS 5837)	BS Cat	BS Sub Cat	Prelim Tree Work Recommendations
T1	Horse Chestnut	18	7	6	5	7	2	900	1080	366.25	MA	F	Normal form and condition	20+	B	1	
T2	Oak	18	7	8	6	8	3	700	840	221.56	MA	F	Normal form and condition	40+	B	1	
T3	Oak	15	7	8	10	3	2	450	540	91.56	MA	F	Poor form	20+	B	2	
T4	Sycamore	20	7	6	7	8	5	750	900	254.34	MA	F	Normal form and condition	40+	B	1	
T5	Norway Maple	15	4	4	4	4	3	400	480	72.35	MA	F	Normal form and condition	40+	B	1	
T6	Norway Maple	15	4	4	4	4	3	400	480	72.35	MA	F	Normal form and condition	40+	B	1	
T7	Norway Maple	15	4	4	4	4	3	400	480	72.35	MA	F	Normal form and condition	40+	B	1	
T8	Norway Maple	15	4	4	4	4	3	400	480	72.35	MA	F	Normal form and condition	40+	B	1	

			Canopy Spread														
Tree Ref. No.	Species (Common Name)	Height (m)	N	E	S	W	Grnd Clrnc	DBH (mm)	RPR (cm)	RPA (m)	Age class	Gen Cond	Structural Defects/Comments	Estimated remaining contribution (BS 5837)	BS Cat	BS Sub Cat	Prelim Tree Work Recommendations
T9	Norway Maple	15	4	4	4	4	3	400	480	72.35	MA	F	Normal form and condition	40+	B	1	
T10	Sweet Chestnut	14	6	4	5	5	3	800	960	289.38	MA	F	Bifurcated @ 2m. Small cavity to lost branch on main stem	20+	B	1	
T11	Sweet Chestnut	18	5	6	6	7	3	1000	1200	452.16	MA	F	Potential cavity to main stem now occluded	20+	B	1	Picus test
T12	Sweet Chestnut	13	4	4	3	5	3	400	480	72.35	MA	F	Minor lean to north	40+	B	1	
T13	Sycamore	20	5	5	4	4	7	520	624	122.26	MA	F	Normal form and condition	40+	B	1	
T14	Cherry	16	6	5	4	5	2	575	690	149.50	MA	F	Normal form and condition	20+	B	1	
T15	Sycamore	20	7	6	7	7	4	1000	1200	452.16	MA	F	Lapsed coppice	20+	B	1	
T16	Poplar	15	5	5	2	4	2	400	480	72.35	MA	F	Normal form and condition	20+	C	1	
T17	Poplar	15	2	5	4	5	2	400	480	72.35	MA	F	Normal form and condition	20+	C	1	

			Canopy Spread														
Tree Ref. No.	Species (Common Name)	Height (m)	N	E	S	W	Grnd Clrnc	DBH (mm)	RPR (cm)	RPA (m)	Age class	Gen Cond	Structural Defects/Comments	Estimated remaining contribution (BS 5837)	BS Cat	BS Sub Cat	Prelim Tree Work Recommendations
T18	Cedar	12	3	3	3	3	0	350	420	55.39	MA	F	Normal form and condition	40+	B	1	
T19	Cedar	12	3	3	3	3	0	350	420	55.39	MA	F	Normal form and condition	40+	B	1	
T20	Lime	22	7	6	5	5	3	550	660	136.78	MA	F	Normal form and condition	40+	B	1	
T21	Norway Maple	14	4	3	3	3	2	370	444	61.90	MA	F	Normal form and condition	40+	B	1	
T22	Lime	16	6	4	5	4	2	900	1080	366.25	MA	F	Historically topped	20+	B	1	
T23	Lime	11	3	3	3	3	2	350	420	55.39	MA	F	Normal form and condition	40+	B	1	
T24	Lime	11	3	3	3	3	2	350	420	55.39	MA	F	Normal form and condition	40+	B	1	
T25	Ash	24	8	7	7	5	2	750	900	254.34	MA	F	Minor dieback symptoms	10+	C	1	
T26	Horse Chestnut	14	4	4	4	4	2	500	600	113.04	MA	F	Normal form and condition	20+	B	1	

			Canopy Spread														
Tree Ref. No.	Species (Common Name)	Height (m)	N	E	S	W	Grnd Clrnc	DBH (mm)	RPR (cm)	RPA (m)	Age class	Gen Cond	Structural Defects/Comments	Estimated remaining contribution (BS 5837)	BS Cat	BS Sub Cat	Prelim Tree Work Recommendations
T27	Horse Chestnut	14	4	4	4	4	2	500	600	113.04	MA	F	Normal form and condition	20+	B	1	
T28	Horse Chestnut	14	4	4	4	4	2	500	600	113.04	MA	F	Normal form and condition	20+	B	1	
T29	Poplar	10	1	1	1	1	0	300	360	40.69	MA	F	Topped	<10	U	1	
T30	Ash	22	6	7	7	8	2	950	1140	408.07	MA	F	Minor dieback symptoms	10+	C	1	
T31	Norway Maple	18	5	5	5	5	2	750	900	254.34	MA	F	Poor form	20+	B	1	
T32	Norway Maple	18	5	5	5	5	2	750	900	254.34	MA	F	Poor form	20+	B	1	
T33	Norway Maple	18	5	5	5	5	2	750	900	254.34	MA	F	Poor form	20+	B	1	
T34	Norway Maple	18	5	5	5	5	2	750	900	254.34	MA	F	Poor form	20+	B	1	
T35	Norway Maple	18	5	5	5	5	2	750	900	254.34	MA	F	Poor form	20+	B	1	

			Canopy Spread														
Tree Ref. No.	Species (Common Name)	Height (m)	N	E	S	W	Grnd Clrnc	DBH (mm)	RPR (cm)	RPA (m)	Age class	Gen Cond	Structural Defects/Comments	Estimated remaining contribution (BS 5837)	BS Cat	BS Sub Cat	Prelim Tree Work Recommendations
T36	Norway Maple	18	5	5	5	5	2	750	900	254.34	MA	F	Poor form	20+	B	1	
T37	Horse Chestnut	15	4	4	4	4	2	450	540	91.56	MA	F	Normal form and condition	20+	B	1	
T38	Leyland Cypress	15	1	1	2	2	0	100	120	4.52	MA	F	No overall, value	20+	C	1	
T39	Lime	10	3	3	3	1	2	300	360	40.69	MA	F	Normal form and condition	40+	B	1	
T40	Lime	10	3	3	3	1	2	300	360	40.69	MA	F	Normal form and condition	40+	B	1	
T41	Lime	14	5	4	4	5	2	650	780	191.04	MA	F	Normal form and condition	40+	B	1	
T42	Lime	10	3	3	3	1	2	300	360	40.69	MA	F	Normal form and condition	40+	B	1	
T43	Lime	6	2	2	2	2	1	100	120	4.52	Y	F	Small young tree	40+	C	1	
T44	Holm Oak	15	5	7	4	5	2	900	1080	366.25	MA	F	Normal form and condition	40+	A	1	

			Canopy Spread														
Tree Ref. No.	Species (Common Name)	Height (m)	N	E	S	W	Grnd Clrnc	DBH (mm)	RPR (cm)	RPA (m)	Age class	Gen Cond	Structural Defects/Comments	Estimated remaining contribution (BS 5837)	BS Cat	BS Sub Cat	Prelim Tree Work Recommendations
T45	Pine	16	3	4	3	2	5	600	720	162.78	MA	F	Normal form and condition	40+	B	1	
T46	Beech	17	5	5	5	5	6	1000	1200	452.16	MA	F	Reduced in past	20+	B	1	
T47	Cherry	16	6	6	6	4	2	700	840	221.56	OM	F	Over mature for species	20+	B	1	
T48	Cherry	16	6	6	6	4	2	700	840	221.56	OM	F	Over mature for species	20+	B	1	
T49	Cherry	10	4	4	3	4	3	450	540	91.56	MA	F	No overall significance	10+	C	1	
T50	Sycamore	25	7	6	10	7	10	1200	1440	651.11	MA	F	Exceptionally large specimen	40+	A	1	
T51	Poplar	20	5	3	3	4	3	700	840	221.56	MA	F	Normal form and condition	10+	C	1	
T52	Lime	15	5	3	2	3	2	400	480	72.35	MA	F	Normal form and condition	40+	B	1	
T53	Beech	18	5	5	6	4	3	700	840	221.56	MA	F	Normal form and condition	20+	B	1	

			Canopy Spread														
Tree Ref. No.	Species (Common Name)	Height (m)	N	E	S	W	Grnd Clrnc	DBH (mm)	RPR (cm)	RPA (m)	Age class	Gen Cond	Structural Defects/Comments	Estimated remaining contribution (BS 5837)	BS Cat	BS Sub Cat	Prelim Tree Work Recommendations
T54	Lime	15	4	2	3	3	0	530	636	127.01	MA	F	Large deadwood	20+	B	1	
T55	Horse Chestnut	12	4	3	3	3	2	500	600	113.04	MA	F	Normal form and condition	20+	B	1	
T56	Horse Chestnut	12	4	3	3	3	2	500	600	113.04	MA	F	Normal form and condition	20+	B	1	
T57	Horse Chestnut	12	4	3	3	3	2	500	600	113.04	MA	F	Normal form and condition	20+	B	1	
T58	Horse Chestnut	12	4	3	3	3	2	500	600	113.04	MA	F	Normal form and condition	20+	B	1	
T59	Norway Maple	17	4	4	4	4	2	400	480	72.35	MA	F	Topped in past at 2m.	20+	C	1	
T60	Beech	22	11	5	7	4	5	800	960	289.38	MA	F	Normal form and condition	20+	B	1	
T61	Beech	10	8	3	4	4	6	600	720	162.78	MA	F	Dominated by T60	10+	C	1	
T62	Norway Maple	13	4	3	3	3	2	400	480	72.35	MA	F	Normal form and condition	40+	B	1	

			Canopy Spread														
Tree Ref. No.	Species (Common Name)	Height (m)	N	E	S	W	Grnd Clrnc	DBH (mm)	RPR (cm)	RPA (m)	Age class	Gen Cond	Structural Defects/Comments	Estimated remaining contribution (BS 5837)	BS Cat	BS Sub Cat	Prelim Tree Work Recommendations
T63	Norway Maple	13	4	3	3	3	2	400	480	72.35	MA	F	Normal form and condition	40+	B	1	
T64	Norway Maple	13	4	3	3	3	2	400	480	72.35	MA	F	Normal form and condition	40+	B	1	
T65	Willow (Weeping)	10	3	3	3	3	2	500	600	113.04	MA	F	Recently pollarded. Normal form and condition	20+	B	1	
T66	Oak	12	3	5	4	1	1	500	600	113.04	MA	F	Poor form	40+	C	1	
T67	Lime	13	4	3	2	2	1	500	600	113.04	MA	F	Poor condition	10+	C	1	
T68	Lime	15	4	3	3	3	1	500	600	113.04	MA	F	Poor condition	10+	C	1	
T69	Lime	15	4	3	3	3	1	500	600	113.04	MA	F	Poor condition	10+	C	1	
T70	Oak	15	4	5	4	4	2	350	420	55.39	MA	F	Normal form and condition	20+	B	1	
T71	Lime	15	4	4	4	4	2	700	840	221.56	MA	F	Large deadwood, topped	20+	C	1	

			Canopy Spread														
Tree Ref. No.	Species (Common Name)	Height (m)	N	E	S	W	Grnd Clrnc	DBH (mm)	RPR (cm)	RPA (m)	Age class	Gen Cond	Structural Defects/Comments	Estimated remaining contribution (BS 5837)	BS Cat	BS Sub Cat	Prelim Tree Work Recommendations
T72	Lime	15	4	4	4	4	2	700	840	221.56	MA	F	Large deadwood, topped	20+	C	1	
T73	Lime	15	4	4	4	4	2	700	840	221.56	MA	F	Large deadwood, topped	20+	C	1	
T74	Robinia	17	4	3	7	4	3	550	660	136.78	MA	F	Bifurcated @ 0.5 m with V shape union	20+	B	1	
T75	Oak	15	4	3	1	3	2	300	360	40.69	MA	F	Poor form	20+	C	1	
T76	Cypress	18	4	4	4	4	0	700	840	221.56	MA	F	No overall value	20+	C	1	
T77	Lime	16	4	3	3	4	2	475	570	102.02	MA	F	Normal form and condition	40+	B	1	
T78	Lime	16	4	4	4	3	1	450	540	91.56	MA	F	Normal form and condition	40+	B	1	
T79	Beech	13	7	6	6	6	1	1000	1200	452.16	MA	F	Weeping variety	40+	A	1	
T80	Lime	15	3	3	3	3	1	600	720	162.78	MA	F	Normal form and condition	40+	B	1	

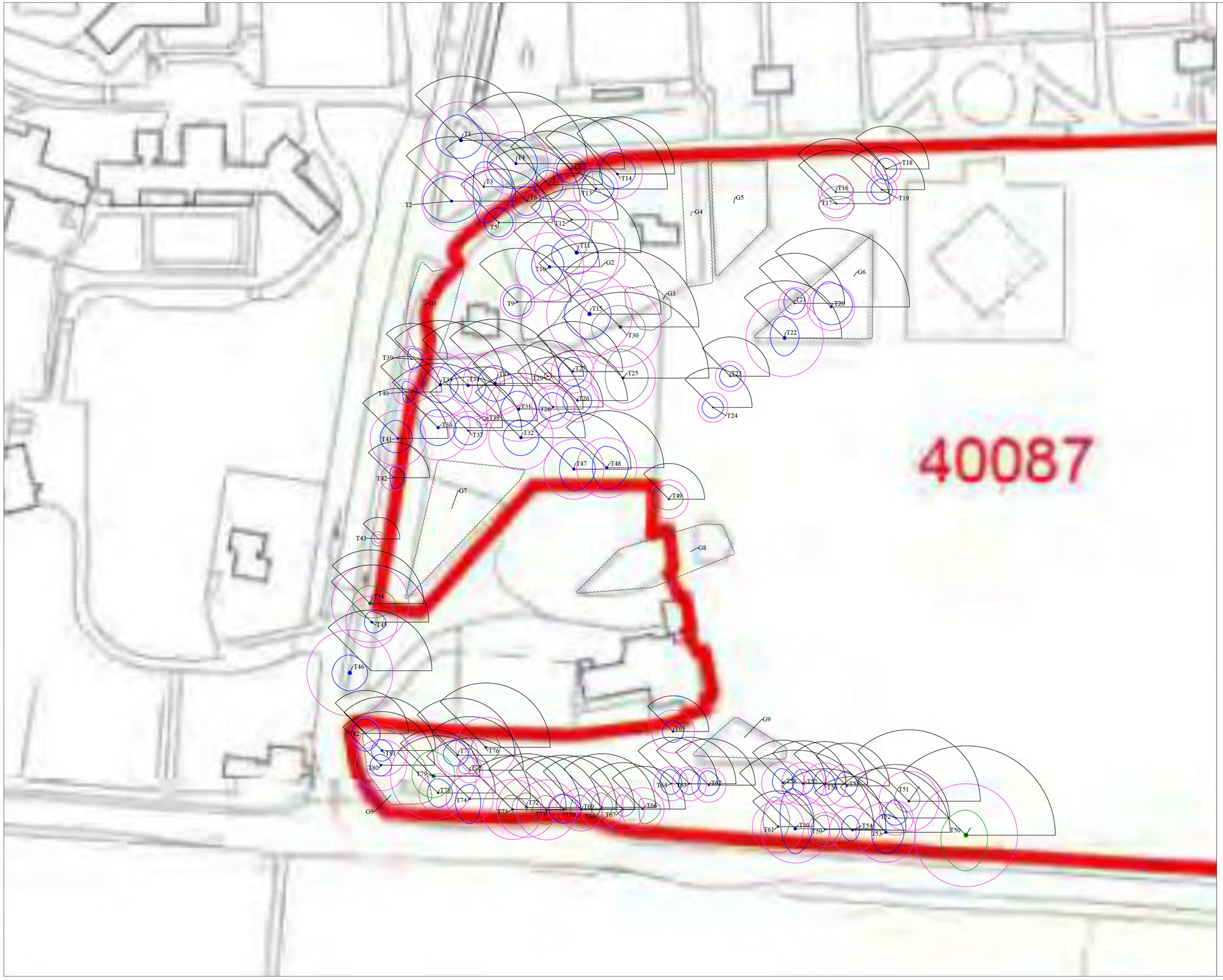
			Canopy Spread													
Tree Ref. No.	Species (Common Name)	Height (m)	N	E	S	W	Grnd Clrnc	DBH (mm)	RPR (cm)	RPA (m)	Age class	Gen Cond	Structural Defects/Comments	Estimated remaining contribution (BS 5837)	BS Cat	BS Sub Cat	Prelim Tree Work Recommendations
T81	Lime	15	3	3	3	3	1	600	720	162.78	MA	F	Normal form and condition	40+	B	1	
T82	Lime	12	4	4	5	4	2	350	420	55.39	MA	F	Normal form and condition	40+	B	1	
G1	Holly, Cypress	15	As on plan				0	400	480	72.35	MA	F	Mixed group to building	20+	C	2	
G2	Yew, Holly	15	As on plan				0	350	420	55.39	MA	F	Mixed group to building	20+	C	2	
G3	Hazel	4	As on plan				0	300	360	40.69	MA	F	4 x coppice stools	20+	C	1	
G4	Leyland Cypress	18	As on plan				0	400	480	72.35	MA	F	Unmanaged/ lapsed hedge	20+	C	2	
G5	Poplar, Beech, Holly, Yew	12	As on plan				0	250	300	28.26	MA	F	Area of mixed trees unmanaged	40+	C	2	
G6	Maple, Beech, Holly, Yew	13	As on plan				0	250	300	28.26	MA	F	Area of mixed trees unmanaged	40+	C	2	
G7	Maple, Beech, Holly, Yew	13	As on plan				0	250	300	28.26	MA	F	Area of mixed trees unmanaged	40+	C	2	

			Canopy Spread													
Tree Ref. No.	Species (Common Name)	Height (m)	N	E	S	W	Grnd Clrnc	DBH (mm)	RPR (cm)	RPA (m)	Age class	Gen Cond	Structural Defects/Comments	Estimated remaining contribution (BS 5837)	BS Cat	BS Sub Cat	Prelim Tree Work Recommendations
G8	Maple, Beech, Holly, Yew	13	As on plan				0	250	300	28.26	MA	F	Area of mixed trees unmanaged	40+	C	2	
G9	Maple, Beech, Holly, Yew	13	As on plan				0	250	300	28.26	MA	F	Area of mixed trees unmanaged	40+	C	2	
G10	Maple, Beech, Holly, Yew	13	As on plan				0	250	300	28.26	MA	F	Area of mixed trees unmanaged	40+	C	2	

Tree Schedule Explanatory Notes

Ref.no	lentifies trees, groups and hedges on the accompanying plan.
Species	ommon names are provided to aid wider comprehension.
Height	escribes the approximate height of the tree measured in metres from ground level
Canopy Spread	ıdicates the crown radius from the base of the tree in four compass directions, recorded to the nearest metre.
Ground Clearance	eight of crown clearance above adjacent ground in metres.
DBH (mm)	BH is the diameter of the stem measured in cm at 1.5m from ground level for single stemmed trees or just above ɔot flare for multi-stemmed trees. Stem Diameter may be estimated where access is restricted.
RPR (cm)	oot Protection Radius (RPR) is area required to be protected measured radially from the trunk centre.
RPA (m^2)	oot Protection Area (RPA) is the minimum rooting area in m^2 which should remain undisturbed around each tree.
Age Class	ge of the tree expressed as Y- Young, MA- Middle-Aged, EM- Early Mature, M- Mature or OM- Over-Mature
General Condition	verall condition of tree expressed as :Good, Fair, Poor, Dead
Structural defects/Comments	lay include general comments about growth characteristics, how it is affected by other trees and any previous surgery works. Also specific problems such as dead wood, pests, diseases, broken limbs. Etc
Estimated Remaining Years	ategorised in year bands of less than 10, 10+, 20+, 40+
BS Category	.S. Cat refers to (BS 5837:2005 Table 1) and refers to tree/overall group quality and value; 'A' - High; 'B' – Moderate; 'C' - Low; 'U' - Remove.
Sub Category	ub Cat refers to the retention criteria values where 1 is arboricultural, 2 is landscape and 3 is cultural including onservational, historic and commemorative

Appendix 2 Tree Constraints Plan



KEY

- T1 — Existing Tree colour referenced in accordance with BS 5837 2005.
- Green – Cat A Trees of high quality and value
- Blue – Cat B Trees of moderate quality and value
- Grey – Cat C Trees of low quality and value
- Red – Cat R Trees that are dead or showing signs of irreversible decline
- Root Protection Area as calculated in accordance with BS 5837
- Shade pattern as to BS:5837.

N

REV.	DATE	INITIALS	DETAILS
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CLIENT c/o Bidwells	DWG. TITLE Tree Constraints Plan
SITE: Fulbourn – Land at Capital Park	

DRAWN BY	CHECKED BY	SCALE	DATE	DWG NO.	REV.
SPM	SPM	1:500 @A1	Dec 2021	OAS 21-339-TS01	.

BIDWELLS