

# South Newnham Neighbourhood Plan

## 2024 – 2041 South Newnham Neighbourhood Plan



South Newnham Neighbourhood Forum  
Made Version 24 February 2025

# South Newnham Neighbourhood Plan

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## Supporting documents:

- ❖ **Basic Conditions Statement**
- ❖ **Consultation Statement**
- ❖ **Evidence Base** - The Evidence Base is presented in a separate document with the following sections below, each of which supports a specific Development Policy Sections:
  1. Protecting and Enhancing Biodiversity in our Green Infrastructure Network
  2. Protecting and Enhancing Local Green Spaces
  3. Protecting and Maintaining the Connectivity Network
  4. Improving and Enhancing Neighbourhood Community Assets
  5. Protecting and Supporting Homes and Facilities for Older People
  6. Conserving Additionally Identified Local Heritage Assets
  7. Achieving Sustainable and Well Designed Development in Character Areas

# South Newnham Neighbourhood Plan

## ❖ Character Area Street Appraisals:

**Character Area A,** "Newnham Croft"

**Character Area B,** "Barton Road and surrounds".

**Character Area C,** "Grantchester Road and surrounds"

**Character Area D,** "Gough Way Estate"

# South Newnham Neighbourhood Plan

## 1.0 Foreword

Neighbourhood Plans were introduced in the 2011 Localism Act, which granted a community the right to develop a neighbourhood plan that includes policies on the development and use of land. Through development of a Neighbourhood Plan, communities can play a greater role in the development of their area, with the Neighbourhood Plans forming part of Cambridge City Council's statutory development plan that is used to determine planning applications. The Plan gives the community some control over the nature, style, and location of proposed developments as they would be required to meet the policies of both the Neighbourhood Plan and the Cambridge City Local Plan.

South Newnham is a suburb of Cambridge lying at the interface of the urban and the rural in the southwest corner of the city and has a mixed community in terms of age, occupation, and nationality. It retains the character of a separate village with its own shops, church, school and pub and a strong sense of community. It is bounded on three sides by the River Cam and green open spaces, some left wild and natural, which are enjoyed by very many residents of the whole city and visitors from far and wide.

The community wishes to have a say in developments within the neighbourhood and retain what is important to the community. People clearly told us at community workshops in 2016-2017 what they value about their community and what they would like to see retained and what improved. In response to the threats posed by global environmental trends and extensive development schemes, as well as the number of individual demolitions/rebuilds, significant house extensions and short-term student-housing developments within our neighbourhood, concerned residents have taken this opportunity to develop a Neighbourhood Plan. Its objective is to protect and enhance our neighbourhood with its valued street scenes, and the local environment of the Cam River corridor and green spaces with their trees, fields, hedgerows, wildflowers, and diverse wildlife habitats, and thereby also help to secure a vibrant biodiversity for future generations of city residents.

The South Newnham Neighbourhood Plan has been developed by residents in consultation with the community and has been produced by the South Newnham Neighbourhood Forum, using the views and ideas of those living and working in the community. Community workshops, specific working parties, character area consultations, and formal and informal consultations with local businesses and statutory stakeholders have all sought to ensure that the plan accurately reflects the desires and wishes of the community. The writing team listened and consulted on a wide range of issues in order to achieve a plan that details how we see our community developing. Every effort has been made to ensure that the views and policies contained in this document reflect those of the majority of South Newnham residents.

The Neighbourhood Plan briefly describes the Neighbourhood Area and how local residents have come to write a Neighbourhood Plan, and lays out a Vision and detailed Development Policies, with Maps, whose implementation would make achievement of the Vision possible. Documents that support the Plan are a Basic Conditions Statement, a Consultation Statement, Evidence Base, and Character Area Street Appraisals. The Evidence Base provides a detailed description of the green infrastructure network and environment, local green spaces, connectivity network, local community and local heritage assets, and built environment.

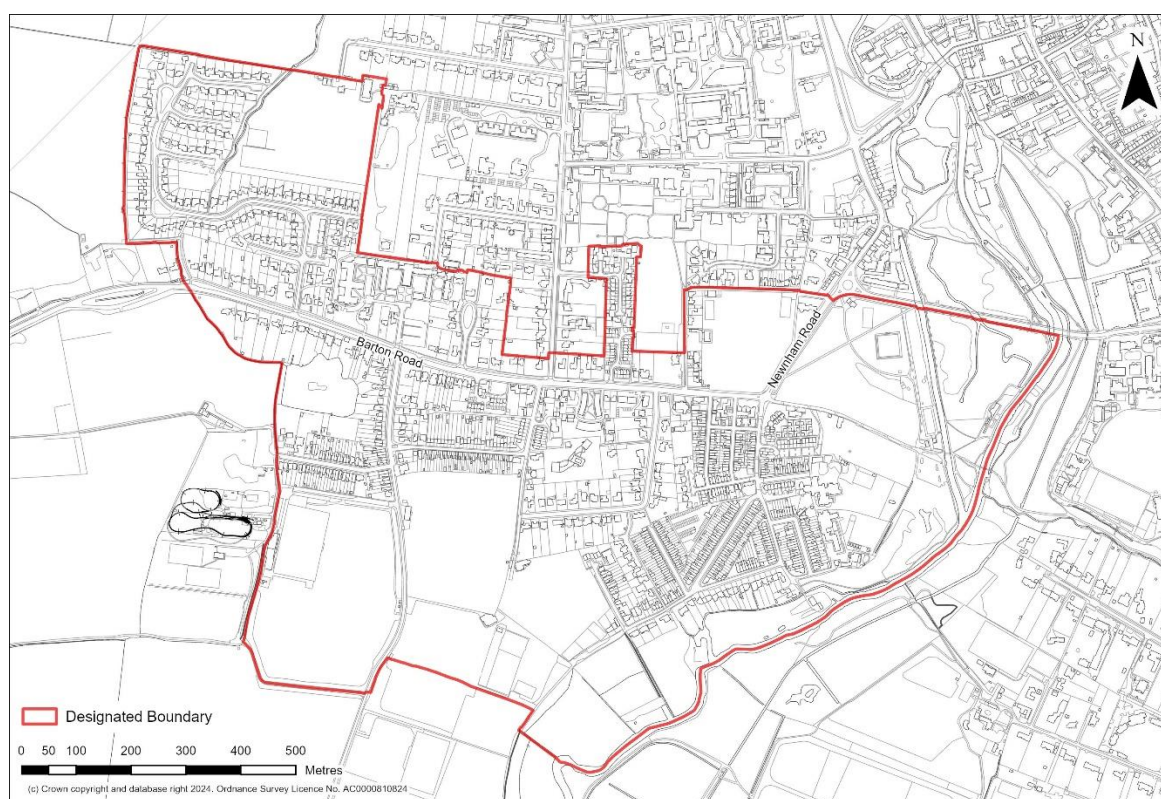
## South Newnham Neighbourhood Plan

We wish to acknowledge the Forum members and South Newnham residents who have worked on the Neighbourhood Plan, Street Appraisals and Evidence Base. We also acknowledge our ward councillors who have actively supported us, particularly Markus Gehring, our independent consultants, Neil Homer and Rachel Hogger, and Greater Cambridge Shared Planning Department planners and their advisors, and Cambridge City Council officers, all of whom have provided comments and feedback throughout the seven years of the Plan's preparation.

# South Newnham Neighbourhood Plan

## 2.0 Introduction and Background

- 2.1 The South Newnham Neighbourhood Forum was initiated by a group of local residents in early 2016. Since then, a group of up to 35 local volunteers have helped prepare this Plan and its Evidence Base with the help of the Cambridge City Council, following a series of neighbourhood workshops with the community. The Community Engagement process is described in detail in Section 4.
- 2.2 The Forum and the South Newnham Neighbourhood Area were formally 'designated' by the Local Planning Authority, Cambridge City Council, in March 2017 under the provisions of the Localism Act 2011 and of the Neighbourhood Planning (General) Regulations 2012, as the "South Newnham Neighbourhood". The designation lasted 5 years, and in March 2022 the Forum applied to Cambridge City Council for redesignation. Following a six-week consultation process, the Forum was formally redesignated on 21<sup>st</sup> July 2022, by the Executive Councillor for Planning and Infrastructure for Cambridge City Council (see the Basic Conditions Statement page 2, paragraphs 1.3 and 1.4, and the following link for the public record of the redesignation: <https://www.cambridge.gov.uk/neighbourhood-area-designations>)
- 2.3 The designated area is shown in Map 1 below.

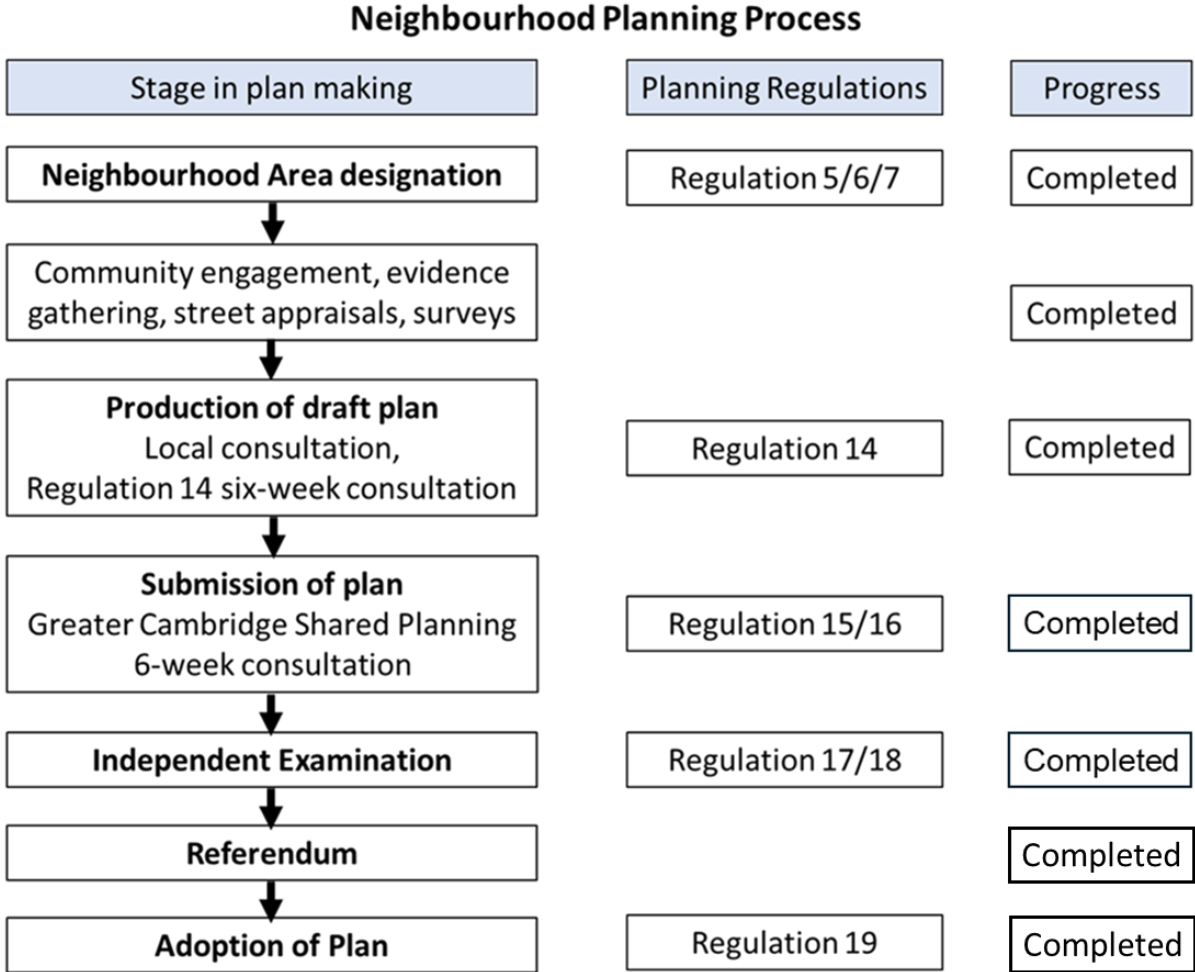


**Map 1: South Newnham Neighbourhood Area**

- 2.4 The South Newnham Forum is a "qualifying body" for the neighbourhood and this plan:
- Relates only to the designated area of South Newnham and to no other Neighbourhood Areas.
  - This is the only Neighbourhood Plan for the designated area. No other Neighbourhood Plan exists nor is in development for part or all of the designated area.
  - This Plan does not deal with excluded development.

# South Newnham Neighbourhood Plan

The process by which the Forum is preparing the Plan is laid out in Figure 1 on page 8.



**Figure 1. The Neighbourhood Planning Process**

- 2.5 The purpose of the Neighbourhood Plan is to set out a series of planning policies that can be used by applicants and planners to guide and determine planning applications in the area up to 2041. These policies aim to protect the special character of the Neighbourhood Area and to encourage development proposals for the benefit of the local community.
- 2.6 Following approval of the Neighbourhood Plan, it is the intention of the Forum to engage with house owners, estate agents and developers considering changes requiring planning permission and be a helpful partner and contributor in improving and enhancing the neighbourhood in line with the Neighbourhood Plan, the Cambridge City Council 2018 Local Plan, the National Planning Policy Framework (2023), and the West Cambridge (2011) and Newnham Croft (2013) Conservation Area Appraisals. The National Planning Policy Framework has been amended during the course of preparation of the Neighbourhood Plan, and the pre-submission version of the Neighbourhood Plan was subject to consultation when the NPPF July 2021 was in place, and the submission version of the Neighbourhood Plan has been amended to include the relevant references to the NPPF 2023 as published on 19 December 2023.
- 2.7 Formal public consultation on the Neighbourhood Plan was carried out from June to July 2023. The Neighbourhood Plan was submitted to Cambridge City Council in April 2024, and the formal public consultation was carried out between May and June 2024. An independent examiner was appointed to examine the plan, and the



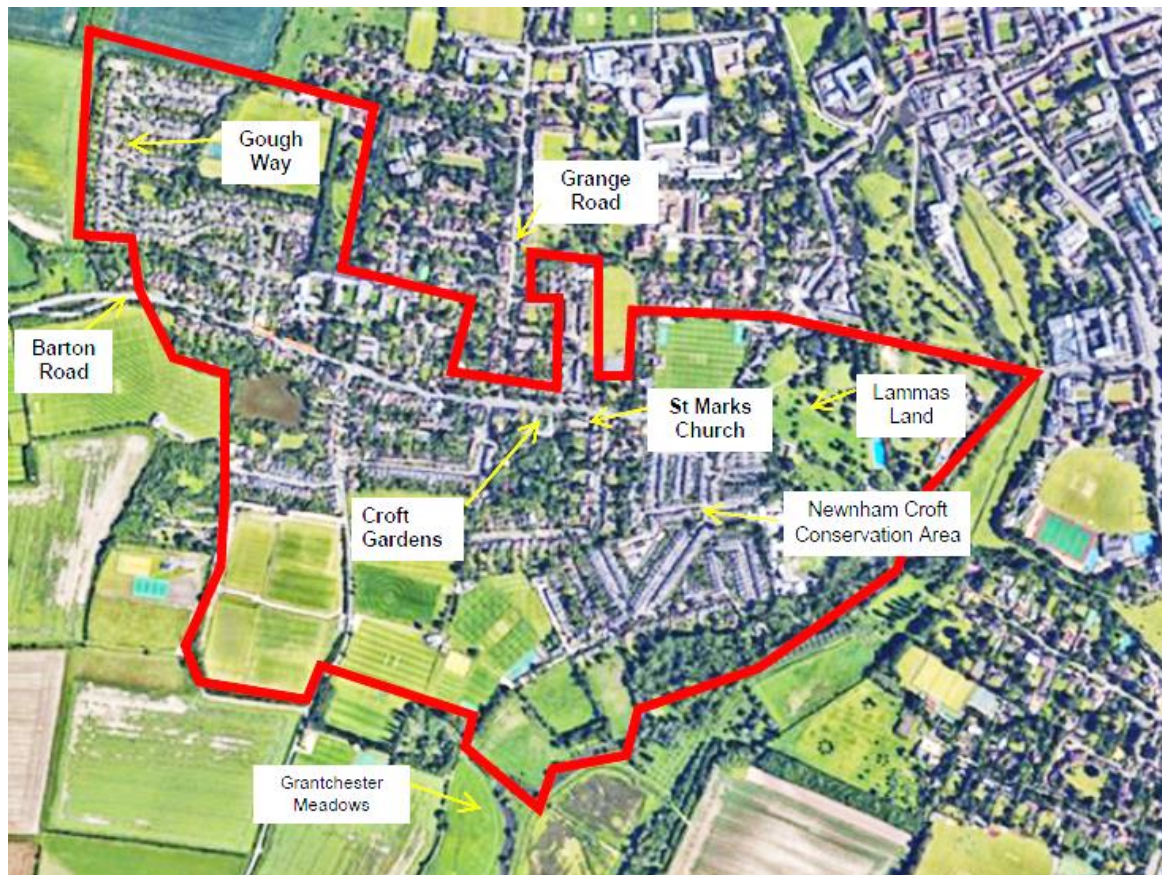
## South Newnham Neighbourhood Plan

Examiner's Report was received in November 2024. A referendum version of the Neighbourhood Plan was prepared taking on board the modifications recommended by the examiner in his report.

- 2.8 The referendum was held on 16 January 2025 and residents were asked to vote as to whether the Neighbourhood Plan should be used by Cambridge City Council to help it decide planning applications in the neighbourhood area. 63.5% of those that voted were in favour of its use, and 36.2% of those that voted were against its use. The Neighbourhood Plan was successful at its referendum as more than half of those that voted were in favour of it being used to determine planning applications, and Cambridge City Council made (adopted) the South Newnham Neighbourhood Plan at its meeting of Full Council on 24 February 2025.
- 2.9 The Neighbourhood Plan has been tested by an independent examiner to ensure it meets with the basic conditions, was taken to a local referendum, and now made (adopted), forms part of Cambridge's Development Plan.



## South Newnham Neighbourhood Plan



**Figure 3. The Green Nature of South Newnham Neighbourhood Area**

- 3.2 More than 75% of the neighbourhood area consists of green open spaces. Many open green spaces have public access and include private gardens. The remaining 25% is predominantly buildings, roads, and paving.

Although the area functions today as a suburb of Cambridge, it retains the character of a separate village with its own shops, church, school and pub, and a strong sense of community, with a population of 2,870 recorded in the 2011 Census. It is a desirable place to live and potential buyers are attracted by the lifestyle and housing supply that South Newnham offers. The expansion of University Departments and high-tech enterprises, along with the re-location of global companies to Cambridge, has led to an acute shortage of family homes in Cambridge and house prices in South Newnham have risen particularly steeply.

- 3.3 The Barton Road is a busy main approach road to the city and Grantchester Road is a busy access road to Grantchester. Grantchester Street is the main access street into Newnham Croft area and its network of interlinking streets. Throughout the Neighbourhood Area there is an extensive green network of footpaths and cycle paths giving access to open spaces for residents and visitors.

### **Dwelling Stock, Household and Population Characteristics**

- 3.4 From the 2011 Census, out of a total housing stock of 1084 dwellings, in the Neighbourhood Area, 73% were houses, including large, detached houses, semi-detached and terrace houses. Included in the 73% are 23 houses on the north side of Selwyn Road that were built as council houses, and 25 houses in Lammas Field that were built as affordable housing. In

## South Newnham Neighbourhood Plan

the 2011 census, 17 properties (1.6%) were rented from Cambridge City Council. The remaining 27% were purpose built or converted flats. Around 70% of the housing stock is owned outright or owned with a mortgage. Private rented accommodation accounts for 18% of available housing. Over 60% of houses are either solely occupied or occupied by one or two people. The Neighbourhood Area houses around 650 students in college-owned houses and purpose-built accommodation. Around 400 students are accommodated on site at Wolfson College. More recent additions have been the development of Hardwick Hall by Darwin College at the corner of Barton Road and Hardwick Street, and the redevelopment of the Croft Gardens site by Kings College, where Stephen Taylor Court comprises 3 gault brick crescents providing homes for 84 graduate students, Fellows, and their families. The development is to Passivhaus standards with a very low carbon footprint.

- 3.5 South Newnham is a mixed community in terms of age, occupation, and nationality. The 2011 Census recorded a population of 2,870, with 598 (21%) aged 0-19, 635 (22%) aged 20-29, 1,116 (39%) aged 30-64, and 519 (18%) over 65. The estimated economically active population of families with children is 1,714, 60% of the total, of whom, 1,058 are in full, part-time or self-employment. Many of the children from families resident in South Newnham attend Newnham Croft Primary School, which is an important community asset. With University Colleges owning and operating halls of residence and individual houses, university students accounted for 31% of the population in 2011 and result in the overall demographic being significantly younger than the national average.

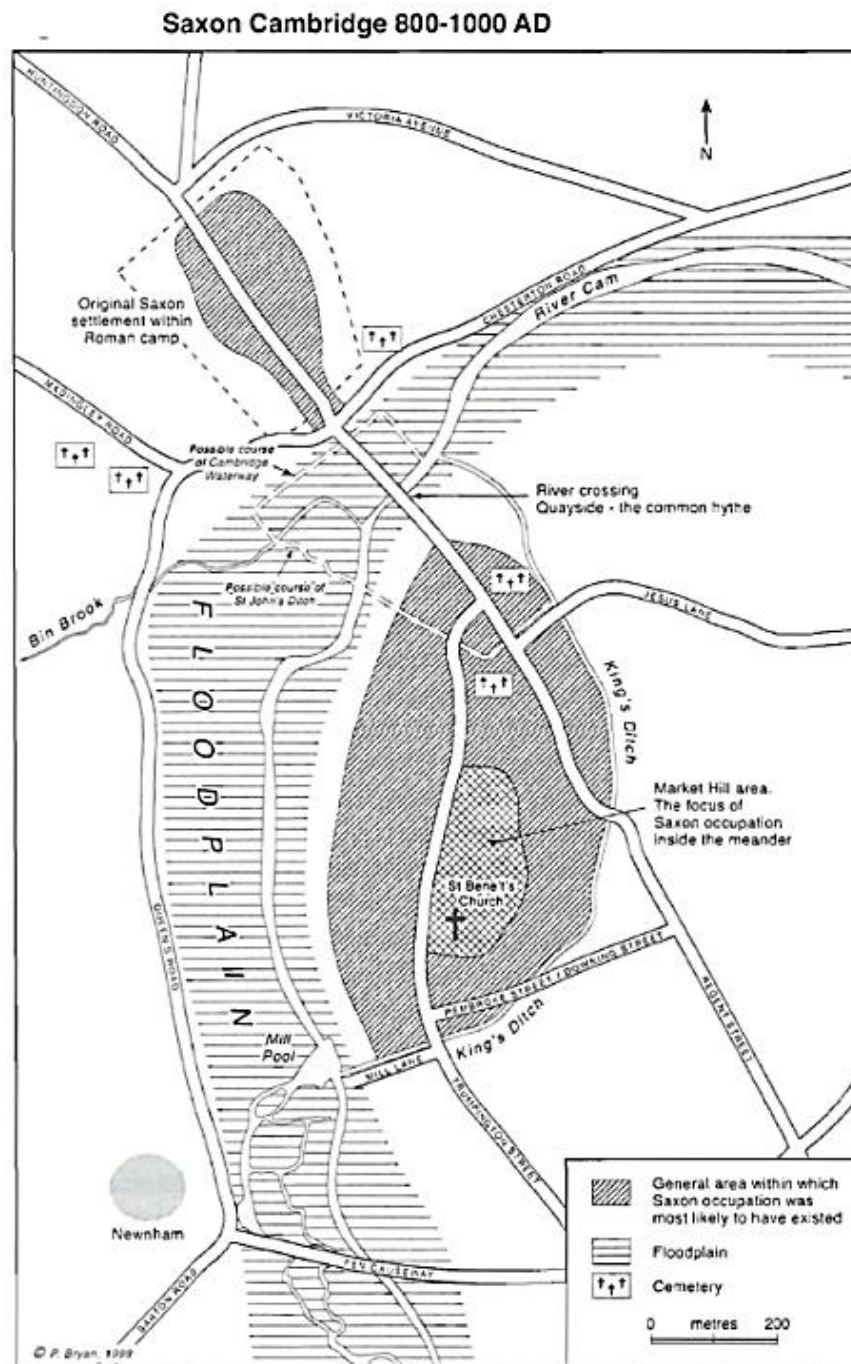
### Built Heritage

- 3.6 Two conservation areas overlap with the Neighbourhood Plan area, the West Cambridge conservation area was designated in 1972, and the Newnham Croft conservation area was designated in 1998. In these, new buildings, and the spaces around them shall preserve or enhance the character of the area. The Newnham Croft Conservation Area has a tranquil village character, reinforced by the lack of through traffic, and containing well-preserved late 19<sup>th</sup> and early 20<sup>th</sup> century houses, mostly arranged in terraced form. Building materials are uniformly yellow or grey Gault brick and red brick. Most of the roofs are slated, with prominent chimney stacks with tall clay pots. The highest buildings are flats, up to 4-storeys. Most of the housing is 2-storey. The highest point is the spire of St. Mark's Church. There are several Buildings of Local Interest (BLIs), including Paradise House, a late 18<sup>th</sup> century building on Paradise Island, next to the River Cam, Maitland House in the Barton Road and St. Mark's Church, a neo-Gothic red-brick building completed in 1900. Further buildings of interest include St. Mark's Vicarage, Newnham Croft Social Club, and the shops (Bakery, Cousins Butchery, Derby Stores, and the Chemist).

### Development History

- 3.7 The earliest evidence of any settlement in the area is an important Iron Age burial site that was found in the garden of Croft Lodge (now King's College new student accommodation) in around 1903.

# South Newnham Neighbourhood Plan

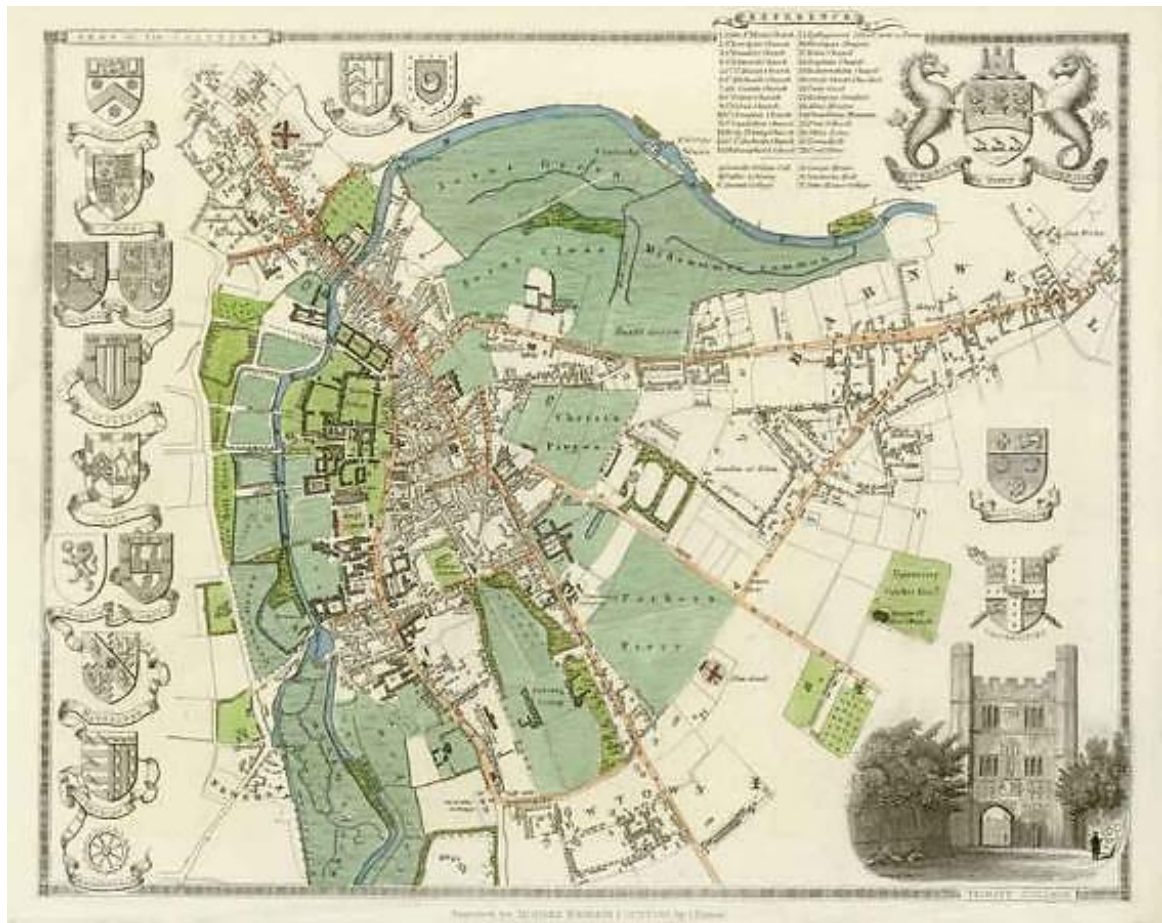


(Ref: *Cambridge the Hidden History* by Alison Taylor)

- 3.8 Further evidence of ancient tracks survives in the road and footpath patterns, and fence lines follow early field boundaries. The footpath from Newnham to Grantchester, which includes today's Skaters' Meadow Footpath is shown on the 1798 pre-enclosure map, Baker's 1830 map, and all Ordnance Survey maps. Maps of the 1660s produced by George Skinner for King's and Corpus Christi Colleges show the establishment of crofts in the area and a further map for King's College by A. Watford in 1795 showed that little had

## South Newnham Neighbourhood Plan

changed since Skinner's map. The only building of this period appears to be Paradise House, located on an island in the river.

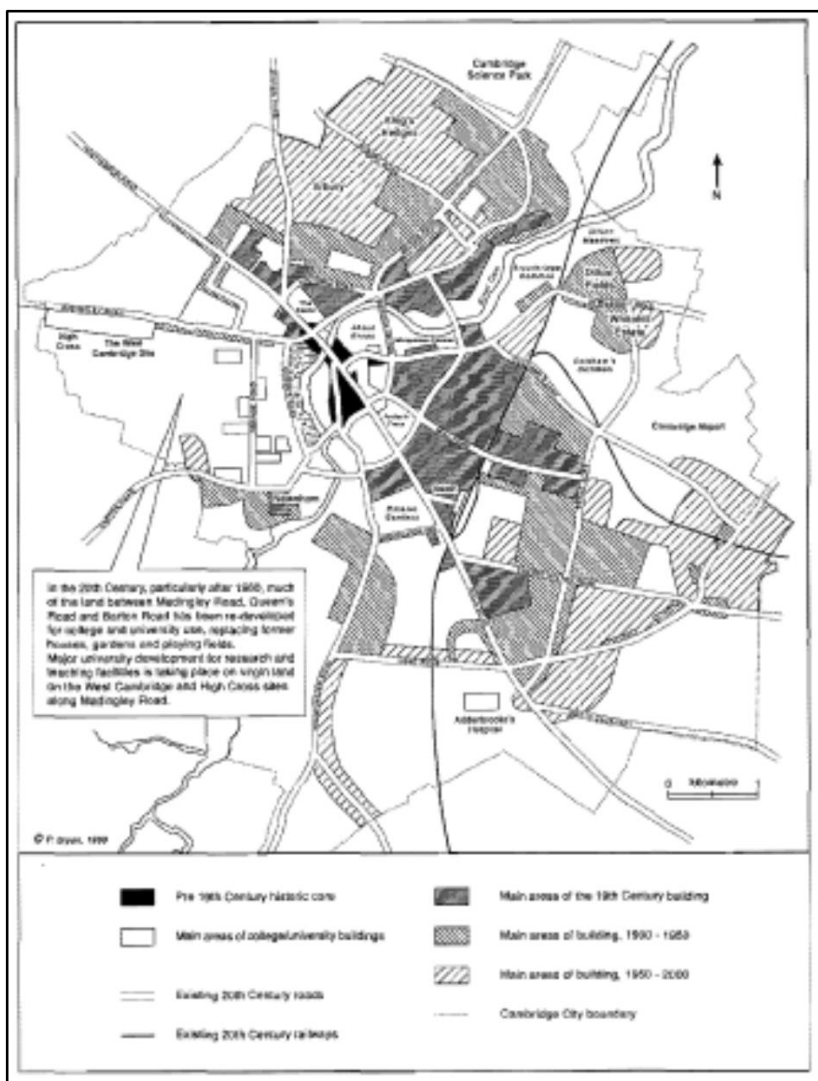


**Figure 5. Cambridge in 1837 (Mapped by Thomas Moule)**

*(Ref: Cambridge the Hidden History by Alison Taylor)*

- 3.9 By the beginning of the 19th Century, the area began to develop, with a market garden where Owlstone Croft now stands. A gravel pit was dug in the area of Eltisley Avenue. The development of Derby Street area began in the 1850s and later in the century larger detached houses were built on Barton Road. There was some sporadic development along Grantchester Meadows from the 1850s.

## South Newnham Neighbourhood Plan



**Figure 6. Cambridge in the Nineteenth Century (P Bryan, 1999)**

From P Bryan, Cambridge, the Shaping of the City 2008)

- 3.10 A church was built to serve Newnham Croft in 1871. The present St Mark's Church on Barton Road was built at the beginning of the 20<sup>th</sup> century. Big changes came between 1903 and the 1920s when properties in South Green Road, Eltisle Avenue, Marlowe Road, and the southern end of Grantchester Street and most of Owlstone Road were built. Stylistically these date to the late Edwardian period. In 1915 a school was provided in Chedworth Street which was demolished and replaced in the late 1980s. A Grade 2 listed gas lamp in South Green Road, similar to the streetlights in Millington Road, survives from this period.
- 3.11 In the first years of the 20<sup>th</sup> Century King's College began to develop Millington Road with large houses in spacious grounds. Fulbrooke Road was begun at the same time. Newnham Croft was incorporated into the Borough of Cambridge in 1911 and in 1918 Newnham became a separate parish, independent of Grantchester. At this time there was much infilling of empty sites, but further growth westwards and southwards was constrained by the existence of college sports fields, which were bought in the 1890s and which were themselves separated from Grantchester village by fields. However, development of Newnham Croft was given further impetus in the 1920s when the building of Fen Causeway improved traffic connections with the City Centre.

## South Newnham Neighbourhood Plan

- 3.12 During the 1910s, 1920s and 1930s, the field on the south side of the footpath which joins Grantchester Meadows Road with the meadows themselves was regularly flooded in the winter to create a skating rink (now called Skaters' Meadow). House building along Grantchester Meadows Road was largely completed by the 1930s. Owlstone Croft was acquired by Queens' College for student accommodation in 1988.
- 3.13 During the late 1950s, after being used as a school and, since 1946, for nurses' accommodation, Owlstone Croft was developed for student housing by Queens' College.
- 3.14 A significant post-second World War development has been the construction of the Gough Way estate in the 1960s and 1970s. The estate consists of detached houses in modest plots, together with a small block of flats. It is leafy, mainly because the residents funded the planting of trees along the roads, and it includes a sizeable green space which is a children's play area and community space. A path follows Bin Brook through the estate to the end of Cranmer Road and into the city centre.
- 3.15 Wolfson College was established in 1965 as University College. The campus incorporated some pre-existing buildings but has expanded considerably with new build along Barton Road. Elsewhere on Barton Road and leading off, there has been a continual process of replacing houses with new build, and developing small new estates, mainly apartments (e.g., Croft Lodge, St Mark's Court, Champneys Walk).
- 3.16 In 1996, Paradise Nature Reserve was designated a Local Nature Reserve under Section 21 of the National Parks and Access to the Countryside Act 1949 and is owned and managed by the City Council, aided by an active Friends' Group.
- 3.17 The southwest corner of the Neighbourhood Area was originally part of the parish of Grantchester. The area of present-day Grantchester Road and its nearby streets was described in 1737 as comprising: 'barns stables yards gardens orchards backsides hedges ditches fences ways easement and other appurtenances', as well as 'waste grounds'. In 1779, an Enclosure Act for Grantchester and Coton divided the land into smaller plots.

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

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

### Neighbourhood Plan Flood Risk

- 3.18 Two streams flow into the western part of the Neighbourhood Area, Bin Brook and Fulbrooke. These have twice been the cause of major flooding of properties in the past half century.

The River Cam has more frequent flooding, though with less impact to properties, as the flooding has been limited to the gardens of properties on the east side of Grantchester Meadows.

The long-term flood risk in South Newnham is shown on Gov.uk's flood risk maps. The service shows the extent of flooding from a) Rivers and the Sea, b) Surface Water, and c) the Maximum Extent of Flooding from Reservoirs (see link below).  
<https://www.gov.uk/check-long-term-flood-risk>



# South Newnham Neighbourhood Plan

Figure 7: Flood Risk Maps for South Newnham

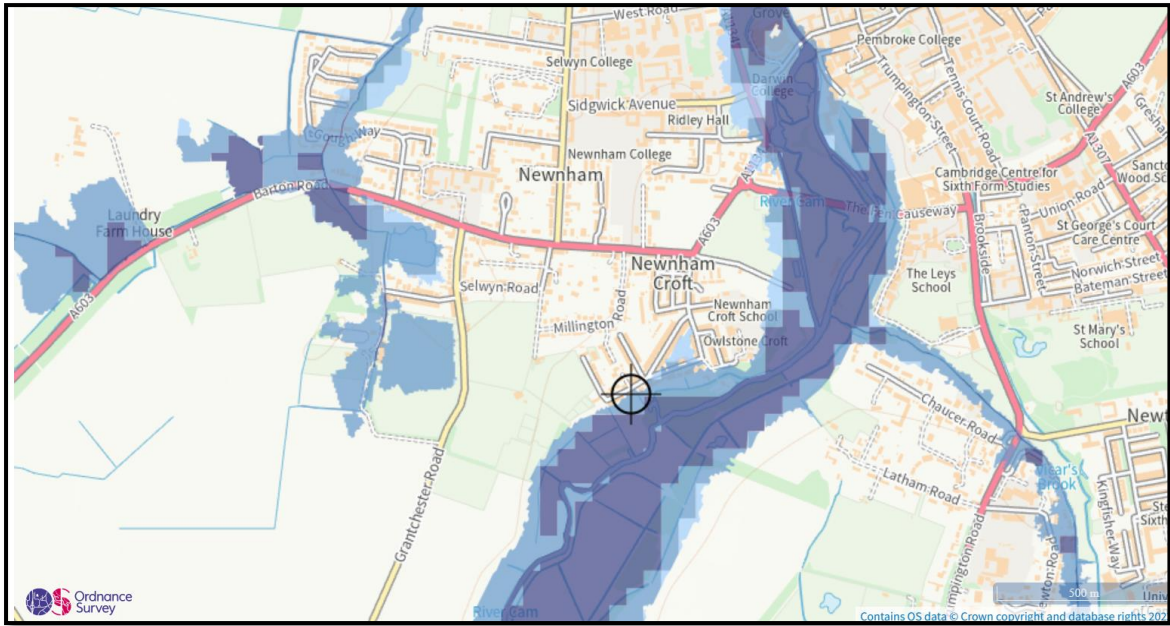


Figure 7a. Extent of Flooding from Rivers and the Sea

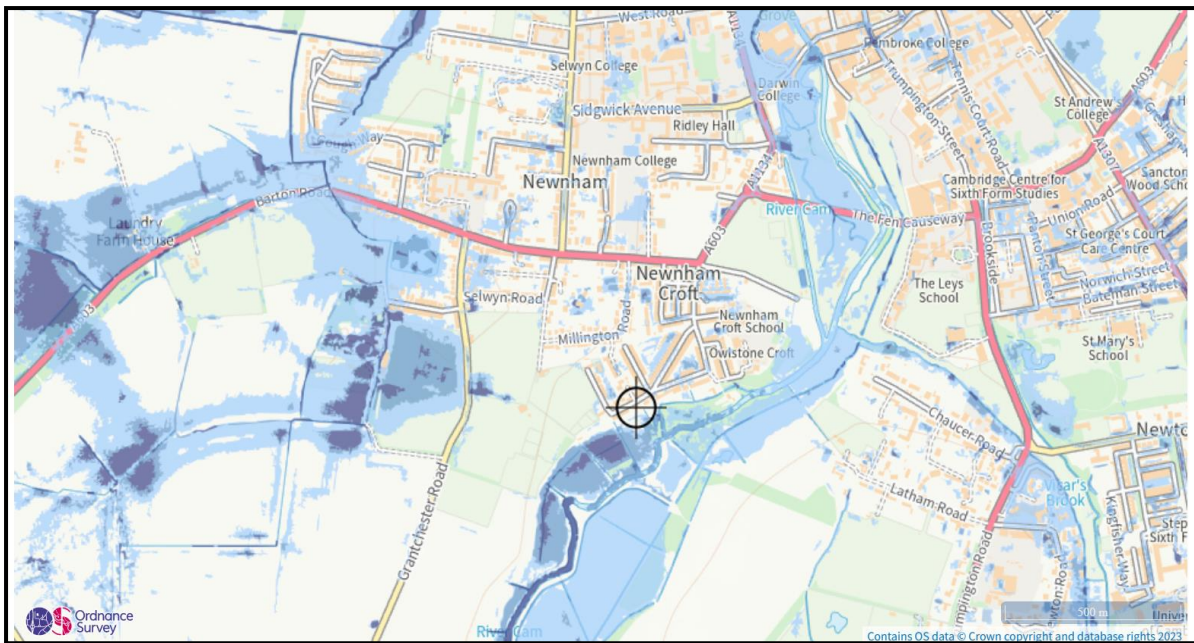
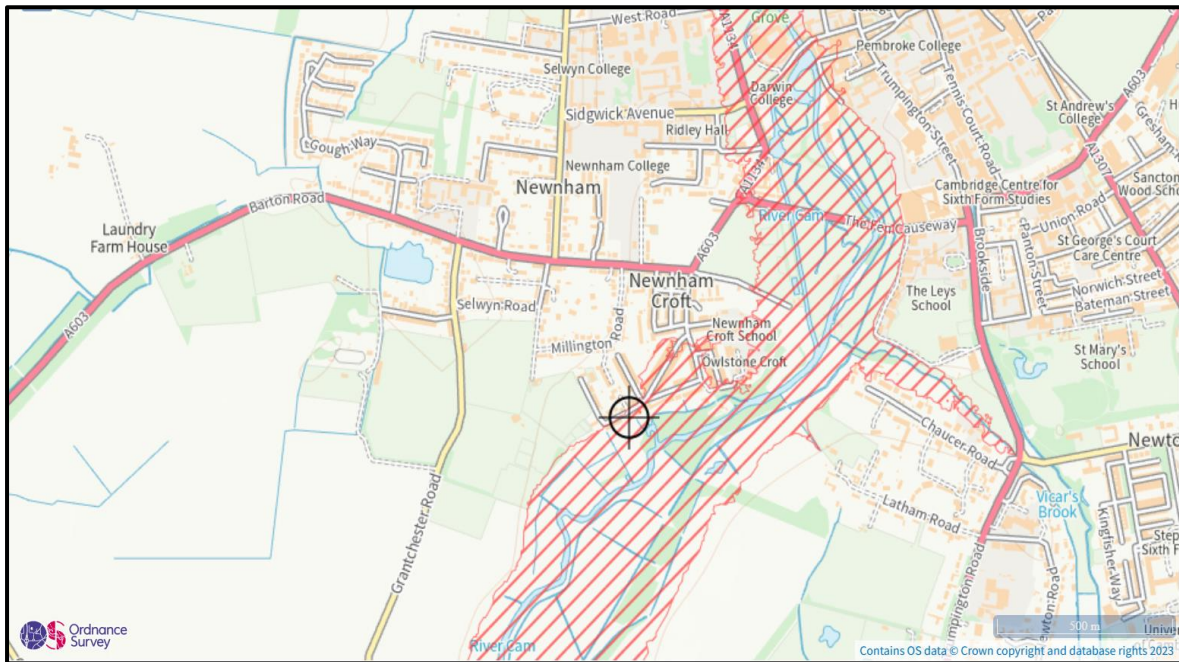


Figure 7b. Extent of Flooding from Surface Water

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**Figure 7c. Maximum Extent of Flooding from Reservoirs**

In the keys for the above flood risk maps,

- High risk is a risk of flooding greater than 3.3% each year.
- Medium risk is between 1.0 and 3.3% each year.
- Low risk is between 0.1 and 1.0% each year, and
- Very Low risk is less than 0.1% each year

# South Newnham Neighbourhood Plan

## 4.0 Planning Framework and Engagement with the Community

- 4.1 The years 2015-2023 have seen an increasing concern from residents in South Newnham to the potential negative impact of global environmental trends and large scale development schemes in potentially environmentally sensitive locations in and around Cambridge. These have all raised awareness of the fragile status of many of the features residents love about the neighbourhood and community, especially the Cam River corridor running from Sheep's Green to Grantchester Meadows.
- 4.2 Climate change, development, pollutants, agro-chemicals, and the clearing of natural habitats all play their part in reducing biodiversity, and we see the effects in our neighbourhood. In west Cambridge, proposals for heavy-engineering solutions for a guided bus way across nearby Green Belt land, and by extension enabling future development on the West Fields, have also sensitised residents.
- 4.3 On a smaller and more local scale, an increase in the number of demolish/rebuilds, significant house extensions and short-term student-housing developments within our neighbourhood are seen by many to be detrimental to the street scene, particularly in areas of terraced housing with small gardens to front and rear, and the loss of trees, hedgerows and wildflowers are seen as a threat to the biodiversity of our green spaces.
- 4.4 In response to these many threats, concerned residents have in a very positive way taken the opportunity provided by the 2011 Localism Act to create a Neighbourhood Forum and develop a Neighbourhood Plan that aims to push back against the threats and plan for a better future by protecting and enhancing our neighbourhood for the generations to come. The Neighbourhood Area was formally designated by the Cambridge City on 22 March 2017, and the South Newnham Neighbourhood Forum was officially recognised.
- 4.5 Following the designation of the South Newnham Neighbourhood Forum and on becoming a statutory consultee, the Forum was included in the Cambridge City Council planning application process. Since 2017 the Forum has actively responded to planning applications and has supported the policies and intent of the Cambridge City Council 2018 Local Plan, and the West Cambridge (2011) and Newnham Croft (2013) Conservation Area Appraisals. Responses to Cambridge City Council Planning Department from the Forum have focussed on key Local Plan policies as they apply to the Neighbourhood Area e.g., redevelopment of plots on Grantchester Road and Barton Road; sub-division of existing plots; the size and materials of some extensions; and building to boundaries.
- 4.6 In anticipation of designation being formalised, the Forum set about raising awareness of what a neighbourhood plan is and how this would benefit South Newnham. A series of community workshops were held between May 2016 and January 2017 to gather information on what South Newnham residents value about our community and what they would like to see improved. Early engagement and consultation took place in 2016, 2017, and 2018 and included meeting with local councillors, talking to local shop keepers and business owners and writing to or meeting with members of local clubs (e.g. rugby club), and the primary school, and these stakeholders were invited to join residents in participating in the community workshops. The Forum also emailed 9 Cambridge University Colleges who were known to own property in Newnham and invited them to attend the community workshops and participate in the neighbourhood planning process. The Forum had personal engagement with 7 of the 9 colleges contacted.

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- 4.7 Using the methodology based on the Community Capital Framework developed by the Prince's Foundation for local communities, a Sustainability Appraisal was drafted (see Section 3.1 of the Basic Conditions Statement). This appraisal took all important local circumstances into account and reflected the character and needs of our neighbourhood and became the measure of sustainability in our plan making. Positive and negative responses have formed the basis of our evidence gathering, plan making and policy drafting (see Community Sustainability Appraisal, Consultation Statement Appendix A).
- 4.8 From the workshops and Sustainability Appraisal, five essential qualities of place that makes South Newnham special were agreed:
- (i) **Mix of housing styles.** Predominantly harmonious mix of styles ranging from 19<sup>th</sup> Century to present day and from modest terraced streets through to large family dwellings and some post war developments.
  - (ii) **Attractive Architectural Details.** Many examples of good quality materials and interesting details, including doorways, lintels, window styles, roofs. Examples of important buildings – Grade 11 listed, Art Deco and Arts and Crafts.
  - (iii) **Connectivity.** An interconnected network of streets, alleyways and snickets at walkable intervals creates a sense of security and provides opportunities for informal social interactions. Pedestrian access by Skaters' Meadow footpath to the world-famous Grantchester Meadows, a beautiful riverside area popular with both locals and many visitors from across the city and beyond.
  - (iv) **Town/Country interface.** Almost entirely surrounded by countryside, with river, water meadows and prolific wildlife. Adjacent to historic green spaces, yet within easy walking distance of the city centres.
  - (v) **Sense of Community.** A strong sense of identity and historical continuity from the mid-19<sup>th</sup> Century. Close-knit community with good mix of long-term residents and visiting academics from all over the world. Village atmosphere at the heart of the neighbourhood with good facilities including local shops, school, church, sheltered housing, pub – a strong sense of community.
- 4.9 Around 35 volunteers worked in teams to gather evidence for the Neighbourhood Plan and a comprehensive Evidence Base has been created covering all aspects of our neighbourhood.
- 4.10 At the same time residents were approached to conduct street surveys on all the streets in the designated area. Using templates for guidance, topics included the composition of houses in the streets and the period of the properties, building facades, alterations to original buildings and the streetscape including state of the pavement, kerb stones, telephone poles and wires, street lighting, signage, name plates, wheelie bins and trees and hedges.
- This detailed analysis of the housing and street-scene in Newnham updated the information in the Conservation Appraisal documents for West Cambridge (2011) and Newnham Croft (2013), and also included areas like Grantchester Road and Gough Way which are not situated in either of these Conservation Areas. This Street Analysis is an important part of the Evidence Base.
- 4.11 The five essential qualities of place listed above provided the basis from which to

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progress the Neighbourhood Plan. Later, in 2019 and under the guidance of planning consultant, Neil Homer, a draft plan was prepared. The neighbourhood was split into four character areas to distinguish the differing architectural style and road layouts of each area, the areas being: Newnham Croft, Barton Road and surrounds, Grantchester Road and surrounds, and Gough Way Estate. With insight gained from the five essential qualities of place and our understanding of the Evidence Base and Street Appraisals, the evolving Plan was assembled under section headings of the Green Infrastructure Network, Local Green Spaces, Connectivity, Neighbourhood Assets, Homes and Facilities for Older People, Local Heritage Assets and Managing Design of Proposed Development in the Character Areas.

- 4.12 On 7th June 2019 we met with the City Council Sustainability Officer who gave us feedback on how our policies could incorporate the effects of climate change and biodiversity issues. These included our vision statement that supports the transition to a low and ultimately zero carbon society, the biodiversity net gain that would result from a green infrastructure policy and ensuring that proposals impacting our connectivity network do not increase the risk of flooding.
- 4.13 The draft plan was submitted to Greater Cambridge Shared Planning following the merger of Cambridge City Council and South Cambridgeshire Planning Depts, and the plan was discussed at a meeting in September 2019, with feedback provided to the Neighbourhood Plan writing committee.
- 4.14 While progress on the plan was held back by the pandemic and Covid-19 restrictions, community engagement has continued, and the following consultative and supportive initiatives have taken place:

**Green Infrastructure:** The Forum has worked with Newnham Residents' Associations and also supported initiatives to form Friends Groups to help preserve green infrastructure network. Groups include Friends of Paradise Nature Reserve, Friends of Lammas Land and Sheep's Green, Friends of Skaters' Meadow Footpath. Actions supported through them include:

- Assisting City Council working parties in Paradise Nature Reserve
- Erecting signs to stop cycling through Paradise Nature Reserve
- Planting of trees and wildflowers on verges on Skaters Meadow Footpath
- Liaising with Queens College on light pollution from Owlstone Croft
- Helping residents to install nest boxes for swifts
- Working with the City Council on a Management Plan for Lammas Land
- Community litter picking
- Ending herbicide spraying on Lammas Land and the verges on Fen Causeway and Barton Road

**Connectivity Network:** The Forum has responded to a number of consultations including:

**Residents' Parking:** The Forum supported the implementation of a Parking Permit area. This has been very successful in reducing the number of commuter cars parked in Newnham but has also freed up parking for visitors outside the hours of 11 am to 2 pm. The PPA scheme also limited the amount of signage required.

**Local shop keepers** would have been affected by the residents parking scheme, so bays for shop owners were included in the scheme.

## South Newnham Neighbourhood Plan

**The Greater Cambridge Greenways** consultation on the Barton Haslingfield route, supporting the initiatives to improve the cycle path, crossings, junctions, speed limit, surface, and verges on Barton Road.

**Lighting** on Driftway and across Lammas Land, supporting solar lights being installed here.

**Community Network:** Forum members are actively involved in the Newnham Sports and Social Club committee working to find ways of increasing membership and starting activities to boost income and make fuller use of the facilities.

**Local Heritage Assets:** Forum members submitted applications for 6 buildings, the gas lamps and stink pipes, which are to be recognised as BLIs by Cambridge City Council.

- 4.15 In its plan making the South Newnham Neighbourhood Forum has sought to establish through community consultation, how the principles of sustainable development can be embedded into a Neighbourhood Plan. The main objectives as set out in the National Planning Policy framework of sustaining economic, social, and environmental development have taken into account our local circumstances, to reflect the character, needs and opportunities of our area so that sustainable development is pursued in a positive way.
- 4.16 Starting from the early workshops, our evidence gathering has shown just how important our Local Green Spaces are and how important it is to conserve and protect our natural environment, which accounts for two thirds of the designated area. Our green river corridor is particularly vulnerable to climate change, as are the threats to the biodiversity of our green spaces and we responded to the City consultation on Green Infrastructure for the new Cambridge City Local Plan.
- 4.17 Gathering the evidence on our neighbourhood community assets we have shown why South Newnham has a “sense of community”. With its local community and leisure facilities and local shops, the South Newnham “village” is a model for sustainable living. With the restricted movement in lockdown, the access to local shops and facilities helped both the vulnerable and the volunteers helping with shopping and other errands.
- 4.18 The Neighbourhood Plan will run until 2041, which would be the same termination date as the Cambridge City Council Local Plan being drafted in 2022.
- 4.19 A monitoring tool will be maintained and is detailed in Section 9.
- 4.20 Neighbourhood Plans are required to be in general conformity with the strategic policies of the Local Planning Authority’s Local Plan and the basic conditions such as:
  - Having Regard to National Policies and Advice
  - Contributes to the achievement of sustainable Development.
  - General Conformity to Strategic Policies.
  - Does not Breach and is otherwise compatible with EU Obligations

# South Newnham Neighbourhood Plan

## 5.0 Vision for the South Newnham Neighbourhood

### 5.1 Development of a "Vision" for the South Newnham Neighbourhood

Three community workshops were held for South Newnham residents in 2016 and 2017, and attendees expressed what they valued about their community and what they wished to retain and what improve. From the workshops, seven headings were proposed, and in February 2018 the Forum leafletted the neighbourhood community with a form setting out the statements and inviting comment and feedback. Paper forms were distributed to all households in South Newnham, together with additional advertising eg Newnham Croft Primary School e-newsletter to parents and emails to property owners. 100+ forms were returned from a total of 872 distributed and 97 of these said "yes" to the question "Do the headings describe the aims you would support from your neighbourhood?"

The responses were analysed, and the visions headings drafted in 2018 informed and provided the founding basis for the Vision Statement in the 2024 NP:

### 5.2 Vision Statement:

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

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

## South Newnham Neighbourhood Plan – Vision Flow Diagram

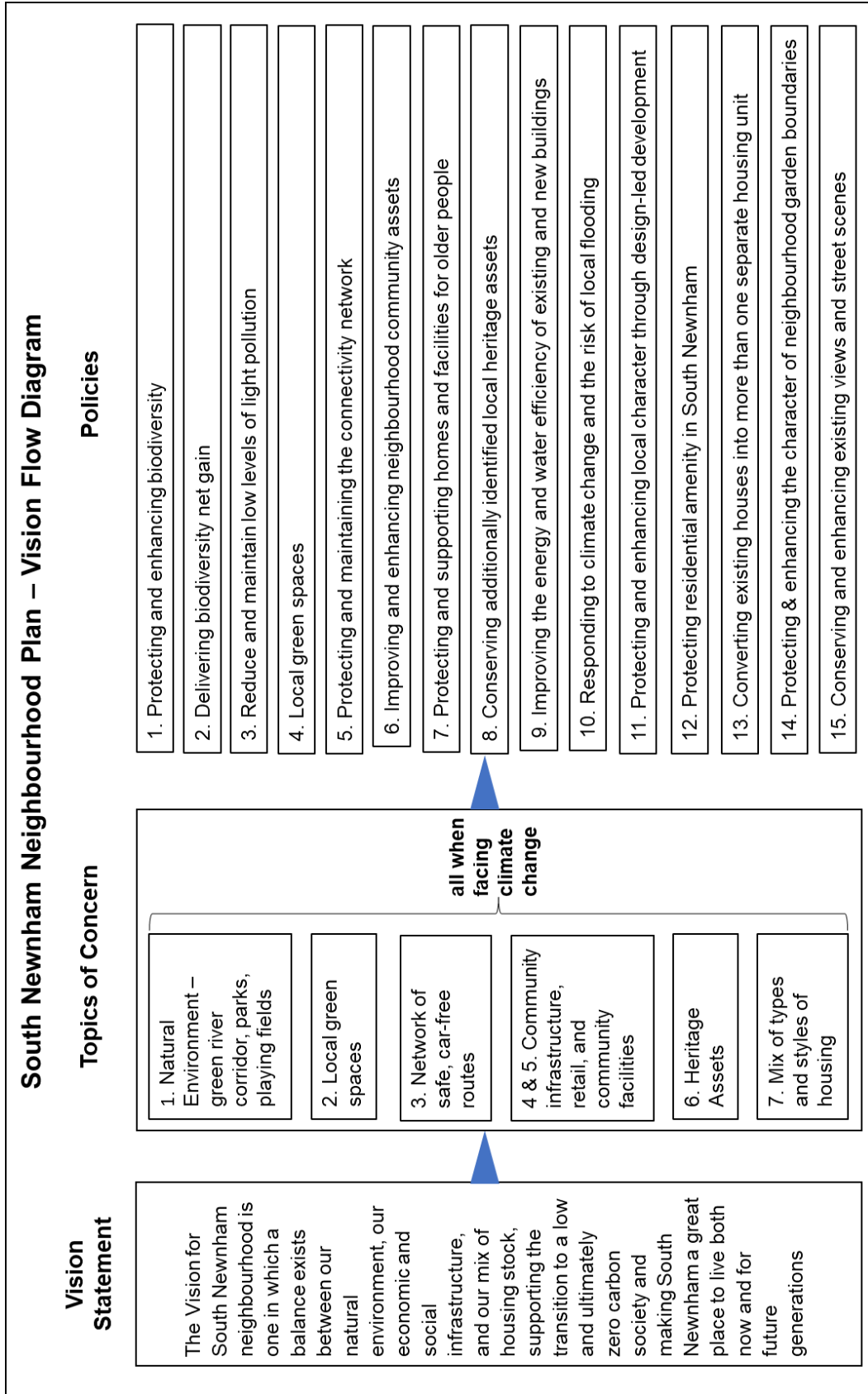


Figure 8. South Newnham Neighbourhood Plan – Vision Flow Diagram



# South Newnham Neighbourhood Plan

## 6.0 Neighbourhood Plan Development Policies

- 6.1 In developing the plan and its associated policies, South Newnham Neighbourhood Forum has considered the National Planning Policy Framework, the Cambridge City Council 2018 Local Plan, the West Cambridge (2011) and Newnham Croft (2013) Conservation Area Appraisals, the Cambridge City Council's Suburbs and Approaches document 2009, the Management Plan for Coe Fen and Sheep's Green, the Paradise Nature Reserve Management Plan, the Cambridge City Council Citywide Tree Strategy 2016 – 2026, the Greater Cambridge Landscape Character Assessment (2021), the local context, and the input of Newnham residents and organisations and of external organisations and public bodies received during the consultation process detailed in the Consultation Statement. An extensive Evidence Base has been assembled and is presented in a separate document to support the Policies presented in the section.
- 6.2 The Policies detailed in Section 7 aim to achieve the Vision for South Newnham Neighbourhood and are to be used in determining the outcome of planning decisions affecting the neighbourhood.
- 6.3 The policies of this plan apply to proposals which require express planning permission. They do not apply to development which benefits from permitted development rights enacted by statute.
- 6.4 The scope for large-scale development in South Newnham Neighbourhood is very limited. The policies are intended to assist in the delivery of appropriate development and seek to support planning applications for initiatives that are appropriate and discourage applications for developments that are inappropriate. The specific Plan policies provide guidance on acceptable and unacceptable development, so that design elements such as scale, massing, materials, and impact on amenity of proposed developments fit appropriately within the South Newnham built landscape. They will also be used to establish the principles for changing or retaining land use and to set out the conditions against which development proposals will be judged in terms of their design, access, etc.
- 6.5 The Neighbourhood Plan policies do not repeat existing national or local plan policies. They focus on a relatively small number of development issues of particular significance to South Newnham. For all other planning matters, existing policies and guidance cited above will continue to be used.
- 6.6 The Plan also includes a series of Community Actions. They are non-land use issues which have naturally come forward as the Plan was being prepared. They are shown in a different colour from the land use policies and will not form part of the development plan.

# South Newnham Neighbourhood Plan

## 7.0 Policies for South Newnham

Planning decisions are guided by policies which are referred to when planning applications are made to Cambridge City Council. Policies have been developed to seek to influence planning and development outcomes in order that they achieve the vision for the South Newnham Neighbourhood Area.

### 7.1 Policy Section 1 – Protecting and Enhancing Biodiversity in our Green Infrastructure Network

#### 7.1.1 Introduction/Context to Policy SNNP 1 – Protecting and Enhancing Biodiversity

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

Notable species include birds, waterfowl, amphibians, reptiles, mammals, fish, and invertebrates – see Evidence Base pages 17-19 for information on the 83 notable species found in the Green Infrastructure Network.

#### **Policy intent:**

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

# South Newnham Neighbourhood Plan

## 7.1.2 Policy Wording

### **Policy SNNP1 – Protecting and Enhancing Biodiversity**

Development proposals should respond positively to the sites and features of biodiversity value in the neighbourhood area including those listed below and identified on Map 2.

#### **1. The Green River Corridor comprising:**

- a) The River Cam County Wildlife Site
- b) Sheep's Green, Snobs Brooke (Mill Leat) and the Rush
- c) Lammas Land
- d) Owlstone Croft gardens
- e) The Grove gardens
- f) Newnham Croft Primary School playing field and wilderness area
- g) Paradise Nature Reserve
- h) Skaters' Meadow
- i) Species-rich and protected hedgerows along the Driftway, Newnham Croft Primary School, the lane to Newnham Riverbank Club and along the water meadow in Skaters' Meadow

#### **2. Barton Road Lake County Wildlife Site**

#### **3. Bin Brook County Wildlife Site**

#### **4. Wolfson College gardens**

#### **5. Playing Fields**

Downing College, St. Catharine's College, Pembroke College, Gonville and Caius College, and Corpus Christi College Sports Fields and Cambridge RFU Club

#### **6. Species-rich and protected hedgerows**

Development proposals should avoid the severance of bat flight-lines and protect foraging and commuting habitat for Barbastelle bats, which may belong to the population protected by Eversden & Wimpole Woods SAC.

## 7.1.3 Supporting text to assist with implementation of the policy:

Policy SNNP1 advises about the way in which development proposals should respond to important biodiversity features in the neighbourhood area. It has been designed to complement Policy 69 of the Local Plan. As appropriate to their scale, nature and location, development proposals should be accompanied by an assessment, that identifies their impact on sites and features of biodiversity value identified on Map 2. Opportunities for improving biodiversity in the neighbourhood area include increasing tree canopy coverage and strengthening ecological connectivity alongside the Green River Corridor.

The biodiversity features of each of the sites identified and mapped as part of this policy are described below. This information shall be referred to when understanding whether and how a development proposal may impact on a site or feature of biodiversity value in the plan area.

A development proposal coming forward on land adjacent or close to an existing site of value may impact on the biodiversity features described. This will be dependent on the nature of the proposal and site potentially being affected.

## South Newnham Neighbourhood Plan

The Gov.uk guidance in the link below, written by Natural England, outlines how to assess a planning application when there are protected species on or near a proposed development site.

[Protected species and development: advice for local planning authorities - GOV.UK \(www.gov.uk\)](https://www.gov.uk/guidance/protected-species-and-development-advice-for-local-planning-authorities)

Species under threat in South Newnham include bats, swifts, house sparrows, hedgehogs, and amphibians. The link below provides information on an appropriate nesting box for swifts and house sparrows:

[https://drive.google.com/file/d/1t-RD4sSFj-oYMy\\_mkexKea-z3hV8DdY8/view](https://drive.google.com/file/d/1t-RD4sSFj-oYMy_mkexKea-z3hV8DdY8/view)

These policies supplement policies 69 (Protection of Sites of Biodiversity and Geodiversity Importance), 70 (Protection of Priority Species and Habitats) and 71 (Trees) of the Local Plan, and the Cambridge City Council Biodiversity Strategy 2021-30 (see link below) by identifying these assets on the Policies Map so that the respective policies can be applied accurately in South Newnham.

[draft-biodiversity-strategy-2021.pdf \(cambridge.gov.uk\)](#)

In addition, the policies respond to the Evidence Base, which references the Coe Fen and Sheep's Green Management Plans, the Paradise Nature Reserve Management Plan, and the Cambridge City Council's Suburbs and Approaches document 2009.

### **River Cam, Snob's Brook, and the Rush:**

The River Cam itself is a designated County Wildlife Site and has a 1.3 km river frontage in South Newnham. Snob's Brook (the mill race) extends 400m, and the Rush stream, 170m. Both carry water to the Granta Millpond and many species of fish mature here before migrating to the river. At Newnham Riverbank Club, Goldcrests and other small birds frequent the yews beside the river, while Kingfisher and Common Terns fish the river and Barn Owls hunt small mammals in the adjoining fields. Banded Demoiselle Damselflies are abundant here in summer.

### **Sheep's Green (GC1):**

Sheep's Green lies opposite Lammas Land, between Snob's Brook and the west bank of the River Cam. Classed as a Local Nature Reserve (LNR), the fen is managed to encourage an increase in natural diversity and is intended to remain as a water meadow habitat with periodic flooding. For six months of the year, April to October, it is grazed by cattle. There is an outdoor learner swimming pool which is open to the public in the summer months and a canoe club building. Patterns of the ancient meandering streams can still be seen on Sheep's Green during wet periods. This riparian site is a perfect habitat for Herons, Kingfishers and even Little Egrets. The very rare Tall Fescue Planthopper was found here recently. Otters have returned and Water Voles have been increasing in numbers along the banks. This site, and the adjacent Coe Fen, are home to some of the most spectacular veteran Willow trees in Cambridge. Charles Darwin is reputed to have conducted many Beetle surveys here. The Rush is a small stream carrying water from the main river to the Granta millpond. It has recently been restored to improve water flow and conditions for the many small Fish which breed here. (See Evidence Base Appendix 1)

### **Lammas Land (GC2):**

Lammas Land was formed from fields which were levelled and turned into a public park – a well-used recreation area with randomly placed trees and managed as a public park. Today it is a wide-open green space with avenues of trees along its boundaries facing the

## South Newnham Neighbourhood Plan

Fen Causeway and Newnham Road. Further trees, both in groups and planted individually, make a major contribution to the character of the space. Particularly notable is the huge, symmetrical Hornbeam at the NE end of the cycle path. Besides this, there are a Giant Redwood (*Sequoiadendron giganteum*), a row of mature Alder trees, a fine Beech and a bevy of flowering Cherry trees, whose blossom is short-lived but magnificent in spring.

### **Owlstone Croft Gardens (PG2):**

A constituent part of the green river corridor and part of the setting of Newnham Croft Conservation Area, the gardens serve as a buffer to the narrowest and most fragile part of the adjacent Paradise Nature Reserve. There are mature Ash and Poplar trees along the Owlstone Croft garden boundary with Paradise and Lime trees along the boundary with Newnham Croft Primary School. The trees provide a flight path for night-time foraging by bats and are an important habitat for this protected species. Queens' College was granted planning permission on 15 November 2023 to build student accommodation on this site and have proposed an area bordering the Reserve to be turned into a wetland meadow to enhance the biodiversity of the site.

### **The Grove Gardens (PG1):**

The Grove Gardens fulfil a similar role to Owlstone Croft gardens by acting as a buffer along part of the northeast boundary of Paradise Nature Reserve.

### **Newnham Croft Primary School Playing Field (PF7) and Wilderness Area (LGS4):**

Newnham Croft Primary School has a playing field and an enclosed wildlife area at the far end of the playing field which is bordered on the east side by the Paradise boardwalk.

The wilderness area has an artificial lined pond with pond-dipping platform, restored in 2016. There are a number of mature trees, including Lime, Birch, Field Maple, and Ash. The canopy has been opened up by removing a lot of ivy and there has been some ground-cover clearance removing some brambles and nettles, opening up the paths in the woodland. The school planted 100 saplings in 2019 to re-wood the areas that have been laid open by tree work carried out in the adjacent property as well as the work carried out by the school. Daffodils, bluebells, and snowdrops have been planted throughout the area.

Muntjac Deer are regular visitors. There are moles active in the area and extending into the playing fields. Foxes have been spotted, as have Pheasant and Heron. There is a pond survey planned in the near future. There are nesting boxes for birds and Bats and the children have built a bug hotel and placed boxes for Hedgehogs in the area (Appx 7).

### **Paradise Nature Reserve (GC3) and Paradise Island (GC4):**

Paradise Nature Reserve, a 2.17-hectare Local Nature Reserve ([http://lnr.cambridge.gov.uk/nature\\_reserve/paradise](http://lnr.cambridge.gov.uk/nature_reserve/paradise)) and Paradise Island lie between Newnham Croft School, Newnham Croft, and the River Cam. Paradise Nature Reserve qualifies as a County Wildlife Site (WS) because it supports at least 0.5 ha of NVC community W6 (Alder – Stinging Nettle woodland) and also qualifies as a City WS for Greater Pond Sedge swamp NVC community S6. The site is also within the Wildlife Corridor in Cambridge Local Plan (NE15).

This LNR is managed by Cambridge City Council, who have reintroduced unmanaged woodland along the banks of the Cam, providing excellent habitats for a variety of wildlife, including bryophytes, fungi, invertebrates, reptiles, birds, and mammals. A winding pathway follows the line of the Cam along its western bank, the river forming the boundary to the Conservation Area, while at the back of the reserve, a boardwalk allows a circular walk.

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Trees within the Reserve include Willow, Alder, Ash, Horse Chestnut, and Hawthorn. Notable species include Butterbur, which was first recorded over 400 years ago and whose leaves were used in the past by the Paradise House dairy for wrapping butter. Also, here are rare Musk Beetles, a large, long-horn beetle which favours wet woodland tree species such as willows to lay its eggs. In spring, Mayflies *Ephemera vulgata* are abundant and provide food for fish, birds, and bats. Mammals recorded include Muntjac Deer, Common Shrew, Pygmy Shrew and Harvest Mouse.

Fishing along this stretch of river is popular and may sometimes provide enormous Pike, as well as a variety of other fish. A small flock of feral white Geese has existed here on the "Triangle" for about 45 years, now reduced to 9 individuals.

Besides the nationally scarce Musk Beetle, recent records also show two Red Data Book Diptera (fly) species occurring here. Birds include Sparrowhawk, Great Spotted and Green Woodpecker, Tawny Owl, Mistle Thrush, Song Thrush, Blackcap, Chiffchaff, Nuthatch, Treecreeper, Robin, Wren, and Sedge Warblers. Siskins are also seen regularly on Alder in the winter. Whitethroat has been recorded as nesting in the tall grassland next to the car park.

Eight species of bat have been recorded here, including Barbastelle, Daubenton's, Noctule, Brown Long-eared, Serotine and both Common and Soprano Pipistrelle Bats. Bat surveys in 2022 have shown that the Reserve is a high suitability habitat for bats and the site is regularly visited by the rare and light sensitive bat species Barbastelle. Successful efforts have been made by Queens' College (owners of Owlstone Croft) and the City Council to reduce the amount of artificial light pollution emanating from Owlstone Croft Nursery and the Lammas Land car park. The Wildlife Trust runs evening punting bat tours in the summer.

### **Water Meadows (GC5):**

Skaters' Meadow is owned by Cambridge Past Present and Future and is managed on a long-term lease by the local Wildlife Trust as a Nature Reserve. In times past, it and the adjacent meadow owned by Peterhouse College, were flooded in winter to provide skating. Currently, the main management is to maintain the traditional hay cut and grazing so that the plant communities that have developed there over time can continue. The Peterhouse College owned meadow is unmanaged.

The reserve is important mainly for its flora, which reflects both the previous very wet conditions and the more recent dryer ones. Horsetails, Fen Bedstraw, Spikerush, Marsh Marigold and Tubular Water-dropwort have survived in the damper areas, while Meadowsweet, Cuckoo Flower, Early Marsh, and Common Spotted Orchids are found in dryer parts. Grass Snakes have been seen here and Pheasants are a common sight. Snipe frequent the soft ground in the winter (though in smaller numbers than before). Barn Owls and Kestrels use the central posts as lookouts for small mammals in the grass. Small birds abound in the trees around the fields. (Appx 2).

An adjacent field to the east, owned by St John's College, is essentially unmanaged fen, with impenetrable Sedge, Comfrey, Canary Reed Grass, and Angelica.

Between Skaters' Meadow and the river is a 110 metre straight stretch of riverbank which has been used for swimming and sunbathing for more than a century. The Newnham Riverbank Club was created in 1997 and exists to enable people to enjoy this unique stretch of riverbank between Newnham and Grantchester.

## South Newnham Neighbourhood Plan

### **Grantchester Meadows:**

Continuing south, the path leads to Grantchester Meadows which stretch between Newnham and Grantchester. Redpoll Cattle graze these famous flood meadows for 9-10 months of the year and unfortunately are causing significant erosion and pollution of the riverbank in places.

### **Species-rich and protected hedgerows in the River Corridor:**

Comparison with the 1886 map shows that many of the field boundaries in South Newnham still exist in their original sites. The hedgerows around Lammas Land flood meadows (AH1), the marshy woodland of Paradise and Paradise Island (AH2), and Skaters' Meadow (AH3) are all on original field boundaries and date back many centuries.

Hedges are a vital habitat for a wide range of wildlife. More than 600 plants, 1500 insects, 65 birds and 20 mammal species are known to live or feed in hedgerows. Among the species that rely strongly on hedgerows are Brown Hare, Pipistrelle Bat, Tree Sparrow, Grey Partridge, and Song Thrush, all of which are priority species in the UK Biodiversity Action Plan. Hedges may also act as wildlife corridors, linking up areas of semi-natural habitats and allowing the movement of plants and animals throughout the countryside.

The species-rich and protected hedgerows identified on Map 2 (AH1 to AH7) were all in existence before the Enclosure Acts of 1720 to 1840. Species-rich hedges are defined as those that contain five or more native woody species, on average, along a 30m length. Important hedgerows are those which have existed for 30 years or more and meet one of the following criteria: they mark a boundary between parishes existing before 1850; they mark an archaeological feature of a site that is a scheduled monument or noted on the Historic Environment Record; they mark the boundary of a pre-1600 estate or manor or a field system pre-dating the Enclosure Acts.

South Newnham has a considerable network of species-rich and protected hedgerows. Both sides of the Driftway (AH1), the field boundaries between Newnham Croft School and its neighbours (AH2 - The Grove and Owlstone Croft, both sides of the path leading to the Riverbank Club (AH3), the extension of Kings Rd to St Catherine's Sports Ground (AH4), the area around the Fulbrooke Wood, both sides of Grantchester Rd (AH5) and most of the hedges surrounding Gough Way houses are species-rich and diverse, indicating ages up to 500-600 years old.

### **Barton Road Lake County Wildlife Site (W3):**

This lake is about one hectare in extent and is at least 3m deep over much of its extent. Its origin was a brick pit from which clay was extracted until about 1902. It receives good quality water from springs and occasionally from the Fulbrook, to which there is a connecting pipe in the western corner. Twenty-seven properties abut the lake shore, and a reed island occupies the centre of the lake. There are a number of patches of Yellow Waterlily and on the western side of the lake, an extensive area of hybrid white and pink flowered Waterlilies. Close to the shore of 93 Barton Road the vegetation has been allowed to grow semi-naturally on damp ground with Reed, Reedmace, Bur-Reed, Purple Loosestrife, Water Figwort, Water-mint, Ragged Robin together with introduced Fritillary and Narrow-leaved Waterdropwort. At least 6 species of Damselfly and 7 species of Dragonfly have been noted and are described in Appx 3 of the Evidence Base.

# South Newnham Neighbourhood Plan

## **Bin Brook County Wildlife Site (W2):**

This stream drains the fields to the west of the city, extending about 150m though the west part of South Newnham and running through a culvert under part of Gough Way. Generally inconspicuous, it floods occasionally and there is a monitoring and pumping station here. Kingfishers nest in the bank of the brook. It feeds the lake, known as Bolton's Pit, behind the houses in the corner between Grantchester Rd and Barton Rd, which is privately owned and not accessible to the public.

## **Wolfson College Gardens (PG3):**

Whilst most of the buildings are relatively new, the site is well established, and much of the land now occupied by the College was laid out as gardens belonging to houses in Selwyn Gardens and Barton Road in the first half of the twentieth century. As the College has grown, certain landmark trees, such as the mulberry outside the Porters' lodge, the Judas tree in the front court and the magnificent redwoods outside Fuchs House have been retained as features alongside the new planting. Wolfson opens its gardens to the public as part of the [NGS Open Gardens](#) network in the summer and during the [Open Cambridge](#) weekend in September.

## **Playing Fields**

**Downing College (PF1), St. Catharine's College (PF2) and Pembroke College Sports Fields (PF3).** These are expansive sports fields, well maintained and with attractive views. There is free access to for local residents, though dogs shall be kept on the lead (they rarely are). Pembroke College also provides some allotment space for local residents. In addition to these, **Gonville and Caius Sports Field (PF4)** lies behind the high Beech hedge at the corner of Barton and Newnham Roads, **Corpus Christi College Sports Field (PF5)** lies beyond Gough Way, **Cambridge RFU Club (PF6)** is on the west side of Grantchester Road, and Selwyn, King's, Robinson and Queens College grounds extend the green spaces outside the neighbourhood area on the south side of Barton Rd. Accepting that their primary purpose is to provide sports facilities, there is much that could improve biodiversity, including more tree planting around the edges, allowing hedges to grow taller, providing pollinator borders and bird and bat boxes.

The opportunities for improving biodiversity in the neighbourhood area by increasing tree canopy coverage is aligned with Cambridge City Council Tree Strategy SPD ([Tree strategy - Cambridge City Council](#)) that highlights a need to increase tree canopy cover across Cambridge from 17% to 19% by 2030.

## **7.1.4 Introduction/Context to Policy SNNP2 – Delivering Biodiversity Net Gain**

In January 2020, the government published the Environment Bill, which was enacted in November 2021. The Act includes a requirement for biodiversity net gain of 10% for developers through the planning system, something the government is committed to.

### **Policy intent:**

To provide guidance on how development schemes can deliver biodiversity net gain in the plan area.



# South Newnham Neighbourhood Plan

## 7.1.5 Policy Wording

### **Policy SNNP2 – Delivering Biodiversity Net Gain**

**Development proposals will be required to demonstrate measurable net gain for biodiversity in line with national requirements.**

Proposals for householder development and other proposals exempt from national biodiversity net gain requirements which incorporate biodiversity gain measures will be supported. Proposals which sensitively incorporate the following measures will be particularly supported:

- Garden boundary treatments that allow the free movement of small mammals
- The installation of bird boxes, insect hotels, bee blocks, bat boxes and/or hibernation holes.

## 7.1.6 Supporting text to assist with implementation of the policy:

Cambridge City Council adopted the Greater Cambridge Biodiversity Supplementary Planning Document in 2022. This states that Biodiversity Net Gain (BNG) shall be achieved on site where possible and in accordance with BS8683:2021 *Process for designing and implementing Biodiversity Net Gain*. This is a new British Standard that sets out a process for implementing BNG, which is an approach to development and land management that leaves biodiversity in a measurably better state than before.

The Greater Cambridge Planning Biodiversity SPD seeks a 20% level of BNG above pre-development baseline conditions.

Appropriate measures for delivering BNG in the South Newnham plan area will depend on the context of each specific site and surroundings, together with the details of the development proposed. Measures shall be focused on supporting recognised nature conservation priorities. The information provided in this part of Neighbourhood Plan on known habitats and species present in plan area (see Policy SNNP 1) shall be referred to.

## 7.1.7 Introduction/Context to Policy SNNP3 – Reduce and Maintain Low Levels of Light Pollution

Artificial lighting in particular can represent a threat to bats, and the Bat Conservation

Trust together with the Institute of Lighting Professionals has created a Guidance Note 08/18 on Bats and Artificial Lighting in UK. This can be accessed in the link below:

[Guidance Note 8 Bats and artificial lighting | Institution of Lighting Professionals \(theilp.org.uk\)](https://www.theilp.org.uk/guidance-note-8-bats-and-artificial-lighting)

### **Policy intent:**

To ensure the impact of light pollution on wildlife is fully considered when development proposals come forward.

To mitigate the impact of light pollution on wildlife, especially bats, which are an endangered and protected species present in the neighbourhood area.

# South Newnham Neighbourhood Plan

## 7.1.8 Policy Wording

### **Policy SNNP3: Reduce and Maintain Low Levels of Light Pollution.**

Proposals for external lighting should respond positively to the character and nature of the immediate locality and its existing lighting profile. Development proposals should be designed to ensure that any associated external lighting:

- Is directed downwards to avoid spill up into the sky or out of the site;
- Is the minimum required to address public safety and crime prevention;
- Avoids light spillage beyond the area intended to be lit; and
- Minimises its impact on wildlife and landscape character, particularly where lighting would extend from residential streets and developments into adjacent open spaces and open countryside.

Proposals for additional lighting both within and adjacent to the Green Infrastructure Network (as identified in Map 2) will only be supported where the lighting is necessary for the use concerned and capable of avoiding harm to the natural environment including the protection of wildlife and especially bats. In particular:

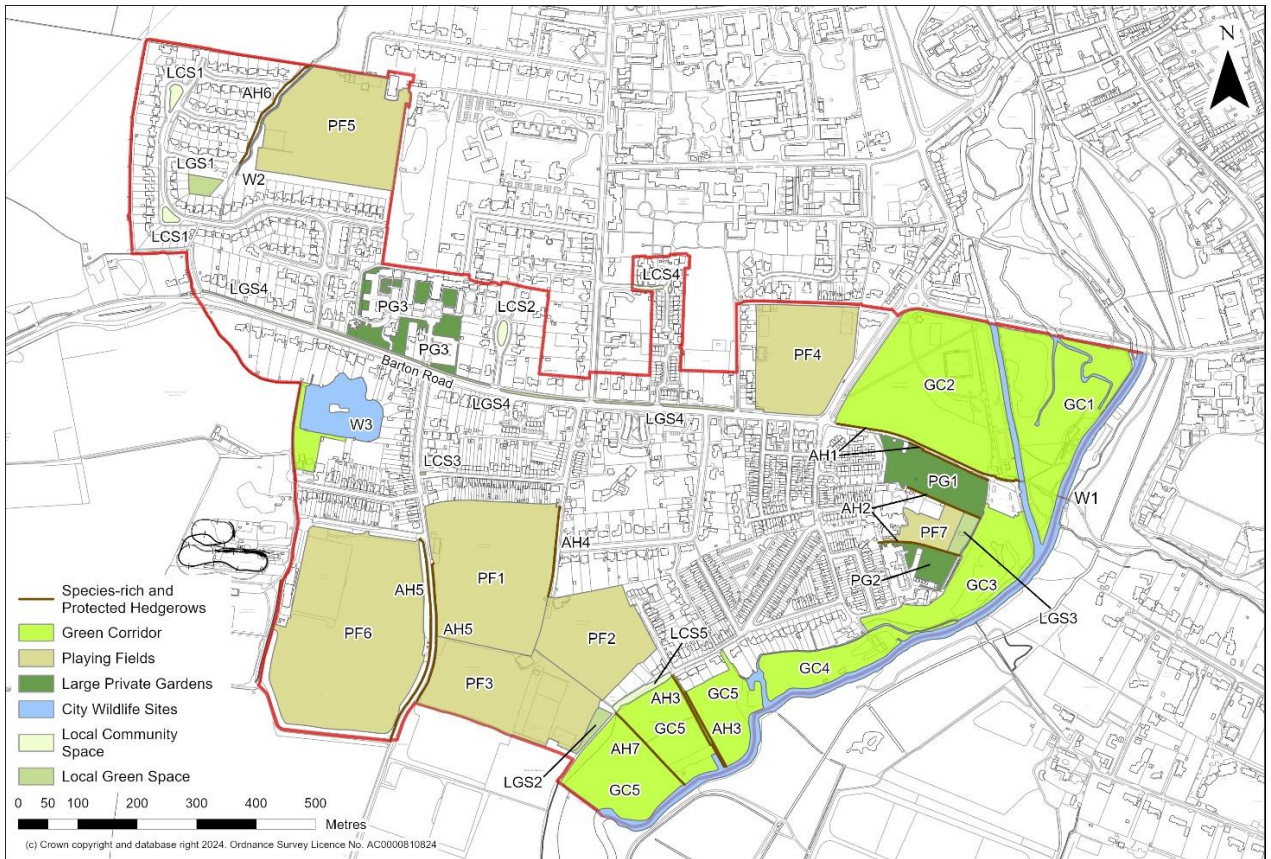
- Shielded white lights should be used where external lighting is necessary on buildings.
- Solar studs should be used where lighting is necessary on footpaths and cycleways within the Green Infrastructure Network.

## 7.1.9 Supporting text to assist with implementation of the policy:

The Gov.uk guidance in the link below, written by Natural England, outlines how to assess a planning application when there are bats on or near a proposed development site.

[Bats: advice for making planning decisions - GOV.UK](#)

# South Newnham Neighbourhood Plan



**Map 2: Green Infrastructure Network and Local Green Spaces**

# South Newnham Neighbourhood Plan

## Key to Map 2

<b>Large Private Gardens</b>		<b>Species-rich and Protected Hedgerows</b>	
PG1	The Grove Gardens	AH1	Driftway
PG2	Owlstone Croft Gardens	AH2	Newnham Croft Primary School
PG3	Wolfson College Gardens	AH3	Lane to Newnham Riverbank Club
<b>Playing Fields</b>		AH4	Kings Rd to St Catharine's College Sports Ground
PF1	Downing College	AH5	Grantchester Road
PF2	St Catharine's College	AH6	Gough Way
PF3	Pembroke College	AH7	Skaters' Meadow (E & W sides)
PF4	Gonville & Caius College	<b>Local Green Spaces</b>	
PF5	Corpus Christi College	LGS1	Gough Way Children's Play Area
PF6	Cambridge RFU Club	LGS2	Secondary Woodland at Pembroke Allotments
PF7	Newnham Croft Primary School Playing Field	LGS3	Newnham Croft Primary School Wilderness Area
<b>Green Corridor</b>		LGS4	Wide Green Verges along North side of Barton Road
GC1	Sheep's Green, Snob's Brooke (Mill Leat) and the Rush	<b>Local Community Spaces</b>	
GC2	Lammas Land	LCS1	Two "green islands", Gough Way
GC3	Paradise Nature Reserve	LCS2	Barton Close "green island"
GC4	Paradise Island	LCS3	"Green island", junction of Grantchester Road & Selwyn Road
GC5	Water Meadows	LCS4	2 "green islands", Champneys Walk
<b>City Wildlife Sites</b>		LCS5	Skaters' Meadow Footpath
W1	River Cam		
W2	Bin Brook County Wildlife Site		
W3	Barton Road Lake County Wildlife Site		

# South Newnham Neighbourhood Plan

## 7.1.10 Community Actions

### **SNCA1 – Grass Areas**

We will seek to ensure that areas of grass, such as verges, strips of land besides hedges and around trees, are infrequently mowed and allowed to grow long to achieve a measurable net gain in biodiversity.

### **SNCA2 – Pedestrian & Cycle Paths**

We will seek to ensure that existing pedestrian and cycle paths in the Green Infrastructure Network are maintained and not widened, as this would reduce land under grass and result in a measurable net loss in biodiversity.

### **SNCA3 - Signage**

We will seek to ensure that new signs in the Green Infrastructure Network are only erected where necessary and are appropriate to the semi-rural and historic character of the Green Infrastructure Network.

### **SNCA4 – Litter & Dog Bins**

We will seek to ensure that the provision of litter and dog bins is balanced between effectiveness and intrusion.

### **SNCA5 – Lammas Land**

We will seek to ensure that the use of Lammas Land remains for family and community activities and not for commercial events (e.g., skating rinks, fun fairs, food events).

### **SNCA6 – Green River Corridor Management Plans**

We will seek to ensure appropriate management plans are in place for Sheep's Green, Snob's Brook and the Rush, Lammas Land and Paradise Nature Reserve to enhance areas of valuable natural environment and biodiversity.

## 7.2 Policy Section 2 – Protecting and Enhancing Local Green Spaces

### 7.2.1 Introduction/Context to Policy SNNP4 - Local Green Spaces.

Policy SNNP4 identifies four new Local Green Spaces. Each Local Green Space meets the national test (paragraph 106 of the NPPF 2023 as published on 19 December 2023) as described in Appendix C of this Plan. Under this national test, "The Local Green Space" designation shall only be used where the green space is:

- a) In reasonably close proximity to the community it serves.
- b) Demonstrably special to a local community and holds a particular local significance, for example because of its beauty, historic significance, recreational value (including as a playing field), tranquillity or richness of its wildlife; and
- c) Local in character and is not an extensive tract of land"

#### Policy intent:

To designate open spaces of value in the plan area as Local Green Spaces.

### 7.2.2 Policy Wording

#### Policy SNNP4 - Local Green Spaces.

The Neighbourhood Plan designates the following locations, as shown on Map 2, as Local Green Spaces:

LGS1 - Gough Way Children's Play Area

LGS2 - Secondary Woodland at Pembroke Allotments

LGS3 - Newnham Croft Primary School Wilderness Area

LGS4 – Wide Green Verges along North side of Barton Road

Development on these sites will not be acceptable unless consistent with national policy for Green Belts.

### 7.2.3 Supporting text to assist with implementation of the policy:

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

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

# South Newnham Neighbourhood Plan

Each Local Green Space meets the national test (paragraph 106 of the NPPF 2023 as published on 19 December 2023) as described in Appendix C of this Plan. Under this national test, "The Local Green Space" designation shall only be used where the green space is:

- a) In reasonably close proximity to the community it serves
- b) Demonstrably special to a local community and holds a particular local significance, for example because of its beauty, historic significance, recreational value (including as a playing field), tranquillity or richness of its wildlife
- c) Local in character and is not an extensive tract of land"

## 7.2.4 Community Action

### Community Action – SNCA7

We will seek to ensure that the following Local Community Spaces amongst Newnham's roads are protected and enhanced to provide special local areas of flora and fauna that enhance the street scene, increase local biodiversity, and are valued by residents.

The following "green islands" are included on Map 2, Local Green Spaces. Each of these community spaces are maintained and cared for informally by residents.

LCS1 - Two "green islands" on Gough Way

LCS2 - Barton Close "green island"

LCS3 – "Green Island" at junction of Grantchester Road and Selwyn Road

LCS4 - Two "green islands" in Champneys Walk

LCS5 – Skaters' Meadow Footpath

## 7.3 Policy Section 3 – Protecting and Maintaining the Connectivity Network.

### 7.3.1 Introduction/Context to Policy SNNP5 – Protecting and Maintaining the Connectivity Network

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

#### Policy intent:

To maintain the level of connectivity for the pedestrian and cyclist which is highly valued by residents in the plan area. This policy contributes to the Local Plan objective to “promote greater pedestrian and cycle priority through and to the city centre, district centres” by supplementing Local Plan Policy 80 (Supporting Sustainable Access to Development) and identifying those connectivity assets in South Newnham to which that policy shall apply.

### 7.3.2 Policy Wording

#### Policy SNNP5 – Protecting and Maintaining the Connectivity Network

The Plan identifies a Connectivity Network as shown on Map 3. It consists of footpaths, publicly accessible alleyways, lanes, and designated cycle routes. The Connectivity Network will be safeguarded from development proposals which would unacceptably detract from the ease and safety of travel through the neighbourhood area when walking, and cycling. Any resurfacing of the Network should respond positively to the character of the Network in general, and to the character of the alleyways (A1 to A6) in particular.

All proposals shall be designed, as appropriate to the development, to prioritise pedestrian movements to create safe and attractive routes that promote inclusivity.

#### Pedestrian connectivity:

Development proposals which would impact on the pedestrian network, should maintain or, where practicable, improve pedestrian connectivity in the immediate locality of the site. Development proposals which would impact unacceptably on the safety or convenience of pedestrian routes should include appropriate measures to mitigate the impact.

#### Barton Road Cycle Path:

Insofar as planning permission is required, proposals to improve the pedestrian/cycle path along the Barton Road and Newnham Road will be supported provided:

- They do not harm existing landscape features, such trees and verges that positively contribute to street scene
- They integrate sustainable draining systems to ensure that they do not increase the risk of surface water flooding



# South Newnham Neighbourhood Plan

- Any new surface treatment consists of materials which are appropriate to the character of the immediate area
- The accessibility needs of users with disabilities, including those who are sight or hearing impaired, as well as wheelchair users are taken into account in the design process

## 7.3.3 Supporting text to assist with the implementation of this policy

The South Newnham Connectivity Network is identified on the Map 3, for the purpose of applying Local Plan policies 80 and 81 relating to sustainable access for development and to mitigating the transport impact of development.

The assets have been identified because they contribute to reducing the use of cars in the neighbourhood and all are highly valued by residents. The assets are as follows:

Lanes (L1 to L4), footpaths (F1 to F9) and alley ways (see A1 to A6)

These paved, unpaved and gravel lanes and alleyways provide residents with shortcuts between areas. Many of these date from Victorian times. They are described in detail in the supporting Evidence Base document.

Some of the footpaths are pavements (F6, F7 and F8). But most pavements in the plan area are not identified in this network. This is because they can be difficult to navigate safely, particularly for the elderly and parents and carers with buggies and young children. The pavements in the Victorian and Edwardian streets are often narrow and uneven. Bins and bicycles are frequently left on pavements, and in narrow streets subject to parking pressure, cars may be parked with two wheels on the pavement.

Lying at the juxtaposition of the urban and the rural with attractive open green spaces around and within the Newnham Croft Conservation Area, some of which are left wild and untamed, materials used in new and resurfaced footpaths shall comply with Cambridge City Local Plan 2018 Policy 55, Responding to Context. In semi-urban and rural areas of South Newnham Neighbourhood, contextually appropriate materials shall be used to avoid the loss of rural edge character and the unbound lanes of the Victorian styles, and to maintain a landscape sensitive appearance it would be more appropriate to plan for an unbound or semi-bound surface which does not use bitumen. Elsewhere, away from the rural edge and unbound lanes of the Victorian style, a heritage asphalt surface with river gravels may be appropriate and can provide a less 'black top' type finish.

Two of the footpaths are particularly notable:

**F1 & F2: Skaters' Meadow and Grantchester Meadows Footpath.** The footpath giving access to and through the water meadows leading to the village of Grantchester is world famous, with its views across the River Cam and open fields, and it attracts many visitors from all over the world. The footpath is shared with cyclists but is not suitable for fast cycling or motor vehicles.

**F3: Paradise Nature Reserve Footpaths.** The gravel and wood boarded walk-through Paradise Nature Reserve follows the River Cam and is a quiet sanctuary for nature lovers.

### Designated Cycle Routes (Map Refs C1 to C4)

**C1: Barton Road.** Alongside the Barton Road a busy cycle route is shared with a pedestrian route, with a demarcation line in the middle. Map Ref C1. It is used by schoolchildren and their parents cycling to the primary school, students, and workers, some of whom are

## South Newnham Neighbourhood Plan

cycling into Cambridge. This is most heavily used between 7.30am and 9.00am and again in the late afternoon. Resurfacing and widening the path where necessary, without removing any trees, would be supported. The edges of the path can be over-grown and regular maintenance would help to keep these clear. Benches could be moved to be nearer to the bus stop or replaced if in bad repair. Introduction of solar stud lighting beyond the city limits would help cyclists. There are three main junctions along the Barton Road, a very busy main road out of Cambridge, with multiple side road junctions.

J1 – The main junction is at the traffic light on Barton Road and Grantchester Street where four roads meet on a sharp bend, and we would support improvements to make this junction safer for pedestrians and cyclists.

J2 – The Barton Road/Grantchester Road junction is heavily used and we would support improvements to make this junction safer for pedestrians and cyclists.

J3 – The Grange Road junction is used for cyclists going to West Cambridge Colleges and Faculty buildings and the University Library and improvement of this junction would create a link and safe route between the southside of Barton Road, Grange Road, and Gough Way with Newnham Croft. Side road junctions cross over the cycle and walking routes, and we would support reconfiguring these to slow down turning motor vehicles.

**C2: Lammas Land.** Another much used cycle route is across Lammas Land Park, which is shared with pedestrians and is illuminated by solar studs at night.

**C3: The Driftway.** An alternative route for cyclists going to the station across Sheep's Green.

**C4: Gough Way.** There are two cycle routes from the Gough Way area estate leading to the Barton Road and Cranmer Road.

### **Barton Road Path:**

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

### **7.3.4 Community Actions**

#### **SNCA8 – Pedestrian Rights of Way**

We will seek pedestrian Rights of Way status for alleyways, lanes, and footpaths. If and where possible, we will seek to have this status assigned for those routes which are not currently designated any statutory protection.

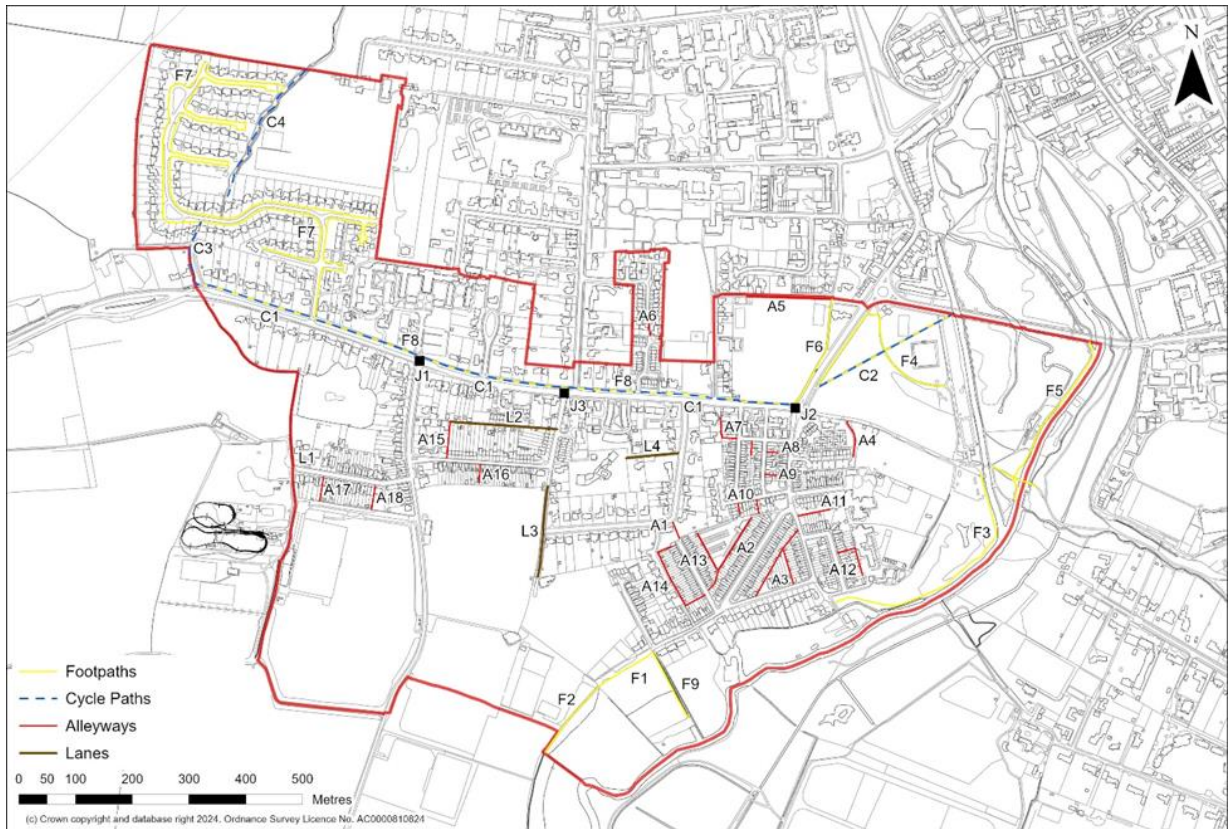
#### **SNCA9 – Car Use Reduction**

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

# South Newnham Neighbourhood Plan

## SNCA10 – Pedestrian and Cyclists Safety

We will support proposals that improve safety for pedestrians and cyclists at road junctions, and provision of cycle parking on streets especially near shops.



Map 3: The Connectivity Network

# South Newnham Neighbourhood Plan

## Key to Map 3

Cycle Paths		Lanes (cont)	
C1	Barton Rd shared pedestrian footpath	L4	Off Millington Rd to Millington Rd Nursery
C2	Lammas Land shared pedestrian footpath	<b>Alleyways – through routes</b>	
C3	Gough Way to Barton Rd	A1	Marlowe Rd to Millington Rd
C4	Gough Way to Cranmer Rd	A2	Eltisley Ave to Marlowe Rd
<b>Road Junctions</b>		A3	Grantchester St to Grantchester Mea
J1	Barton Rd and Grantchester Rd	A4	Driftway to Lammas Field
J2	Barton Rd/N'ham Rd/G'chester Rd	A5	Gonville/Caius Playing Field to Clare Rd
J3	Barton Rd and Grange Rd	A6	St Marks Close to Champneys Walk
<b>Footpaths</b>		<b>Alleyways – to/along bottom of gardens</b>	
F1	Skaters' Meadow Footpath	A7	Hardwick St
F2	Grantchester Meadows Footpath	A8	Newnham Croft St
F3	Paradise Nature Reserve	A9	Derby St
F4	Lammas Land (2)	A10	Merton St (south side)
F5	Sheep's Green	A11	Owlstone Road (north side)
F6	Church Rate Walk	A12	Owlstone Rd (south side)
F7	Gough Way Estate	A13	Marlowe Rd (east side)
F8	Barton Rd	A14	Marlowe Rd (west side)
F9	To Newnham Riverbank Club	A15	Selwyn Rd (north side)
<b>Lanes</b>		A16	Selwyn Rd (south side)
L1	Off Fulbrooke Rd to Allotments	A17	Fulbrooke Rd (north side)
L2	Back of Selwyn Road Gardens	A18	Fulbrooke Rd (south side)
L3	Off Kings Rd to Downing Coll Playing Fields		

# South Newnham Neighbourhood Plan

## 7.4 Policy Section 4 – Improving and Enhancing Neighbourhood Community Assets

### 7.4.1 Introduction/Context to Policy SNNP6 – Improving and Enhancing Neighbourhood Community Assets

These assets are identified in the Evidence Base, which describes the community infrastructure that exists in South Newnham and includes shops, healthcare, educational and pastoral services, care for the elderly, significant employers, and leisure, sports, and social facilities.

#### Policy intent:

To improve and enhance South Newnham's neighbourhood community assets, all of which are within walking or cycling distance. All are highly valued by residents and bring a sense of vibrancy and village lifestyle, contributing equally to creating a mixed, balanced and effectively functioning neighbourhood.

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

Retail Provision, and Healthcare and Professional Services	
R1	Maison Clement Bakery/Café, 7 Derby Street, CB3 9JE
R2	The Co-Operative Food Store, 3 Grantchester Street, CB3 9HY
R3	Derby Stores/Post Office/Newsagent, 26A Newnham Croft Street, CB3 9JE
R4	The Red Bull Public House, 11 Barton Road, CB3 9JZ
R5	Cousins Butchers, 36 Grantchester Street, CB3 9HY
R6	The Studio (Handmade Jewellery), 35A Grantchester Street, CB3 9HY
R7	GP Motors Service Centre, rear of Eltisley Avenue, CB3 9JG (accessed at north end of Eltisley Avenue)
R8	Rented garages at rear of Eltisley Ave and adjacent to GP Motors
R9	Meadows (Delicatessen), 31b Eltisley Avenue, CB3 9JG
R10	N K Jank (Chemist), 32a Eltisley Avenue, CB3 9JG
R11	Anglia Orthodontics Practice, The Pavilion, Driftway, CB3 9PA
R12	Cambridge Sports Physio and Back Care, Cambridge Rugby Club, Grantchester Road, CB3 9ED

## South Newnham Neighbourhood Plan

R13	Barr Architects, The Studio, Newnham Croft Street, CB3 9HR
<b>Education</b>	
E1	Newnham Croft Primary School, Chedworth Street, CB3 9JF
E2	Scout & Guide Centre, Chedworth Street, CB3 9JF
E3	Newnham Pre-School Nursery, Chedworth Street, CB3 9JF
E4	Millington Road Nursery School, 4A Millington Road, CB3 9HP
<b>Pastoral</b>	
P1	St. Mark's Church, Barton Road, CB3 9JZ
P2	St. Mark's Community Centre, St Mark's Church, Barton Road, CB3 9JZ
<b>Sports, Recreation, and Social</b>	
S1	Cambridge Rugby Club, Volak Park, Grantchester Road, CB3 9ED
S2	Cambridge Canoe Club, Sheep's Fen, CB3 9PA
S3	Newnham Bowls Club, Lammas Land, Newnham Road, CB3 9EY
S4	Newnham Croft Social and Sports Club, Hardwick Street, CB3 9JB
S5	Newnham Riverbank Club, Grantchester Meadows, CB3 9JN
S6	Lammas Land Tennis Court, Barton Road, CB3 9JJ

### 7.4.2 Policy Wording

#### **Policy SNNP6 – Improving and Enhancing Neighbourhood Community Assets**

The Plan identifies a series of Neighbourhood Community Assets as listed in the Policy Intent and shown on Map 4. Development proposals that would improve and/or enhance a Neighbourhood Community Asset by way of the extension or partial re-development of an existing building or to provide a new local shop, artist studio, community, sports, or leisure facility will be supported, where they:

- Respond positively to their context and contribute to the quality of life and place
- Respond positively to the street scene and landscape in the immediate locality
- Safeguard the residential amenity of nearby properties in accordance with Policy SNNP 12 of this Plan

Where planning consent is required, proposals to change the use of shops or commercial units as shown on Map 4 (and as listed in the Policy Intent) will not be supported unless it can be demonstrated that their continued use is no longer viable by

## South Newnham Neighbourhood Plan

providing evidence of active marketing for at least twelve months, showing that the premises are not reasonably capable of being used or redeveloped for an appropriate retail or commercial use.

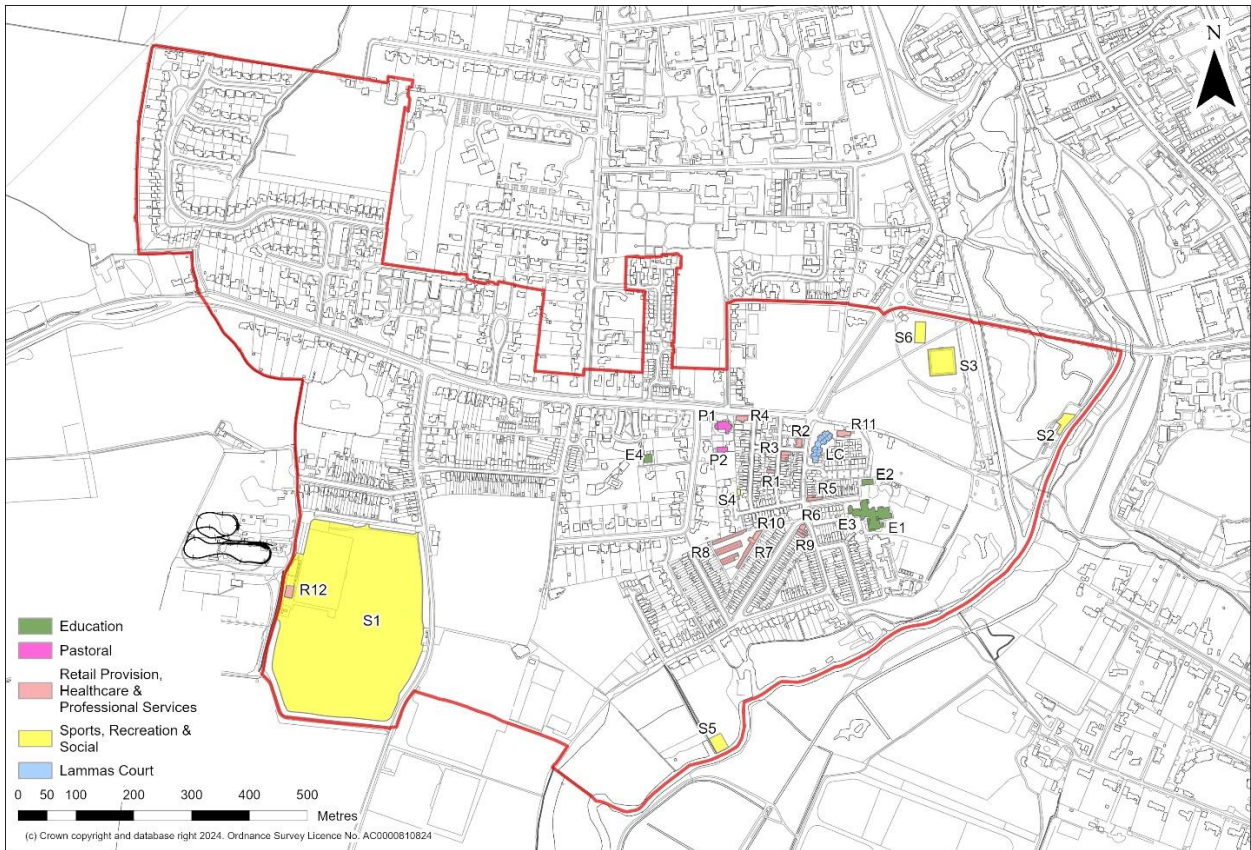
### **7.4.3 Supporting text to assist with the implementation of this policy.**

This policy supplements policies 73 (Community, Sports & Leisure Facilities), 74 (Education Facilities), 75 (Healthcare Facilities) and 76 (Protection of Public Houses) of the Local Plan by identifying all of the Neighbourhood Assets on the Policies Map so that the respective policies can be applied accurately in South Newnham.

It also complements Policy 72 (Development and Change of Use in District, Local & Neighbourhood centres), which identifies parts of Grantchester Street and Newnham Croft Street – including the Co-op, Derby Stores and Post Office - as a neighbourhood centre, by extending the provisions of that policy to other important commercial units outside the neighbourhood centre.

The leisure facilities covered by this policy include Lammas Land children's play park and pool, which is accessible to all children, including those with disabilities and their guardians.

# South Newnham Neighbourhood Plan



**Map 4: Neighbourhood Community Assets, and Homes and Facilities for Older People**



**Map 4a: Location of Lammas Court**



# South Newnham Neighbourhood Plan

## Key to Map 4

<b>Retail Provision, and Healthcare and Professional Services</b>	
R1	Maison Clement Bakery/Café, 7 Derby Street, CB3 9JE
R2	The Co-Operative Food Store, 3 Grantchester Street, CB3 9HY
R3	Derby Stores/Post Office/Newsagent, 26A Newnham Croft Street, CB3 9JE
R4	The Red Bull Public House, 11 Barton Road, CB3 9JZ
R5	Cousins Butchers, 36 Grantchester Street, CB3 9HY
R6	The Studio (Handmade Jewellery), 35A Grantchester Street, CB3 9HY
R7	GP Motors Service Centre, rear of Eltisley Ave CB3 9JG (access north end of Eltisley Ave)
R8	Rented garages at rear of Eltisley Ave and adjacent to GP Motors
R9	Meadows (Delicatessen), 31b Eltisley Avenue, CB3 9JG
R10	N K Jank (Chemist), 32a Eltisley Avenue, CB3 9JG
R11	Anglia Orthodontics Practice, The Pavilion, Driftway, CB3 9PA
R12	Cambridge Sports Physio and Back Care, Cambridge Rugby Club, Grantchester Road, CB3 9ED
R13	Barr Architects, The Studio, Newnham Croft Street, CB3 9HR
<b>Education</b>	
E1	Newnham Croft Primary School, Chedworth Street, CB3 9JF
E2	Scout & Guide Centre, Chedworth Street, CB3 9JF
E3	Newnham Pre-School Nursery, Chedworth Street, CB3 9JF
E4	Millington Road Nursery School, 4A Millington Road, CB3 9HP
<b>Pastoral</b>	
P1	St. Mark's Church, Barton Road, CB3 9JZ
P2	St. Mark's Community Centre, St Mark's Church, Barton Road, CB3 9JZ
<b>Sports, Recreation, and Social</b>	
S1	Cambridge Rugby Club, Volak Park, Grantchester Road, CB3 9ED
S2	Cambridge Canoe Club, Sheep's Fen, CB3 9PA
S3	Newnham Bowls Club, Lammas Land, Newnham Road, CB3 9EY
S4	Newnham Croft Social and Sports Club, Hardwick Street, CB3 9JB
S5	Newnham Riverbank Club, Grantchester Meadows, CB3 9JN
S6	Lammas Land Tennis Court, Barton Road, CB3 9JJ
<b>Homes and Facilities for Older People</b>	
LC	Lammas Court

# South Newnham Neighbourhood Plan

## 7.5 Policy Section 5 - Protecting and Supporting Homes and Facilities for Older People

### 7.5.1 Introduction/Context to Policy SNNP7 – Protecting and Supporting Homes and Facilities for Older People

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

The Greater Cambridge Housing Strategy 2019 – 2023 highlights the need to build for an ageing population and the contribution existing sheltered housing and extra care housing schemes for older people make, in terms of allowing people to remain the community, whilst at the same time having the opportunity to mix more with people of their own age where they choose to do so. Proposals for older persons accommodation should demonstrate how they respond to the finding of the Protecting and Supporting Homes and Facilities for Older People Report. See:

[www.cambridgeshireinsight.org.uk/wp-content/uploads/2018/07/older-peoples-housing-care-support-greater-cambridge.pdf](http://www.cambridgeshireinsight.org.uk/wp-content/uploads/2018/07/older-peoples-housing-care-support-greater-cambridge.pdf)

The Housing Needs of Specific Groups for 2020 to 2040 period study undertaken in October 2021 ([Housing Needs of Specific Groups, Cambridgeshire & West Suffolk](#) ) was commissioned to support the Local Authorities' Local Plans and calculates for Cambridge City a projected shortfall in rented housing with care and leasehold housing with support and with care for older people (Table 97), and a shortfall in care bed provision (Table 103) by 2040.

Given these projections, this policy seeks to identify and protect Lammas Court from a change to another use and thereby supplements Policy 47 (Specialist Housing) of the Local Plan, which makes provision for new specialist housing.

#### **Policy intent:**

To protect and support the continued provision in South Newnham of rented accommodation for older people.

### 7.5.2 Policy Wording

#### **Policy SNNP7 – Protecting and Supporting Homes and Facilities for Older People**

Development proposals that are designed to take into account the needs of older people, including adapting existing buildings to create sheltered housing and senior living facilities, will be supported, provided they protect or enhance local character (see Policy SNNP11 in this plan) and provided they protect the residential amenity of neighbouring properties (see Policy SNNP12).

Proposals to change the use of Lammas Court to non-residential or to other forms of residential that are not tailored to accommodate older people, will not be supported unless it can be demonstrated that the site is no longer suited to, or viable as senior living facilities.

# South Newnham Neighbourhood Plan

## 7.5.3 Supporting text-to assist with the implementation of this policy.

Well-balanced residential provision for all sectors of the population of South Newnham, including those requiring sheltered housing and senior living facilities, is important to maintain a cohesive and integrated community. See Happi Housing Standards:

<https://www.housinglin.org.uk/Topics/browse/Design-building/HAPPI/>

# South Newnham Neighbourhood Plan

## 7.6 Policy Section 6 – Conserving Additionally Identified Local Heritage Assets

### 7.6.1 Introduction/Context to Policy SNNP8 – Conserving Additionally Identified Local Heritage Assets

Local Heritage Assets are an important element of the architectural and historical make up of South Newnham and include 17 Grade II Listed Buildings, and 27 buildings listed by Cambridge City Council as Buildings of Local Interest (BLIs).

#### Policy intent:

To add 7 additional buildings (H1 – H7) to the existing list of Local Heritage Assets, based on input from residents. The additional buildings include a Victorian vicarage, Edwardian shops, and the Social Club. Further buildings may be added to update the list in the future. These buildings are described in Appendix B, and detailed reports on the research into the additional buildings listed below are included in the Evidence Base.

### 7.6.2 Policy Wording

<b>Policy SNNP8 – Conserving Additionally Identified Local Heritage Assets</b>	
<b>The following locally important historic buildings (H1 – H7) are newly identified as Local Heritage Assets and are shown on Map 4 and described in Appendix B</b>	
H1	Newnham Croft Social and Sports Club, Hardwick Street, CB3 9JB
H2	31 (incl 31b) and 32a Eltisley Avenue, CB3 9JG
H3	Maison Clement (Bakery/Café), 7 Derby Street, CB3 9JE
H4	Gas Lamp on Grantchester Meadows
H5	Stink Pipes on Grantchester Meadows and South Green Rd, Selwyn Rd, Fulbrooke Rd, and besides Paradise House
H6	St. Mark's Vicarage, Barton Road, CB3 9JZ
H7	Red Bull Public House, 11 Barton Road, CB3 9JZ
Where proposals have any adverse effect on a non-designated heritage asset (those listed in this policy and those already identified by Cambridge City Council), a balanced judgement will be applied having regard to the scale of any harm and the significance of the heritage asset.	

### 7.6.3 Existing List of Local Heritage Assets - Listed Buildings (LB1-6) and Buildings of Local Interest (BL1-12) (see Cambridge City Local Plan 2018)

For completeness, existing Local Heritage Assets, as recorded nationally and by Cambridge City Council, are included on Map 4 and listed in 7.6.3 for the purpose of applying Local

## South Newnham Neighbourhood Plan

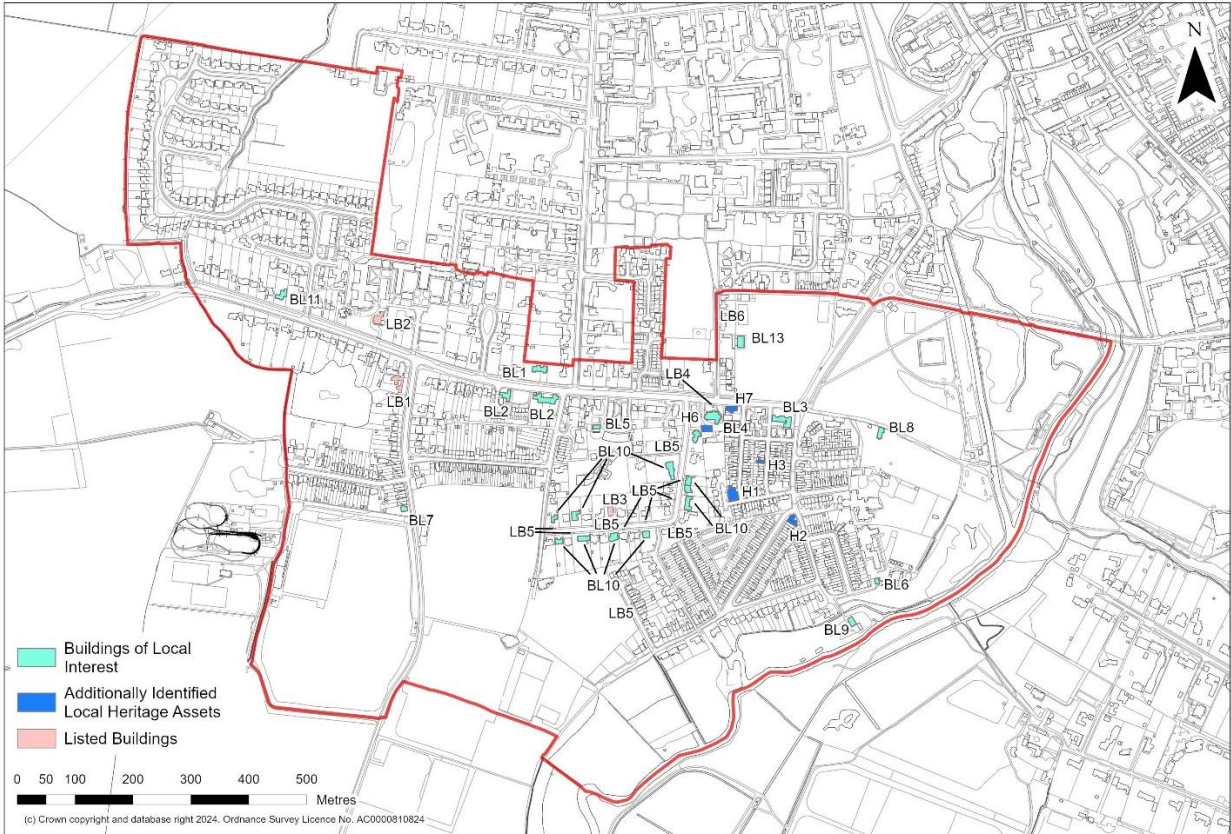
Plan Policy 62.

<b>LB1</b>	2 and 2a Grantchester Road, CB3 9ED
<b>LB2</b>	78 Barton Road (Wolfson College) and gateway to 78 Barton Road
<b>LB3</b>	26 Millington Road CB3 9HP
<b>LB4</b>	Newnham War Memorial
<b>LB5</b>	10 Gas Lamps on Millington Road and 1 on South Green Road
<b>LB6</b>	Gas Lamp on Clare Road
<b>BL1</b>	28 and 30 Barton Road, CB3 9LF
<b>BL2</b>	37, 39, 41, 49 and 51 Barton Road CB3 9LG
<b>BL3</b>	Maitland House, CB3 9JY
<b>BL4</b>	St. Mark's Church, Barton Road, CB3 9JZ
<b>BL5</b>	Holmecroft, 27 Barton Road, CB3 9LB
<b>BL6</b>	Owlstone Croft Lodge, Owlstone Road, CB3 9JJ
<b>BL7</b>	50 Grantchester Road, CB3 9ED
<b>BL8</b>	The Grove, The Driftway, CB3 9PA
<b>BL9</b>	Paradise House, Grantchester Street, CB3 9HY
<b>BL10</b>	3, 6, 7, 9, 11, 19, 27, 32, 33, 35, 36 Millington Road CB3 9HW (odd), CB3 9HP (even)
<b>BL11</b>	96 Barton Road, CB3 9LH
<b>BL12</b>	Gonville & Caius College Cricket Pavilion, Clare Road CB3 9HE

#### **7.6.4 Supporting text to assist with the implementation of this policy.**

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

# South Newnham Neighbourhood Plan



Map 5 - Local Heritage Assets

# South Newnham Neighbourhood Plan

## Key to Map 5

<b>Additionally Identified Local Heritage Assets</b>	
H1	Newnham Croft Social and Sports Club, Hardwick Street, CB3 9JB
H2	31 (incl 31b) and 32a Eltisle Avenue, CB3 9JG
H3	Maison Clement (Bakery/Café), 7 Derby Street, CB3 9JE
H4	Gas Lamp on Grantchester Meadows (outside No 102)
H5	Stink Pipes: G'chester Mea, Sth Green Rd, Selwyn Rd, Fulbrooke Rd, Paradise Ho
H6	St. Mark's Vicarage, Barton Road, CB3 9JZ
H7	Red Bull Public House, 11 Barton Road, CB3 9JZ
<b>Listed Buildings</b>	
LB1	2 and 2a Grantchester Road, CB3 9ED
LB2	78 Barton Road (Wolfson College) and gateway to 78 Barton Road
LB3	26 Millington Road CB3 9HP
LB4	Newnham War Memorial
LB5	10 Gas Lamps on Millington Road and 1 on South Green Road
LB6	Gas Lamp on Clare Road
<b>Cambridge City Council Buildings of Local Interest (BLIs)</b>	
BL1	28 and 30 Barton Road, CB3 9LF
BL2	37, 39, 41, 49, and 51 Barton Road, CB3 9LG
BL3	Maitland House, CB3 9JY
BL4	St. Mark's Church, Barton Road, CB3 9JZ
BL5	Holmecroft, 27 Barton Road, CB3 9LB
BL6	Owlstone Croft Lodge, Owlstone Road, CB3 9JJ
BL7	50 Grantchester Road, CB3 9ED
BL8	The Grove, The Driftway, CB3 9PA
BL9	Paradise House, Grantchester Street, CB3 9HY
BL10	3, 6, 7, 9, 11, 19, 27, 32, 33, 35, 36 Millington Road CB3 9HW (odd), CB3 9HP (even)
BL11	96 Barton Road, CB3 9LH
BL12	Gonville & Caius College Cricket Pavilion, Clare Road CB3 9HE

## 7.7 Policy Section 7 – Achieving Sustainable and Well Designed Development in Character Areas

The purpose of this section is to provide comprehensive policies that together facilitate balanced and sustainable development within the neighbourhood area to meet the evolving housing needs of its residents in a world of high property prices that is facing the challenges of climate change, whilst protecting and enhancing the character, heritage and setting of South Newnham, and safeguarding the amenity of residents.

### 7.7.1 Introduction/Context to Policy SNNP9 - Improving the Energy and Water Efficiency of Existing and New Buildings

Cambridge City Council's Climate Change Strategy shares a vision for Cambridge to be net zero carbon by 2030. One of the six objectives in this Climate Change Strategy is

- *Reducing energy consumption and carbon emissions from homes and buildings in Cambridge.*

The 2021 to 2026 action plan supporting the Climate Change Strategy includes a number of actions applicable to land use planning: -

**Action 2.2:** Building 1000 new homes to Passivhaus standards (where technically feasible and subject to funding) and targeting net zero carbon standards for Council homes built from 2030 onwards.

**Action 2.4:** Commissioning a study to identify measures needed to retrofit private homes in Cambridge to net zero carbon standards and producing detailed guidance for homeowners and landlords.

**Action 2.7:** Developing new policies requiring high standards on carbon emissions reduction and environmental sustainability for new homes and non-residential developments as part of the new Greater Cambridge Local Plan, taking into account the outcomes of the net zero evidence base study and other evidence informing the plan, as well as the national planning policy framework.

**Action 2:8** Building control retrofit advice.

Policy SNNP9 complements the approach taken at the Cambridge City level.

#### **Policy intent:**

To ensure opportunities are taken at the development stage to improve the environmental performance of South Newnham's' building stock.



# South Newnham Neighbourhood Plan

## 7.7.2 Policy Wording

### **Policy SNNP9 – Improving the Energy and Water Efficiency of Existing and New Buildings**

Wherever practicable, and as appropriate to their scale and nature, development proposals should incorporate measures to enhance the environmental performance of existing and proposed structures, provided the measures are appropriate to the context of the area and any affected heritage asset.

Development proposals which adopt innovative approaches to the construction of low and net-zero carbon homes, and buildings which demonstrate sustainable use of resources and high energy efficiency levels (for example construction to Passivhaus or similar standards) will be supported where they respond positively to the character of the area.

## 7.7.3 Supporting text to assist with implementation of this policy.

The approach adopted in Policy SNNP9 and in the supporting text below is consistent with that taken in the 2018 Cambridge City Local Plan and in the [Greater Cambridge Sustainable Design and Construction SPD \[PDF, 5.5MB\]](#) dated January 2020, which sets out the standards required to meet the visions, objectives and policies of the Cambridge and South Cambridgeshire Local Plans as sustainably as possible, and was prepared to provide additional technical guidance on the implementation of Local Plan policies.

### **Energy Hierarchy**

The energy hierarchy is advocated in both the Cambridge City Local Plan (see Table 4.1 Carbon Reduction (page 112) and Figure 4.2 The energy hierarchy (page 117) and The Greater Cambridge Planning Supplementary Planning Document which was adopted by Cambridge City Council in January 2020. It means:

- Firstly, minimising the energy demand of buildings through orientation of buildings (for new build projects), building form and design (e.g., window proportions) and fabric performance
- Secondly, using an energy efficient supply of heat (e.g., low carbon heat such as a heat pump)
- Thirdly, securing the supply of energy from renewable sources (such as onsite solar)

Applicants are signposted to the Greater Cambridge Sustainable Construction Supplementary Planning Document ([greater-cambridge-sustainable-design-and-construction-spd.pdf](#)), where Section 3, Energy and Carbon Reduction (Pages 38-45) details the submission requirements for residential development.

In the emerging Greater Cambridge Local Plan, Policy CC/NZ: Net zero carbon new building in the Greater Cambridge First proposals (Regulation 18: Preferred Options 2021) proposes that all new dwellings should achieve a space heating demand of 15 – 20 kWh/m<sup>2</sup>/yr and all dwellings should achieve an energy use intensity of 35 kWh/m<sup>2</sup>/yr. Furthermore, the Committee on Climate Change has recommended in its 2019 report Housing Fit for the Future report that a space heating demand of 15-20 kWh/m<sup>2</sup>/yr is required if the UK is to meet its net zero carbon commitment.

# South Newnham Neighbourhood Plan

Development proposals (related to extending existing buildings and building new buildings) should be accompanied by a proportionate sustainability statement that outlines how a scheme:

- Embeds the energy hierarchy within the design of buildings by prioritising orientation, fabric performance and landscaping to minimise energy demand for heating, lighting, and cooling.
- Achieves greenhouse gas emission reductions through the above measures, and through the incorporation, wherever possible and appropriate, of renewable and low carbon energy sources.

## Water Resources

Being in one of the driest areas of the country, our environment has come under significant pressure from potable water demand. New developments shall make a significant contribution to reducing water demand and mitigate against the risk of deterioration to our rivers, groundwater and habitats from groundwater abstraction. As a minimum, new developments shall meet the highest levels of water efficiency standards of 110 litres per person per day as set out in the 2018 Local Plan and The Building Regulations &c. (Amendment) Regulations 2015, and referenced in the Greater Cambridge Sustainable Construction SPD. However, a higher standard of water efficiency (85 litres per person per day) should be considered, looking at all options including rainwater harvesting and greywater systems. The water efficiency calculator in Part G of the Building Regulations enables applicants to calculate the devices and fittings required to ensure a home is built to the right specifications.

## Preparing a Sustainability Statement

The information required as part of a sustainability statement will be proportionate to the size of a proposed development. As a minimum it shall demonstrate:

- How the energy hierarchy, explained in the policy has been applied in the approach to minimising the overall energy demand of a proposed building.

For new building proposals the following information shall be included:

- The calculated space heating demand expressed through kWh/m<sup>2</sup>/yr
- The calculated energy use intensity expressed through kWh/m<sup>2</sup>/yr
- Where renewables are being installed, the electricity generation intensity in terms of kWh/m<sup>2</sup>fp/yr
- The expected water demand of the proposal. For residential development this should be expressed in terms of litres per person per day.

For residential extensions, the following information should be included:

- Wherever possible, the calculated space heating demand, the calculated energy use and in the case of the renewables the electricity generation intensity
- The steps taken towards achieving net zero (see example steps above) and an explanation of how poor/high carbon emission are not locked into the proposed new building area.
- The steps taken to improve water usage.

Note 1: Appendix 1a of the Greater Cambridge Sustainable Design and Construction SPD (Pages 170-181) provides a Sustainability Checklist for Applications in Cambridge.

# South Newnham Neighbourhood Plan

Note 2: The Passive House Planning Package (PHPP) contains everything necessary for designing a properly functioning Passive House (see link: [PHPP – Passive House Planning Package \[Passipedia EN\]](#))

## 7.7.4 Traditional Buildings

Many buildings in South Newnham were built before 1919. This means they are likely to have solid walls (i.e. not cavity walls). In order for environmental improvements to such traditional buildings to be successful and not to have unintended consequences, a specific approach is recommended.

The Sustainable Traditional Building Alliance and Historic England have published guidance "Planning Responsible Retrofit of Traditional Buildings" which is useful for owners of traditional buildings who wish to improve the energy efficiency and environmental performance of their building.

<https://historicengland.org.uk/images-books/publications/planning-responsible-retrofit-of-traditional-buildings/>

The report explains that traditional buildings perform differently compared with modern buildings. They usually heat up and cool down more slowly. They also deal with moisture differently, allowing rain, groundwater, and internal moisture (from washing, cooking, and breathing) to move in a controlled way into and through the building fabric. The report advises a specific approach is required so that any changes to fabric performance, heating and ventilation does not lead to problems of overheating, moulds, and ill health.

Where applicable to their circumstances, residents are encouraged to look this up. The guide adopts a whole building approach to identifying the best solutions for retrofitting a traditional building and improve its energy and environmental performance.

There is also helpful guidance on the Greater Cambridge Shared Planning Service's website in relation to making historic homes more energy efficient: [Making historic homes more energy efficient \(greatercambridgeplanning.org\)](#)

## 7.7.5 Introduction/Context to Policy SNNP10 – Responding to Climate Change and the Risk of Local Flooding.

Flood risk in the South Newnham plan area arises from river and surface water flooding (see Figure 7 Flood Risk Maps for South Newnham). Areas at risk of river flooding correspond with the River Cam Corridor and Bin Brook, which runs through the western part of the plan area. Areas at risk of surface water flooding extend outside the River Cam and Bin Brook corridor and are found throughout the built-up area of South Newnham.

These matters are addressed by the City Council (as the local planning authority) and by the County Council (as the Lead Flood Authority)

## 7.7.6 Supporting text

In line with national policy, land which falls within the functional floodplain will be kept free from development, other than essential infrastructure and water compatible development (e.g., flood control infrastructure) listed in Annex 3 to the NPPF 2023 as published on 19 December 2023 (or any published updates to this). For avoidance of doubt, the functional floodplain is defined as land where water has to flow or be stored in times of flood. For the neighbourhood plan area, these areas are mapped in appendix

## South Newnham Neighbourhood Plan

D6 to the Greater Cambridge Integrated Water Management Study, Level 1 Strategic Flood Risk Assessment 2021 (see pages 13 and 18 for South Newnham extents).

Risk of flooding from all sources is available to view at: <https://check-long-term-flood-risk.service.gov.uk/map>. The latest currently available flood risk maps from Gov.uk are shown in Figures 7a, 7b, and 7c. In addition, Greater Cambridge Planning published an updated Strategic Flood Risk Assessment in 2021 as part of the Greater Cambridge Integrated Water Management Study.

For all areas of land, regardless of whether they are identified as being in an area of flood risk (from any source), it is essential that where development takes place it is designed so that surface water run-off is accommodated within the site. Sustainable Drainage Systems (SuDS) is the best method for minimising flood risk whilst benefiting biodiversity. New development often removes natural vegetation and reduces the permeability of the land through the construction of roofs, roads, car parks and other areas of hardstanding, all of which can significantly increase the rate of surface water run-off. SuDS are therefore an important component in reducing the quantity of surface water run-off.

The Cambridgeshire Flood and Water Management SPD identifies 21 SuDS Design Principles for new development to follow.

Applicants seeking to increase hard surfaces of front gardens are signposted to government guidance on the use of permeable materials in front gardens.

[https://assets.publishing.service.gov.uk/government/uploads/system/uploads/attachment\\_data/file/7728/pavingfrontgardens.pdf](https://assets.publishing.service.gov.uk/government/uploads/system/uploads/attachment_data/file/7728/pavingfrontgardens.pdf)

Further information on green, brown and biodiverse roofs can be found in GCSPs Biodiversity Supplementary Planning Document (2022), under Biodiversity Issue B6 Provision of biodiverse and living roofs. The SPD recommends that the Green Roof Organisation's Green Roof Code, [here](#), is followed.

### **7.7.7 Introduction/Context to Policy SNNP11 – Protecting and Enhancing Local Character Through Design-led Development.**

As stated in the NPPF 2023 as published on 19 December 2023, good design is a key aspect of sustainable development. It creates better places in which to live and work and helps make development acceptable to communities.

The design principles laid out in Policy SNNP 11 result from the Forum's cumulative learning between 2016 and 2022 from community workshops, preparation of the Evidence Base and Street Appraisals, pre-application discussions with residents/developers, reviewing planning applications as a Statutory Consultee and discussing them with applicants and affected residents, consultation meetings with residents, and discussions with planners. Based on this input, the objective of the design principles is to facilitate balanced and sustainable developments that meet the evolving needs for housing in the neighbourhood area in a world of climate change, whilst protecting and enhancing the character of South Newnham and its setting and protecting the amenity of its residents.

#### **Policy intent:**

To provide clarity to applicants about design expectations in South Newnham.

# South Newnham Neighbourhood Plan

## 7.7.8 Policy Wording

### **Policy SNNP11 - Protecting and Enhancing Local Character Through Design-led Development**

As appropriate to their scale, nature and location, development proposals should protect and, where practicable, enhance the character and setting of South Newnham. In addition, proposals should respond positively to its character and setting in the layout, scale, and form of the proposal and the choice of building materials.

As part of this process, development proposals should be informed by the existing built environment characteristics as described in the street appraisals supporting this Plan. Development proposals in the West Cambridge Conservation Area and the Newnham Croft Conservation Area should also be informed by the advice and guidance contained in the relevant Conservation Area Appraisal.

In particular, development proposals should respond positively to the following design principles, insofar as they are applicable to the development concerned:

- a) Where there is a prevailing building line and set back distances, proposals should maintain these.
- b) Proposals should sensitively respond to prevailing building heights and those to the front and rear of the development site.
- c) Proposed building form and massing should respond appropriately to site context and not overwhelm either the street scene or the building scale in neighbouring buildings.
- d) Flat roofed extensions beyond the original building line and above ground floor level will only be supported in exceptional circumstances. Where applicable, such roofs should be finished green or brown materials.
- e) Choice of building materials should complement existing materials on the same building or adjoining properties (where applicable) and draw on the prevailing materials palette:
  - Wall materials: gault or red brick or render
  - Roof materials: slate or clay tile pitched roofs
  - Chimneys: Gault, red or other brick
- f) Proposals should draw on original design features such as sash or casement windows, small porches, stone detailing, and front doors, or replace with matching equivalents to the original design and materials where possible. Schemes which retain, reinstate or repair original design features whilst also meeting sustainability goals are encouraged.
- g) Where applicable, front gardens should be maintained and should not be covered in hard non-permeable surfaces to provide car parking.

## 7.7.9 Supporting text to assist with implementation of this policy.

A large part of the developed area of South Newnham falls into one of the two Conservation Areas (West Cambridge Conservation Area and Newnham Croft Conservation Area). Cambridge City Council have approved Conservation Area Appraisals which must be referred to when preparing development schemes in these

# South Newnham Neighbourhood Plan

areas. They are available to view at

<https://www.greatercambridgeplanning.org/design-heritage-and-environment/historic-environment/conservation-areas/conservation-area-appraisals/#A13>

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

Street appraisals have also been prepared, which further support the information in the Evidence Base and are part of the Neighbourhood Plan. The Street Appraisals provide useful information for those seeking to bring forward well-designed schemes in the plan area and can be accessed on the South Newnham Neighbourhood Forum website at [www.newnhamforum.co.uk](http://www.newnhamforum.co.uk) under Evidence Base.

Maps 5 and 6 in this section show the four Character Areas and the Conservation Areas,

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

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

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

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

## 7.7.10 Introduction/Context to Policy SNNP12 – Protecting Residential Amenity in South Newnham

As a small high density residential area with many Victorian and Edwardian terraced houses on small plots with narrow streets and footpaths, South Newnham is by its very nature vulnerable to pressure on residential amenity. Add to this high property prices that encourage owners to maximize development of their houses and plots, and the residential amenity of residents can be significantly adversely affected by neighbours and developers pursuing excessive development of houses and plots.

# South Newnham Neighbourhood Plan

## Policy intent:

To protect the residential amenity of residents from all aspects of excessive development pursued by neighbours and developers.

### 7.7.11 Policy Wording

#### **Policy SNNP12 - Protecting Residential Amenity in South Newnham**

As appropriate to their scale, nature and location, development proposals should:

- a) Result in an acceptable level of overlooking (loss of privacy or immediate outlook), overshadowing (loss of daylight and sunlight), or visual domination of neighbouring properties. Proposals that incorporate extensive areas of glass directly facing neighbouring properties and which would create an adverse visual impact or to adversely affect the neighbour's residential amenity, will not be supported
- b) Ensure that existing and future occupiers are not exposed to unacceptable levels of pollution that may arise from the development during its construction or subsequent occupation
- c) Ensure that existing and future occupiers are not exposed to unacceptable levels of disturbance arising from the development through traffic movements to, from and within the site once it is occupied.

### 7.7.12 Supporting text to assist with implementation of this policy.

This policy is specific to South Newnham, whilst being consistent with 2018 Cambridge City Local Plan Policies: 34: Light pollution control, 35: Protection of human health and quality of life from noise and vibration, 36: Air quality, odour and dust, 55: Responding to context, 56: Creating successful places, 57: Designing new buildings, and 58: Altering and extending existing buildings.

Policy SNNP12 addresses these important matters. With respect to the first criterion, where there is a risk of an unacceptable impact on light amenity, a proportionate Daylight and Sunlight Report should be commissioned in accordance with the Building Research Establishment (BRE) document 'Site Layout Planning for Daylight and Sunlight: A guide to good practice (2022)'. Development proposals that do not follow the BRE guide and cause a loss of light amenity will not be supported. Applicants are strongly encouraged to engage with occupiers of neighbouring properties whilst their proposals are being prepared. This will help to identify potential impacts on residential amenity and the preparation of an appropriate scheme.

### 7.7.13 Introduction/Context to Policy SNNP13 – Converting Existing Houses into More than One Separate Housing Unit.

The housing needs of individual South Newnham residents and homeowners can change as the size of the household concerned and its requirement for space and facilities alters over time. Some, though not all, houses in South Newnham are large enough and appropriately configured to be split into more than one separate housing unit of adequate size without adversely affecting the residential amenity of neighbours. This is not the case for the terraced Victorian and Edwardian housing. The housing is not of a

# South Newnham Neighbourhood Plan

sufficient size or design to enable sub-division. Furthermore, sub-division would result in inadequate living space standards for future occupiers.

## **Policy intent:**

To protect family housing stock in South Newnham by facilitating the conversion of appropriately sized and configured homes into more than one separate housing unit to better meet the evolving housing needs of residents and homeowners at different stages of life.

### **7.7.14 Policy Wording**

#### **Policy SNNP13 - Converting Existing Houses into More than One Separate Housing Unit**

Proposals for the subdivision of existing detached and semi-detached houses into more than one separate housing unit will be supported to meet the evolving needs of the population where:

1. Alterations are sympathetic to the existing building
2. Proposals include functional design considerations such as bin and bike storage, and local streets are not adversely impacted by creating additional car parking
3. The amenity of neighbours is protected, including light amenity
4. The conversion provides at least one larger sized home (two bedroom plus) with garden access.

Proposal for the subdivision of existing terraced houses into separate housing units will not be supported.

### **7.7.15 Supporting text to assist with implementation of this policy.**

This policy is specific to South Newnham, whilst being consistent with 2018 Cambridge City Local Plan Policy 58: Altering and extending existing buildings.

### **7.7.16 Introduction/Context to Policy SNNP14 – Protecting and Enhancing the Character of Neighbourhood Garden Boundaries**

Gardens boundaries are an important part of the neighbourhood's design pattern, contributing to the character of the area, providing a setting for buildings, and enhancing privacy and amenity for residents. The pressure on space however is in danger of encouraging some residents to knock down garden walls/fences/railings, pull up hedges, and pave over front gardens, to create hard standing for car parking, though residents parking has eased car parking pressures in the neighbourhood.

## **Policy intent:**

To protect the character of garden boundaries, and thereby maintain the character and setting of the neighbourhood area, and the privacy and amenity of neighbouring properties.



## 7.7.17 Policy Wording

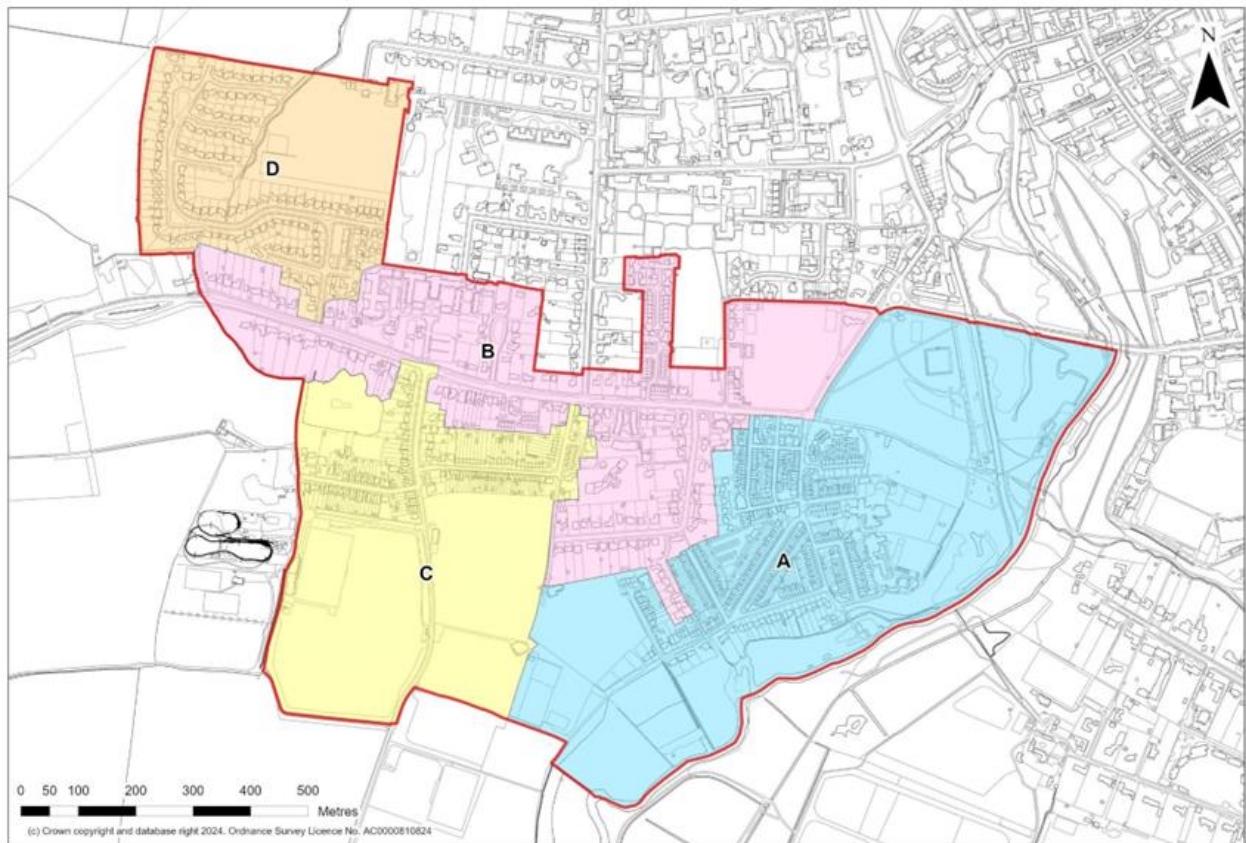
### **Policy SNNP14 – Protecting and Enhancing the Character of Neighbourhood Garden Boundaries**

Boundary treatments associated with new development (hedges, boundary walls, railings and front gardens) should complement the local character in the immediate surroundings with respect to materials, detailing and the building line. Where practical, all existing vegetated boundaries (hedgerows, trees and front gardens) should be retained or enhanced. Other existing high quality and locally characteristic boundary treatments should be retained unless improvements in terms of material and detailing are incorporated into the proposal.

## 7.7.18 Supporting text to assist with implementation of this policy.

This policy is specific to South Newnham, whilst being consistent with 2018 Cambridge City Local Plan Policy 52: Protecting garden land and subdivision of existing dwelling plots, 55: Responding to context, 56: Creating successful places, 57: Designing new buildings, 59: Designing landscape and the public realm, and 61: Conservation and enhancement of Cambridge's historic environment.

# South Newnham Neighbourhood Plan

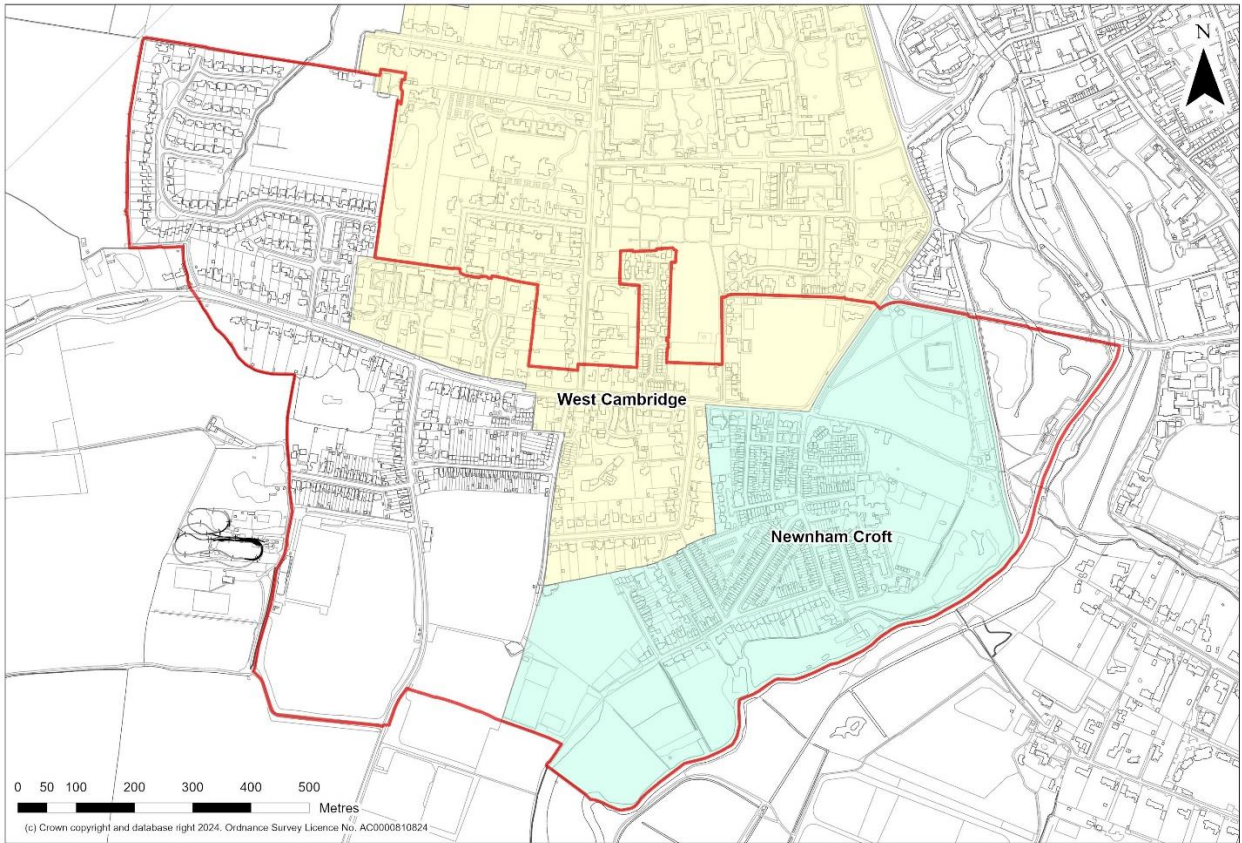


**Map 6 – Character Areas in South Newnham Neighbourhood**

## Key to Map 6

Character Areas in South Newnham Neighbourhood	
<b>A</b>	Newnham Croft
<b>B</b>	Barton Road & Surrounds (Millington Rd, Barton Close, St Marks Court, & Clare Rd)
<b>C</b>	Grantchester Road & Surrounds (Fulbrooke Rd, Kings Rd, & Selwyn Rd)
<b>D</b>	Gough Way Estate

# South Newnham Neighbourhood Plan



**Map 7 – Conservation Areas in South Newnham Neighbourhood**

**Key to Map 7**

<b>Conservation Areas in South Newnham Neighbourhood</b>	
<b>Newnham</b>	Newnham Croft Conservation Area
<b>West Cambridge</b>	West Cambridge Conservation Area

# South Newnham Neighbourhood Plan

## 7.7.19 Introduction/Context to Policy SNNP15 – Conserving and Enhancing Existing Views and Street Scenes.

Street scenes of South Newnham with the unique character, heritage and setting of the four different and distinctive character areas with their gardens and mature trees are highly valued by residents and visitors, as are the views from the Neighbourhood Area across open green space, which includes public parks, fens, local nature reserves and water meadows of the river corridor, college sports fields, and open farmland. All are essential components of South Newnham's character.

### Policy intent:

To protect the views out of the Neighbourhood Area and the street scenes within the Neighbourhood Area for current and future generations.

## 7.7.20 Policy Wording

### Policy SNNP15 – Conserving and Enhancing Existing Views and Street Scenes

Development proposals will be expected to recognise, maintain and where possible enhance street scape and landscape character.

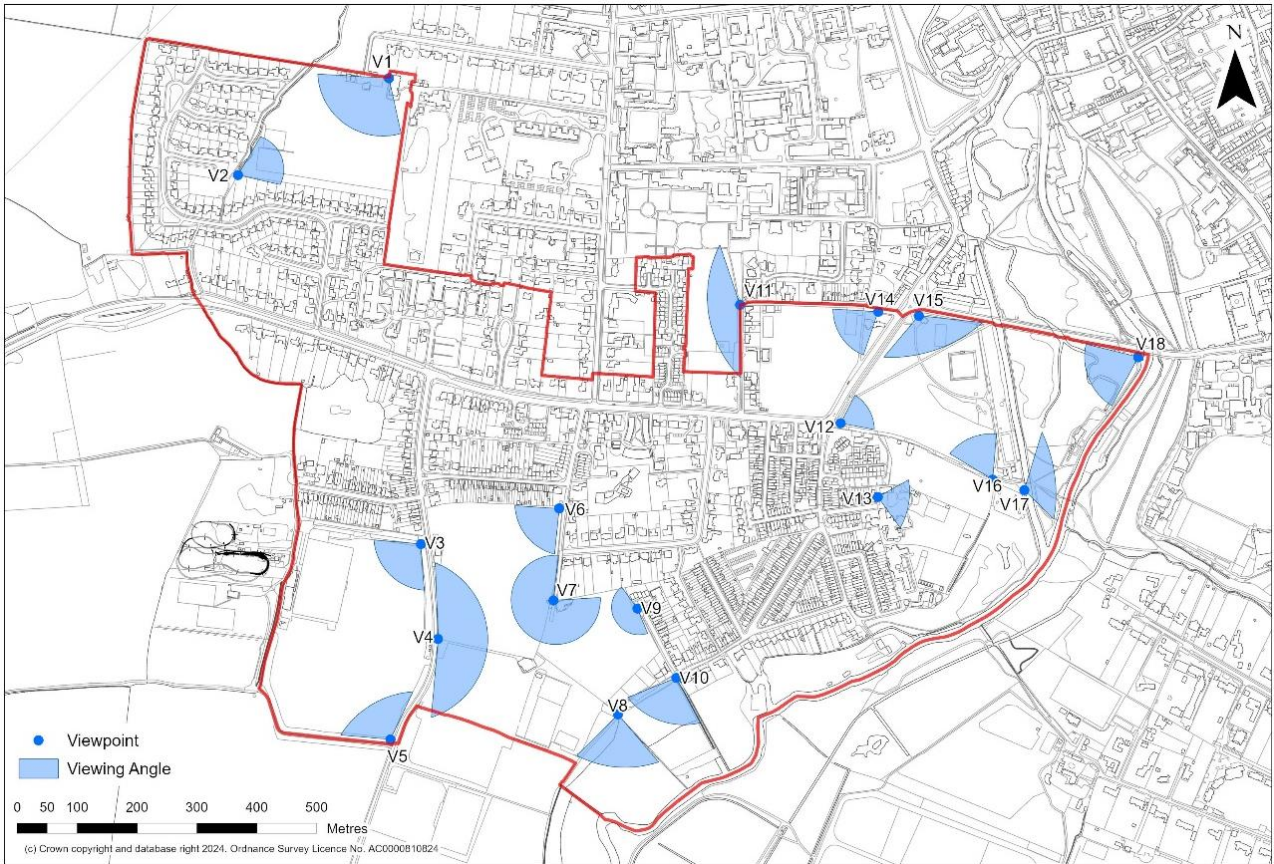
In particular and where practicable, the important landscape features that contribute positively to the street scene such as establishes trees, hedges and attractive gardens and the communal views across open spaces and open countryside (as identified on Map 8) should be protected or enhanced.

Development proposals which incorporate the storage of bins and bikes should ensure that this element responds positively to the character of the street scene in the immediate locality, and ensure that cycle storage is readily accessible and that bin storage is appropriately located as close as practicable to collection points.

## 7.7.21 Supporting text to assist with implementation of this policy

Maps 6 and 7 in this section show the four Character Areas and the Conservation Areas, and Map 8 shows the 18 protected views from publicly accessible points. The Character Areas are described in the Evidence Base and the Street Appraisals, which include photos of notable Buildings of Local Interest. The views across open green space shown on Map 8 are detailed in Appendix C of this Plan. Each view across open green space within the Neighbourhood Area has been carefully selected due to its uniqueness and the value that the green space brings for leisure and recreation by visitors and residents. These green spaces also have value as ecological habitats and centres of biodiversity. The number of protected views reflects the special qualities of South Newnham Neighbourhood Area which lies at the juxtaposition of the urban and the rural. As described in section 3.0 The Neighbourhood Area and section 7.1 Protecting and Conserving the Green Infrastructure Network and Environment, three sides of the Neighbourhood Area are bounded by the river Cam and open green spaces comprising civic parkland, nature reserves, water meadows, farmland, and college playing fields.

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**Map 8 -South Newnham Neighbourhood – Area Views**

# South Newnham Neighbourhood Plan

## Key to Map 8

Views	
V1	Corpus Christi College playing field from northern footpath
V2	Corpus Christi College playing field from southern footpath
V3	South-west across Cambridge RFU Club playing fields
V4	Downing College and Pembroke College playing fields from Grantchester Road
V5	Cambridge RFU Club playing fields from footpath off Grantchester Road
V6	From north-east corner of Downing College playing fields
V7	From the lane beyond Kings Road across St Catharine's and Downing College playing fields
V8	From the end of Skaters' Meadow Footpath across the water meadows and Pembroke College playing fields
V9	From South Green Road across St Catharine's College playing fields
V10	From the start of Skaters' Meadow Footpath across Skaters' Meadow
V11	From Clare Road across Newnham College playing fields
V12	Across Lammas Land from junction of the Driftway with Newnham Road
V13	From end of Chedworth Street across Newnham Croff Primary School playing fields
V14	From Church Rate Walk across Gonville and Caius College playing fields
V15	From junction of Fen Causeway with Newnham Road across Lammas Land
V16	From Crofters Kiosk besides the Driftway looking north across Lammas Land
V17	From the River Cam across Sheep's Green
V18	From Fen Causeway across Sheep's Green

# South Newnham Neighbourhood Plan

## 7.7.22 Community Actions

### **SNCA11 - Seating**

*Improvement to the seating area at the Chedworth Street/Grantchester Street junction to include relocation of the cable box, instal benches on Barton Road, besides Skaters' Meadow Footpath, and new benches and picnic tables for Sheep's Green*

### **SNCA12 - Biodiversity**

*Initiatives to enhance Biodiversity to include tree planting in streets (including at fire hydrant locations), planting of trees and wild plants and flowers at Skaters' Meadow Footpath and Lammas Land, with protective fencing for the trees, plants, and verges*

### **SNCA13 – Cycle Parking**

*Install cycle parking facilities on Newnham streets, at the Driftway car park, and besides Skaters' Meadow Footpath before entry into Grantchester Meadows*

### **SNCA14 - Swimming & Paddling Pools**

*Re-line and renovate Lammas Land paddling pool, and instal heating for the Sheep's Green Learner Pool and cycle parking*

# South Newnham Neighbourhood Plan

## 8.0 Implementation and Monitoring

- 8.1 The Neighbourhood Plan will be implemented during the period 2023 – 2041 by the Local Planning Authority when they consider and determine planning applications in the South Newnham Neighbourhood Area.
- 8.2 In preparing the Plan, care has been taken to ensure, as far as possible, that the policies are reasonable and sufficiently clear to inform Cambridge City Council's decisions on planning applications. Throughout, the policies are aligned with the 2018 Cambridge City Local Plan and the emerging policies of the Greater Cambridge Local Plan.
- 8.3 Whilst Cambridge City Council as planning authority is responsible for the planning process, South Newnham Neighbourhood Forum will use the Neighbourhood Plan to frame its representations on submitted planning applications. It will also monitor Cambridge City Council's decisions to ensure that proper account is taken of the Neighbourhood Plan as well as the City's 2018 Local Plan.
- 8.4 The policies are intended to assist in the delivery of appropriate development and seek to support planning applications for initiatives the local community want to see happen and discourage applications for developments that they do not want to happen. By doing so, the Neighbourhood Plan policies aim to protect the special character of South Newnham and encourage development proposals for the benefit of the local community, thereby realising the Vision in which a balance exists between the natural environment, the economic and social infrastructure, and the mix and style of housing stock, all of which supports the transition to a low, and ultimately zero carbon society, that makes South Newnham a great place to live both now and for future generations. The Neighbourhood Plan policies will also be used to establish the principles for changing or retaining land use and to set out the conditions against which development proposals will be judged in terms of their design, access, etc.
- 8.5 The Neighbourhood Plan policies aim to avoid repeating existing national or local plan policies. They therefore focus on a relatively small number of development issues of particular significance to South Newnham. For all other planning matters, existing policies and guidance cited above will continue to be used.
- 8.6 Where one or more Neighbourhood Plan policies are used as a reason for a refusal of a planning application, the South Newnham Neighbourhood Forum will support Cambridge City Council in defending that decision at any appeal. If necessary, the South Newnham Neighbourhood Forum will also consider requesting elected City Councillors, County Councillors, or Secretary-of-State to call-in any applications Cambridge City Council is minded to approve if the South Newnham Neighbourhood Forum considers that insufficient weight has been attributed to the conflict between a proposal and a policy of the Neighbourhood Plan.
- 8.7 The monitoring tool, referred to in Section 4.27, will be a data base of planning applications in our neighbourhood area with the Forum's response to applications, and an assessment of whether the policies of the 2018 Local Plan, Conservation Area Appraisals and the Neighbourhood Plan are being upheld. South Newnham Neighbourhood Forum will review the database annually and assess whether progress is being made to realise the Vision of the Neighbourhood Plan, and will review, and if necessary revise the Plan five years after adoption to ensure that the policies remains current and their implementation determines planning applications.



# South Newnham Neighbourhood Plan

## Appendix A: Glossary of Terms and Abbreviations

Term	Abbreviation	Definition
Adoption	-	The procedure by which a plan becomes formal council responsibility. The Neighbourhood Planning Regulations also call this stage 'made' for the purposes of a Neighbourhood Plan.
Affordable housing	-	Housing, provided to eligible households whose needs are not met by the market. Eligibility is determined with regard to local incomes and local house prices. Affordable housing shall include provisions to remain at an affordable price for future eligible households or for the subsidy to be recycled for alternative affordable housing provision. See NPPF 2023 for definition
Amenity	-	A positive element or elements that contribute to the overall character or enjoyment of an area. For example, open land, trees, historic buildings and the interrelationship between them, or less tangible factors such as tranquillity
Biodiversity	-	The whole variety of life encompassing variations, including plants and animals.
Conservation Area	-	An area designated under Section 69 of the Town and Country Planning (Listed Building and Conservation Areas) Act 1990 as being of 'special architectural or historical interest', the character and appearance of which it is desirable to preserve and enhance.
Conservation Area Appraisal	-	Report produced by Cambs DC as evidence to support the extension of the 1972 Conservation Area
Consultation Statement	-	A document which details when, where and how the public and stakeholders have been consulted, issues that were raised and how they were addressed.
Countryside	-	Land not within settlement boundaries
Evidence Base	-	The information and data gathered by local authorities and other plan makers to inform and support the policy approaches to be set out in a Local Plan or Neighbourhood Plan

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Term	Abbreviation	Definition
Examination	-	For neighbourhood planning, an independent assessment carried out by an examiner to determine whether your plan meets the Basic Conditions
Greater Cambridgeshire Partnership	GCP	Delivery body for the Greater Cambridge City Deal
Green Belt	GB	Designated areas around major built-up areas which can only be developed under very special circumstances set out in the NPPF 2023.
Green Infrastructure	-	A network of multifunctional green space and other environmental features, urban and rural – including both established and new sites – which support natural and ecological processes and are capable of delivering a wide range of environmental and quality of life benefits for local communities.
Habitats Regulation Assessment	HRA	Tests the impacts of a plan or project on nature conservation sites of European importance and is required under EU legislation
Heritage asset	-	A building, monument, site, place, area, or landscape identified as having a degree of significance meriting consideration in planning decisions, because of its heritage interest. Heritage asset includes designated heritage assets and assets identified by the Local Planning Authority (including local listing).
Housing Needs Assessment	HNA	Objective assessment of the housing needs of an area.
Infrastructure	-	Refers to the fundamental facilities and systems serving a country, city, or other area, including the services and facilities necessary for its economy to function, including transport.
Local Green Space	LGS	Green space of local importance designated in the Local Plan.
Local Plan	LP	The main planning document for South Cambridgeshire District Council which sets out what type and how much development will occur across the area for the next 15 years. It also provides a suite of policies that

## South Newnham Neighbourhood Plan

Term	Abbreviation	Definition
		help manage development, including for design, access, and amenity.
National Planning Policy Framework	NPPF 2023 (as published on 19 Dec 2023)	Sets out the Government's planning policies for England and how these are expected to be applied
National Planning Practice Guidance	NPPG	A web-based resource, provides more detailed guidance on the contents of the NPPF 2023.
Neighbourhood Area	-	This is the area that the Neighbourhood Plan will focus on. For town or parish councils, the designated area is usually the boundary. Sometimes parishes will combine to form one area.
Neighbourhood Plan	NP	Will set out the vision for a neighbourhood area and the planning policies for the use and development of land. Neighbourhood Planning Guidance Note 7: Glossary May 2017. These policies will be at a local level to support the strategic policies within the emerging Local Plan. Plans shall guide development rather than stop it. If adopted, a Neighbourhood Plan will become a statutory plan carrying equal weight with adopted local plan policies.
Private Garden	PG	Private garden belonging to owner of the property
Policy	-	A concise statement of the principles that a particular kind of development proposal shall satisfy in order to obtain planning permission
Policies Map	-	Illustrates the spatial extent of the planning policies and designated areas.
Qualifying Body	-	Either a parish/town council or neighbourhood forum, which can initiate the process of neighbourhood planning.
Referendum	-	A vote by the eligible population of an electoral area who may decide on a matter of public policy. Neighbourhood Plans are subject to a referendum of the eligible voters within a neighbourhood area. There is a specific question set in Regulations which has a yes or no answer.

## South Newnham Neighbourhood Plan

Term	Abbreviation	Definition
Strategic Environmental Assessment	SEA	European requirement assesses the significant environmental impacts of plans and programmes.
Supplementary Planning Document	SPD	A document which elaborates upon a policy(policies) of the Local Plan to provide additional guidance for a particular topic or type of development.
Sustainability Appraisal	SA	An assessment of the environmental, social, and economic impacts of a Local Plan to check that the plan accords with the principles of sustainable development.
Sustainable Development	-	An approach to development that aims to allow economic growth without damaging the environment of natural resources, thereby development which 'meets the needs of the present without compromising the ability of future generations to meet their own needs'.
Tree Preservation Order	TPO	An order made by a Local Planning Authority to protect a specific tree, a group of trees or woodland. TPOs prevent the felling, lopping, topping, uprooting or other deliberate damage of trees without the permission of the Local Planning Authority.

# South Newnham Neighbourhood Plan

## Appendix B: Heritage Assets in South Newnham Neighbourhood

### Additionally Identified Heritage Assets

The following buildings are being proposed as Heritage Assets:

#### 1. Newnham Croft Social Club (H1)

The Newnham Croft Institute as it was called at its official foundation in 1902 is a relatively late example of a Victorian working men's club. The growing community and thriving businesses of Newnham Croft provided momentum for a club. Designed by the architect Mr. Nicholas it was completed by 1909 and opened by the Master of Selwyn College, Dr Murray, on 12 March 1910. The three gable end windows in the street façade are surmounted with ornamental red brick arches, which contrast with the overall Cambridge gault brickwork. The windows emphasize the triangular aspect of the gable end, one being centrally placed over the main door and the two on the ground floor symmetrically placed on either side of it. Horizontal red brick string courses also serve visually to bind the facade.

The Social Club remains an important Newnham landmark architecturally, symbolically, and culturally. It has a strong historical association with the evolution of the Croft and continues to play an important role in community life in Newnham with its snooker and table tennis clubs and popular jazz and folk music evenings. Its doors are open to new members, groups and individuals wishing to hire the hall, and it continues to perform a significant function as a gathering place for all kinds of activities and is worthy of listing as a Building of Local Interest, in line with the other working men's clubs.

#### 2. Nos 31a and, 32 and 32a Eltisley Avenue (H2).

Early 20th Century purpose-built shops with original shop fronts which are still in retail use apart from No. 32 which has been converted into residential apartments. These shop fronts sit in a group of matching houses which continue the character of the buildings on the north-west side of Eltisley Avenue.

The Chemist's shop (31a) has provided an indispensable service to Newnham residents for 35 years and the elderly particularly appreciate it as there is a disabled bay outside. The Meadows shop next door (32a) has changed ownership from being a local hairdressing salon and now sells fresh produce, cheeses and groceries. The continued existence of these 20<sup>th</sup> century shops, adds significant character to Eltisley Avenue as well as providing important retail services to the community.

#### 3. Newnham Bakery (H3), no. 7 Derby Street

Forms an integral part of the west side of Derby Street. References to a bakery at the premises at Hope Cottage No.7 Derby Street suggest it goes back to 1861, making it the first shop in Newnham. Before WWII, it was referred to as the 'Bakehouse'. The exterior of the building is almost unchanged over the years, although the brickwork was painted at some stage and the shop window widened by taking in a door on the right that led upstairs. With its original oven and tall chimney, it has continued as a bakery with a variety of owners. It has now also become a popular café.

To have a bakery at the heart of our community symbolises the importance of bread as a staple food. The Newnham Bakery Café is not only responding to local need but it is also beginning to attract custom from further afield. Such outreach is indispensable if our local shops are to survive and follows a tradition of entrepreneurialism. In past times the baker would go out on his bicycle or in his van to deliver bread to the Colleges, now he attracts those in need of refreshment to his own cosy premises, where customers can use the Internet, read a book, or write their thesis over a cup of coffee.

## South Newnham Neighbourhood Plan

### **4. Gas Lamp on Grantchester Meadows (H4).**

The gas lamp outside no. 104 Grantchester Meadows is an unusual example of a finely detailed C19 gas lamp post.

### **5. Stink Pipes on Grantchester Meadows, South Green Road, Fulbrooke Road (H5).**

South Newnham has five cast iron stink pipes thought to have been erected around 1860 at the time when stink pipes were introduced in London. Typically, 150mm diameter and 6-8 metres tall, they were tall enough for the wind to disperse straying gases above and away from the noses of the Victorians. Though rather rusty now, they were probably pale green in colour, and have crown style heads and fluted bases.

The Archaeological and industrial significance of the stink pipes, is that unlike our present age in which 'design' all too often means functionality at the expense appearance, Victorian design meant engineering prowess allied with aesthetic concern, something we observe in the careful castings with their fluted bases and crowns. Besides these considerations, the effluent pipes of this period also connect us with the history of technology, an enduring technology some of which has not yet found a replacement.

### **6. St. Marks Vicarage (H6).**

Built in 1889, the 2-storey Vicarage building pre-dates St Mark's Church by 11 years. It is built in white Cambridge stock, which has greyed with time.

The group of buildings formed by the Church, the Vicarage and the Red Bull Pub, are arguably the main focal point of South Newnham, the other being the shops of Newnham Croft. They are centrally placed in the designated area of South Newnham and are prominent on its main thoroughfare. Any attempt to remove the Vicarage would severely damage the views from Barton Road and alter the balance of the streetscape negatively.

### **7. Red Bull Pub (H7).**

Very popular locally, the pub was probably built as a short terrace of four houses in c1850.

Today, the Red bull pub is the only remaining public house in South Newnham, and is a landmark building on the main thoroughfare, Barton Road.

## **Listed Buildings (Grade II)**

**No. 2 and 2A Grantchester Road (LB1)** - are a pair of houses designed by Colin Wilson and built in 1963-4 for the architect's own occupation. The upper floor is of white cast-stone blocks and is supported on irregularly spaced square pillars, leading through to a courtyard.

**78 Barton Road (Wolfson College) and Entrance Gateway (LB2)** - Barton Cottage was built in 1810 by Charles Humfrey and bought by Vivian Fuchs in 1937. Wolfson College bought the house and gardens, which is now known as Fuchs House, from Sir Vivian Fuchs in the 1980s.

**No. 26 Millington Road (LB3)** was designed by Marshall Sisson and built in 1945/5 in the heyday of the Modernist movement. It is faced in roughcast white stucco and is flat roofed. The porch is a simple upturned L-shape projecting from the house, with the glazed staircase rising behind.

**The Newnham War Memorial (LB4)** stands in the grounds of St Mark's Church. It records the names of 51 servicemen who died in the First World War and 24 servicemen in the Second World War.

# South Newnham Neighbourhood Plan

**Gas lamps.** Ten gas lamps in Millington Road and one in South Green Road (**LB5**), and one gas lamp in Clare Road (**LB6**) were erected by Cambridge University and Town Gas Light Company c 1889.

## **Buildings of Local Interest (BLIs)**

Cambridge City Council maintains a list of Buildings of Local Interest, which although having no statutory protection, have been given greater prominence due to the guidance, which has recently been published in PPS 5, which affects all 'heritage assets' (including BLIs). This provides advice on their preservation and the protection of their setting. The BLIs in the Neighbourhood Area vary in size and detail but nearly all were built as family houses,

### **Barton Road - Nos 28 and 30 (BL1)**

Built in 1914 have an Arts and Craft character with roughcast walls and continuous leaded light casement windows under the eaves.

### **Barton Road - Nos 37, 39 and 41 (BL2)**

Built in early 20th century this is a Neo-Georgian group of 3 blocks of houses facing a small front garden area with timber sash windows and hipped tile roofs with prominent stacks, dormers, and overhanging eaves. All the houses have distinctive front doors.

### **Barton Road - Nos 49 and 51 (BL2)**

An L-shaped, three storeys early 19th century property with painted brick, slate tiled roof and distinctive blue painted shutters. It has been converted into a number of houses and apartments.

### **Maitland House (BL3)**

A 1930s block of two storeys with stuccoed walls and hipped glazed pantile roofs, curving first floor balconies and original Crittall windows. The horizontal panes give the appearance of an ocean liner with symmetrical patterns and large picture windows flanked by smaller slit windows. Maitland House is set behind a low wall on the street frontage amidst communal gardens laid mainly to lawn with some mature trees around the perimeter.

### **St. Mark's Church (BL4)**

Built at the beginning of the 20th century from designs by R. Philip Day, Surveyor to the Archdiocese of Canterbury. It is a local landmark, in the Transitional Early English/Decorated Gothic style, red brick with stone dressings, with an apsidal east end and spirelet on the main ridge.

### **Holmecroft, Barton Road - No. 27 (BL5)**

Is of early-mid 19th century character, with painted brickwork, a hipped slate roof, timber sash windows and hood moulds over the ground floor openings.

### **Owlstone Croft Lodge (BL6)**

Built around 1880 for Major R Calvert, Chief Constable for the county.

### **No 50 Grantchester Road (BL7)**

An example of Arts and Craft.

### **The Grove, the Driftway (BL8).**

Built in c1860 is a two storey Gault brick house, end-on to the street with principal elevations concealed by high Gault brick boundary wall.

## South Newnham Neighbourhood Plan

### **Paradise House (BL9)**

Located on an island in the River Cam, dated to c1780. Built of Gault brick and with shallow pitched, hipped, Welsh slate roof to front range, gabled M-roof to rear wings with "vee" infilled in brick. The whole house is built off the ground on a brick arched plinth because of regular flooding by the river.

### **Millington Road (BL10)**

King's College started the development of Millington Road by leasing land to Fellows of various colleges, not only King's, who built architect designed houses to their own specification. The main building period spanned the first three decades of the 20th Century. The prevailing style is more rustic than town house, although there are one or two examples of Neo-Georgian architecture.

### **Millington Road - No. 3**

Victorian-Edwardian in style, no. 3 is an imposing building of red brick and symmetrical about a rather grand entrance. It presents three gables ends to the street. The windows are also symmetrical about the recessed porch area. There are oculi on each side on the front door.

### **Millington Road - No. 6**

Was built by Edward Vulliamy, a draughtsman and watercolourist who became Honorary Keeper of Pictures at the Fitzwilliam Museum, Cambridge. His own pictures and collection were hung in the long corridors spanning the full width of the house which also had raised fenestration. Symmetrical and Neo-Georgian in reference, the gambrel roof with dormers sits inside a parapet.

### **Millington Road - Nos 7 and 9**

A semi-detached pair and was the first professional design by the architect H.C. Hughes. Built in grey-yellow stock, with casement windows and the roofline is finished with a frieze of dentils. The front gardens merge with the street giving a sense of openness.

### **Millington Road - No. 11**

Designed by H.C. Hughs, was built for the theologian, Sir Edwin Clement Hoskyns, a Fellow and Dean of Corpus Christi College. It is a fine symmetrical house with a front garden open to the road.

### **Millington Road - No. 19**

Was built around 1928 a neo-Georgian style, symmetrical and in white render with sash windows. Well-proportioned with an almost square ground plan and hip roof, it features a Georgian architrave over the front door.

### **Millington Road - No. 27**

Was built for Major-Gen. Harold Hendley, CSI, MD (Durham). The facade was considerably altered in the mid-2010s with a forward extension.

### **Millington Road - No. 32**

Was built in 1932 and the Irish literary critic, Thomas R. Henn, Fellow, and later President of St Catharine's College, first inhabited the house. Built around a half courtyard, the house gives the impression of two houses in one. The design is rural in character with its gambrel roof echoing other houses in the street.

### **Millington Road - No. 33**

Was built by Professor Donald Portway, Professor of Mechanical Engineering and Master of St Catherine's College. It is an imposing neo-Georgian house built in yellow stock with sash windows and an imposing front door graced with a pediment. It has a beautiful garden which has retained some of the original old orchard trees which populated this area.



## South Newnham Neighbourhood Plan

### **Millington Road - No. 35**

Appears to have been a wedding present to Dr Alice Roughton from a relative in the Siemens family. Her husband was J.H. Plummer Professor of Colloid Science, University of Cambridge. Elected a fellow of Trinity College. EH, the architect's initials are carved on a stone in the wall of the house. The exterior presents an amalgamation of neo-Georgian with rustication more properly associated with Baroque. It has a hip roof and the slightly projecting central section adds interest.

### **Millington Road - No. 36**

Was designed by the architect HC Hughes and built in 1926 for the Bishop of Ely, Dr F.A. Chase, in his retirement. Built in grey/white stock, the gothic windows and lych reflects its ecclesiastical association. It is set further back from the road and has a rural 'feel' which makes a fitting transition to the playing fields beyond.

### **Barton Road - No. 96 (BL11)**

As with Nos. 28 and 30 Barton Road, No. 96 is Arts and Crafts in character.

### **Gonville and Caius Cricket Pavilion (BL12)**

In 1895 the College appointed the architect W.M. Fawcett to design a cricket pavilion which was completed by 1896. The original architectural elevations and drawings show lavish detailing of the brickwork, ornamental brackets and pillars supporting the veranda structure. Most of these features have been retained in subsequent alterations. The central clock tower and balustrade were later additions.

The Pavilion is an important contributory factor to this landmark corner of Cambridge. Together with Lammas Land it defines the end of the historical boundaries of Cambridge where the countryside started. The sports ground is itself a key open space and one of the green 'lungs' of Newnham and complements Lammas Land across the road.

# South Newnham Neighbourhood Plan

## APPENDIX C: ASSESSMENT OF LOCAL GREEN SPACES AGAINST NPPF (2023) REQUIREMENTS IN PARAGRAPH 106

National Policy Planning Framework (2023) Para 106 requirements					
1. Site name	2. What is principal function/s of the space?	3. Is the space in reasonable proximity to the community it serves?	4. Is the space local in character and not an extensive tract of land?	5. Is the space demonstrably special to local community. If so, explain why. Does it hold a particular local significance because of its beauty/historic significance/recreational value, tranquility/richness of wildlife/other?	6. Conclusions.
<b>LGS1</b> Gough Way children's play area Map 2	Recreation area and Children's play area	The play area is situated on the Gough Way estate and easily accessible to families living on the estate	This is part of the original estate and was set aside for recreation	The children's play area has recreational value to the Gough Way Estate. It comprises a climbing frame, zip line, and other play equipment, as well as a field on which games such as children's football can be played. The field is the venue for the annual Estate summer party	This space is open to all residents and provides an important play area for children living on the estate
<b>LGS2</b> Secondary Woodland at Pembroke College Allotments Map 2	A small woodland area that is a haven to wildlife	The woodland is situated behind the allotments adjacent to Pembroke College sports field	The space is a pocket of deciduous woodland with some fine Poplar trees	The woodland comprises tall trees and dense undergrowth with much bramble and nettle beds and is a haven for small birds. Wildlife includes Stoats, Hares, Moles, Foxes, Bullfinch, Jays, nesting Kestrels, Fieldfare and Redwing in the winter. Green Woodpecker and also Slow Worms and Grass Snakes have been seen there. There are abundant Pheasants, Squirrels, Pigeons, Rates, Mice and Muntjac Deer	The woodland is a haven for wildlife
<b>LGS3</b> Newnham Croft Primary School Wilderness Area Map 2	The space is an important resource for learning and is used by the "Forest School"	An enclosed wildlife area that is part of the school grounds and sits at the far end of the school playing field	The space borders onto Paradise Nature Reserve and serves as an important buffer zone to the Reserve	This wilderness area is a unique part of grounds of Newnham Croft Primary School. There are mature trees, including Lime, Birch, Field Maple and Ash, and the canopy has been opened up by removing some brambles and nettles to provide paths in the woodland. There is an artificial lined pond with pond-dipping platform, restored in 2016. The school planted 100 saplings in 2019. Muntjac deer, Foxes, Pheasant and Heron are regular visitors. There are nesting boxes for birds and bats and the children have built a bug hotel and placed boxes for Hedgehogs in the area.	A unique resource where children at the Primary School can observe and study nature
<b>LGS4</b> Wide green verges along north side of Barton Road Map 2	The verges provide a green welcome to the city and a safe walking and cycling area segregated from the busy motor traffic	The verges run along the north side of Barton Road, which is the main road running through the middle of South Newnham	Running through the middle of South Newnham, the verges are a characterful local feature valued by residents and commuters using this busy artery	The residents of South Newnham view the verges, planted with mature trees at regular intervals, as a welcoming feature of note when approaching the city. As the city seeks to increase its tree canopy cover to 19%, the verges and trees contribute to greening the city and increasing its biodiversity. Also, by separating those walking and cycling along Barton Road from the busy motor traffic, walking and cycling is safer and more pleasant	The verges with their mature trees are highly valued both by the residents of Newnham, and by motorists and cyclists approaching the city

# South Newnham Neighbourhood Plan

## APPENDIX D: VIEWS ACROSS OPEN GREEN SPACES

Ref	View	Latitude (deg)	Longitude (deg)	Direction	Description
V1		52°12'7.07"N	0° 5'55.13"E	South	View over Corpus Christi College Sports Ground from North footpath
V2		52°12'2.53"N	0° 5'47.04"E	Northeast	View over Corpus Christi College Sports Ground from South footpath
V3		52°11'41.39"N	0° 6'1.15"E	Southwest	View looking Southwest over Downing College sports ground from the track leading to Kings Road.
V4		52°11'36.17"N	0° 6'2.65"E	East	View over Downing and Pembroke College sports ground.
V5		52°11'31.27"N	0° 5'57.79"E	Northwest	View as you walk from Grantchester Road along the footpath through the trees as you enter the Cambridge Rugby Ground Sports Complex
V6		52°11'43.00"N	0° 6'14.08"E	West	View from the Northeast corner of the Downing College sports ground.
V7		52°11'37.67"N	0° 6'13.00"E	Southeast	Walking further down the track the green areas open out to include St Catherine's College sports ground.







# South Newnham Neighbourhood Plan

## Appendix D: Views Across Open Green Spaces (Cont'd)

Ref	View	Latitude (deg)	Longitude (deg)	Direction	Description
V8		52°11'28.12"N	0° 6'13.35"E	South	This are the views as you exit the narrow Skaters Meadow footpath and enter Grantchester Meadows. You can walk along the paved footpath or travel alongside the river Cam onto Grantchester.
V9		52°11'36.20"N	0° 6'21.65"E	West	View from South Green Road overlooking St Catherine's College Sports Ground
V10		52°11'33.80"N	0° 6'23.61"E	Southwest	View from the end of Skaters Meadow footpath at the end of Grantchester Meadows looking South.
V11		52°11'53.89"N	0° 6'30.50"E	West to Northwest	Newnham College Sports Ground
V12		52°11'47.76"N	0° 6'39.05"E	East	Views over Lammas Land

# South Newnham Neighbourhood Plan

## Appendix D: Views Across Open Green Spaces (Cont'd)

Ref	View	Latitude (deg)	Longitude (deg)	Direction	Description
V13		52°11'42.68"N	0° 6'42.48"E	Southeast	View from the end of Merton Street onto the school playing fields
V14		52°11'53.58"N	0° 6'41.03"E	Southwest	Views over Gonville & Caius Playing Field
V15		52°11'53.23"N	0° 6'45.31"E	South	At the corner of Fen Causeway as you turn into Newnham Road to the left are views over Lammas Land.
V16		52°11'44.16"N	0° 6'52.12"E	270 °W	View from the footpath near the corner café kiosk looking North over Llamas Land
V17		52°11'43.79"N	0° 6'55.49"E	45°NE	Views as you come off the foot/cycle bridge over the River Cam looking over Sheep's Green and Coe Fen.
V18		52°11'50.63"N	0° 7'5.55"E		Views for the footpath alongside Fen Causeway across Sheep's Green