

Land north of Cambridge North Station, Cambridge  
Brookgate Land Limited on behalf of The Chesterton Partnership  
PINS Reference: APP/W0530/W/23/3315611  
Local Authority Reference: 22/02771/OUT  
April 2023



# **STATEMENT OF COMMON GROUND BETWEEN APPELLANT AND CAMBRIDGE PAST PRESENT AND FUTURE**

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**Authorised Signatures to Agree the Statement of Common Ground**

Signed on behalf of Cambridge Past Present and Future

*James Littlewood*

.....

Cambridge Past Present and Future

Date:.....25.4.23.....

Signed on behalf of the Appellant

*Awright*

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Brookgate Land Limited on behalf of The Chesterton Partnership

Date:.....25.04.23.....

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## 1.0 Introduction

1.1 This is the Statement of Common Ground agreed between Brookgate Land Limited on behalf of The Chesterton Partnership [“the Appellant”] and Cambridge Past Present and Future [“CPPF”].

1.2 It refers to an appeal lodged in respect of the failure of the LPA to determine a hybrid planning application for planning permission with reference 22/02771/OUT at Land to the north of Cambridge North Station [“the Site”].

1.3 The description of development is;

*“A hybrid planning application for: a) An outline application (all matters reserved apart from access and landscaping) for the construction of: three new residential blocks providing for up to 425 residential units and providing flexible Class E and Class F uses on the ground floor (excluding Class E (g) (iii)); and two commercial buildings for Use Classes E(g) i(offices), ii (research and development) providing flexible Class E and Class F uses on the ground floor (excluding Class E (g) (iii)), together with the construction of basements for parking and building services, car and cycle parking and infrastructure works.*

*b) A full application for the construction of three commercial buildings for Use Classes E(g) i (offices) ii (research and development), providing flexible Class E and Class F uses on the ground floor (excluding Class E (g) (iii)) with associated car and cycle parking, the construction of a multi storey car and cycle park building, together with the construction of basements for parking and building services, car and cycle parking and associated landscaping, infrastructure works and demolition of existing structures”*

1.4 This Statement of Common Ground sets out all matters of agreement and disagreement between the Appellant and CPPF.

## 2.0 Matters in Agreement

- 2.1 It is agreed that CPPF's concerns with the appeal scheme are limited to the impact of the proposed development on the landscape character and visual amenity of the area and on designated heritage assets, specifically Fen Ditton Conservation Area and the Riverside and Stourbridge Common Conservation Area. In respect of these issues, CPPF's position accords with that set out in Reason for Refusal 1 and Reason for Refusal 2 by the LPA.
- 2.2 It is agreed between the Appellant and CPPF that the following matters are also not in dispute.

### Development Plan

- 2.3 Planning decisions must be taken in accordance with the development plan unless there are material considerations that indicate otherwise as set out at section 38(6) of the Planning and Compulsory Purchase Act 2004.
- 2.4 In this respect, the development plan is formed of the South Cambridgeshire Local Plan (2018) and the Cambridgeshire and Peterborough Minerals and Waste Local Plan (2021).

### The Emerging North East Cambridge Area Action Plan (NEC AAP)

- 2.5 The Site falls within the boundary of the emerging North East Cambridge Area Action Plan (NEC AAP).
- 2.6 The emerging NEC AAP is at an early stage in its preparation.

### The Emerging Greater Cambridge Local Plan

- 2.7 The emerging Greater Cambridge Joint Local Plan is at an early stage in its preparation and carries limited weight.

### National Planning Policy Framework (NPPF)

- 2.8 The NPPF is a material consideration which must be taken into account where it is relevant to a planning application/appeal.

### Landscape and Townscape Impacts

- 2.9 The Appeal scheme is supported by a comprehensive Landscape and Visual Impact Assessment (LVIA) which considers the likely significant effects of the development upon local townscape, the Cambridge skyline, landscape character, the landscape resource, specific views, and visual amenity. The methodology, landscape receptors and representative viewpoints included within this assessment were agreed between the Appellant and the LPA in advance of the assessment being completed.

## Heritage

- 2.10 The Site does not contain any heritage assets.
- 2.11 Fen Ditton Conservation Area and the Riverside and Stourbridge Common Conservation Area are the closest heritage assets to the Site, with parts of their boundaries lying approximately 500m from the Site.
- 2.12 No non-designated heritage assets are affected by the proposed development.
- 2.13 As such, whilst Section 72 of the Planning (Listed Buildings & Conservation Areas) Act 1990 does not apply as the Site is not within a Conservation Area, the appropriate policies of the NPPF are relevant in assessing the impact of the proposed development on the setting and what this contributes to the heritage significance of these assets.

## 3.0 Matters in Dispute

3.1 The following matters are in dispute between the Appellant and CPPF.

### **Regarding Reason for Refusal 1: The impact of the development on the landscape character and visual amenity of the area**

3.2 That the proposals fail to enhance or preserve the character of the area and whether the proposals are not sympathetic to or in keeping with the Site's context in the wider landscape including the setting of the City.

3.3 That the appeal scheme is not considered to result in a high quality development that delivers a well designed place that responds positively to the surrounding context. Whether the proposal is considered to have an overbearing presence on the existing development to the east of the development on Fen Road.

3.4 That the level of effect upon the surrounding landscape and Green Belt, particularly on the eastern edge of the Site, and to the urban area and its relationship with the wider North East Cambridge Area, the City skyline and the landscape beyond is not agreed.

### **Regarding Reason for Refusal 2: The impact on designated heritage assets**

3.5 The parties do not agree as to the level of harm to the significance of the Fen Ditton Conservation Area and the Riverside and Stourbridge Common Conservation Area within the "less than substantial harm" scale, for the purposes of the National Planning Policy Framework (NPPF). CPPF consider the level of harm to be at the moderate end of "less than substantial". The Appellant considers the level of harm to be at the "very lowest end" of "less than substantial".

3.6 That the public benefits of the proposal outweigh the heritage harm.



BIDWELLS