
The Cambourne to Cambridge Order

Transport And Works Act 1992

Transport And Works (Applications And Objections Procedure) (England And Wales) Rules 2006

Open Space Assessment

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1 INTRODUCTION

1.1 INTRODUCTION

- 1.1.1. The Cambourne to Cambridge Scheme (the Scheme) proposes a new transport route from the growing settlement of Cambourne to the edge of Cambridge City, henceforth referred to as the Scheme. Cambridgeshire County Council (CCC) (the Applicant) is making an application on behalf of the Greater Cambridgeshire Partnership (GCP) to the Secretary of State for Transport for an Order under the Transport and Works Act 1992 (TWA) accompanied by a request for deemed planning permission to approve this Scheme (the Application). The proposed Order will be termed the Cambourne to Cambridge Order 202[x] (the Order).
- 1.1.2. The objectives of the Scheme are to:
- achieve improved accessibility to support the economic growth of the Greater Cambridge region;
 - deliver a sustainable transport network/system that connects areas between Cambourne and Cambridge along the A428/A1303 transport corridor; and
 - contribute to enhanced quality of life by relieving congestion and improving air quality within the surrounding areas along the A428 /A1303 corridor and within Cambridge City.
- 1.1.3. The Scheme will enable people to travel by public transport for employment, leisure and education purposes, encouraging a modal shift to public transport via a congestion-free alternative to private vehicular trips, facilitating sustainable development at key strategic economic and housing sites within the Greater Cambridge region.

1.2 REQUIREMENT FOR OPEN SPACE ASSESSMENT

- 1.2.1. The Scheme includes the development of a dedicated guided busway running for approximately 13.6km between the town of Cambourne and the edge of Cambridge City along the A428/A1303 transport corridor with a Travel Hub at Scotland Farm. It would serve existing and proposed communities in Cambourne and the proposed Bourn Airfield development, as well as in Hardwick, Coton and the West Cambridge campus. An Emergency and Maintenance Access Track would also be provided that would run alongside the guided busway. The Emergency and Maintenance Access Track would be accessible to pedestrians and cyclists, and for the majority of its length the track would also function as a bridleway.
- 1.2.2. A full description of the works that make up the Scheme is included in Chapter 3 of the Environment Statement (document ref: CtoC-10-ES0) and Section 5 of the Planning Statement (document ref: CtoC-15-00).
- 1.2.3. This Open Space Assessment has been undertaken to identify potential areas of Open Space land that may be impacted during the construction and operational phases of the Scheme.
- 1.2.4. Open Space considerations are relevant to the Scheme in two separate but related contexts:
- **Local Plan Open Space** - Where the Open Space land is designated as such, or should be considered as such, in planning policy terms; and

- **Special Category Open Space** - Where the land is Open Space for the purposes of the Acquisition of Land Act 1981 ('the 1981 Act') because it is proposed the Open Space be acquired compulsorily.

1.2.5. There are numerous definitions of what constitutes Open Space, and these are different as they relate to both of the above-mentioned contexts.

LOCAL PLAN OPEN SPACE

1.2.6. The definitions of Open Space as set out in national and local planning policy are set out in full in Table 2-1 in Section 2 of this assessment.

SPECIAL CATEGORY OPEN SPACE

- 1.2.7. Special Category Open Space is defined in Section 19(4) of the 1981 Act as '*land laid out as a public garden, or used for the purposes of public recreation, or land which is a disused burial ground*'. The land in question must also be proposed for compulsory acquisition to be within the 1981 Act definition of Open Space.
- 1.2.8. The definition of Open Space in the 1981 Act is a more restricted definition than the definitions to be found in national and local planning policy. It is likely that Open Space land that falls within the 1981 Act definition will also fall within the policy definitions set out in national and local planning policy. The wider definitions in planning policy may mean that Open Space in planning policy terms is not Open Space in terms of the 1981 Act. This assessment therefore differentiates between these two types of Open Space land.
- 1.2.9. The assessment identifies the areas of Open Space land that fall within either (or both) of the two contexts noted above, that have the potential to be impacted by the Scheme.

1.3 STRUCTURE OF THE ASSESSMENT

- 1.3.1. The assessment sets out in detail how the issue has been considered as set out in the following sections:
- **Section 2** sets out the planning policy context – relevant national and local policy framework and guidance which have been used to define what is referred to as 'Local Plan Open Space';
 - **Section 3** sets out the relevant sections of the 1981 Act and the related definition of what is referred to as 'Special Category Open Space';
 - **Section 4** sets out the methodology for and how the assessment was undertaken. The section includes a summary of areas of land considered to be both Local Plan Open Space and Special Category Open Space and those areas that are to be impacted or lost as a result of the Scheme;
 - **Section 5** assesses the impact of the Scheme on the Local Plan Open Space land identified in Section 4 and the requirement for the re-provision of such land (referred to as 'Replacement Open Space' land) where Local Plan Open Space is to be lost as a result of the Scheme;
 - **Section 6** assesses the effects of the Scheme on the Special Category Open Space land identified in Section 4 and the requirement for the re-provision of such land (referred to as 'Exchange Open Space' land) where Special Category Open Space is to be lost as a result of the Scheme;

- **Section 7** sets out any additional mitigation proposed as part of the Scheme to reduce adverse effects as far as reasonably possible on areas of Open Space land beyond those assessed and be lost as set out in Section 4; and Section 8 provides a conclusion.

2 PLANNING POLICY CONTEXT

2.1 NATIONAL PLANNING POLICY AND GUIDANCE

- 2.1.1. A full description of the relevant planning policy framework for the Scheme is included in Section 6 of the Planning Statement (document ref: CtoC-15-00).
- 2.1.2. The below section sets out both the Government's planning policies for England and the guidance on how these are expected to be applied in relation to Open Space land.

THE NATIONAL PLANNING POLICY FRAMEWORK 2023

- 2.1.3. The most recent iteration of the National Planning Policy Framework (NPPF) was published in December 2023 and sets out the government's planning policies for England and how these are expected to be applied.
- 2.1.4. In relation to Open Space, Chapter 8 of the NPPF 2023, titled 'Promoting healthy and safe communities', outlines the role that *'planning policies and decisions should take to achieve healthy, inclusive and safe places'* which includes the provision and protection of Open Spaces.
- 2.1.5. Paragraph 102 of the NPPF 2023 outlines that:

'Access to a network of high quality Open Spaces and opportunities for sport and physical activity is important for the health and well-being of communities and can deliver wider benefits for nature and support efforts to address climate change.'
- 2.1.6. Paragraph 103 of the NPPF 2023 states that:

'Existing Open Space, sports and recreational buildings and land, including playing fields, should not be built on unless:

 - a) an assessment has been undertaken which has clearly shown the Open Space, buildings or land to be surplus to requirements; or*
 - b) the loss resulting from the proposed development would be replaced by equivalent or better provision in terms of quantity and quality in a suitable location; or*
 - c) the development is for alternative sports and recreational provision, the benefits of which clearly outweigh the loss of the current or former use'.*

The Glossary to the NPPF defines open space as:

'Open space: All open space of public value, including not just land, but also areas of water (such as rivers, canals, lakes and reservoirs) which offer important opportunities for sport and recreation and can act as a visual amenity.'

NATIONAL PLANNING PRACTICE GUIDANCE

2.1.7. The National Planning Practice Guidance (NPPG) supports the above NPPF 2023 and provides further guidance in relation to Open Space.

2.1.8. Paragraph: 001 Reference ID: 37-001-20140306 of the NPPG states that:

‘Open Space should be taken into account in planning for new development and considering proposals that may affect existing Open Space. Open Space, which includes all Open Space of public value, can take many forms, from formal sports pitches to open areas within a development, linear corridors and country parks. It can provide health and recreation benefits to people living and working nearby; have an ecological value and contribute to green infrastructure as well as being an important part of the landscape and setting of built development, and an important component in the achievement of sustainable development’.

2.2 LOCAL PLANNING POLICY AND SUPPORTING DOCUMENTS

2.2.1. The Scheme is located across the two local authority areas: South Cambridgeshire District Council and Cambridge City Council. The local planning policies considered material in terms of Local Plan Open Space are as follows.

THE SOUTH CAMBRIDGESHIRE LOCAL PLAN 2018

2.2.2. The South Cambridgeshire Local Plan was adopted in September 2018 and covers the period up until 2031.

2.2.3. In relation to Open Space, Policy SC/8: Protection of Existing Recreation Areas, Playing fields Allotments and Community Orchards states the following:

‘Planning Permission will not be granted for proposals resulting in the loss of land or buildings providing for recreational use, playing fields or for the loss of allotments or community orchards except where:

a. They would be replaced by an area of equivalent or better quantity and quality and in a suitable location; or

b. The proposed development includes provision of Open Space, or sports and recreation facilities of sufficient benefit to outweigh the loss; or

c. An excess of provision in quantitative and qualitative terms is clearly demonstrated in all the functions played by the land or buildings to be lost, taking into account potential future demand and in consultation with local people and users

d. Where replacement Open Space is to be provided in an alternative location, the replacement site / facility must be fully available for use before the area of Open Space to be lost can be redeveloped’.

2.2.4. The South Cambridgeshire Local Plan 2018 includes definitions for both formal and informal space in Appendix D of the plan: Glossary as follows:

- **Formal Open Space** – *‘Land used for sport and for other activities requiring dedicated Open Space provision. Includes sports pitches, tennis courts, multi-use games areas, bowling greens, basketball courts, ball parks, allotments, water sport areas and other similar Open Spaces’;*

- **Informal Open Space** – *‘Used by people of all ages for informal unstructured recreation such as walking, relaxing, or a focal point, ranging from formal planted areas and meeting places to wilder, more natural spaces, including green linkages’.*

2.2.5. Although Policy SC/7 is not directly relevant to the Scheme its supporting text outlines that *‘access to good quality Open Space and children’s play facilities has significant benefits for community health and wellbeing’.*

SOUTH CAMBRIDGESHIRE RECREATION AND OPEN SPACE STUDY (JULY 2013)

2.2.6. This study formed part of the evidence to support the drafting of the South Cambridgeshire Local Plan and *‘investigates current quantity and quality of provision and how this is meeting local need and utilises these assessments to review the local standard of provision developed from the 2005 study. It also investigates how the current standards included in the Local Development Framework have helped local villages and parishes and new development to provide more space and improve the quality of existing provision’.*

2.2.7. It goes onto say that *‘Normally the informal Open Space requirement will be provided within the development site, but in some instances the provision may be met by providing additional landscaped footpaths, bridleways and linkages to nearby recreational facilities or areas. The future maintenance, management and ownership of these areas would be agreed by legal agreements during the planning process’.*

SOUTH CAMBRIDGESHIRE - OPEN SPACE IN NEW DEVELOPMENTS 2009

2.2.8. This adopted Supplementary Planning Document (SPD) expands on Open Space policies in the South Cambridgeshire Local Plan. The policies seek to ensure that provision of Open Space is addressed comprehensively to meet the needs of all new developments. The document sets out the Open Space Standards as detailed in the South Cambridgeshire Local Plan, although it is noted that the SPD has not been updated since 2009 and refers still to Open Space policies in the now superseded Development Control Policy SF/11.

THE CAMBRIDGE LOCAL PLAN 2018

2.2.9. The Cambridge Local Plan was adopted in October 2018 and outlines the way that development needs of Cambridge will be met to 2031.

2.2.10. In relation to Open Space, Policy 67 of the Cambridge Local Plan 2018 states:

‘Development proposals will not be permitted which would harm the character of, or lead to the loss of, Open Space of environmental and/or recreational importance unless:

- a. the Open Space can be satisfactorily replaced in terms of quality, quantity and access with an equal or better standard than that which is proposed to be lost; and*
- b. the re-provision is located within a short walk (400m) of the original site.*

In the case of school, college and university grounds, development may be permitted where it meets a demonstrable educational need and does not adversely affect playing fields or other formal sports provision on the site. Where replacement Open Space is to be provided in an alternative location, the replacement site/facility must be fully available for use before the area of Open Space to be lost can be redeveloped’.

2.2.11. The supporting text for Policy 67 states that:

‘Open Spaces protected under this policy are:

- *areas designated protected Open Space (POS) on the Policies Map; and*
- *undesigned areas that fulfil at least one of the criteria to assess Open Space included in the plan (see Appendix I). This has separate criteria for environmental and recreational importance’.*

2.2.12. Policy 67 goes on to state that *‘Replacement sites/facilities should be no more than a short walk (400m) from the site that is to be replaced unless it can be proved that a more accessible area of Open Space can be provided. Replacement sites/facilities should not increase any identified deficiencies in Open Space in the ward where the original site is located...Consideration should also be given to how they link with the wider ecological network and enhance biodiversity’.*

CAMBRIDGE CITY OPEN SPACE AND RECREATION STRATEGY 2011

2.2.13. The Open Space and Recreation Strategy was adopted in October 2011. It states that:

‘The overall vision for the document is to provide, improve and maintain a framework of diverse and high value Open Spaces that are accessible to all, physically, culturally and socially, and which reflect and enhance the special character and setting of Cambridge. Where possible, existing Open Spaces should be linked in a green grid within the City and to the surrounding rural areas.’

2.2.14. The Open Space and Recreation Strategy 2011 is used as a material consideration in the determination of decisions and informs the planning process on the loss of any Local Plan Open Space.

2.3 EMERGING LOCAL PLANNING POLICY

GREATER CAMBRIDGE LOCAL PLAN FIRST PROPOSALS

2.3.1. Cambridge City Council and South Cambridgeshire District Council, in a joint venture, are currently in the process of preparing a joint Local Plan. The Local Plan will cover the local planning authorities of both Cambridge City Council and South Cambridgeshire District Council in an area which they have termed as Greater Cambridge. The Greater Cambridge Local Plan is expected to be adopted in 2024 or 2025.

2.3.2. Most recently published is The Greater Cambridge Local Plan First Proposals (GCLPFP) on which full public consultation took place from November to December 2021. A Development Strategy Update report was published 4 January 2023.

2.3.3. The following emerging policies are considered of relevance:

- Policy BG/PO: Protecting Open Spaces outlines that the policy will:

‘...address how important Open Spaces are considered in the planning process.’ with the proposed policy direction being ‘The Local Plan will continue to include policies which identify and protect Open Spaces, including village greens, parks, sports and recreation areas, allotments, community orchards and Protected Village Amenity Areas, and Local Green Space.’

- Policy BG/EO: Providing and enhancing Open Spaces outlines that:
‘This policy will set out how new development should provide new and enhanced Open Space to meet the needs it generates.’ and that ‘Open Space and recreation provision will be required to be provided by new development, appropriate to the scale and location of the development.’
- Policy BG/EO: Providing and enhancing Open Spaces also states that the councils have adopted Open Space standards which have been outlined in their 2018 Local Plans with a review of the standards due to be carried out to ensure that they remain up to date.

2.4 DEFINITIONS OF OPEN SPACE IN NATIONAL AND LOCAL PLANNING POLICY

- 2.4.1. Table 2-1 overleaf compiles the various definitions of Open Space as set out in national and local planning policy and their implications for this assessment. The existing policies in the adopted local plan for open space will be carried forward into the new plan. They are required to be demonstrably special to a local community and hold particular local significance.

Table 2-1 – Definitions of Local Plan Open Space

Source of Definition	Definition	Application of the definition in this Assessment
Open Space as defined in NPPF 2023, Annex 2 (Glossary)	<i>'All Open Space of public value, including not just land, but also areas of water (such as rivers, canals, lakes and reservoirs) which offer important opportunities for sport and recreation and can act as a visual amenity.'</i>	The NPPF definition informs the Local Plan policies, and the definitions used in this Assessment
National Planning Practice Guidance, (Open space, sports and recreation facilities, public rights of way and local green space) 6 March 2004 Paragraph 001	<i>'Open Space, which includes all Open Space of public value, can take many forms, from formal sports pitches to open areas within a development, linear corridors and country parks. It can provide health and recreation benefits to people living and working nearby; have an ecological value and contribute to green infrastructure as well as being an important part of the landscape and setting of built development, and an important component in the achievement of sustainable development'.</i>	Assists with clarification of the Paragraph 102 of the NPPF 2023
South Cambridgeshire Local Plan 2018, Appendix D	Formal Open Space – <i>'Land used for sport and for other activities requiring dedicated Open Space provision. Includes sports pitches, tennis courts, multi-use games areas, bowling greens, basketball courts, ball parks, allotments, water sport areas and other similar Open Spaces';</i>	The definition informed the assessment process for identified Open Space within South Cambridgeshire
South Cambridgeshire Local Plan 2018, Appendix D	Informal Open Space – <i>'Used by people of all ages for informal unstructured recreation such as walking, relaxing, or a focal point, ranging from formal planted areas and meeting places to wilder, more natural spaces, including green linkages.'</i>	The definition informed the assessment process for identified Open Space within South Cambridgeshire
Cambridge Local Plan 2018, Policy 67	<i>'Open Spaces protected under this policy are: areas designated protected Open Space (POS) on the Policies Map; and undesignated areas that fulfil at least one of the criteria to assess Open Space included in the plan (see Appendix I of the Cambridge Local Plan 2018). This has separate criteria for environmental and recreational importance'.</i>	The definition informed the assessment process within the City of Cambridge
Cambridge Local Plan 2018, Policy 67	Protected Open Space: Areas designated protected Open Space (POS) on the adopted Policies Map, Cambridge Local Plan 2018, Policy 67	The designated areas subject to Policy 67 and within Order Land have been considered in identifying Open Space
Greater Cambridge Local Plan First Proposals	Open Space is <i>'Any land laid out as a public garden or used for the purposes of public recreation. This means space which has unimpeded public access, and which is of a suitable size and nature for sport, active or passive recreation or children and teenagers' play. Private or shared amenity areas, for example in a development of flats, or buffer landscaped areas are not included as public Open Space. This definition relates to both Open Space provided within a development, and when considering the provision of existing Open Space.'</i>	Assists in the identification of Open Space and consideration of land that might be considered Open Space, for instance land within Cambridge City Council's administrative area that is not designated as an area that is subject to Policy 67 but which would fulfil at least one of the criteria to assess Open Space found at Appendix I of the plan The Policy has been considered in identifying Replacement Land
Paragraph 103 (b) of the NPPF 2023; and Policy SC/8 South Cambridgeshire Local Plan 2018; or Sub Paragraph (a) of Policy 67 of the Cambridge Local Plan 2018	Replacement Open Space Land: Land to be provided to replace Protected Open Space that is to be lost, in accordance with Paragraph 103 (b) of the NPPF 2023; and Policy SC/8 South Cambridgeshire Local Plan 2018; or Sub Paragraph (a) of Policy 67 of the Cambridge Local Plan 2018	Paragraph 103 (b) of the NPPF 2023 states the loss of Open Space can be replaced by: <i>'equivalent or better provision in terms of quantity and quality in a suitable location'</i> This is mirrored by South Cambridgeshire Local Plan 2018 SC/8. Policy 67 of the Cambridge Local Plan 2018 requires Open Space to be <i>'replaced in terms of quality, quantity and access with an equal or better standard than that which is proposed to be lost; and</i> <i>the re-provision is located within a short walk (400m) of the original site</i>

3 SPECIAL CATEGORY OPEN SPACE

- 3.1.1. In addition to the Local Plan Open Space considerations set out in national and local planning policy as set out in Section 2, this assessment also considers Special Category Open Space land in the context of the 1981 Act.
- 3.1.2. Special Category Open Space land is defined in Section 19(4) of the 1981 Act as *'land laid out as a public garden, or used for the purposes of public recreation, or land which is a disused burial ground'* in the 1981 Act.
- 3.1.3. The definition of Special Category Open Space in the 1981 Act is a more restrictive definition than the definitions to be found in national and local planning policy as set out in Section 2 of this assessment.
- 3.1.4. All Special Category Open Space that falls within the 1981 Act definition is also likely to fall within the policy definitions of Local Plan Open Space. The wider definitions in policy may mean that Local Plan Open Space in policy terms is not Special Category Open Space in terms of the 1981 Act.
- 3.1.5. In this assessment where reference is made to Special Category Open Space in the context of the 1981 Act, the following additional definitions as set out in Table 3-1 are used.

Table 3-1 – Definition of Special Category Open Space

Term	Definition	Source or derivation of Definition
Open Space	<i>'land laid out as a public garden, or used for the purposes of public recreation, or land which is a disused burial ground'</i> The Open Space will need to be replaced so as to avoid special parliamentary procedure, if it is proposed to be acquired compulsorily	S19 (4) Acquisition of Land Act 1981
Exchange Open Space land / land to be provided in exchange for the loss of such land	<i>'not being less in area and being equally advantageous to the persons, if any, entitled to rights of common or other rights, and to the public, and that the land given in exchange has been or will be vested in the persons in whom the land purchased was vested, and subject to the like rights, trusts and incidents as attached to the land purchased'.</i>	S19 (1)(a) Acquisition of Land Act 1981

- 3.1.6. 'Exchange Open Space Land' is required to be provided in exchange for Special Category Open Space land that is being acquired compulsorily and in relation to which a certificate under S19 of the Acquisition of Land Act 1981 is being sought.
- 3.1.7. Appendix A of this assessment includes the application for a certificate for the powers to acquire Open Space falling within the 1981 Act definition.
- 3.1.8. The application is to be made to the Secretary of State for a certificate under S19 of the 1981 Act that the Order is not required to be subject to Special Parliamentary Procedure, because of the



provision of suitable land to be provided in exchange for the Special Category Open Space land to be acquired compulsorily.

4 METHODOLOGY AND ASSESSMENT

4.1.1. The assessment was undertaken in a number of stages as outlined below.

4.2 DEFINING THE STUDY AREA

- 4.2.1. The study area for the assessment was firstly established using the Order limits (Limits of Deviation and Limit of Land to be Acquired or Used) as shown on the Works and Land Plans (document ref - CtoC-12-D01) that accompany the application for the Order.
- 4.2.2. All 182 land plots located within the Order Limits were reviewed to identify areas of potential Open Space that may be impacted by the Scheme.
- 4.2.3. Where an area of Open Space land extended beyond the Order limits (but is in part within the Order Limits) this was also considered within the assessment.

4.3 DATA SOURCES

- 4.3.1. The baseline conditions for the initial assessment were gathered from a combination of:
- desk-based studies including aerial photographs;
 - the baseline surveys from the Environment Statement (ES) (document refs: CtoC-10-ES0-00 and the accompanying Technical Reports) that accompanies the Order application;
 - amalgamated data from various local planning policy documents; and
 - consultation with Greater Cambridge Shared Planning Service.

4.4 INITIAL SIFT OF ALL LAND PLOTS

- 4.4.1. An initial sift was then undertaken using the data gathered from the above data sources to assess all 182 land plots located within the Order Limits.
- 4.4.2. Appendix B of this assessment sets out this initial sift in full, with each of the 182 land plots reviewed as follows:
- Individual land plots including the land referencing number, the powers sought over the land in the Order, the size of plot (sqm) and proposed purpose the plots were required for were set out;
 - The relevant plot's location within either the South Cambridgeshire District Council or Cambridge City Council administrative areas was identified to allow for the correct assessment of each in line with the relevant Local Plan policies as set out in Section 2 of this assessment;
 - Any relevant allocations/designations in the relevant Local Plan or designations in the supporting Open Space Strategies/Studies were noted;
 - A desktop review using aerial imagery of the existing land use or mixture of land uses within each land plot was undertaken to identify their primary function/typology; and
 - The accessibility of the land plot (public or private) was noted using aerial imagery.

- 4.4.3. An initial assessment of each land plot was then undertaken using the data sources noted at section 4.3.1 to identify if their primary function/typology was that of Open Space land.
- 4.4.4. For consistency the primary function/typologies of Open Space land used as part of the assessment were aligned with those in the Cambridge City Open Space and Recreation Strategy 2011¹ and the South Cambridgeshire District Council Recreation and Open Space Study 2013². It is noted in the Cambridge City Open Space Strategy 2011 that these typologies were "based on the typology included in PPG17" (now superseded)³. The typologies used are set out in Table 4-1 below.

Table 4-1 - Open Space Land Use Typologies

Typology	Description
Allotments	Including community gardens and orchards
Amenity Green Space	Including informal recreation spaces and greenspaces in and around housing
Cemeteries and Churchyards	Includes burial grounds
Natural and Semi-Natural Green Spaces	Including woodlands, urban forestry, scrub, grasslands (e.g. downlands, commons and meadows) wetlands, open and running water, wastelands and derelict open land and rock areas (e.g. cliffs, quarries and pits)
Outdoor Sport Facilities	Publicly and privately owned - including tennis courts, bowling greens, sports pitches, golf courses, camp sites, athletics tracks, school and other institutional playing fields, equestrian facilities, and other outdoor sports areas.
Provision for children and young people	Including play areas, skateboard parks, outdoor basketball hoops, formal and informal 'hangout' areas
Parks and Gardens – either designated or undesignated in the relevant Local Plan.	Urban parks, country parks and formal gardens

¹ Table 1: Primary function of Open Spaces in Cambridge, page 20 of the Open Space and Recreation Strategy October 2011, Cambridge City Council - <https://www.cambridge.gov.uk/media/2467/open-space-and-recreation-strategy-2011.pdf>

² Page 10 Recreation and Open Space Study 2013, South Cambridgeshire District Council - [Microsoft Word - Recreation Open Space Study 2013 \(scambs.gov.uk\)](https://www.cambridge.gov.uk/media/2467/open-space-and-recreation-strategy-2011.pdf)

³ For consistency the typologies and descriptions referred to are those from the Cambridge City Open Space and Recreation Strategy 2011 as these included all the typologies in the South Cambridgeshire District Council Recreation and Open Space Study 2013.

- 4.4.5. The following land use typologies were therefore sifted out at this stage, as their primary function/typology was clearly not that of Open Space land:
- residential land uses;
 - commercial, retail or industrial land uses e.g. offices, retail or industrial parks and their associated land uses such as access roads, car parking, storage, plant or machinery;
 - Roads or associated areas of verges/cuttings;
 - Areas of hardstanding with no recreational, environmental or amenity value, and
 - greenfield or agricultural land with no recreational, environmental or amenity value.
- 4.4.6. The initial sift identified 14 land plots (either wholly or partially) that had potential to be Open Space land and required further analysis. The land plots considered to have potential to be Open Space land and in need of further analysis are set out in Table 4-2 below.
- 4.4.7. The land plots were grouped and given site numbers (Sites 1 to 6) noting their geographic location relative to each other.

Table 4-2 – Plots considered to have potential to be Open Space Land

Location	Land Plot no.	Total Area of land plot - sqm
Existing Open Space Site 1: Land between Sterling Way and Broadway – Cambourne South Cambridgeshire District Council (Note: Plot 1-001 is no longer within Order limits and does not appear in the application documents)	1-001	352
	1-002	7650
	1-003	192
	1-007	32
	1-008	216
Existing Open Space Site 2: Land to the east of the M11 – Cambridge City Cambridge City Council	14-152	285
	14-153	480
	14-154	525
	14-155a	4768
	14-156a	2593
	14-158a	161
Existing Open Space Site 3: Land south of the Cambridge University Sports Facility – the ‘Top Pitch’ Cambridge City Council	16-164	25035
Existing Open Space Site 4: Rifle Range Path Cambridge City Council	16-178 (section of)	20721
Existing Open Space Site 5: Land west of the University Rugby Club - University Rugby Club practice pitch Cambridge City Council	16-178 (section of)	20721
Existing Open Space Site 6: Entrance off Grange Road to the Rifle Range Path, Cambridge Cambridge City Council	17-182	399

4.5 DETAILED ANALYSIS

- 4.5.1. Further analysis of these 14 land plots as set out in Table 4-2 was then undertaken.
- 4.5.2. This involved a more detailed analysis of each land plot to understand if they fulfilled the definitions as:

- **Local Plan Open Space** (Where the Open Space land is designated as such, or should be considered as such, in planning policy terms – see Table 2-1 for definitions); and
- **Special Category Open Space** (Where the land is Open Space for the purposes of the 1981 Act and because it is proposed the Open Space be acquired compulsorily – see Table 3-1 for definition).

ASSESSMENT OF THE LAND PLOTS AS LOCAL PLAN OPEN SPACE

Local Plan Open Space – South Cambridgeshire Local Plan 2018

- 4.5.3. Appendix D of the South Cambridgeshire Local Plan includes definitions for two types of Open Space land i.e. Formal and Informal (see Table 2-1 for definitions).
- 4.5.4. The land plots identified in Table 4-2 that were located in the administrative area of South Cambridgeshire District Council were assessed against these definitions and against Policy SC/8 (Protection of Existing Recreation Areas, Playing fields, Allotments and Community Orchards) of the South Cambridgeshire Local Plan.

Local Plan Open Space – Cambridge Local Plan 2018

- 4.5.5. The land plots identified in Table 4-2 that were located in the administrative area of Cambridge City Council were assessed against the definitions set out in the Cambridge Local Plan 2018 (see Table 2-1 for definitions).
- 4.5.6. Firstly, if the land plot was designated as Protected Open Space on the adopted policy map of the Cambridge Local Plan 2018 then it is considered to be Open Space in terms of the applicable local planning policy (Policy 67 of the Cambridge Local Plan 2018).
- 4.5.7. In addition, Policy 67 of the Cambridge Local Plan 2018 also states that ‘undesigned areas’ that fulfil at least one of the criteria (there are separate criteria for Environmental and Recreational Importance as set out in Appendix I of the Cambridge Local Plan 2018) should also be considered Open Space. If the land plot was not designated as Protected Open Space in the relevant local plan, further assessment of the land plots land use typology, defined in terms of its primary function as Open Space was undertaken. Consideration was given to any potential ‘Environmental’ or ‘Recreational’ importance associated with the land plot as defined in Appendix I of the Cambridge Local Plan 2018.

ASSESSMENT OF THE LAND PLOTS AS SPECIAL CATEGORY OPEN SPACE

- 4.5.8. To be considered Special Category Open Space, the relevant land plot must meet the definition of such land as set out in Table 3-1 and be subject to compulsory acquisition as part of the Order.

SITE VISIT

- 4.5.9. A site visit was undertaken in January 2023 to support the more detailed analysis of the land plots identified in Table 4-2. More detailed information was gathered under the following headings:
- Public accessibility and use;
 - Site features such as site fencing, signage seating and vegetation cover etc.;
 - The location of any Public Rights of Way or other access routes/entrance within or close to the relevant land plot and their boundaries; and
 - The wider benefits of the Open Space such as environmental importance (e.g. biodiversity value), recreational use or as visual amenity; and
 - Where the plots use was considered an Outdoor Sport Facilities typology this was highlighted, as a separate assessment of the policy impacts is required under the relevant local plans. This assessment is undertaken as part of the Planning Statement (document ref: CtoC-15-00).
- 4.5.10. Site photos for each of the land plots set out in Table 4-2 above are contained within Appendix C of this assessment.
- 4.5.11. A further site visit was undertaken in May 2024 prior to submission of the Order to ensure the latest status of the land plots was reflected as part of the assessment. It was noted that only Existing Open Space Site 1 status had changed with works relating to the works on the busway approved via planning reference S/4594/18/RM dated 16 March 2023, and Sec 106 and Planning Ref: S/3329/16/OL dated 29 December 2017 in February 2024, having begun in February 2024 (vegetation clearance). All other sites remained the same.
- 4.5.12. Full details of the analysis of the remaining 14 plots (either wholly or partially) that were considered to have potential to be either Local Plan Open Space or Special Category Open Space land are provided in Appendix B of this assessment.
- 4.5.13. Table 4-3 below sets out a summary of this detailed analysis and identifies the land plots that are considered either Local Plan Open Space or Special Category Open Space land in line with the definitions as set out in Tables 2-1 and 3-1 respectively.
- 4.5.14. Where land plots were not considered to meet the definitions, these plots were then excluded from further assessment.

4.6 REQUIREMENT FOR REPLACEMENT OR EXCHANGE OPEN SPACE LAND

LOSS OF LOCAL PLAN OPEN SPACE

- 4.6.1. In terms of the loss of Local Plan Open Space it is noted that both national planning policy (Paragraph 103 (b) of the NPPF 2023) as well as local planning policy (Policy SC/8 of the South Cambridgeshire Local Plan 2018 and Policy 67 of the Cambridge Local Plan 2018) require the reprovision of new Open Space land as mitigation.
- 4.6.2. As part of this Open Space Assessment, the reprovision of Open Space land at another location is referred to as '**Replacement Open Space land**'.

- 4.6.3. Where the Scheme would result in the permanent loss of Local Plan Open Space, this was identified in Appendix B of this assessment and is summarised in Table 4-3 below. The temporary loss of Local Plan Open Space is not considered to require the provision of Replacement Open Space land.

LOSS OF SPECIAL CATEGORY OPEN SPACE

- 4.6.4. The reprovision of land is required in exchange for Special Category Open Space land that is being acquired compulsorily and in relation to which a certificate under S19 of the 1981 Act is being sought. The reprovision of Open Space land at another location provided in exchange for Special Category Open Space land that is being acquired compulsorily is referred to as '**Exchange Open Space land.**'
- 4.6.5. Where the Scheme would result in the loss of Special Category Open Space, this was also identified in Appendix B of this assessment and is summarised in Table 4-3 below.

4.7 CONSULTATION AS PART OF THE ASSESSMENT

- 4.7.1. Initial consultation was undertaken with the Greater Cambridgeshire Shared Planning Service (shared planning service for South Cambridgeshire District Council and Cambridge City Council) in February 2023 to discuss the above methodology. A draft of the initial findings of the methodology and assessment was provided to the Principal Planning Policy Officer at the Greater Cambridge Shared Planning Service with comments received in March 2023.
- 4.7.2. Subsequent discussions were undertaken with Greater Cambridge Shared Planning Service in May 2023 in relation to their comments notably in relation to the areas of land that had potential to be Open Space (as set out in Table 4-2 above) and to gain feedback on the planning policy background and the assessments initial findings.
- 4.7.3. Discussions were ongoing with the Greater Cambridge Shared Planning Service in relation to the potential areas of Local Plan Open Space to be lost and the projects proposals to mitigate this through the reprovision of Replacement Open Space land including the site search and preferred option in terms of the location of such land.
- 4.7.4. Ongoing engagement with both the landowners of the areas of existing Open Space land affected and with the relevant landowners of the areas of any Replacement Open Space land and Exchange Open Space land have been undertaken as part of the private treaty land negotiations.

Table 4-3 – Summary analysis of all land plots with potential to be Local Plan or Special Category Open Space Land

Location	Land Plot	Proposed Use of Land Plots	Size of Land Plot(s)	Local Plan Open Space – Policies considered and does it meet the relative planning policy definition.		Special Category Open Space – does it meet the definition set out in Section 19 of the 1981 Act
Site 1: Land between Sterling Way and Broadway – Cambourne South Cambridgeshire District Council)	1-002, 1-003, 1-007 and 1-008	Power to operate construction of Busway is already permitted and development has commenced – see South Cambridgeshire Council (Reserved Matters) Planning Ref: S/4594/18/RM dated 16 March 2023, and Planning Ref: S/3329/16/OL dated 29 December 2017. The provision of the busway at this location is secured by an agreement under S106 of the Town and Country Planning Act 1990 also dated 29 December 2017	Entirety of all five land plots – 8441 sqm	Paragraph 102 of the NPPF 2023 South Cambridgeshire Local Plan 2018, Policy SC/8	<p>The land plots include a mixture of land uses including areas of tree planting and low grade shrubs, permissive paths, hardstanding and grassland.</p> <p>The land plots do not meet the definition of Formal Open Space as set out in Appendix D of the South Cambridgeshire Local Plan 2018 as they are not used for sports or for other activities requiring dedicated Open Space.</p> <p>The plots do have certain characteristics of Informal Open Space as set out in the Appendix D of the South Cambridgeshire Local Plan 2018 in that they currently form a walking route and have some visual amenity. This however is as a result of the land being utilised for those purposes on a temporary basis pending the provision of the new busway under Planning Ref: S/3329/16/OL, with Reserved Matters for this approved 11 December 2023 (Planning Ref: S/4594/18/COND2). Works have begun on the busway in February 2024 with vegetation clearance having taken place (confirmed via site visit May 2024). The development of the busway at this location under Planning Ref: S/3329/16/OL would result in these areas of land no longer being considered to have characteristics of Informal Open Space.</p> <p>The land plot is therefore not considered 'Local Plan Open Space' as per the definition of set out in the South Cambridgeshire Local Plan 2018 and the NPPF 2023. No Replacement Open Space land is therefore required.</p>	<p>The land plots are not considered Open Space as per the definition in the 1981 Act as they are not a public garden, or used for the purposes of public recreation, or land being a disused burial ground.</p> <p>The land plots do provide access to areas of 'Informal Open Space' as set out in the South Cambridgeshire Local Plan 2018 and the Wildlife Trusts Cambourne Nature Reserve but the land plots' primary function is as a route for passing and repassing only.</p> <p>The landowner has committed to transfer the completed busway to Cambridgeshire County Council in an S106 Agreement dated 29 December 2017.</p> <p>Plots 1-002 and 1-003 are excluded from compulsory acquisition powers (see Schedule 6 and Article 23 of the draft Cambourne to Cambridge Order). It is anticipated that voluntary agreement for their acquisition will be in place before the Secretary of State's determination on the Order.</p> <p>The land plots are therefore not considered to meet the definition of Open Space in the 1981 Act and are not likely to be acquired compulsorily as part of the Cambourne to Cambridge Order. No Exchange Open Space land is therefore required to be provided.</p>
Site 2: Land to the east of the M11 – Cambridge City Cambridge City Council	14-152	Required for access to construct the bridge over the M11 Motorway (Approach embankment) and diversion of bridleway) (39/30)	Entirety of land plot required permanently — 284 sqm	Paragraph 102 of the NPPF 2023 Cambridge City Local Plan 2018 Policy 67 Cambridge City Council Open Spaces and Recreation Strategy 2011 (Identified as NAT 23 'M11 verge and scrub land east of M11	<p>The land plot consists of an area of verge/cutting associated with the M11 motorway.</p> <p>The entire land plot is located outside of the designated Protected Open Space on the adopted policy map of the Cambridge Local Plan 2018. It is also located outside of the designated City Wildlife Site in the Cambridge Local Plan 2018.</p> <p>It is noted that the land is not publicly accessible as it lies to the west of the fence that separates the cutting of the M11 motorway from the bridleway and City Wildlife Site.</p> <p>The land plot is therefore not considered 'Local Plan Open Space' as per the definition of set out in the Cambridge Local Plan 2018 and the NPPF 2023. No Replacement Open Space land is therefore required to mitigate its loss.</p>	<p>The land plot forms part of a highway cutting/verge and is behind a wooden fence and so is not accessible by the public. It is not a public garden, or used for the purposes of public recreation, or land being a disused burial ground.</p> <p>The land plot is therefore not considered Open Space as per the definition set out in the 1981 Act.</p> <p>No Exchange Open Space land is therefore required to be provided.</p>

Location	Land Plot	Proposed Use of Land Plots	Size of Land Plot(s)	Local Plan Open Space – Policies considered and does it meet the relative planning policy definition.		Special Category Open Space – does it meet the definition set out in Section 19 of the 1981 Act
	14-153 and 14-154 (Plot 14-154 being Crown Land)	-Required for access to construct the bridge over the M11 Motorway (Approach embankment) and diversion of bridleway (39/30)	Entirety of land plot 14-153 (480 sqm) and 14-154 (524 sqm) required permanently — total 1004 sqm	<p>Paragraph 102 of the NPPF 2023</p> <p>Cambridge City Local Plan 2018 Policy 67</p> <p>Cambridge City Council Open Spaces and Recreation Strategy 2011 (Identified as NAT 23 'M11 verge and scrub land east of M11.</p>	<p>The land plots include a mixture of land uses included tree planting and wooded areas with the bridleway (39/30) bisecting the tow land plots. The bridleway will be diverted as part of the Scheme.</p> <p>The entirety of these land plots are designated Protected Open Space on the adopted policy map of the Cambridge Local Plan 2018, and also form part of a designated City Wildlife Site.</p> <p>The land plots are therefore considered to be Local Plan Open Space and so their loss does require Replacement Open Space land to be provided.</p>	<p>Land plots 14-153 and 14-154 are publicly accessible via Bridleway 39/30 and are considered to be used for the 'purposes of public recreation'.</p> <p>Both land plots are therefore considered to meet the definition of Open Space in the 1981 Act and are shown as being acquired compulsorily as part of the Cambourne to Cambridge Order (Unrestricted Powers to Acquire Land).</p> <p>Whilst Crown interests cannot be acquired by compulsion, other interests in Crown land may be subject to powers of compulsory acquisition with the consent of the relevant Crown Interest. CCC will be seeking the relevant Crown body's consent to CCC having the power to acquire compulsorily non Crown interests in the plots.</p> <p>Exchange Open Space land is therefore required to be provided in relation to both land plots.</p>
	14-155a	Required to construct the bridge over the M11 Motorway (Approach embankment)	Total area of land plot – 4767 sqm	<p>Paragraph 102 of the NPPF 2023</p> <p>Cambridge City Local Plan 2018 Policy 67</p> <p>Cambridge City Council Open Spaces and Recreation Strategy 2011 (Identified as NAT 23 'M11 verge and scrub land east of M11.</p>	<p>The land plot includes a mixture of land uses included areas of tree planting, wooded areas and area of hardstanding associated with the existing AVEVA industrial buildings.</p> <p>The plot is publicly accessible via the nearby bridleway (39/30) and from the access to the east of the existing AVEVA industrial buildings. The land plot is considered to be of 'public value' at a local level offering informal opportunities for recreation such as walking, cycling, equestrian (recreation) use as well as the enjoyment of a designated nature conservation site (environmental) in line with the criteria set out in Appendix I of the Cambridge Local Plan 2018.</p> <p>The entirety of the land plot is also designated Protected Open Space on the adopted policy map of the Cambridge Local Plan 2018, and also forms part of a designated City Wildlife Site.</p> <p>The land plot is therefore considered to be Local Plan Open Space and so its loss does require Replacement Open Space land to be provided.</p> <p>However, the development of bridge at this location will not result in the entirety of the land plot being unusable as Open Space in the Schemes permanent state.</p> <p>The land plot includes the area for the rediverted bridleway (39/30). The areas of land for the rediverted bridleway and the areas to the north and south of the bridleway will remain publicly accessible in the Schemes permanent state and so would be considered to remain as Open Space land. The area of Local Open Space Land lost will therefore be approx.2967 sqm.</p>	<p>This land plot is excluded from compulsory acquisition powers (see Schedule 6 and Article 23 Cambourne to Cambridge Order) and subject to a voluntary acquisition agreement for all interests in land required for the Scheme.</p> <p>No Exchange Open Space land is therefore required to be provided.</p>

Location	Land Plot	Proposed Use of Land Plots	Size of Land Plot(s)	Local Plan Open Space – Policies considered and does it meet the relative planning policy definition.		Special Category Open Space – does it meet the definition set out in Section 19 of the 1981 Act
	14-155b	Required to construct the bridge over the M11 Motorway (Approach embankment)	3842 sqm	Paragraph 102 of the NPPF 2023 Cambridge City Local Plan 2018 Policy 67 Cambridge City Council Open Spaces and Recreation Strategy 2011 (Identified as NAT 23 'M11 verge and scrub land east of M11.	The land plot lies outside of the designated Protected Open Space and designated City Wildlife Site in the Cambridge Local Plan 2018. The majority of the land plot is hardstanding related to existing AVEVA industrial buildings. The southern portion of the land plot is grassland enclosed by a fence and so is not publicly accessible. The land plot is therefore not considered 'Open Space' as per the definition of set out in the Cambridge City Local Plan 2018 and the NPPF 2023. No Replacement Open Space land is therefore required to mitigate its loss.	The land plot is not considered Open Space as per the definition in the 1981 Act as it is not a public garden, or used for the purposes of public recreation, or land being a disused burial ground. No Exchange Open Space land is therefore required to be provided.
	14-156a	Required temporarily for a Construction Compound to construct a bridge over the M11.	2592 sqm	Paragraph 102 of the NPPF 2023 Cambridge City Local Plan 2018 Policy 67 Cambridge City Council Open Spaces and Recreation Strategy 2011 (Identified as NAT 23 'M11 verge and scrub land east of M11.	The entire land plot is designated Protected Open Space and forms part of a designated City Wildlife Site in the Local Plan. The land plot is not publicly accessible and is enclosed behind a wooden fence. The land plot is considered 'Open Space' noting its designation in the Cambridge City Local Plan 2018. The proposed use of the land as part of the Order is noted however to temporary only. The land plot will be restored to its previous use in the Scheme's permanent state and will be open to the public. No Replacement Open Space land will therefore be provided.	The land plot is allocated as Protected Open Space in the Cambridge Local Plan 2018. The land plot is not a public garden nor land laid out as a burial ground. The land plot is not publicly accessible as its largely an area of a grassland, enclosed by a fence. The proposed use of the land as part of the Order is noted to be temporary only. Temporary possession powers not sought in the Cambourne to Cambridge Order and subject to a voluntary agreement for all rights required in the Order. Since the plot is required temporarily, no Exchange Open Space land will be sought.

Location	Land Plot	Proposed Use of Land Plots	Size of Land Plot(s)	Local Plan Open Space – Policies considered and does it meet the relative planning policy definition.		Special Category Open Space – does it meet the definition set out in Section 19 of the 1981 Act
	14-158a	Powers of Temporary Use of Land	161	Paragraph 102 of the NPPF 2023 Cambridge City Local Plan 2018 Policy 67 Cambridge City Council Open Spaces and Recreation Strategy 2011 (Identified as NAT 23 'M11 verge and scrub land east of M11.	The land plot lies inside the designated Protected Open Space and designated City Wildlife Site in the Cambridge Local Plan 2018. The land plot is considered 'Open Space' noting its designation in the Cambridge City Local Plan 2018. The proposed use of the land as part of the Order is noted however to temporary only. The land plot will be restored to its previous use in the Scheme's permanent state and will be open to the public. No Replacement Open Space land will therefore be provided.	The proposed use of the land as part of the Order is temporary only. Temporary possession powers are sought in the Order. Since the land plot is required temporarily, no Exchange Open Space land will be sought to be provided.
Site 3: Land south of the Cambridge University Sports Facility – the 'Top Pitch' Cambridge City Council	16-164	The Applicant requires this land for landscaping that will replace the existing hedge with species rich hedgerow planting.	Only portion of sport facility (Top Pitch) required – no impact on active pitch - approx.617 sqm	Paragraph 102 of the NPPF 2023 Cambridge City Local Plan 2018 Policy 67	A portion of the land plot (south-east corner of L&W sheet 16 and north-west corner of Sheet 17) includes the permanent acquisition of land along the southern boundary of what is referred to as the 'Top Pitch' - a rugby training pitch, forming part of University Sports facility. The site is noted to be in private ownership with public access only available through the University Sports Club to the north. The project is seeking to compulsorily acquire the southern boundary hedge area of the Top Pitch. This will not reduce the active playing pitch area. The Project requires this land for landscaping that will replace the existing hedge with species rich hedgerow planting. The majority of the land plot is designated as Green Belt in the Cambridge Local Plan 2018 but is not allocated as Protected Open Space. The Top Pitch does not form part of the Protected Open Space to the north as identified in the Cambridge City Local Plan (University Athletics Track) and as SPO 52 in the Cambridge City Open Space and Recreation Study 2011. As the Top Pitch is not allocated as Protected Open Space nor identified in the Cambridge City Open Space and Recreation Strategy 2011 it was considered further under the Environmental and Recreational Criteria for undesignated Open Space sites as set out in Appendix I of the Cambridge Local Plan and Policy 67 of the Cambridge Local Plan 2018. The area of land plot to be acquired along the southern boundary of the Top Pitch is considered not to be of Environmental (it is an area of low grade hedgerow) or Recreational (it is not open to the public as it is a private facility and area of land is currently hedgerow) Importance and so does not meet the criteria for non-designated Open Space in the Cambridge Local Plan 2018. No Replacement Open Space Land will be provided. However, it is considered that this portion of the land plot should be assessed further in terms of Policy 73: Community, sports and leisure facilities in the Cambridge City Local Plan 2018. This is undertaken as part of the Planning Statement (document ref: CtoC-15-00).	The land plot is not considered to be a 'public garden, or used for the purposes of public recreation, or land being a disused burial ground. The relevant section of the land plot is not publicly accessible. It is noted that the land plot and the access to it through the Cambridge Sport Facility to the north is private land and so it is considered that it is not used for the purposes of public recreation. The land plot is therefore not considered Open Space as per the definition in the 1981 Act. No Exchange Open Space land will be sought.

Location	Land Plot	Proposed Use of Land Plots	Size of Land Plot(s)	Local Plan Open Space – Policies considered and does it meet the relative planning policy definition.		Special Category Open Space – does it meet the definition set out in Section 19 of the 1981 Act
Site 4: Rifle Range Path	16-178	Required for Busway including the construction of a bridge over Bin Brook, Works to Streets consisting of the construction of a junction with Grange Road, Attenuation Pond and Environmental Mitigation consisting of Landscape Planting	20720 sqm (Portion known as Rifle Range Path - approx. 18320 sqm)	Paragraph 102 of the NPPF 2023 Cambridge City Local Plan 2018 Policy 67	<p>The portion of land plot 16-178 referred to as Rifle Range Path (approx. 18320 sqm) with the main access taken from Grange Road, provides access to the University Rugby Club and the adjacent Practice Grounds. This portion of the land plot is not designated Protected Open Space in the Cambridge Local Plan 2018.</p> <p>It is not considered that the path itself could be considered to fall easily within any of the identified Open Space typologies – The western end of the path area blends into areas of Natural and Semi-Natural Green Spaces with its eastern end being a hard surfaced path with its primary function being passing and repassing – the path is in private ownership.</p> <p>As it is not designated as Protected Open Space nor identified in the Cambridge City Open Space and Recreation Strategy 2011, it was considered further under the Environmental and Recreational Criteria for undesignated Open Space sites as set out in Policy 67 of the Cambridge City Local Plan. The path area is not considered of Environmental Importance with limited species and habitats of significant interest.</p> <p>Whilst the path was noted to be used as a walking route, it is noted that it was not of significant recreational interest (environmental, cultural etc.) to draw the public from the wider Cambridge area. The path is also noted as being in private ownership with signage at the eastern end at its junction with Grange Road to discourage public use. It is therefore not considered to be of Recreational Importance and so does not meet the criteria for non-designated Open Space in the Cambridge Local Plan 2018.</p> <p>The Rifle Range path is therefore not considered Local Plan Open Space as it is not designated as such in the Cambridge Local Plan 2018, it does not meet the criteria of environmental or recreational importance set out in Appendix I of the local plan. It is private land, the primary function of which is not for the purposes of public recreation.</p> <p>No Replacement Open Space land will therefore be provided for this portion of the land plot.</p>	<p>The land plot is not considered to be a 'public garden' nor a disused burial ground.</p> <p>The relevant section of the land plot is not publicly accessible with all of the land plot noted as being within private ownership - signage at the access point from Grange Road and along the Rifle Range path notes that the land is for private use only. There is some evidence that the path is used by pedestrians but as a passing/repassing route only and is not used for public recreation.</p> <p>No Exchange Open Space land will be sought for this portion of the land plot.</p>
Site 5: Land west of the University Rugby Club - University Rugby Club practice pitch Cambridge City Council	16-178	Required for Busway including the construction of a bridge over Bin Brook, Works to Streets consisting of the construction of a junction with Grange Road, Attenuation Pond and Environmental Mitigation consisting of Landscape Planting	20720 sqm (Only portion of land plot is designated Open Space – approx. 2359 sqm)	Paragraph 102 of the NPPF 2023 Cambridge City Local Plan 2018 Policy 67 Outdoor Sports Facilities (SPO 54 - University Rugby Club Practice Ground) in the Open Space and Recreation Strategy 2011	<p>Land plot 16-178 is within private ownership and is used as practice pitch for the adjacent University Rugby Club.</p> <p>A portion of land plot 16-178 (approx. 2359 sqm) to the north-east of land plot 17-181 is designated Protected Open Space in the Cambridge Local Plan 2018 and is designated as an Outdoor Sports Facilities (SPO 54 - University Rugby Club Practice Ground) in the Open Space and Recreation Strategy 2011. An existing fence line runs through the centre of this portion of the land plot.</p> <p>In line with its designation as Protected Open Space in the Cambridge City Local Plan 2018 this portion of land plot 16-178 is considered to meet the definition of Local Plan Open Space.</p> <p>Only a portion of the Protected Open Space designation will be permanently lost as part of the proposed works to allow for the busway carriageway and its embankment works. The area of Protected Open Space to be lost is approx. 1409 sqm. The remainder of the land will include landscaping works with the existing fence line for the rugby practice pitch reinstated and so is considered to remain as Local Plan Open Space in its permanent state.</p>	<p>The land plot is not considered to be a 'public garden' or used for public recreation and does not form a disused burial ground.</p> <p>The relevant section of the land plot is not publicly accessible with all of the land plot noted as being within private ownership - signage at the access point from Grange Road and along the Rifle Range path notes that the land is for private use only.</p> <p>The land is subject to a voluntary agreement for all rights required in the Order.</p> <p>No Exchange Open Space land will be sought.</p>

Location	Land Plot	Proposed Use of Land Plots	Size of Land Plot(s)	Local Plan Open Space – Policies considered and does it meet the relative planning policy definition.		Special Category Open Space – does it meet the definition set out in Section 19 of the 1981 Act
					<p>Replacement Open Space land will therefore be provided for the portion (1309 sqm) of the land plot to be lost permanently.</p> <p>It is considered that this portion of the land plot should be assessed further in terms of Policy 73: Community, sports and leisure facilities in the Cambridge City Local Plan 2018. This is undertaken as part of the Planning Statement (document ref: CtoC-15-00).</p>	
Site 6: Entrance off Grange Road to the Rifle Range Path	17-182	Required for Busway and kerb alignment	Entire Land Plot required permanently – 398 sqm	<p>Paragraph 102 of the NPPF 2023</p> <p>Cambridge City Local Plan 2018 Policy 67</p> <p>Outdoor Sports</p> <p>Outdoor Sports Facility (SPO 53) in the Open Space and Recreation Strategy</p>	<p>The land plot is not considered to fall within the typologies of Open Space as although it falls within the boundary of an area of designated Protected Open Space in the Cambridge City Local Plan 2018, it does not fulfil any of the criteria to meet the definition of Open Space i.e. it is an area of low quality verge with grass and planting outside the fence of the adjacent University Rugby Club grounds – the main area of Open Space. It has neither Environmental Importance (low quality grass and scrub) nor Recreational Importance (it is an area of verge on private land) as defined in Appendix I of the Cambridge City Local Plan as it is spare unmanaged land.</p> <p>Whilst it is designated as Protected Open Space the above assessment has been discussed with the Principal Planning Policy Officer at the Greater Cambridge Shared Planning Service (3 August 2023) and they have confirmed that it does not need to be treated as Open Space for the purposes of this assessment.</p> <p>No Replacement Open Space land will therefore be provided for this land plot.</p>	<p>The land plot is not considered to be a 'public garden', or used for public recreation and does not form a disused burial ground.</p> <p>All of the land plot is noted as being within private ownership - signage at the access point from Grange Road and along the Rifle Range path notes that the land is for private use only. It is not considered that its primary function is for public recreation.</p> <p>The land is subject to a voluntary agreement for all rights required in the Order.</p> <p>No Exchange Open Space land will be sought</p>

4.8 LOCAL PLAN OPEN SPACE LAND TO BE LOST

Table 4-4 below summaries the areas of Local Plan Open Space land to be lost permanently as a result of the Scheme.

Table 4-4 – Local Plan Open Space land to be Lost

Site No.	Land Plot	Area of Local Plan Open Space Land
Existing Open Space Site 2: Land to the east of the M11 – Cambridge City Cambridge City Council	14-153	The area of Local Plan Open Space land lost will be approx. 480 sqm
	14-154 (Crown Land)	The area of Local Plan Open Space land lost will be approx. 524 sqm
	14-155a	The area of Local Plan Open Space land lost will be approx. 2967 sqm.
Existing Open Space Site 5: Land west of the University Rugby Club - University Rugby Club practice pitch Cambridge City Council	16-178	The area of Local Plan Open Space land lost will be approx. 1409 sqm.
Total Local Plan Open Space to be lost		5380 sqm

4.9 SPECIAL CATEGORY OPEN SPACE LAND TO BE LOST

Table 4-5 below summaries the areas of Special Category Open Space land to be lost permanently as a result of the Scheme.

Table 4-5 – Special Category Open Space land to be Lost

Site No.	Land Plot	Area of Local Plan Open Space Land
Site 2: Land to the east of the M11 – Cambridge City Cambridge City Council	14-153	The area of Local Plan Open Space land lost will be approx. 480 sqm
	14-154 (Crown Land)	The area of Local Plan Open Space land lost will be approx. 524 sqm
Total Special Category Open Space to be lost		1004 sqm

- 4.9.1. It should again be noted that all Special Category Open Space also falls within one or more of the policy definitions in Table 2-1 above and so is both Special Category Open Space land and Local Plan Open Space land.

5 PROVISION OF REPLACEMENT OPEN SPACE LAND

5.1 OPEN SPACE LAND TO BE LOST

- 5.1.1. Table 4-4 identified the areas of Local Plan Open Space to the east of the M11 (Existing Open Space Site no. 2 – land plots 14-153, 14-154, 14-155a) and the northern section of the University Rugby Practice Ground (Existing Open Space Site no. 5 - portion of land plot 16-178) that will be lost as a result of the permanent works proposed as part of the Scheme.
- 5.1.2. The Local Open Space land to be lost is all located within the administrative area of Cambridge City Council. In accordance with Policy 67 of the Cambridge Local Plan 2018, the loss of Local Plan Open Space will be required to be replaced by way of the provision of Replacement Open Space Land.
- 5.1.3. Table 4-5 also identifies that the loss of land plots 14-153 and 14-154, will also require Exchange Open Space land to be provided to satisfy the requirements of Section 19 of the 1891 Act. Therefore, a total area of 1004 sqm of Exchange Open Space land will need to be provided. It should again be noted that the Open Space land to be re-provided as part of the Scheme can serve as both Replacement Open Space land to mitigate the loss of Local Plan Open Space as well as Exchange Open Space land to mitigate the loss of Special Category Open Space land.
- 5.1.4. Therefore, to replace the total area of Open Space land to be lost permanently (both Local Plan and Special Category Open Space land), a site with a minimum of 5380 sqm must be identified. The requirements for this, the methodology to identify such land and its preferred location are set out below.

5.2 REQUIREMENT TO REPROVIDE LOCAL PLAN OPEN SPACE

- 5.2.1. All areas of Open Space to be lost as a result of the Scheme are noted to be located within the administrative area of Cambridge City Council.
- 5.2.2. Policy 67 of the Cambridge Local Plan 2018 requires Local Plan Open Space that is lost as a result of a scheme to be

‘replaced in terms of quality, quantity and access with an equal or better standard than that which is proposed to be lost; and

the re-provision is located within a short walk (400m) of the original site’.

5.3 METHODOLOGY USED TO IDENTIFY REPLACEMENT LOCAL PLAN OPEN SPACE LAND

ESTABLISHING THE BASELINE

- 5.3.1. The existing Open Space sites (Existing open Space Site's no 2 and no. 5 as set out in Table 4-2) are firstly assessed in line with the requirements of Item (a) of Policy 67 of the Cambridge Local Plan 2018 (e.g. the quantity of Open Space land to be lost, the quality of this land as Open Space and its accessibility).
- 5.3.2. To establish the quantity of Open Space land to be lost, the Works and Land Plans along with the Deemed Planning Drawings (document ref: CtoC-16-01 to 07) that accompany the Order were used to provide measurements with adjustments made to reflect where land would remain as Local Plan Open Space in the Scheme's permanent state.
- 5.3.3. To establish the quality of the Open Space land to be lost, the Cambridge City Council Open Spaces and Recreation Strategy 2011 includes a quality score for each are of identified Open Space. These scores have been used as the basis for the assessment of quality but where required have been updated to take account of changes to the baseline since the Cambridge City Council Open Spaces and Recreation Strategy 2011 was prepared in 2011 e.g. where land use, habitat or access arrangements have changed in the interim period between 2011 and 2024. The quality of existing Open Space sites have been assessed where required in Appendix D of this assessment
- 5.3.4. The accessibility of the sites was established through aerial imagery, desktop sources and through the site visit undertaken in January 2023.
- 5.3.5. This assessment is then used as the baseline against which to assess any areas of Potential Open Space land.

LONG LIST OF POTENTIAL REPLACEMENT LAND SITES

- 5.3.6. A long list of Potential Open Space sites was then identified using as a guide, Policy 67 of the Cambridge Local Plan 2018 which states that such sites should be '*within a short walk (400m) of the original site*'.
- 5.3.7. An initial sift of the long list of Potential Open Space sites was then undertaken with justification for any that were sifted out provided.

ASSESSMENT OF SHORT LIST OF SITES

- 5.3.8. The remaining short list of Potential Open Space sites were then subject to more detailed analysis with a preferred site for the Replacement open Space land chosen.

ENGAGEMENT AND CONSULTATION

- 5.3.9. Discussions with the relevant landowners were then undertaken by the project's Land Agents in terms of the proposed location and layout of the proposed Replacement Open Space land with further consultation with the Principal Planning Policy Officer at the Greater Cambridge Shared Planning Service undertaken to discuss the acceptability to the proposed quantum and location of the Replacement Open Space land.

5.4 ESTABLISHING THE BASELINE

EXISTING OPEN SPACE SITE NO. 2 - AREA TO THE EAST OF THE M11 (LAND PLOTS 14-153, 14-154 AND 14-155A)

- 5.4.1. The land plots (14-153, 14-154 and 14-155a) to be lost at Existing Open Space Site no. 2 as a result of the Scheme, form part of a designated City Wildlife Site in the Cambridge Local Plan 2018 and are identified as Natural and Semi-Natural Green Space in the Cambridge City Council Open Spaces and Recreation Strategy 2011⁴ (Identified as NAT 23 "M11 verge and scrub land east of M11). The Open Space typology is therefore considered to be Natural and Semi-Natural Green Space.
- 5.4.2. The Cambridge City Council Open Spaces and Recreation Strategy 2011 states that the existing Open Space site is in private ownership consisting of highway verge and scrubland located to the east of the M11.
- 5.4.3. Existing Open Space Site No. 2 was visited as part of the site survey in January 2023 (and revisited in May 2024). A set of site photos is provided in Appendix C.

Quantity of Local Open Space land to be lost

- 5.4.4. As noted in Table 4-4 the quantity of Local Plan Open Space to be lost permanently at Existing Open Space Site no.2 will be in total 3971 sqm (480+524+2967 sqm).

Quality of the existing Open Space

- 5.4.5. The Cambridge Open Space and Recreation Strategy 2011 assessed the quality of the NAT 23 Site (that mirrors the boundary of the designated Protected Open Space allocation in the Cambridge Local Plan) with a percentage quality score of 45.71%. The Strategy stated that the site was of 'Environmental Importance' but not of 'Recreational Importance'.
- 5.4.6. Noting the significant period of time that has lapsed since the Cambridge City Open Space and Recreation Strategy was prepared (2011) and the submission of the application for the Order, an updated assessment in terms of the quality of the existing Open Space at Site no. 2 has been undertaken (see Appendix D of this assessment) taking into account changes to the baseline environment in the interim period. Factors considered were the existing baseline environment established through a review of survey data compiled as part of the ES (document ref: CtoC-10-ES0-00), the site visits undertaken in January 2023 and May 2024 and the current importance of the site in terms of its Recreational or Environmental importance including the loss of a large area of mature scrub and tree planting (0.8ha approx.) from within the boundary of the Protected Open Space/City Wildlife Site designation circa 2013 for a car park (see Appendix E of this assessment).
- 5.4.7. The quality of existing Open Space site no. 2 has been assessed in Appendix D of this assessment, using the Assessment Criteria as set out in Appendix 3 of Cambridge City Councils Open Space and Recreation Strategy 2011 with a revised percentage score provided.

⁴ <https://www.cambridge.gov.uk/open-space-and-recreation-strategy>

- 5.4.8. The updated assessment of quality for Site no. 2 (Appendix D of this assessment) resulted in a reduced quality score of 35% especially noting the large areas of mature scrub and tree planting (0.8ha approx.) that were removed from within the boundary of the Protected Open Space/City Wildlife site designation in its south-east corner circa 2013 (see Appendix E of this assessment). The low level of management noted as part of the site visit, its location adjacent a major motorway with resulting noise and air quality pollution coupled the general low levels of use of the site resulted in some reduced quality scoring.

Accessibility of site

- 5.4.9. Existing Open Space Site no. 2 is publicly accessible via a bridleway (Cambridge Definitive Right of Way Map Ref: 39/30) that runs through the designations in a north-south direction providing access onto the A1303 to the north and the village of Coton to the west of the M11. The bridleway also connects to a designated footpath (Cambridge Definitive Right of Way Map Ref: 39/31) to the south that provides access along the southern edge of the Cambridge University area. The bridleway through the Protected Open Space and City Wildlife Site is unsurfaced with no defined boundary in terms of fencing at certain areas of the site. An unsurfaced path connects the site to the A1303 to the end of the bridleway. It was noted as part of the site survey undertaken in January 2023 that the bridleway and Footpath were used by pedestrians and cyclists as an access route but the level of use was low (albeit the site visit was undertaken over the course of an hour).
- 5.4.10. The site is within a short walk (500m approx.) of residential areas at Lansdown Road and the eastern end of Coton, is publicly accessible as noted above, provides a linkage to other areas of recreation (Coton Nature Reserve to the south and university ground to the east) and is used by pedestrians and cyclists for access between Coton, the university and Cambridge City. The site would not be seen to be easily accessible via public transport noting its location on the outskirts of the City.

SITE 5: LAND WEST OF THE UNIVERSITY RUGBY CLUB - UNIVERSITY RUGBY CLUB PRACTICE PITCH (LAND PLOT 16-178)

- 5.4.11. The entirety of the University Rugby Club Practice Pitch is designated Protected Open Space in the Cambridge Local Plan 2018 and is designated as an Outdoor Sports Facilities (SPO 54 - University Rugby Club Practice Ground) in the Open Space and Recreation Strategy 2011. The Open Space typology of Site no. 5 is therefore considered to be Outdoor Sports Facilities.
- 5.4.12. The existing Open Space site was visited as part of the site survey in January 2023 and revisited in May 2024. A set of site photos is provided in Appendix C.

Quantity of Local Open Space land to be lost

- 5.4.13. As noted in Table 4-4 the quantity of Local Plan Open Space to be lost permanently at Existing Open Space Site no.5 will be 1409 sqm.

Quality of the existing Open Space

- 5.4.14. The Cambridge Open Space and Recreation Strategy 2011 assessed the quality of the SPO 54 - University Rugby Club Practice Ground NAT 23 Site with a percentage quality score of 65%. The Strategy stated that the site was of 'Environmental Importance' and 'Recreational Importance.' It is considered that the quality of the site has not changed significantly since the Cambridge Open Space and Recreation Strategy 2011 was prepared as it remains a sports facility in private ownership – no further assessment of quality was therefore undertaken.

Accessibility of site

- 5.4.15. Existing open Space Site no. 5 is accessible via the Rifle Range Path that runs along its northern boundary. This provides access onto Grange Road (a public highway) at its eastern end. It is possible to reach the Cambridge West University area by following the Rifle Range Path to the west but the route is not surfaced and was noted to be impassible on the day of the site visit in January 2023 due to waterlogged areas.
- 5.4.16. The Rifle Range Path (and the University Rugby Practice Grounds) are noted to be in private ownership with signage at the eastern end of at its junction with Grange Road clearly stating this (see photos in Appendix C). As part of the site visit undertaken in January 2023 it was noted that some dog walkers used the path and it is clear that rugby club members use the route to access the practice grounds for training on an infrequent basis i.e. rugby training.
- 5.4.17. The site is within a short walk (500m approx.) of the residential suburbs of south-western Cambridge as well as the major student accommodation around the Cambridge University area. Grange Road provides access to bus services onto the City Centre and the site is well serviced by public transport.

5.5 LONG LIST OF POTENTIAL OPEN SPACE SITES

- 5.5.1. A long list of potential sites to provide Replacement Open Space land were then identified in line with the requirements of Policy 67 of the Cambridge Local Plan 2018 as follows:
 - **Quantity** – the total area of Replacement Open Space land required to be re-provided is 5380 sqm (see Table 4-4 above).
 - **Quality** – its noted that following a reassessment of the quality of Existing Open Space Site no. 2, noting the removal of large areas of tree planting and woodland shrub in 2013 (see Appendix E of this assessment) that the site was given a revised Quality Score of 35% The Cambridge Open Space and Recreation Strategy 2011 assessed the quality of the Existing Open Space Site no. 5 with a quality score of 65%. Any Replacement Open Space land should be comparable in terms of quality to these scores either in their existing form or through enhancements.
 - **Accessibility** – it was noted that Existing Open Space Site no. 2 benefits from good accessibility via the existing bridleway (39/30) that runs through it and is located close to a number of residential areas. Access via public transport is more constrained to this site. Existing Open Space Site no. 5 was noted to be located on private land with the access to it (Rifle Range Path) also being in private ownership. Noting its location on the urban edge of Cambridge City the site was noted to be in easy walking distance or travel via public transport. Any Replacement Open Space land should be comparable in terms of access in their existing form or through enhancements.
- 5.5.2. The initial search area was therefore based on the above requirements to provide a similar or larger quantity of Replacement Open Space land 'within a short walk (400m) of the original site' as described by Policy 67 of the Cambridge Local Plan 2018.
- 5.5.3. However, noting that the loss of Local Plan Open Space land is spread across two separate sites (Existing Open Space Sites no. 2 and no. 5), located some 2km approx. from each other, further discussions were undertaken with the Principal Planning Policy Officer at the Greater Cambridge

Shared Planning Service in terms of their preference for the location and form of the Replacement Open Space.

5.5.4. It is noted that the supporting text of Policy 67 of the Cambridge Local Plan 2018 states that:

'Replacement sites/facilities should be no more than a short walk (400m) from the site that is to be replaced unless it can be proved that a more accessible area of Open Space can be provided. Replacement sites/facilities should not increase any identified deficiencies in Open Space in the ward where the original site is located'.

5.5.5. The acceptability of providing a single area of Replacement Open Space land versus two separate areas of such Replacement Open Space (to replace Local Plan Open Space land lost at Existing Open Space Sites no. 2 and no 5 separately) was discussed with the Greater Cambridge Shared Planning Service. It was agreed that it would be more beneficial to provide a single area of Replacement Open Space land closer to the Existing Open Space Site no. 2 noting:

- the larger quantum of undeveloped land on either side of the M11 close to Existing Open Space site no. 2;
- the availability of this land;
- the proximity of this land to the residential areas to the north, the town of Coton to the west and the major development area to the east (the West Cambridge development);
- the greater levels of accessibility provided by the existing bridleway (39/30) running through Existing open Space Site No. 2 versus the limited public access to the land that surrounds Existing Open Space Site no. 5 noting the site and access to it are in private ownership (both sites would be accessible via the accompanying Emergency Maintenance & Access Track in the Scheme's permanent state);
- both sites were noted to be located within the Cambridge ward of Newham and so it is considered that the re-provision as part of a single site would not *'increase any identified deficiencies in Open Space in the ward'* in line with the supporting text of Policy 67 of the Cambridge Local Plan;
- the reprovision of Local Plan Open Space land close to Existing Open Space Site no. 2 provides better linkages with the wider ecological network, notably the City Wildlife site (NAT 23) to the east of the M11 and the Coton Countryside Reserve to the south in line with the supporting text of Policy 67 of the Cambridge Local Plan.

5.5.6. Potential sites capable of providing of at least 5380 sqm of Replacement Open Space land within a short walk (approx.400m) of Site no. 2 were therefore considered further.

5.5.7. A long list of nine potential sites were identified within approx. 400m walking distances from Existing Open Site no. 2 as set out in Table 5-1 below. A map of the long list of sites is provided in Appendix F of this assessment.

Table 5-1 – Long List of Potential Open Space Sites

Site ID. & distance	Description
A – 400m	Potential Open Space Site A sits directly in the corner of land to the west of the M11 and north of Madingley Road/A1303. The site lies within the designated Cambridge Green belt and is agricultural land.
B – 200m	Potential Open Space Site B is spread across two sites located between to the M11 and its slip roads off Madingley Road. The sites have poor quality access opportunities noting they are surrounded by highways on all sides. They are constrained in size by the wooded areas to the east and west. The sites are located within the designated Cambridge Green Belt.
C – 350m	Potential Open Space Site C is located to the west of the M11 and south of Rectory Farm and is understood to be in the ownership of Rectory Farm. Rectory Farm currently functions as a Country House hotel. The site is also located within the designated Cambridge Green Belt.
D – 160m	Potential Open Space Site D is located to the west of the M11 and to the south of Potential Open Space Site 3 with bridleway (55/5) running along its southern boundary. The Coton Countryside Reserve is located to the south on the southern side of bridleway 55/5. The site is not currently publicly accessible and is understood to be within the ownership of Rectory Farm. The site is also located within the designated Cambridge Green Belt.
E - 300m	Potential Open Space Site E is located directly south of bridleway 55/5 to the west of the M11. The site is located within Coton Countryside Reserve, which is owned and maintained by Cambridge, Past, Present and Future. The site is accessible via public pathways and is currently a mixture of wooded and arable land. The site is also located within the designated Cambridge Green Belt.
F – 250m	Potential Open Space Site F sits directly to the east of the M11 and approximately 350m south-west of the West Cambridge Data Centre. The site is not allocated within the Cambridge Local Plan 2018. An area of the site is noted to fall within the Coton Countryside Reserve. The site can be accessed by Footpath 55/9.
G- 150m	Potential Open Space Site G is located south of bridleway (39/112) on the eastern side of the M11. The southern section of the site is located within Coton Countryside Reserve, which is owned and maintained by Cambridge, Past, Present and Future. The site is accessible via public footpaths and bridleways and is currently a mixture of wooded and arable land. The site is also located within the designated Cambridge Green Belt with an element being located with the M13 Proposal Site.
H – 150m	Potential Open Space Site H is located directly to the south of Footpath 39/31, approximately 300m to the southeast of the University of Cambridge Sports Centre and Gym. The site is currently arable land and can be accessed from Footpath 39/31. The site is also located within the designated Cambridge Green Belt.
I – 250m	Potential Open Space Site I is located directly to the east of the M11 with Madingley Road/A1303 running along its southern boundary. The site is located within the Cambridge Green Belt as well as being designated as part of the North West Cambridge Area Action Plan. Planning application reference 13/0279/FUL which granted the temporary use of land to provide an access road for ten years from 2013 has recently expired. The site is also located within the designated Cambridge Green Belt.

- 5.5.8. An initial sift of the long list of sites was then undertaken, with justification for any that were sifted out provided below.

POTENTIAL OPEN SPACE SITES NOT CONSIDERED FURTHER

Potential Open Space site B

- 5.5.9. Potential Open Space Site B (this consists of two separate areas of land either side of the M11) has not been taken forward as it is considered both sites location surrounded by highways on all sides would make safe access for pedestrians and equestrian users difficult. Both sites would not be accessible via the accompanying Emergency Maintenance & Access Track in the Scheme's permanent state without significant additional land take. The sites are not considered in their current form to have any Environmental nor Recreational Importance in line with the criteria set out in Appendix I of the Cambridge Local Plan 2018 with the areas of land being left as scrub as part of the construction of the M11 and its slip roads off the A1303.

Potential Open Space sites E and G

- 5.5.10. Potential Open Space Sites E and G have not been taken forward as all or a portion of the sites are already considered to meet the criteria as Local Plan Open Space - Both sites are also considered to have Environmental and Recreational importance in line with the criteria set out in Appendix I of the Cambridge Local Plan 2018. A proposal to use them as Replacement Open Space land would result in a loss of Local Plan Open Space within the Newham Ward of Cambridge City and the wider Cambridge area, as no new Open Space land would be created.

Potential Open Space sites F and H

- 5.5.11. Potential Replacement Open Sites F and H have not been taken forward as they are currently arable agricultural land that is considered unsuitable for either Environmental or Recreational uses and would result in impacts on the existing freehold/tenant farms with the potential for the loss of Best Most Versatile agricultural land.

Potential Open Space site I

- 5.5.12. Potential Open Space Site I is allocated within the North West Cambridge Area Action Plan adopted in 2009.
- 5.5.13. The Area Action Plan for North West Cambridge identifies land to be released from the Cambridge Green Belt, to contribute towards meeting the development needs of Cambridge University.
- 5.5.14. The site would not be accessible via the accompanying Emergency Maintenance & Access Track in the Schemes permanent state without significant additional land take.
- 5.5.15. The adopted policy map shows all areas of land that abut the M11 along its eastern boundary to be preserved as Green Belt and Open Space. Potential Open Space Site I has not been taken forward as it is already, or will function as, informal Open Space with any proposal to use it as replacement land resulting in a loss in the overall quantity of Open Space land within the Cambridge area as no new Open Space would be provided.

5.6 ASSESSMENT OF POTENTIAL OPEN SPACE SITES

5.6.1. Potential Open Space sites A, C and D are therefore considered to have potential to be suitable as Replacement Open Space land. Each Potential Open Space site was therefore assessed in terms of their suitability as Replacement Open Space land in line with the requirements of Policy 67 of the Cambridge Local Plan 2018 e.g.:

- Quantity – the total area of Replacement Open Space land required to be re-provided must be 5380 sqm or more;
- Quality – Any Replacement Open Space land should be comparable in terms of quality to Local Plan Open Space land to be lost either in their existing form or through enhancements;
- Accessibility – Any Replacement Open Space land should be comparable in terms of access in their existing form or through enhancements.

QUANTITY

5.6.2. All three Potential Open Space sites are capable of providing at least 5380 sqm of Replacement Open Space land and so this is not considered as a differentiator in terms of a preferred location.

QUALITY

5.6.3. Both Existing Open Space site's no. 2 and no. 5 were assessed in terms of their quality in Cambridge City Council's Open Space and Recreation Strategy 2011, scoring 45.71% and 65% respectively. The updated assessment of quality for Existing Open Space Site no. 2 (Appendix D of this assessment) resulted in a reduced quality score of 35% (see Appendix E of this assessment).

5.6.4. To ensure consistency the quality of the Potential Open Space sites A, C and D were assessed in line with the Quality Assessment Criteria as set out in Appendix 3 of Cambridge City Council's Open Space and Recreation Strategy 2011 – see Appendix G of this assessment.

Potential Open Space site A

5.6.5. Based on the assessment as set out in Appendix G of this assessment, Potential Open Space site A scored the least in terms of quality with a score of 25%. This is noted as being significantly below that of the Existing Open Space sites and the highest scoring Potential Open Space C (see section 5.7.8 below).

5.6.6. The site was also not considered to be of Environmental or Recreational Importance in line with the criteria set out in Appendix I of the Cambridge Local Plan 2018.

Potential Open Space site C

5.6.7. Based on the assessment as set out in Appendix G of this assessment, Potential Open Space site C had a quality score of 31% - this site scored better than Potential Open Space site A and Potential Open Space site D (see section 5.7.10 below).

5.6.8. The site does have some limited Environmental Importance noting the habitats currently existing on the site (grassland, wooded areas and low level planting) as well as some limited Recreational Importance noting its association/proximity to the Rectory Farm Hotel, forming part of its grounds.

Potential Open Space site D

5.6.9. Based on the assessment as set out in Appendix G of this assessment, Potential Open Space site D achieved a quality score of 27%. This is noted as being significantly below that of the existing Open

Space sites and scored less than Potential Open Space site C but higher than Potential Open Space site A

- 5.6.10. The site was also not considered to be of Recreational Importance in line with the criteria set out in Appendix I of the Cambridge Local Plan 2018 but was considered to have some Environmental Importance noting the areas of woodland within the site.

Conclusion on Quality

- 5.6.11. All three of the Potential Open Space sites did not score as high in terms of quality when compared to the existing Open Space sites. However it was noted that Potential Open Space sites C and D scored higher than Potential Open Space site A.
- 5.6.12. As a result the Potential Open Space site that is chosen would require enhancements in terms of quality in order to be considered comparable to the existing Open Space land to be lost as a result of the Scheme.

ACCESSIBILITY

Potential Open Space site A

- 5.6.13. The site's location, separated from the existing Order limits and the route by over 400m approx., with limited potential to create linkages to existing Public Rights of Way or informal footpaths would be considered to result in a secluded area of Replacement Open Space land resulting in low levels of use.
- 5.6.14. The site would not be accessible via the accompanying Emergency Maintenance & Access Track in the Scheme's permanent state without significant additional land take.
- 5.6.15. The site would also not provide for recreational pedestrian/equestrian routes as it would not easily link the existing areas of Coton and areas further to the west into Cambridge City as the Existing Open Space Sites do.

Potential Open Space site C

- 5.6.16. The site's location, close to the proposed route and the accompanying Emergency Maintenance & Access Track will allow for pedestrian, cycle and equestrian uses to easily access existing Public Rights of Way or informal footpaths and the wider highways network resulting in enhanced linkages in terms of access to and through this area.

Potential Open Space site D

- 5.6.17. The site's location close to bridleway that runs along the southern boundary of the site would allow for pedestrian, cycle and equestrian uses to easily access the wider highways network resulting in enhanced linkages in terms of access to and through this area.

Conclusion on Accessibility

- 5.6.18. Potential Open Space site C's location, close to the proposed route and the accompanying Emergency Maintenance & Access Track will allow for pedestrian, cycle and equestrian uses to easily access existing Public Rights of Way or informal footpaths and the wider highways network resulting in enhanced linkages in terms of access to and through this area. It is considered that Potential Open Space site's A and D would not be accessible via the accompanying Emergency Maintenance & Access Track in the Scheme's permanent state without significant additional land take.

5.7 CONCLUSION

- 5.7.1. In relation to the assessment of Potential Open Space sites that:
- Quantity – all three Potential Open Space sites can provide 5380 sqm or more of Replacement Open Space land;
 - Quality – All three of the Potential Open Space sites did not score as high in terms of quality when compared to existing Open Space sites. However, it was noted that Potential Open Space sites C and D scored higher than Potential Open Space site no. A. It was considered that whichever site was the preferred site for Replacement Open Space, it would require enhancements in terms of quality.
 - Accessibility – Potential Open Space site C was seen as preferable in terms of access noting the opportunity to access the site based on the alignment of the busway and the Emergency Maintenance & Access Track.
- 5.7.2. All three Potential Open Space sites are capable of providing at least 5380 sqm of Replacement Open Space land and so this is not considered as a differentiator in terms of a preferred location.
- 5.7.3. On balance it was considered that Potential Open Space site A was not a preferable location for Replacement Open Space as it scored the least in terms of quality and was considered less preferable in terms of access and so was discounted from further assessment.
- 5.7.4. Potential Open Space sites C and D were therefore taken forward to be discussed with the relevant landowner in terms of the acceptability of using the site as Local Plan Open Space– both are in the ownership of the owners of Rectory Farm.

5.8 THE PREFERRED OPTION

CONSULTATION WITH LANDOWNERS

- 5.8.1. In discussing the two remaining Potential Open Space sites (C and D) in the summer of 2023, with the relevant landowner, their preference was for the Potential Open Space site C as they wanted to retain ownership and restrict access for the public to the wooded area in Potential Open Space site D.
- 5.8.2. A proposed preliminary layout of the Replacement Open Space at Potential Open Space site C was then provided to the landowner with comments on access, boundary treatment and layout invited.

FURTHER CONSULTATION WITH GREATER CAMBRIDGESHIRE SHARED PLANNING SERVICE

- 5.8.3. The Greater Cambridgeshire Shared Planning Service in discussions in August 2023 also confirmed a preference for Potential Open Space site C noting the greater opportunities for public access that would be created once the Scheme was operational noting the access provided directly from the Emergency and Maintenance Access Track that would run along the northern boundary of Potential Open Space site C.

ENHANCEMENTS TO THE POTENTIAL OPEN SPACE LAND

- 5.8.4. It is therefore proposed that the Replacement Open Space is provided at Potential Open Space Site C.

- 5.8.5. The proposed Replacement Open Space land would be developed to the south of the western embankment for the proposed M11 Overbridge. At this location a detention pond is proposed as part of the drainage scheme for the Scheme.
- 5.8.6. The Applicant's proposals to meet the relevant requirements in terms of Policy 67 of the Cambridge Local Plan 2018 in terms of this Replacement Open Space are set out in line with the criteria of the policy under the following headings.

Quantity of Replacement Open Space to be provided

- 5.8.7. The total area of Replacement Open Space land required to be re-provided is 5380 sqm (see Table 4-4 above).

Quality of Replacement Open Space to be provided

- 5.8.8. To mitigate for the reduced quality score of Potential Open Space Site C (as it exists currently) when compared to the Existing Open Space site no. 2 (east of the M11) and the rugby practice grounds (Existing Open Space Site no. 5), it is proposed to undertake environmental enhancements as part of the Replacement Open Space land at this location.
- 5.8.9. These would be provided around and within the proposed detention pond at this location including habitat creation such as ecological balancing ponds, species/meadow rich grassland and tree planting throughout the space (final details of the layout and habitat to be created would be for approval by the local planning authority via planning condition).
- 5.8.10. Areas of informal seating and wayfinding features would be provided to enhance the recreational use of this area with access around the detention pond provided by means of an access track that would link to the Emergency and Maintenance Access Track (final details of surfacing to be agreed via planning condition).

Accessibility of Replacement Open Space to be provided

- 5.8.11. Access to the Replacement Open Space land would be provided by a new bridleway, which would run along the Emergency and Maintenance Access Track adjoining the busway on the western side of the M11. This would provide good public access for all users to the Replacement Open Space from each side of the M11.
- 5.8.12. Internally within the site, the bridleway would extend around the western end of the detention pond and along its southern boundary.

CONCLUSION ON PREFERRED OPTION

- 5.8.13. Replacement Open Space is provided at Potential Open Space site C. The proposed layout for the Replacement Open Space is shown on Proposed Site Layout drawing (sheet no. 14 of 17) and on the Indicative Landscape Mitigation plans that accompany the ES (document ref: CtoC-10-ES0-00).
- 5.8.14. A more detailed indicative layout for the Replacement Open Space is shown in Appendix H of this assessment.
- 5.8.15. The Replacement Open Space would be managed and maintained by Cambridgeshire County Council.

5.9 TIMING OF PROVISION OF REPLACEMENT OPEN SPACE LAND

- 5.9.1. Policy 67 of the Cambridge Local Plan 2018 states that:

"Where replacement Open Space is to be provided in an alternative location, the replacement site/facility must be fully available for use before the area of Open Space to be lost can be redeveloped".

- 5.9.2. Further consultation has been undertaken with the Greater Cambridge Shared Planning Service in relation to this requirement noting the proximity of the area of Replacement Open Space to the construction works required for the M11 overbridge to the north. This would introduce constraints in terms of health and safety for both construction workers and the general public at certain periods of the construction phase of the Scheme.
- 5.9.3. The Applicant has discussed the issues around access during construction and the health and safety implications with the Principal Planning Officer at the Greater Cambridge Shared Planning Service.
- 5.9.4. A draft planning condition has been included with the Request for Deemed Planning Permission (document ref: CtoC-14-00) and has been agreed with Greater Cambridge Shared Planning Service to ensure that the Replacement Open Space is fully available to the public on the opening of the Scheme as follows:

Draft Condition 27 - Provision of Replacement/Exchange Open Space Land

Prior to the guided busway first being brought into public use, an area of replacement open space land will be dedicated as public open space and be made fully available to the public at a location west of the M11 at Rectory Farm and south of the proposed M11 Overbridge.

The final layout of the replacement open space, along with any hard and soft landscaping details will be subject to the approval of the local planning authority via Condition 17 with the maintenance and management of the replacement open space land carried out in line with the Soft Landscape Maintenance and Management Plan as approved via Condition 24.

Reason: To protect public access to open space in line with Policy 67 of the Cambridge Local Plan 2018 and to satisfy the requirements of Section 19 of the Acquisition of Land Act 1981.

6 PROVISION OF EXCHANGE OPEN SPACE LAND

- 6.1.1. Where Open Space land is being compulsorily acquired (Special Category Open Space land), Section 19 (1) (a) of the 1981 Act states that the order shall be subject to special parliamentary procedure unless the Secretary of State is satisfied:
- ‘that there has been or will be given in exchange for such land, other land, not being less in area and being equally advantageous to the persons, if any, entitled to rights of common or other rights, and to the public, and that the land given in exchange has been or will be vested in the persons in whom the land purchased was vested, and subject to the like rights, trusts and incidents as attach to the land purchased’.*
- 6.1.2. It is evident that to be considered suitable mitigation for the loss of Local Plan Open Space land as assessed in Section 5 above, the Replacement Open Space land must be of an equal quality, be the same in area and be similar or better in terms of accessibility as well as being within a short walk (suggested 400m) of the original Local Open Space land lost.
- 6.1.3. Similarly, the reprovision of Open Space land in accordance with Section 19 (1) (a) of the 1981 Act, also requires that the Exchange Open Space land be the same in broad area and be similar or better in terms of accessibility and quality (inferred from being ‘*equally advantageous*’).
- 6.1.4. Therefore, for the purposes of this assessment any identified Replacement Open Space land in Section 5 above can satisfy both the requirements of Policy 67 of the Cambridge Local Plan 2018 and Section 19 (1) (a) of the 1981 Act.
- 6.1.5. The principal landowner for Existing Open Space Site no. 2 (east of the M11) and Existing open Space Site no. 5 (the university rugby practice pitch) is the University of Cambridge. As compulsory powers are not sought over the University's land, no exchange open space is proposed.
- 6.1.6. In addition, two strips of land to the east of the M11 are held by:
- F.W. Deptford (Over) Ltd – land plot 14-153 (480 sqm of Exchange Open Space land is required); and
 - SoS for Transport – land plot 14-154 (525 sqm of Exchange Open Space land is required).
- 6.1.7. Exchange Open Space land is proposed in respect of both plots (namely 14-144b and 14-144c), located within the proposed Replacement Open Space (Potential Open Space Site 3) to satisfy the requirement of Section 19 (1) (a) of the 1981 Act.
- 6.1.8. An indicative layout for the Exchange Open Space land at Potential Open Space site no. C is shown in Appendix H of this assessment. Two distinctly separate pieces of land have been accounted for within the western portion of the site with access to both sites possible via the proposed new bridleway.
- 6.1.9. The reprovision of Exchange Open Space land is as per the provisions of S19 of the 1981 Act.
- 6.1.10. Exchange Open Space land will be offered to the owner of the land plot 14-153 in exchange for the land to be acquired compulsorily.
- 6.1.11. The freehold owner of land plot 14-154 is the Secretary of State for Transport and therefore this plot is Crown land. The relevant Crown body is the Department for Transport. Compulsory powers to acquire interests other than those held by the Crown are however sought as such powers are

required to extinguish any adverse rights held by parties other than the Crown, subject to Crown Consent.

- 6.1.12. Exchange Open Space land will be offered to the owner of the land plot 14-154 in exchange for the land to be acquired compulsorily.
- 6.1.13. In respect of maintenance and management of the proposed Exchange Open Space land, it is anticipated that this would be managed and maintained either by the existing Open Space owners noted above or Cambridgeshire County Council if agreed with the existing Open Space owners.

7 OTHER MITIGATION

- 7.1.1. It is considered that beyond the Open Space land to be directly lost as a result of the Scheme, that consideration should be given to temporary and permanent impacts on areas of existing Open Space land beyond the land plots assessed in Section 4 above.

7.2 TEMPORARY MITIGATION AND RESIDUAL EFFECTS

- 7.2.1. Temporary mitigation measures will be implemented to minimise the adverse effects on these areas of Open Space land as far as reasonably possible during the construction phase.
- 7.2.2. These measures have been grouped in line with the criteria set out in Appendix I of the Cambridge Local Plan 2018 i.e. Environmental and Recreational Importance.

ENVIRONMENTAL IMPORTANCE

- 7.2.3. The following measures are proposed and are also included in the draft Code of Construction Practice (CoCP) (Document ref: CtoC-26-00):
- Screening of construction activities through hoarding etc. to minimise disruption to remaining areas of Open Space land outside of Order Limits;
 - Preparation of ecology site management plans and protected species licences to include the information above (where appropriate) for:
 - terrestrial habitats; wetland habitats; and
 - other protected and/or notable species as appropriate (e.g. badgers, birds, freshwater fish - including migratory species and their migration patterns, water vole, white-clawed crayfish, common reptiles, invertebrates, and Schedule 9 (Wildlife and Countryside Act 1981, as amended) invasive species, such as Japanese knotweed).
 - Management measures for potential ecological impacts include measures relating to:
 - Lighting;
 - Control of dust;
 - Protection of retained habitat, including trees;
 - Control of noise and vibration; and
 - Control of water quality and flow
 - Where vegetation removal is proposed, replacement planting or measures to enable re-growth will be implemented, as set out on the Indicative Landscape Drawings submitted with the request for deemed planning.
 - Further details (including planting plans) will be included within the landscape design to be submitted to the local planning authority for approval to discharge the relevant planning condition.
- 7.2.4. The requirements of the draft CoCP (Document ref: CtoC-26-00) would apply to the whole of the Scheme. The requirements would be supplemented by a Local Environmental Management Plan (LEMP) that would be approved by the relevant local authority area, secured through a planning condition as included within the Request for Deemed Planning Permission (document ref: CtoC-14-00).

- 7.2.5. The LEMP would include a number of measures by topic that are specific to the local authority area, as set out in Section 4 onwards of the draft CoCP (Document ref: CtoC-26-00). The LEMP would build on the general environmental requirements given below and would set out how the Scheme would adapt and deliver the required environmental and community protection measures.
- 7.2.6. The Principal Contractor would engage with the local communities, local authorities and other stakeholders in order to develop the LEMP.
- 7.2.7. The LEMP would address specific environmentally sensitive worksites, focusing on mitigation, compensation and monitoring requirements, with opportunities for enhancement in relation to identified environmental topics.

RECREATIONAL IMPORTANCE

- 7.2.8. Retention of access to all land plots would be maintained where reasonably practicable to do so, taking account of safety issues in terms of potential conflict between users and construction works.
- 7.2.9. Notably in relation to the areas of impacted Open Space a diversion of bridleway (39/30) is provided for in the Order (Part 3) to maintain public access for the public through at existing Open Space site no. 2.
- 7.2.10. At Existing Open Space site, no 5, arrangements to provide access to the university rugby practice pitch form part of ongoing discussions with the landowner noting the requirement for rugby practice to continue during the construction stage of the Scheme. These discussions were not finalised at the time of the submission of the Cambourne to Cambridge Order.

RESIDUAL TEMPORARY EFFECTS

- 7.2.11. Considering the mitigation set out in the draft CoCP (Document ref: CtoC-26-00); and to be developed as part of the LEMP, Technical Reports 4 (Community), 5 (Ecology) and 8 (landscape and Visual) of the accompanying ES (document refs: CtoC-11-TRO4-00, CtoC-11-TRO5-00 and CtoC-11-TRO8-00), considered that no significant adverse effects would arise in relation to each of these environmental factors during the construction phase. Any effects will be temporary in nature and so it is considered that any harm to the areas of Open Space land along the route as required to be assessed in Policy 67 of the Cambridge City Local Plan 2018 will be temporary in nature and not significant.

7.3 PERMANENT MITIGATION AND EFFECTS

- 7.3.1. It is notable that whilst Local Plan Open Space will be lost at existing Open Space Site's no. 2, the wider site will remain as a designated City Wildlife Site in line with its existing typology as Open Space and will be useable as an area of Open Space with the diversion of the existing bridleway (39/30) providing access to the north and south of the proposed M11 overbridge.
- 7.3.2. Similarly, whilst Local Plan Open Space will be lost at existing Open Space site no. 5 (the University Rugby Practice Grounds), this will not impact the active playing pitch (minimum pitch size for rugby is approx. 7000 sqm with the overall University Rugby Practice Grounds being approx. 12,000 sqm). The wider site will remain as a rugby practice pitch in line with its existing typology as Open Space.
- 7.3.3. Mitigation measures will be implemented to minimise the effects on the Open Space land beyond the two above areas and the land plots assessed in Section 4 above impacted during the operational phase of the Scheme.

7.3.4. Replacement planting or measures to enable re-growth will be undertaken in line with the indicative Landscape Mitigation Plans (document ref: CtoC-11-TR08-00), with further details (including planting plans) included within the landscape design to be submitted to the local planning authority for approval to discharge the relevant deemed planning conditions. Replacement planting and habitat is proposed at the following locations:

- Native woodland planting is proposed to the north and south of the proposed M11 overbridge embankments, with wildflower grassing on the embankments and further individual tree planting also proposed to provide screening for the embankment works (Landscape Mitigation Plans Sheet 14 of 17);
- Land Plot 16-144 (Top Pitch) – enhanced vegetation with wildflower grassing would be provided to replace the removed boundary vegetation along the southern boundary of the Top Pitch (Landscape Mitigation Plans Sheet 17 of 17);
- Land Plot 16-155 (Rugby Practice Pitch) – the existing fence would be replaced at this location with wildflower grassing provided (Landscape Mitigation Plans Sheet 17 of 17); and
- Land Plot 17-182 (Entrance off Grange Road Rugby) – Individual tree planting is proposed at this location to replace areas of planting removed (Landscape Mitigation Plans Sheet 17 of 17).

8 CONCLUSIONS

- 8.1.1. The Scheme would result in the permanent loss of 5380 sqm of Local Plan Open Space across two locations within the administrative area of Cambridge City Council – one to east of the M11 at the existing City Wildlife Site (Existing Open Space site no. 2) and an area of the University Rugby Practice Pitch near Grange Road (Existing Open Space site no. 5).
- 8.1.2. As compensation for this 5380 sqm of Replacement Open Space would be provided in line with the requirements of Policy 67 of the Cambridge Local Plan 2018. The acceptability of providing a single area of Replacement Open Space land versus two separate areas of was discussed with the Greater Cambridge Shared Planning Service. It was agreed that it would be more beneficial to provide a single area of Replacement Open Space land closer to Existing Open Space site no. 2 noting the larger quantum and availability of undeveloped land on either side of the M11, the proximity to major areas of development and the greater level of accessibility for the public at this location.
- 8.1.3. Both Existing Open Space sites impacted were noted to be located within the Cambridge ward of Newham and so it is considered that the re-provision as part of a single site would not ‘increase any identified deficiencies in Open Space in the ward’ in line with the supporting text of Policy 67 of the Cambridge Local Plan. The re-provision of Local Plan Open Space land close to Existing Open Space Site no. 2 also provides better linkages with the wider ecological network, notably the City Wildlife site (NAT 23) to the east of the M11 and the Coton Countryside Reserve to the south in line with the supporting text of Policy 67 of the Cambridge Local Plan.
- 8.1.4. To mitigate for the reduced quality of the proposed site for re-provision (Potential Open Space Site C) in its current form when compared to the Existing Open Space sites, extensive environmental enhancements will be provided around and within the Replacement Open Space site. This would include the creation of a bridleway, informal seating areas, habitat creation and tree planting throughout the space. With these enhancements, the Replacement Open Space land would be considered of better quality when compared to existing Open Space sites.
- 8.1.5. Specific areas within the proposed Replacement Open Space have also been identified as Exchange Open Space land to satisfy the requirement of Section 19 (1) (a) of the 1981 Act. Appendix A of this assessment includes a draft of the application to the Secretary of State for a certificate under S19 of the 1981 Act that the Order is not required to be subject to Special Parliamentary Procedure, because of the provision of suitable land to be provided in exchange for the Special Category Open Space land to be acquired compulsorily. The land given in exchange would be equally advantageous to the public to the land purchased.
- 8.1.6. Consideration has been given to Open Space land beyond that to be directly lost as a result of the Scheme, with consideration given to both temporary and permanent impacts with proportionate mitigation set out in the ES (document ref: CtoC-10-ES0-00) that will be secured through planning conditions.

Appendix A

OPEN SPACE LAND CERTIFICATE REQUEST



12 November 2024

National Planning Casework Unit
Ministry of Housing, Communities and Local Government
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By email only

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Our ref:
KJG1/RG1/470360.1
Your ref:

Dear National Planning Casework Unit

**Transport and Works Act 1992
Proposed Cambourne to Cambridge Order
Application for a certificate under section 19(1)(a) of the Acquisition of Land Act 1981**

1. Introduction

- 1.1 Cambridgeshire County Council (**CCC**) has applied to the Secretary of State for Transport for the proposed Cambourne to Cambridge Order (the **Order**), pursuant to the Transport and Works Act 1992. The application documents submitted to the Department for Transport, relevant to this letter, are provided as appendices 1-10 to this letter.
- 1.2 The purpose of the Order is to provide CCC with powers to authorise the works and the purchase of land to allow the implementation of a guided busway of approximately 13.6 kilometres in length commencing at Broadway, Cambourne and terminating at Grange Road, Cambridge (the **CtoC Scheme**). The draft Order (Appendix 1 to this letter) includes provision for the compulsory acquisition of land for the proposed works and for ancillary purposes in connection with the CtoC Scheme.
- 1.3 The Order land includes:
 - 1.3.1 land at plot 14-153 described in the Book of Reference as "480 square metres access track carrying public bridleway and verges (39/30) (east of M11)" (**Plot 14-153**). The plot is owned by FW Deptford (Over) Limited. It is unregistered land; and
 - 1.3.2 plot 14-154, described in the Book of Reference as "525 square metres Woodland (east of M11)" (**Plot 14-154**). The Plot is unregistered land but presumed to belong to the Secretary of State for Transport (and therefore Crown Land).
- 1.4 Both plots are considered to be open space for the purposes of S19 of the Acquisition of Land Act 1981 (**ALA 1981**), on the basis that the plots are publicly accessible from an adjoining bridleway and may be used for the purposes of public recreation.
- 1.5 Sections 5.7 and 6 of the Open Space Assessment enclosed with this letter (the Assessment being Appendix 10 to this document) provides an assessment of open space for the purposes of Acquisition of Land Act 1981.

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- 1.6 For the reasons set out in that document, CCC considers that the land comprised in Plot 14-153 and Plot 14-154 may be regarded as open space for the purposes of the ALA 1981.
- 1.7 Consequently, CCC hereby applies to the Secretary of State for a certificate under section 19(1)(a) of the ALA 1981, on the basis that the Order need not be subject to special parliamentary procedure, because replacement land is being provided in exchange for the open space land that is proposed to be subject to powers of compulsory acquisition.
- 1.8 As provided in Appendix 1, it is proposed that land at plot 14-144b and 14-144c, described in the Book of Reference as 'Agricultural Land (Rectory Farm)', will be offered in exchange for Plots 14-153 and Plot 14-154 respectively (the **Exchange Land**). The Order will also authorise the compulsory acquisition of the Exchange Land. The Exchange Land is not subject to rights of common nor used by the public for recreation.
- 1.9 Exchange Land is provided for in article 36 of the draft Order.
- 1.10 Additional open space that would otherwise fall within the provisions of S19 of the Acquisition of land Act is included in the Order limits but is excluded from powers of compulsory acquisition – see Article 23(3) of, and Schedule 6 to, the draft Order.
- 1.11 The following documents are enclosed as appendices to this letter:

Appendix No.	Document	Order Application doc ref:
1.	Draft Order	CtoC-02-00
2.	Explanatory Memorandum	CtoC-03-00
3.	Book of Reference (extracts relevant to sheet 14)	CtoC-13-00
4.	Works and Land Plans (Sheet 14)	CtoC-12-D01
5.	Longitudinal Sections (Sheet 14)	CtoC-12-D02
6.	Special Category Land Plan	CtoC-12-D03
7.	Crown Land Plan (Sheet 14)	CtoC-12-D04
8.	Rights of Way Plans (Sheet 14)	CtoC-12-D05
9.	Engineering Drawing – M11 bridge	CtoC-12-D06
10.	Open Space Assessment	CtoC-19-00

Due to the size of the Order and as Plot 14-153 and Plot 14-154 and the Exchange Land are all located on the same sheet, we have provided only relevant extracts of the various plans referred to above.

- 1.9 Similarly, we have provided only the relevant extracts from the Book of Reference that refer to Plot 14-153, Plot 14-154 and the Exchange Land.

2. Statutory Framework

- 2.1 As noted above, the land comprised in Plot 14-153 and Plot 14-154 may be open space for the purposes of the ALA 1981. Therefore, the compulsory acquisition of Plot 14-153 and powers to secure non-crown interests in 14-154 may be subject to special parliamentary procedure in

accordance with the Statutory Orders (Special Procedure) Acts of 1945 and 1965 unless the Secretary of State issues a certificate pursuant to section 19 of the ALA 1981.

2.2 Section 19(1) of the ALA 1981 states:

- (1) *In so far as a compulsory purchase order authorises the purchase of any land forming part of a common, open space or fuel or field garden allotment, the order shall be subject to special parliamentary procedure unless the Secretary of State is satisfied—*
- (a) *that there has been or will be given in exchange for such land, other land, not being less in area and being equally advantageous to the persons, if any, entitled to rights of common or other rights, and to the public, and that the land given in exchange has been or will be vested in the persons in whom the land purchased was vested, and subject to the like rights, trusts and incidents as attached to the land purchased or*
- (aa) *that the land is being purchased in order to secure its preservation or improve its management or*
- (b) *that the land does not exceed 250 square yards in extent or is required for the widening or drainage of an existing highway or partly for the widening and partly for the drainage of such a highway and that the giving in exchange of other land is unnecessary, whether in the interests of the persons, if any, entitled to rights of common or other rights or in the interests of the public,*

and certifies accordingly.

3. Plot 14-153

- 3.1 Plot 14-153 is identified on the Special Category Land Plan (Appendix 6). Plot 14-153 is unregistered land. Enquiries made on behalf of CCC have identified the freehold owner of the land as F.W. Deptford (Over) Limited (Company No. 00512735). Discussions regarding the purchase by agreement of the plot have commenced.
- 3.2 Bridleway 39/30 runs through Plot 14-153. If the Order is made as applied for, it would contain the bridleway between points PS14.01 and PS14.02 (see sheet 15 of the Rights of Way Plans (Appendix 8)) to be stopped up and diverted. The diverted bridleway will run between points PD14.01, PD14.02, PD14.03 and PD14.04 and would no longer affect Plot 14-153.
- 3.3 The compulsory acquisition of Plot 14-153 is required for the purposes of constructing a bridge to carry the guided busway over the M11. That bridge will also carry a maintenance track, running alongside the guided busway, which will also be a public bridleway. This bridleway will provide for public access to the Exchange Land.

4. Plot 14-154

- 4.1 Plot 14-154 is identified on the Special Category Land Plan (Appendix 6) and the Crown Land Plan (Appendix 7). It is unregistered, with the freehold owner believed to be the Secretary of State for Transport following a conveyance for the purposes of construction of the M11 in 1983. The plot would therefore constitute Crown Land. Compulsory powers are required to extinguish any adverse rights held by parties other than the Crown. Acquisition powers will however be subject to Crown consent, which have been requested.
- 4.2 As with Plot 14-153, Plot 14-154 is required for the purposes of constructing a bridge over the M11, to carry the guided busway, together with the service road and maintenance track, running alongside the guided busway and having bridleway status.

5. Exchange Land

- 5.1 On the Plan, the Exchange Land - Plots 14-144b and 14-144c - are proposed to from the Exchange Land. The Exchange Land is noted in the Book of Reference as comprising, in area:
- 5.1.1 14-144b – 480 square metres; and
 - 5.1.2 14-144c - 526 square metres.
- 5.2 For the purposes of section 19(1)(a) of the ALA 1981, the Exchange Land is, therefore, no less in area than Plots 14-153 and 14-154.
- 5.3 Article 36 of the draft Order deals with open space. In parallel with the acquisition of the existing open space plots the Exchange Land will be offered to the respective freehold owners of the existing open space plots. The Exchange Land will be offered for transfer to the respective current freehold owners of the existing open space plots, at no cost to them.
- 5.4 CCC considers that the Exchange Land is equally advantageous to the public, being approximately 350 metres in distance from Plots 14-153 and 14-154 and accessed across the M11 by a new bridleway to be created on part of the emergency and maintenance track forming part of the guided busway scheme.
- 5.5 Section 6 and Appendix 2 of the attached Open Space Assessment (The Open Space Assessment being Appendix 10 to this letter) provides further details of the Exchange Land.

6. Request for a certificate

- 6.1 It is not considered that the Order need be subject to special parliamentary procedure, and the Secretary of State can, and is asked to, certify in accordance with the ALA 1981 that the provisions of section 19(1)(a) apply.

If you have any queries regarding the request for a certificate or need any further information, please contact Richard Guyatt using the above contact details.

Yours faithfully



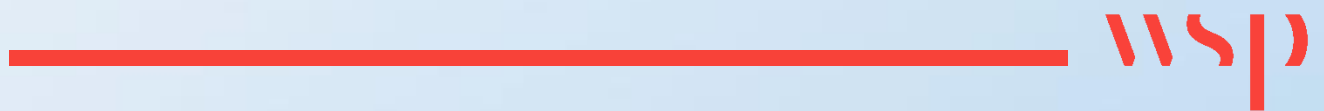
Womble Bond Dickinson (UK) LLP

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Appendix B

SIFT OF LAND PLOTS



Plot Number	Acquisition Type	Area (m ²)	Local Authority Area	Allocation in Local Plan/Open Space Strategy	Land Use	Publicly Accessible	Land Plots to be included in the Open Space Inventory (in the Design)	Local Plan Open Space - Additional Detailed Analysis of Land in terms of National and Local Planning Policy	Open Space Typology # relevant	Special Category Open Space - As per the definition of open space in the 1981 Act
1-001	No longer within Order limits	352.938436	South Cambs	None	Wooded area	Yes	Yes	These land plots are required for construction of Busway and development which is already permitted under one reserved matter planning reference S/RSN/18/004 dated 16 March 2021, and Sec 106 and Planning Ref: S/12/014/24/25, dated 20 December 2013. The provision of the busway at this location is secured by an agreement under 106 of the Town and Country Planning Act 1990 and dated 20 December 2017.	Not considered to fulfil the criteria as Open Space	The Order does not include powers for permanent acquisition of the land plots with outline planning permission granted in January 2017 (DOCK Planning Ref: S/13/026/16/12) for the development of the Busway Bus link. The land plots do provide access to areas of "Informal Open Space" as set out in the South Cambridgeshire Local Plan 2018 and the Wildlife Trust Cambridgeshire Nature Reserve but the land plots priority function is a route for passing and repaving only.
1-002	Powers to Operate	7645.544375	South Cambs	None	Mature including Potential Open Space Land	Yes	Yes			
1-003	Powers to Operate	181.666819	South Cambs	None	Mature including Potential Open Space Land	Yes	Yes			
1-007	Powers to Operate	21.67679	South Cambs	None	Highway/Roadway including Highway verge	Yes	Yes	The area of these land plots do not meet the definition of Formal Open Space as set out in Appendix D of the South Cambridgeshire Local Plan 2018 as they are not used for sports or for other activities requiring dedicated Open Space.	Not considered to fulfil the criteria as Open Space	It is therefore not considered to be Open Space nor is a Exchange Land required to be provided under Section 19 of the 1981 Act. Plot 1-001 is no longer within Order limits and is not the boundaries forming the route application.
1-008	Powers to Operate	211.365004	South Cambs	None	Highway/Roadway including Highway verge	Yes	Yes	The plots do not contain characteristics of Informal Open Space as set out in the South Cambridgeshire Local Plan 2018 (Appendix D) in that it currently forms a walking route and has some visual amenity. This however is as a result of the landscaping/landfill for these purposes on a temporary basis pending the provision of the busway.		
1-009	Powers of Temporary Use of Land	1501.502716	South Cambs	None	Highway/Roadway including Highway verge	Yes	No	Revised matters have been submitted to the local planning authority for the construction of the busway on this land S/45/046/19/20/21/22 and approved 11 December 2021. It is understood that works has begun on the highway approved planning reference S/45/046/19/20/21/22 dated 16 March 2021, and Sec 106 and Planning Ref: S/13/026/16/12, dated 20 December 2017 in February 2024.		
1-009	Powers of Temporary Use of Land	248.270027	South Cambs	None	Highway/Roadway including Highway verge	Yes	No	N/A	N/A	N/A
1-009	Powers of Temporary Use of Land	0.860066	South Cambs	None	Wooded area	Yes	No	N/A	N/A	N/A
1-009	Powers of Temporary Use of Land	17.70289	South Cambs	None	Verger	Yes	No	N/A	N/A	N/A
1-010	Unrestricted Powers to Acquire Land	17.346878	South Cambs	None	Highway/Roadway including Highway verge	Yes	No	N/A	N/A	N/A
1-011	Unrestricted Powers to Acquire Land	709.47251	South Cambs	None	Highway/Roadway including Highway verge	Yes	No	N/A	N/A	N/A
1-012	Unrestricted Powers to Acquire Land	108.249008	South Cambs	None	Highway/Roadway including Highway verge	Yes	No	N/A	N/A	N/A
1-013	Powers of Temporary Use of Land	109.023239	South Cambs	None	Highway/Roadway including Highway verge	Yes	No	N/A	N/A	N/A
1-014	Powers of Temporary Use of Land	100.154461	South Cambs	None	Highway/Roadway including Highway verge	Yes	No	N/A	N/A	N/A
1-015	Unrestricted Powers to Acquire Land	7006.30005	South Cambs	Policy SGT: New Village at Burn-Ashford	Agricultural Land	No	No	N/A	N/A	N/A
1-016	Unrestricted Powers to Acquire Land	14.002014	South Cambs	None	Highway/Roadway including Highway verge	Yes	No	N/A	N/A	N/A
1-017	Powers of Temporary Use of Land	256.120515	South Cambs	None	Highway/Roadway including Highway verge	Yes	No	N/A	N/A	N/A
1-018	Unrestricted Powers to Acquire Land	46.634928	South Cambs	None	Verger	Yes	No	N/A	N/A	N/A
1-019	Powers of Temporary Use of Land	206.17157	South Cambs	None	Verger	Yes	No	N/A	N/A	N/A
1-020	Powers of Temporary Use of Land and Acquisition of Permanent Rights	113.855918	South Cambs	Policy SGT: New Village at Burn-Ashford	Agricultural Land	No	No	N/A	N/A	N/A
1-021	Unrestricted Powers to Acquire Land	0.1356.75087	South Cambs	Policy SGT: New Village at Burn-Ashford	Agricultural Land	No	No	N/A	N/A	N/A
1-022	Powers of Temporary Use of Land	107.480198	South Cambs	Policy SGT: New Village at Burn-Ashford	Agricultural Land	No	No	N/A	N/A	N/A
1-023	Powers of Temporary Use of Land	360.34011	South Cambs	None	Wooded area	No	No	N/A	N/A	N/A
1-024	Powers of Temporary Use of Land	3865.108488	South Cambs	Policy SGT: New Village at Burn-Ashford	Agricultural Land	No	No	N/A	N/A	N/A
1-025	Powers of Temporary Use of Land and Acquisition of Permanent Rights	103.68039	South Cambs	None	Wooded area	No	No	N/A	N/A	N/A
1-026	Powers of Temporary Use of Land	0.424713	South Cambs	None	Wooded area	No	No	N/A	N/A	N/A
1-027	Powers of Temporary Use of Land and Acquisition of Permanent Rights	13.927172	South Cambs	None	Wooded area	No	No	N/A	N/A	N/A
1-028	Powers of Temporary Use of Land and Acquisition of Permanent Rights	139.077021	South Cambs	None	Wooded area	No	No	N/A	N/A	N/A
1-029	Powers of Temporary Use of Land	10.277136	South Cambs	None	Wooded area	No	No	N/A	N/A	N/A
1-030	Powers of Temporary Use of Land	257.832445	South Cambs	None	Wooded area	No	No	N/A	N/A	N/A
1-031	Unrestricted Powers to Acquire Land	100.240134	South Cambs	Policy SGT: New Village at Burn-Ashford	Agricultural Land	No	No	N/A	N/A	N/A
1-032	Powers of Temporary Use of Land	2636.6111	South Cambs	Policy SGT: New Village at Burn-Ashford	Agricultural Land	No	No	N/A	N/A	N/A
1-033	Powers of Temporary Use of Land	222.584020	South Cambs	None	Verger	No	No	N/A	N/A	N/A
1-034	Powers of Temporary Use of Land	104.171241	South Cambs	None	Verger	No	No	N/A	N/A	N/A
1-035	Unrestricted Powers to Acquire Land	965.008877	South Cambs	Policy SGT: New Village at Burn-Ashford	Mature not including Potential Open Space Land	No	No	N/A	N/A	N/A
1-036	Unrestricted Powers to Acquire Land	560.210877	South Cambs	Policy SGT: New Village at Burn-Ashford	Agricultural Land	No	No	N/A	N/A	N/A
1-037	Powers of Temporary Use of Land	3612.78238	South Cambs	None	Verger	No	No	N/A	N/A	N/A
1-038	Unrestricted Powers to Acquire Land	1077.39061	South Cambs	Policy SGT: New Village at Burn-Ashford	Mature not including Potential Open Space Land	No	No	N/A	N/A	N/A
1-039	Powers of Temporary Use of Land	201.940784	South Cambs	Policy SGT: New Village at Burn-Ashford	Highway/Roadway including Highway verge	Yes	No	N/A	N/A	N/A
1-040	Powers of Temporary Use of Land	141.013739	South Cambs	None	Highway verge	No	No	N/A	N/A	N/A
1-041	Powers of Temporary Use of Land	10.000001	South Cambs	None	Verger	No	No	N/A	N/A	N/A
1-042	Powers of Temporary Use of Land	41.000007	South Cambs	None	Verger	No	No	N/A	N/A	N/A
1-043	Unrestricted Powers to Acquire Land	484.070213	South Cambs	None	Wooded area	No	No	N/A	N/A	N/A
1-044	Unrestricted Powers to Acquire Land	48.100001	South Cambs	None	Verger	No	No	N/A	N/A	N/A
1-045	Powers of Temporary Use of Land	60.873058	South Cambs	None	Forestry including verge	No	No	N/A	N/A	N/A
1-046	Powers of Temporary Use of Land	17.000001	South Cambs	None	Forestry including verge	No	No	N/A	N/A	N/A
1-047	Unrestricted Powers to Acquire Land	11.097865	South Cambs	None	Highway/Roadway including Highway verge	No	No	N/A	N/A	N/A
1-048	Unrestricted Powers to Acquire Land	100.011158	South Cambs	None	Forestry including verge	No	No	N/A	N/A	N/A
1-049	Powers of Temporary Use of Land	100.786564	South Cambs	None	Agricultural Land	No	No	N/A	N/A	N/A
1-050	Powers of Temporary Use of Land	114.6.4646	South Cambs	None	Agricultural Land	No	No	N/A	N/A	N/A
1-051	Unrestricted Powers to Acquire Land	2008.870088	South Cambs	None	Verger	No	No	N/A	N/A	N/A
1-052	Unrestricted Powers to Acquire Land	9116.36466	South Cambs	None	Mature not including Potential Open Space Land	No	No	N/A	N/A	N/A
1-053	Powers of Temporary Use of Land	2692.42718	South Cambs	None	Highway/Roadway including Highway verge	No	No	N/A	N/A	N/A
1-054	Unrestricted Powers to Acquire Land	10480.40771	South Cambs	None	Grassland	No	No	N/A	N/A	N/A
1-055	Unrestricted Powers to Acquire Land	529.054276	South Cambs	None	Verger	Yes	No	N/A	N/A	N/A
1-056	Unrestricted Powers to Acquire Land	80.283661	South Cambs	None	Verger	Yes	No	N/A	N/A	N/A
1-057	Powers of Temporary Use of Land	5081.980333	South Cambs	None	Grassland	No	No	N/A	N/A	N/A
1-058	Powers of Temporary Use of Land	42942.42005	South Cambs	None	Highway/Roadway including Highway verge	Yes	No	N/A	N/A	N/A
1-059	Powers of Temporary Use of Land	2016.861105	South Cambs	None	Verger	Yes	No	N/A	N/A	N/A
1-060	Unrestricted Powers to Acquire Land	8052.820980	South Cambs	None	Mature not including Potential Open Space Land	No	No	N/A	N/A	N/A
1-061	Powers of Temporary Use of Land and Acquisition of Permanent Rights	787.170002	South Cambs	None	Grassland	No	No	N/A	N/A	N/A
1-062	Unrestricted Powers to Acquire Land	8201.182008	South Cambs	None	Grassland	No	No	N/A	N/A	N/A
1-063	Unrestricted Powers to Acquire Land	68.313782	South Cambs	None	Verger	Yes	No	N/A	N/A	N/A
1-064	Powers of Temporary Use of Land	2088.330202	South Cambs	None	Wooded area	No	No	N/A	N/A	N/A
1-065	Unrestricted Powers to Acquire Land	161.261444	South Cambs	None	Grassland	No	No	N/A	N/A	N/A
1-066	Powers of Temporary Use of Land	664.952889	South Cambs	None	Grassland	No	No	N/A	N/A	N/A
1-067	Powers of Temporary Use of Land	6110.1108154	South Cambs	None	Wooded area	No	No	N/A	N/A	N/A
1-068	Powers of Temporary Use of Land	66.831717	South Cambs	None	Highway/Roadway including Highway verge	Yes	No	N/A	N/A	N/A
1-069	Powers of Temporary Use of Land	503.385146	South Cambs	None	Highway/Roadway including Highway verge	Yes	No	N/A	N/A	N/A
1-070	Powers of Temporary Use of Land	74.747474	South Cambs	None	Highway/Roadway including Highway verge	Yes	No	N/A	N/A	N/A
1-071	Powers of Temporary Use of Land	72.100008	South Cambs	None	Highway/Roadway including Highway verge	Yes	No	N/A	N/A	N/A
1-072	Unrestricted Powers to Acquire Land	100.460010	South Cambs	None	Highway verge	Yes	No	N/A	N/A	N/A
1-073	Unrestricted Powers to Acquire Land	17.1225.8400	South Cambs	None	Verger	No	No	N/A	N/A	N/A
1-074	Unrestricted Powers to Acquire Land	1135.741641	South Cambs	None	Verger	Yes	No	N/A	N/A	N/A
1-075	Unrestricted Powers to Acquire Land	186.483863	South Cambs	None	Agricultural Land	No	No	N/A	N/A	N/A
1-080	Unrestricted Powers to Acquire Land	477.00021	South Cambs	None	Mature not including Potential Open Space Land	Yes	No	This land plot is an existing Bridleway but is used for the purposes of passing and repaving - its primary function is not as Open Space	Not considered to fulfil the criteria as Open Space	N/A
1-076	Powers of Temporary Use of Land	1440.121766	South Cambs	None	Highway/Roadway including Highway verge	Yes	No	N/A	N/A	N/A
1-077	Powers of Temporary Use of Land	10.000001	South Cambs	None	Verger	No	No	N/A	N/A	N/A
1-078	Powers of Temporary Use of Land and Acquisition of Permanent Rights	10.000001	South Cambs	None	Residential	No	No	N/A	N/A	N/A
1-079	Powers of Temporary Use of Land and Acquisition of Permanent Rights	71.616147	South Cambs	None	Agricultural Land	No	No	N/A	N/A	N/A
1-081	Powers of Temporary Use of Land and Acquisition of Permanent Rights	302.550811	South Cambs	None	Mature not including Potential Open Space Land	Yes	No	This land plot is an existing Bridleway but is used for the purposes of passing and repaving - its primary function is not as Open Space	Not considered to fulfil the criteria as Open Space	N/A
1-082	Powers of Temporary Use of Land	17.860019	South Cambs	None	Highway/Roadway including Highway verge	Yes	No	N/A	N/A	N/A
1-083	Powers of Temporary Use of Land	108.660079	South Cambs	None	Highway/Roadway including Highway verge	Yes	No	N/A	N/A	N/A
1-084	Powers of Temporary Use of Land	6176.860666	South Cambs	None	Highway/Roadway including Highway verge	Yes	No	N/A	N/A	N/A
1-085	Unrestricted Powers to Acquire Land	10161.100028	South Cambs	None	Mature not including Potential Open Space Land	Yes	No	N/A	N/A	N/A
1-086	Powers of Temporary Use of Land	168.6800	South Cambs	None	Highway/Roadway including Highway verge	Yes	No	N/A	N/A	N/A
1-087	Powers of Temporary Use of Land and Acquisition of Permanent Rights	164.403808	South Cambs	None	Agricultural Land	No	No	N/A	N/A	N/A
1-088	Powers of Temporary Use of Land and Acquisition of Permanent Rights	254.264838	South Cambs	None	Agricultural Land	No	No	N/A	N/A	N/A
1-089	Unrestricted Powers to Acquire Land	18833.4336	South Cambs	None	Agricultural Land	No	No	N/A	N/A	N/A
1-090	Unrestricted Powers to Acquire Land	1053.240501	South Cambs	None	Agricultural Land	No	No	N/A	N/A	N/A
1-091	Powers of Temporary Use of Land	623.110889	South Cambs	None	Agricultural Land	No	No	N/A	N/A	N/A
1-092	Powers of Temporary Use of Land	2251.382431	South Cambs	None	Verger	Yes	No	N/A	N/A	N/A
1-093	Unrestricted Powers to Acquire Land	10064.38223	South Cambs	None	Agricultural Land	No	No	N/A	N/A	N/A
1-094	Powers of Temporary Use of Land	13338.98817	South Cambs	None	Agricultural Land	No	No	N/A	N/A	N/A
1-095	Powers of Temporary Use of Land	134.26071	South Cambs	None	Verger	Yes	No	N/A	N/A	N/A
1-096	Unrestricted Powers to Acquire Land	100.950013	South Cambs	None	Verger	Yes	No	N/A	N/A	N/A
1-097	Unrestricted Powers to Acquire Land	1561.694061	South Cambs	None	Agricultural Land	No	No	N/A	N/A	N/A
1-098	Powers of Temporary Use of Land	177.100516	South Cambs	None	Agricultural Land	No	No	N/A	N/A	N/A
1-099	Unrestricted Powers to Acquire Land	70.580001	South Cambs	None	Verger	Yes	No	N/A	N/A	N/A
10-100	Powers of Temporary Use of Land and Acquisition of Permanent Rights	620.05632	South Cambs	None	Agricultural Land	No	No	N/A	N/A	N/A
10-101	Powers of Temporary Use of Land	70.712134	South Cambs	None	Agricultural Land	No	No	N/A	N/A	N/A
10-102	Powers of Temporary Use of Land	298.090045	South Cambs	None	Agricultural Land	No	No	N/A	N/A	N/A
10-103	Powers of Temporary Use of Land	6.498703	South Cambs	None	Agricultural Land	No	No	N/A	N/A	N/A
10-104	Powers of Temporary Use of Land	1075.620880	South Cambs	None	Highway/Roadway including Highway verge	Yes	No	N/A	N/A	N/A
10-105	Powers of Temporary Use of Land and Acquisition of Permanent Rights	12.877801	South Cambs	None	Verger	Yes	No	N/A	N/A	N/A
10-106	Unrestricted Powers to Acquire Land	710.44881	South Cambs	None	Highway/Roadway including Highway verge	Yes	No	N/A	N/A	N/A
10-107	Powers of Temporary Use of Land	166.460007	South Cambs	None	Highway/Roadway including Highway verge	Yes	No	N/A	N/A	N/A
10-108	Powers of Temporary Use of Land	100.131758	South Cambs	None	Highway/Roadway including Highway verge	Yes	No	N/A	N/A	N/A
10-109	Unrestricted Powers to Acquire Land	161.800847	South Cambs	None	Highway/Roadway including Highway verge	Yes	No	N/A	N/A	N/A
10-110	Unrestricted Powers to Acquire Land	20102.54712	South Cambs	None	Mature not including Potential Open Space Land	No	No	N/A	N/A	N/A
10-111	Powers of Temporary Use of Land	60.273868	South Cambs	None	Agricultural Land	No	No	N/A	N/A	N/A
10-112	Unrestricted Powers to Acquire Land	11.411223	South Cambs	None	Agricultural Land	No	No	N/A	N/A	N/A
10-113	Powers of Temporary Use of Land	81.311218	South Cambs	None	Agricultural Land	No	No	N/A	N/A	N/A
10-114	Unrestricted Powers to Acquire Land	107.580001	South Cambs	None	Verger	No	No	N/A	N/A	N/A
10-115	Unrestricted Powers to Acquire Land	60.360002	South Cambs	None	Verger	Yes	No	N/A	N/A	N/A

10-100	Powers of Temporary Use of Land	7505-002314	South Canto	None	Agricultural Land	No	No	N/A	N/A	N/A
10-101	Unrestricted Powers to Acquire Land	305-002036	South Canto	None	Highway/Highway including highway verge	No	No	N/A	N/A	N/A
10-102	Unrestricted Powers to Acquire Land	3051-000005	South Canto	None	Agricultural Land	No	No	N/A	N/A	N/A
10-103	Powers of Temporary Use of Land and Acquisition of Permanent Rights	1025-000006	South Canto	None	Agricultural Land	No	No	N/A	N/A	N/A
11-100	Unrestricted Powers to Acquire Land	3100-000006	South Canto	None	Agricultural Land	No	No	N/A	N/A	N/A
11-101	Unrestricted Powers to Acquire Land	1913-02117	South Canto	None	Agricultural Land	No	No	N/A	N/A	N/A
11-102	Unrestricted Powers to Acquire Land	15117-02149	South Canto	None	Agricultural Land	No	No	N/A	N/A	N/A
12-100	Powers of Temporary Use of Land	17007-00100	South Canto	None	Agricultural Land	No	No	N/A	N/A	N/A
12-101	Unrestricted Powers to Acquire Land	7135-11012	South Canto	None	Agricultural Land	No	No	N/A	N/A	N/A
12-102	Unrestricted Powers to Acquire Land	8008-71010	South Canto	None	Agricultural Land	No	No	N/A	N/A	N/A
12-104	Unrestricted Powers to Acquire Land	15106-70905	South Canto	None	Agricultural Land	No	No	N/A	N/A	N/A
12-127	Unrestricted Powers to Acquire Land	4086-000007	South Canto	None	Agricultural Land	No	No	N/A	N/A	N/A
13-100	Unrestricted Powers to Acquire Land	10771-760008	South Canto	None	Agricultural Land	No	No	N/A	N/A	N/A
13-109	Powers of Temporary Use of Land	4206-807004	South Canto	None	Agricultural Land	No	No	N/A	N/A	N/A
13-131	Powers of Temporary Use of Land	958-070051	South Canto	None	Highway/Highway including highway verge	Yes	No	N/A	N/A	N/A
13-137	Powers of Temporary Use of Land	31-087036	South Canto	None	Verge	Yes	No	N/A	N/A	N/A
13-140	Powers of Temporary Use of Land	178-100178	South Canto	None	Highway/Highway including highway verge	Yes	No	N/A	N/A	N/A
13-141	Unrestricted Powers to Acquire Land	778-070108	South Canto	None	Highway/Highway including highway verge	Yes	No	N/A	N/A	N/A
13-142	Unrestricted Powers to Acquire Land	7208-01410	South Canto	None	Mature including Potential Open Space Land	No	No	The land plot includes a residue of an area including agricultural land and the Crown Orchard area. It is noted Crown Orchard is not considered a 'Community Orchard' by the Council's Green and Amenity 7 Table showing the Community Orchard. Residue between percolator and retention pond 1000 perimeter of the South Canning/Grange District Council Recreation and Open Space Study 2013. It is therefore not considered that the land plot has potential to be Open Space Land as per land allocation.	Not considered to fulfil the criteria as Open Space	N/A
13-143	Powers of Temporary Use of Land	0012-050016	South Canto	None	Highway/Highway including highway verge	Yes	No	N/A	N/A	N/A
14-104	Unrestricted Powers to Acquire Land	11107-03000	Canterbury City	Green Belt	Grassland	No	No	N/A	N/A	N/A
14-106	Unrestricted Powers to Acquire Land	478-000014	Canterbury City	Green Belt	Grassland	No	No	N/A	N/A	N/A
14-106	Unrestricted Powers to Acquire Land	478-000014	Canterbury City	Green Belt	Grassland	No	No	N/A	N/A	N/A
14-106	Unrestricted Powers to Acquire Land	125-545019	Canterbury City	Green Belt	Grassland	No	No	N/A	N/A	N/A
14-141	Unrestricted Powers to Acquire Land	1200-00004	Canterbury City	Green Belt	Grassland	No	No	N/A	N/A	N/A
14-141	Unrestricted Powers to Acquire Land	2012-01154	Canterbury City	Green Belt	Grassland	No	No	N/A	N/A	N/A
14-147	Powers of Temporary Use of Land and Acquisition of Permanent Rights	56-190002	Canterbury City	Green Belt	Wooded area	No	No	N/A	N/A	N/A
14-148	Powers of Temporary Use of Land	1213-010034	Canterbury City	Green Belt	Grassland	No	No	N/A	N/A	N/A
14-149	Powers of Temporary Use of Land	3172-020006	Canterbury City	None	Highway/Highway including highway verge	Yes	No	N/A	N/A	N/A
14-150	Powers of Rights	4000-020005	Canterbury City	None	Highway/Highway including highway verge	Yes	No	N/A	N/A	N/A
14-151	Powers of Temporary Use of Land	004-200003	Canterbury City	None	Highway/Highway including highway verge	No	No	N/A	N/A	N/A
14-152	Unrestricted Powers to Acquire Land	284-000041	Canterbury City	Miscellaneous M23 City Wildlife, County Wildlife, Local Nature Reserve Partially within Green Belt	Verge	No	No	The land plot consists of an area of ungrazed pasture associated with the M23 motorway. The entire land plot is located outside of the designated Protected Open Space in the adopted policy map of the Canterbury Local Plan 2018. It also does not form part of the designated City Wildlife Site in the Canterbury Local Plan 2018. It is noted that the land is not publicly accessible as it lies to the west of the fence that separates the cutting of the M23 motorway from the footway and a 100m wide verge. The land plot is therefore not considered 'Local Plan Open Space' as per the definition of set out in the Canterbury Local Plan 2018 and the NPPF 2023. No Replacement Open Space Land will therefore be required to mitigate its loss.	Not considered to fulfil the criteria as Open Space	No - The land plot forms part of a highway cutting, is not publicly accessible and is not considered to be a 'public garden' nor for the 'purposes of public recreation' - the land plot is therefore not considered Open Space as per the definition set out in the 2005 Act.
14-153	Unrestricted Powers to Acquire Land	478-000014	Canterbury City	Protected Open Space, Miscellaneous M23 City Wildlife, County Wildlife, Local Nature Reserve Partially within Green Belt	Wooded area	Yes	Yes	Yes - The entire land plot is designated Protected Open Space and forms part of a designated City Wildlife Site in the Local Plan. The land plot is therefore considered 'Open Space' as per the definition of set out in the Canterbury City Local Plan 2018 and the NPPF 2023. It is noted that the land is publicly accessible as it lies to the east of the fence that separates the M23 motorway from the City Wildlife Site. The area of Local Open Space Land will therefore be 479 sqm. 479 sqm of Replacement Open Space will be provided as mitigation.	Natural and semi-natural grassland	Yes - the plot is publicly accessible and is considered to be for the 'purposes of public recreation' being a City Wildlife Site. Unrestricted compulsory acquisition powers are required to acquire and use the land plot for construction of permanent M23 interchange. Exchange land does need to be sought.
14-154	Unrestricted Powers to Acquire Land	524-20019	Canterbury City	Protected Open Space, Miscellaneous M23 City Wildlife, County Wildlife, Local Nature Reserve Partially within Green Belt	Wooded area	Yes	Yes	Yes - The entire land plot is designated Protected Open Space and forms part of a designated City Wildlife Site in the Local Plan. The land plot is therefore considered 'Open Space' as per the definition of set out in the Canterbury City Local Plan 2018 and the NPPF 2023. It is noted that the land is publicly accessible as it lies to the east of the fence that separates the M23 motorway from the City Wildlife Site. The area of Local Open Space Land will therefore be 524 sqm. 524 sqm of Replacement Open Space will be provided as mitigation.	Natural and semi-natural grassland	Yes - the plot is publicly accessible and is considered to be for the 'purposes of public recreation' being a City Wildlife Site. The freehold owner is Secretary of State for Transport and therefore this plot is a crown land. Compulsory powers to acquire interests other than those held by the Crown are however sought in such powers are required to acquire any adverse rights held by parties other than the Crown, subject to Crown Consent. Exchange land does need to be sought.

16-165	Powers of Temporary Use of Land	345.90036	Cambridge City	M12 allocation, Green Belt and City Middle Size	Mature not including Potential Open Space Land	Yes	No	Proposed land use is noted as temporary with existing walkway to remain open during the works	N/A	The proposed use of the land as part of the Order is noted to temporary only. Temporary possession powers not sought in the Continuation to Cambridge Order and subject to a voluntary agreement for all rights required in the Order. Since the plot is required temporarily, and land acquisition is likely to be voluntary, no Exchange Land will be sought
16-166	Powers of Temporary Use of Land	342.11113	Cambridge City	M12 allocation, Green Belt and City Middle Size	Mature not including Potential Open Space Land	Yes	No	Proposed land use is noted as temporary with existing walkway to remain open during the works	N/A	The proposed use of the land as part of the Order is noted to temporary only. Temporary possession powers not sought in the Continuation to Cambridge Order and subject to a voluntary agreement for all rights required in the Order. Since the plot is required temporarily, and land acquisition is likely to be voluntary, no Exchange Land will be sought
16-168	Powers of Temporary Use of Land	304.74388	Cambridge City	Green Belt	Agricultural Land	No	No	N/A	N/A	N/A
16-169	Powers of Temporary Use of Land	362.07211	Cambridge City	M12 - site allocation	Hardstanding	Yes	No	N/A	N/A	N/A
16-170	Powers of Temporary Use of Land	389.36821	Cambridge City	M12 allocation and City Widths Size	Mature not including Potential Open Space Land	Yes	No	Proposed land use is noted as temporary with existing walkway to remain open during the works	N/A	The proposed use of the land as part of the Order is noted to temporary only. Temporary possession powers not sought in the Continuation to Cambridge Order and subject to a voluntary agreement for all rights required in the Order. Since the plot is required temporarily, and land acquisition is likely to be voluntary, no Exchange Land will be sought
16-171	Powers of Temporary Use of Land	240.0076	Cambridge City	M12 - site allocation	Hardstanding	Yes	No	N/A	N/A	N/A
16-172	Unrestricted Powers to Acquire Land	20.881256	Cambridge City	M12 allocation and City Widths Size	Mature not including Potential Open Space Land	Yes	No	Existing walkway to remain open during the works	N/A	The proposed use of the land as part of the Order is noted to temporary only. Temporary possession powers not sought in the Continuation to Cambridge Order and subject to a voluntary agreement for all rights required in the Order. Since the plot is required temporarily, and land acquisition is likely to be voluntary, no Exchange Land will be sought
16-173	Unrestricted Powers to Acquire Land	125.76095	Cambridge City	M12 allocation and City Widths Size	Mature not including Potential Open Space Land	Yes	No	Existing walkway to remain open during the works	N/A	The proposed use of the land as part of the Order is noted to temporary only. Temporary possession powers not sought in the Continuation to Cambridge Order and subject to a voluntary agreement for all rights required in the Order. Since the plot is required temporarily, and land acquisition is likely to be voluntary, no Exchange Land will be sought
16-174	Powers of Temporary Use of Land	2019.746323	Cambridge City	M12 allocation and City Widths Size	Mature not including Potential Open Space Land	Yes	No	Proposed land use is noted as temporary with existing walkway to remain open during the works	N/A	The proposed use of the land as part of the Order is noted to temporary only. Temporary possession powers not sought in the Continuation to Cambridge Order and subject to a voluntary agreement for all rights required in the Order. Since the plot is required temporarily, and land acquisition is likely to be voluntary, no Exchange Land will be sought
16-175	Unrestricted Powers to Acquire Land	31.767387	Cambridge City	M12 - site allocation	Hardstanding	Yes	No	N/A	N/A	N/A
16-176	Unrestricted Powers to Acquire Land	39991.38539	Cambridge City	Green Belt	Agricultural Land	No	No	N/A	N/A	N/A
16-177	Powers of Temporary Use of Land and Acquisition of Permanent Rights	364.400434	Cambridge City	M12 allocation and City Widths Size	Mature not including Potential Open Space Land	Yes	No	Proposed land use is noted as temporary with existing walkway to remain open during the works	N/A	The proposed use of the land as part of the Order is noted to temporary only. Temporary possession powers not sought in the Continuation to Cambridge Order and subject to a voluntary agreement for all rights required in the Order. Since the plot is required temporarily, and land acquisition is likely to be voluntary, no Exchange Open Space land will be sought
16-178	Unrestricted Powers to Acquire Land	20720 (Portion known as Rife Range Path - approx. 38.120 sqm)	Cambridge City	Green Belt	Grassland	No	Yes	<p>The portion of land plot 16-178 referred to as an Rife Range Path (approx. 38.120 sqm) with access from Grange Road, provides access to the University Rugby Club and the adjacent Practice Grounds. The portion of the land plot is not designated Protected Open Space in the Cambridge Local Plan 2020.</p> <p>It is not considered that the path itself could be considered to fall easily within any of the Identified Open Space typologies – The western end of the path area blends into areas of Natural and Semi-Natural Green Space with its eastern end being a hard surfaced path with its primary function being passing and repassing – the path is private ownership.</p> <p>As it is not designated as Protected Open Space nor identified in the Cambridge City Open Space and Recreation Strategy 2021, it was considered further under the Environmental and Recreational Criteria for Designated Open Space which are set out in Policy 47 of the Cambridge City Local Plan. The path area is not considered of environmental importance with limited species and habitats of significant interest. Whilst the path was noted to be used as a walking route, it is noted that this is not a use of significant interest (environmental, cultural etc.) to show the public from a wider Cambridge area.</p> <p>The path is also noted as being in private ownership with regard to the eastern end of its junction with Grange Road to discourage public use.</p> <p>The Rife Range path is therefore not considered Local Plan Open Space as it is not designated as such in the Cambridge Local Plan 2020. It does not meet the criteria of environmental or recreational importance set out in Appendix 1 of the local plan. It is private land, the primary function of which is not for the purposes of public recreation.</p> <p>No Replacement Open Space land will therefore be provided for this portion of the land plot.</p>	N/A	<p>No – The land plot is not considered to be a 'public garden' nor a disused burial ground.</p> <p>The relevant section of the land plot is not publicly accessible with all of the land plot noted as being within private ownership. signage at the access point from Grange Road and along the Rife Range path notes that the land is for private use only. There is some evidence that the path is used by pedestrians but it is a passing/repassing route only, with its primary function not being for public recreation.</p> <p>Subject to a voluntary agreement for all rights required in the Order. No Exchange Open Space land will be sought</p>
16-179	Unrestricted Powers to Acquire Land	20720 (Portion known as University Practice Path - approx. 2359 sqm)	Cambridge City	Green Belt and Protected Open Space	Recreation Space/Playing Pitch	No	Yes	<p>Land plot 16-179 is within private ownership and is used as practice pitch for the adjacent University Rugby Club.</p> <p>A portion of land plot 16-179 (approx. 2359 sqm) to the north east of land plot 17-180 is designated Protected Open Space in the Cambridge Local Plan 2020 and is designated as an Outdoor Sports Facility (200.56 University Rugby Club Practice Ground) in the Open Space and Recreation Strategy 2021. An existing fence line runs through the centre of this portion of the land plot. An existing fence line runs through the centre of this portion of the land plot.</p> <p>In line with its designation as Protected Open Space in the Cambridge City Local Plan 2020 the portion of land plot 16-179 is considered to meet the definition of Local Plan Open Space.</p> <p>Only a portion of the Protected Open Space designation will be permanently lost as part of the proposed works to allow for the boundary contingency and its permanent works. The area of Protected Open Space to be lost is approx. 340 sqm. The remainder of the land will include landscaping works, with the existing fence line for the rugby practice pitch retained and so is considered to remain as Local Plan Open Space in its permanent state.</p> <p>Replacement Open Space land will therefore be provided for the portion (340sqm) of the land plot to be lost permanently.</p>	Outdoor Sports facilities	<p>No – The land plot is not considered to be a 'public garden' nor a disused burial ground.</p> <p>The relevant section of the land plot is not publicly accessible with all of the land plot noted as being within private ownership.</p> <p>Subject to a voluntary agreement for all rights required in the Order. Since the plot is required temporarily, and land acquisition is likely to be voluntary.</p> <p>No Exchange Open Space land will be sought</p>
16-179	Unrestricted Powers to Acquire Land	3689.70391	Cambridge City	Green Belt	Grassland	No	No	N/A	N/A	N/A
17-180	Powers of Temporary Use of Land	2466.262177	Cambridge City	Green Belt	Grassland	No	No	N/A	N/A	N/A
17-181	Powers of Temporary Use of Land	3905.539076	Cambridge City	Green Belt	Grassland	No	No	N/A	N/A	N/A
17-182	Unrestricted Powers to Acquire Land	389.05267	Cambridge City	Protected Open Space (Gentle)	Wooded area	No	Yes	<p>The land plot is not considered to fall within the typologies of Open Space as although it falls within the boundary of an area of allocated Protected Open Space in the Cambridge City Local Plan, it does not fall any of the criteria to meet the definition of Open Space as it is an area of the quality green with grass and planting outside the fence of the adjacent University Rugby Club grounds. It has neither Environmental Importance (low quality green and scrub) nor Recreational Importance (it is an area of open or sports land as defined in Appendix 1 of the Cambridge City Local Plan as it is sports unarranged).</p> <p>Whilst it is designated as Protected Open Space the above assessment has been discussed with Cambridge City's Policy Officer (3 August 2022) and they have confirmed that it does not need to be treated as Open Space for the purposes of this assessment.</p> <p>No Replacement Open Space land will therefore be provided for this land plot.</p>	Not considered to fulfil the criteria as Open Space	<p>No – The land plot is not considered to be a 'public garden' nor a disused burial ground.</p> <p>All of the land plot is noted as being within private ownership. signage at the access point from Grange Road and along the Rife Range path notes that the land is for private use only. It is considered that its primary function is for public recreation.</p> <p>Subject to a voluntary agreement for all rights required in the Order. Since the plot is required temporarily, and land acquisition is likely to be voluntary.</p> <p>No Exchange Open Space land will be sought</p>
17-183	Powers of Temporary Use of Land	1220.34008	Cambridge City	None	Highway/Roadway including infrastructure	Yes	No	N/A	N/A	N/A
17-184	Unrestricted Powers to Acquire Land	136.95024	Cambridge City	None	Highway/Roadway including highway verge	Yes	No	N/A	N/A	N/A
17-185	Unrestricted Powers to Acquire Land	3.526931	Cambridge City	None	Highway/Roadway including highway verge	Yes	No	N/A	N/A	N/A

Appendix C

SITE PHOTOS



Site 1 - Sterling Way to Broadway link – Cambourne



Photo taken 18/01/23. Facing East from the path adjacent to Bristol Drive.



Photo taken 18/01/2023. Facing West approximately 50m from where the pedestrian path meets Broadway..



Photo taken 18/01/2023. Facing South East from pedestrian path which meets Broadway.



Photo taken 18/01/2023. Facing West from the path adjacent to Bristol Drive.



Photo taken 18/01/2023. Facing West from where the pedestrian path which meets Broadway



Photo taken 18/01/2023. Facing North East from pedestrian path which meets Broadway

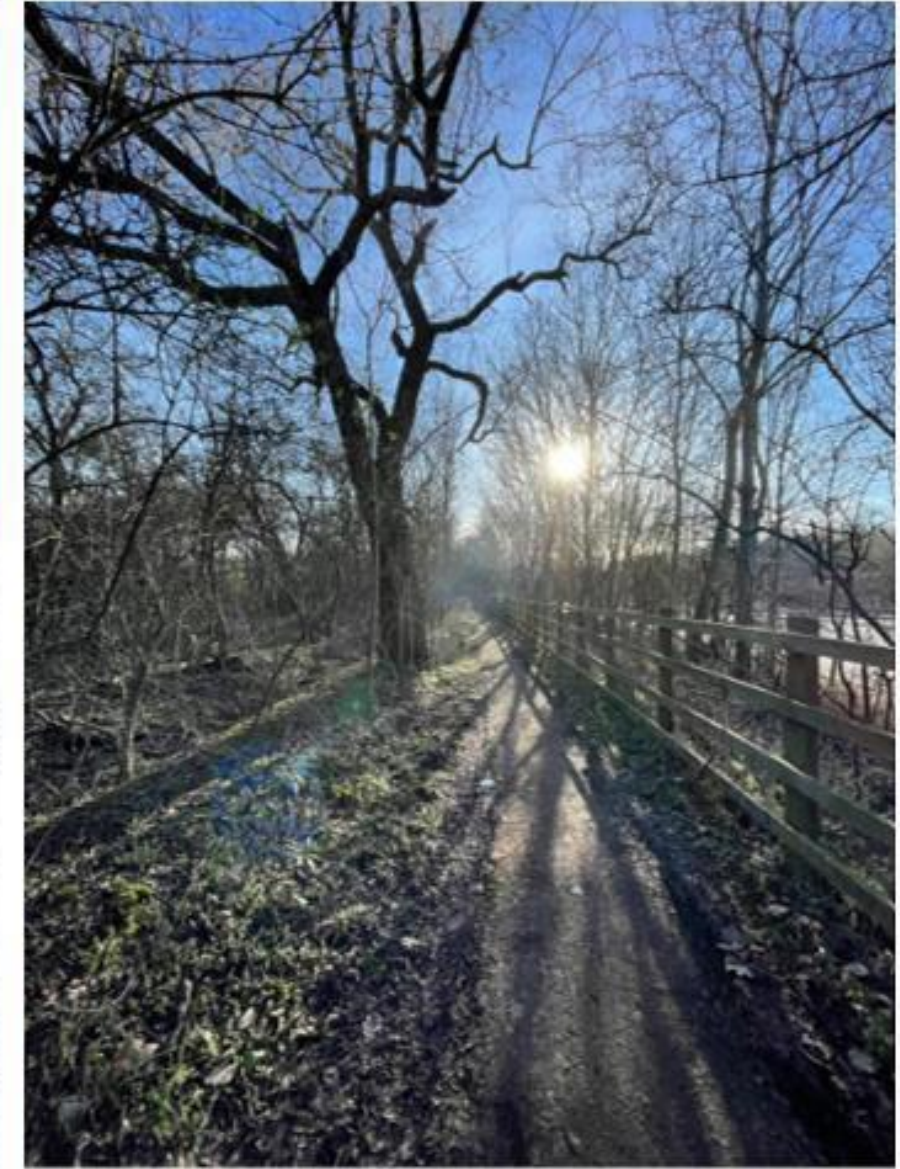
Site 2 - Land to the East of the M11 – NAT 23 City Wildlife Site



Taken on the 18/01/2023. Facing North towards the A1303 stood to within NAT 23 to the East of the M11.



Taken on the 18/01/2023. Facing the land to the east of the M11 stood on the M11 overbridge.



Taken on the 18/01/2023. Facing South within NAT 23 to the East of the M11.



Taken on the 18/01/2023 – Facing east off path standing within NAT 23 site

Site 3 - The Top Pitch – Views from the boundary along the proposed route



Taken on the 18/01/2023. Facing North towards the ‘top pitch’ the South of the Cambridge University Sports Facility from the Rifle Range Track..



Taken on the 18/01/2023. Facing North East towards the ‘top pitch’ the South of the Cambridge University Sports Facility from the Rifle Range Track.

Sites 5 and 6 - Rifle Range Path and entrance off Grange Road



Taken on the 18/01/2023. Facing South East on the Rifle Range Path.



Taken on the 18/01/2023. Facing South West on the Rifle Range Path.



Taken on the 18/01/2023. Facing East on the Rifle Range Path adjacent to the Rugby Playing Fields.



Taken on the 18/01/2023. Facing South West towards Rugby Playing Pitch from the Rifle Range Path

Sites 5 and 6 - Rifle Range Path and entrance off Grange Road

Cambridgeshire County Council CAMBOURNE TO CAMBRIDGEWSP



Taken on the 18/01/2023. Entrance off Grange Road to Rifle Range Path

Taken on the 18/01/2023. Facing West on the Rifle Range Path approximately 100m from the Grange Road Entrance.

Taken on the 18/01/2023. Facing East on the Rifle Range Path approximately 100m from the Grange Road Entrance.



Appendix D

QUALITY ASSESSMENT OF EXISTING OPEN SPACE SITE NO. 2

Scoring Criteria								Score	Written Justification
<p>N/A - There are a number of instances where a question cannot be applied to a site, e.g. children's playspace questions when assessing a churchyard. If the question is not relevant, that question is discounted and the final total is recalculated accordingly*</p>									
Quality Assessment Criteria from Appendix 3 of Cambridge City Councils Open Space and Recreation Strategy 2011.		1	2	3	4	5			
Quality Assessment Criteria	Planted areas	N/A	No planting	Limited planting with poor maintenance.	Numerous areas of planting, installed and maintained to a poor standard.	Numerous areas of planting, installed and maintained to a reasonable standard.	Numerous areas of planting with an appropriate mix of plants, installed and maintained to a high standard.		The Cambridge Ecology Phase 1 Habitat Survey (document ref. P0879-R-003a) noted that the scrub east of M11 verge (part City Wildlife Site) included mature scrub with reasonable structural diversity and supported a number of saproxylic invertebrates with larger trees located within the scrub. It is noted that approx. 0.9ha of tree planting, hedgerow and scrub was removed from the sites previous 2.27ha area in circa 2013 as part of the creation of the carpark and data centre to the east within the West Cambridge Development area. The area that previously was planted in 2013 located to the south of the existing Atlas building has been fenced removing public access. The site is given a score of 3 noting the large scale removal of planted areas and removal of public access from a large area of the designated site since the Cambridge City Council Open Space and Recreation Strategy 2011 was prepared.
	Trees	N/A	Weakened / dying trees / vandalised trees		Fairly balanced tree stock with limited examples of vandalism or trees in decline		Full, healthy and balanced tree stock with a range of ages.	3	The Cambridge Ecology Phase 1 Habitat Survey (document ref. P0879-R-003a) states Mature scrub with reasonable structural diversity and supporting a number of saproxylic invertebrates, larger trees within the scrub increase its potential. The site is given a score of 3
	Grassed areas	N/A	General grass cover patchy and poor with little or no serious attempts to correct the problem.	General grass cover average with some bald patches.	Full grass cover throughout main area, some thin patches evident.	Full grass cover throughout, main area clearly cut, a few thin patches.	Full grass cover throughout, dense sward, good colour and clearly cut.		There appears to be limited grass cover at the very northern tip of the subject site but this not considered to be of high quality with this generally interspersed with dense scrub and not useable for recreational uses. The site is given a score of 2
	Hard landscaping	N/A	Poor quality hard land scaping materials and maintenance	Quality hard landscaping materials with poor maintenance	Average quality hard landscaping materials with average maintenance	Average quality hard landscaping materials with good maintenance	Good quality hard landscaping materials with good maintenance	2	The bridleway path is noted to be surfaced through the NAT 23 site but this noted to be in a state of disrepair with no other areas of hard landscaping. The site is given a score of 2
	Boundaries (both soft and hard landscaping)	N/A	Not clearly defined or maintained	All clearly defined, but poorly maintained	All clearly defined, but maintenance inconsistent.	All clearly defined and well maintained.	Attractive, clearly defined and well maintained.		The Bridleway is abutted by a fence dividing the publicly accessible area of the existing Open Space site to the east from the motorway (M11) side of the fencing to the west. This was noted to be in a reasonable state of repair. However the fencing and surfaced Bridleway ends approx. half up the NAT 23 site when travelling in a northerly direction. The site is given a score of 3.
	Is there a level playing surface? Of relevance on all pitch surfaces, whether tarmac, AstroTurf, grass, clay. Note areas of depression on plan.	N/A	Very bad condition. Uneven surface with significant depressions undulations across pitch. Many weeds or detritus evident.	Generally level with cracking surface and some large depressions. Some weeds or detritus evident.	Some undulations, but largely level. Limited weeds or detritus.	Generally good level surface with some small undulations.	Good quality level surface without depressions.		
	Condition of headstones/graves and monuments/architecture	N/A	Poor condition / maintenance	Below average condition / maintenance	Average condition / maintenance	Good condition / maintenance	Excellent condition / maintenance	N/A	Not applicable - question is discounted and final total recalculated
	Condition of plots (Whilst pernicious weeds and self-setting trees such as sycamore may not be appropriate for retention within plots, some flora may be acceptable for both wildlife value and attractiveness)	N/A	Poor maintenance or some encroachment across plots.	Average condition, little or no encroachment across plots.	Average condition, little or no encroachment across plots.	Excellent condition throughout, no encroachment across plots.	Excellent condition throughout, no encroachment across plots.	N/A	Not applicable - question is discounted and final total recalculated
	Is the entrance to the site obvious and attractive?	N/A	No apparent entrance	Apparent as an entrance, but poorly maintained	Apparent as an entrance, adequate maintenance	Apparent as an entrance and clean, tidy and well-maintained	Obvious entrance, inviting, clean, tidy and well-maintained	3	Entrance from the Ada Lovelace Road/Charles Babbage Road/High Cross intersection as well as the entrance from the Bridleway coming from the south and east- these are considered adequate but are not marked by any significant landmarks or signage and so is given a average score of 3.
	Getting there	N/A	Site is on opposite side of a major access barrier or is a significant distance (2 kilometre) from residential areas.		Site is relatively close to residential areas but need to take a circuitous route or cross a busy road to get there.		Visitors can get to the site easily, safely and independently from their homes. No significant hazards to accessing the space safely.		The subject site is considered to benefit from a number of access points along with footpaths and bridleways access although it is noted that there are limited residential areas within close proximity - closest residential are is Lansdown Road located approx.800m to the north-east or the Village of Coton to the west (approx.800m) - busy roads would need to be crossed. However the site is accessible to the commercial/educational uses to the east associated with the University and so is given a score of 3.
	Getting there for those with a disability or with pushchairs.	N/A	Some people are excluded by poor access; site is not readily accessible to wheelchairs or pushchairs. There are no alternatives to poor pathways and ground is uneven. Sudden changes to surfacing are not easily identified.		Site can be accessed by some e.g. those pushing pushchairs and people with some mobility, but presents difficulties for others e.g. those with severe disabilities, so that they cannot take full advantage of the facility.		Space is accessible to disabled people including those with different sensory capabilities and other specific requirements. Site is accessible to pushchairs. Good pathways to the site offer an alternative to uneven ground and steps. Entrances and sudden changes in surfaces easily identified.	1	Access for people with disabilities or pushchairs would be considered poor noting poor quality of surfaces with some entrance points utilising steps - the site does not benefit from car parking and is not considered an attraction for people other than those who wish to access other attractions - the site is given a score of 1 noting people with pushchairs may be able to access the site
	Personal safety/security and lighting (lighting can have positive and negative impacts – whilst it may not benefit biodiversity and can give a false sense of security, it can also help to provide an accessible pedestrian and cycle route)	N/A	Site and access routes feel unsafe even in daylight		Site and access routes feel safe in daylight but not after dark		Site and access routes feel safe at all times and have good exit routes. Both are appropriately lit after dark if open.	3	No lighting is provided but the site was not previously scored for its recreational importance - it is primarily a nature conservation site - the site is very secluded and the quality of surfaces would not be considered safe for all users - the site is given a score of 3
	Roads/paths	N/A	Paths insufficient / missing where desire lines are evident	Sufficient paths, poor repair with weeds evident.	Suitable materials, some maintenance required.	Suitable materials, level for safe use, edges well defined, good condition.	Suitable materials, level for safe use, edges well defined, excellent condition.	2	Hard surfaced as part of the Bridleway to the south of the site which then ends approx. half up the NAT 23 site when travelling in a northerly direction - the site is given a score of 2
	Cycle Parking	N/A	No cycle parking	Parking provided integral to, or adjacent to the green space, limited space, maintenance poor.	Parking provided integral to, or adjacent to the green space, limited space, good maintenance.	Parking provided integral to, or adjacent to the green space, adequate spaces but maintenance could be improved	Parking provided integral to, or adjacent to the green space, adequate spaces, clean and in good condition, well signed.	N/A	Not applicable - question is discounted and final total recalculated
	Car Parking	N/A	Parking provided integral to, or adjacent to the site, limited spaces unsuitable for disabled use, maintenance poor.		Parking provided integral to, or adjacent to the site, adequate spaces for disabled use, but maintenance could be improved.		Parking provided integral to, or adjacent to the site, adequate spaces for disabled use, clean and in good condition, well signed.	N/A	Not applicable - question is discounted and final total recalculated
	Well maintained	N/A	Extensive litter or hazardous debris, planting in poor condition, unacceptable graffiti present.		Partly meets criteria for excellence but fails on two or more items		No evidence of litter or hazardous items, well drained where appropriate, planting is regularly cared for, no unacceptable graffiti	3	Limited litter although some noted related to its proximity to the M11 with limited opportunities for graffiti - the site is scored a 3
	Well used by visitors (evidenced by site visits, replacement of worn equipment using desk research and local knowledge)	N/A	Site is used by few or no visitors at whom it is aimed. There is no evidence of wear and tear such as well-worn grass or replacement of worn equipment infrequent.		Site has a reasonable level of use by those at whom it is aimed, moderate replacement of worn equipment.		Site is well used by visitors. There is evidence of wear and tear such as well-worn grass, local knowledge and observations of people using the space or frequently replaced / repaired equipment due to wear and tear.	1	The site lacks any distinctive features and is not noted as an attraction for users beyond those using the site to access other areas. The site is given a score of 1.
	Line markings	N/A	No lines	Poorly marked out and lines faint	Poorly marked out and lines visible	Marked out to an acceptable level and lines visible	Marked out well and lines are very bright	N/A	Not applicable - question is discounted and final total recalculated
	Equipment – posts and mounts safe and secured etc	N/A	Very bad condition	Bad condition	Moderate Condition	Good condition	Very good condition	N/A	Not applicable - question is discounted and final total recalculated
	Lighting of pitch (Where there is no floodlighting this should not reduce the score of a given site – remove the question and rescore the total accordingly)	N/A	Poor quality floodlighting, with considerable light spillage onto the surrounding area in addition to the pitch.		Floodlighting with some spillage onto surrounding area in addition to the pitch.		High quality floodlighting, which does not exhibit high levels of light spillage elsewhere.	N/A	Not applicable - question is discounted and final total recalculated
	Seating	N/A	No seating		Limited seating or seating is not well sited or is in poor condition.		Appropriate levels and siting of seating. Seating in good condition.	N/A	Not applicable - question is discounted and final total recalculated
	Litter Bins	N/A	Insufficient bins of a poor quality and not emptied	Insufficient bins, not emptied	Adequate number in adequate condition	Numerous for the size of the site and in adequate condition	Numerous for the size of the site and in good condition	N/A	Not applicable - question is discounted and final total recalculated
	Other Street Furniture, e.g. sculpture/monuments	N/A	Poor quality and maintenance		Average quality and maintenance		Good quality and maintenance	N/A	Not applicable - question is discounted and final total recalculated
	Dog fouling	N/A	Evidence of dog fouling, no management measures in place		Measures taken to manage dogs but evidence that dogs are fouling site.		Management of dog fouling in place through bins, clarification of dog free areas and self-closing gates, signs discouraging dogs from the site, no evidence of fouling.	1	No bins and a secluded site so opportunity for some dog fouling - a below average score of 1 is provided
	Toilets/Baby Changing facilities	N/A	No accessible toilets.	Restricted use of toilets. Toilets poorly maintained.	Toilets available and adequately maintained, but not easily accessible, e.g. too far away or locked when people wish to use them		Fully accessible, well maintained toilets available for visitors. Changing facilities for children of different ages including disabled children.	N/A	Not applicable - question is discounted and final total recalculated
	Changing Accommodation	N/A	No changing facilities	Restricted use of changing facilities, changing facilities poorly maintained.	Changing facilities available and adequately		Fully accessible, well maintained changing facilities available.	N/A	Not applicable - question is discounted and final total recalculated
	Habitat management (where habitats exist)	N/A	No evidence of habitat maintenance and no action plan for site.		Action plan for site, but maintenance is poorly executed.		Action plan for site and maintenance is good, with habitat in favourable condition.	1	The maintenance regime is unclear for the site - assumed to be undertaken by National Highways - as a City Wildlife Site with some nature conservation merit it is considered that the area benefits from its secluded wild nature - the site is given a score of 1
	Is there a balance between habitat protection and access?	N/A	Quality of habitat is suffering from other uses and there is a need for management		Some attempt made to manage the different uses on the site and direct impacting uses away from areas of sensitivity		Clear balance evident supported by information and good signposting and paths	1	The subject site has some notable habitat (trees, hedgerow and scrub) and is accessible to the public but use of the site beyond access is considered low and so the site is given an average score of 1
	Information boards/leaflets	N/A	No signposts, limited or no information available.	No signposts with an interpretation board with poor information.	Site is signposted with limited interpretation boards.	Site is signposted with adequate information boards.	Site is signposted with good quality information boards.	N/A	Not applicable - question is discounted and final total recalculated
	Were local residents and other stakeholders involved in the development of the site?	N/A	Local residents/stakeholders were not consulted on any aspect of the development of the site.		Local residents/stakeholders were consulted about the		Local residents/stakeholders were consulted continuously and participated actively in the design and development process throughout.	N/A	Not applicable - question is discounted and final total recalculated
	Were children/young people involved in the development of the site?	N/A	Children/young people were not consulted on any aspect of the development of the site.		Children/young people were consulted about the development of the site once.		Children/young people were consulted continuously and participated actively in the design and development process throughout.	N/A	Not applicable - question is discounted and final total recalculated
	Informal oversight by passers-by or nearby properties such as houses or community centres	N/A	Site has obstructed lines of sight, few passers-by at any time		Site has some informal oversight by adults but passers-by are few, or only at certain times		Site has a good level of informal oversight by adults, for example, views are unobstructed, site is in an area with people frequently passing by or through it or in	1	Limited passive surveillance outside of normal working hours where commuters pass through - a score of 1 is provided
	Meeting other children	N/A	Site located where no other children likely to pass by e.g. away from homes, hidden away.		Site located where there may some opportunity for other children to pass by e.g. a quieter road.		Site located where there is a very high likelihood of other children passing by and joining in play e.g. on the way to and from school or local shops.	1	Secluded area away from residential areas or schools - a below average score of 1 is provided taking into account the nature conservation value to the site
	Enticing to children to play	N/A	Signs or other deterrents including adults prohibit children from playing e.g. no ball games, no children signs; unappealing, tired looking.		Children have restricted access, or are limited in what they can do by regulation, design or attitudes. Site looked when children may wish to play.		Visible signs welcoming children to play using. Signage and other playful messages, space is child-friendly and appealing. Children and adults feel relaxed (if observed) and at ease. Site open when children may wish to play.	1	Secluded area away from residential areas or schools - a below average score of 1 is provided taking into account the nature conservation value to the site
	Meets needs of different age groups	N/A	Meets needs of one age group.		Play features suitable for two different age groups.		Play features meet the play needs of all ages including teenagers.	N/A	Not applicable - question is discounted and final total recalculated
	Inclusion of disabled children	N/A	Site offers little or nothing for children with sensory or physical impairments.		Limited play offer to children with physical or sensory impairments.		Play features are designed for a range of abilities and impairments including sensory and physical impairments and behaviours. Disabled and non-disabled children are able to play together.	N/A	Not applicable - question is discounted and final total recalculated
	Movement	N/A	Site offers few opportunities for movement.		Site offers few opportunities for running, tumbling, wheeled activity, rolling, rocking, swinging, balance, climbing or moving around.		Children can run, roll, run, tumble, wheeled activity, rock, swing, balance, climb or moving around freely using their whole bodies or on wheels.	N/A	Not applicable - question is discounted and final total recalculated
	Stretching the imagination	N/A	The site has no design features to provoke the children and young people's imagination, fantasy or role play.		The site has limited design features to provoke the child's imagination, fantasy or role play.		The site is deliberately designed to provoke and engage children and young people's imagination, encourage fantasy and role play e.g. through changes in level and texture, loose parts, sculptures, natural features and imaginative signage.	1	No specific features to provoke play but secluded area with some nature conservation value - a below average score of 1 is provided
	Ball games	N/A	No space for ball games or ball games prohibited.		Small space or too close to equipment allowing only limited space to play with balls.		Ball games area sufficient to kick a ball around, not too close to other play features.	N/A	Not applicable - question is discounted and final total recalculated
	Opportunities to change the environment/space (loose parts)	N/A	The site offers no opportunities for children to change their environment (e.g. only limited fixed equipment is available)		The site offers some opportunities to change the environment e.g. through some natural features that might encourage children to change the way they use the space.		The site encourages children to alter the play space in different ways to enhance their play e.g. den building, obstacle courses, bridges over streams and creating shade using the natural environment.	1	There are opportunities to enhance the nature conservation value of the site and increase access - the site is provided with a score of 1
	Places for children/young people to sit	N/A	No places for children and young people to sit.		Limited places for children and young people to sit, not suitable for playing or taking together		Children and young people can sit and play or talk together, places for children to sit are incorporated into the play space, and near to tables or other seated play surfaces.	1	Secluded area away from residential areas or schools - a below average score of 1 is provided taking into account the nature conservation value to the site
	Access to natural environment	N/A	Landscaping and planting either actively discourages play or no opportunities are available to engage with the natural environment.		Landscaping and planting is minimal and offers limited provision for encounters with natural environment.		Site provides some natural features such as trees, bushes, plants, shrubs, wild flowers and long grass, sand, water, rocks, and a variety of levels; and a range of visual and sensory stimuli.	2	Nature conservation designation but does not actively encourage opportunity to play within the natural environment - access but is noted to be some distance from any large residential areas - the site is scored a 2 as it is a designated Wildlife City Site but its status as an attraction in this regard is not considered to be high

Added play value: the site offers more than just a basic experience of sensation. It offers possibilities for children to take risks without hazards, to intensify the experience or broaden it.	N/A	Features (including equipment, natural features and landscaping) are at basic level only and add little to play value.		Features (including equipment, natural features and landscaping) are more than basic and adds to play value, but does not do so significantly.		Features (including equipment, natural features and landscaping) are advanced in nature and add significantly to play value e.g. loose parts, places to hide/for reverse, good integration and use of natural environment, a range of textures, planting, use of contours, challenging, risk, cooperation needed, and attention paid to all the senses.	1	No additional features to enhance the experience or for children to experience the area in a new way. It would not be considered and attractive area to let children play noting potential poor air quality beside the M11, the low levels passive surveillance and general secluded nature of the area. A score of 1 is provided
Presence of supervisory adults (e.g. park keepers, street wardens, play rangers, community support officers)	N/A	No supervisory adults in the vicinity when children likely to be playing.		Supervisory adults in the vicinity at some times children might want to be playing.		Supervisory adults always likely to be in the vicinity at times children might want to be playing.	1	No - low levels passive surveillance and general secluded nature of the area. A score of 1 is provided

* Section 3.16 of the Cambridge Open Space and Recreation Strategy 2011 - The questions were drafted so that they could be used on a wide range of sites of different typologies. Each site receives a score between 1 and 5 to a series of questions (outlined below) and an overall quality score is generated. This score is expressed as a percentage and represents the score for the number of relevant questions asked and scored. There are a number of instances where a question cannot be applied to a site, e.g. children's play space questions when assessing a churchyard. If the question is not relevant, that question is discounted and the final total is recalculated accordingly. Furthermore, for example, where a site has no car parking, this is not necessarily viewed as a negative feature. In the instance of no car parking being provided, the question is discounted. If, however, the site has an area of car parking in poor condition, it would receive a low quality score for that question.

Total score from a possible 120 e.g. 44 criterion but 20 considered N/A and so discounted - potential score of up to 5 for each of the 24 criterion that remain (24 x 5 = 120)

42
Quality Percentage
35%

Appendix E

**LAND TO EAST OF M11 - REMOVAL
OF AREA OF TREE PLANTING 2013**

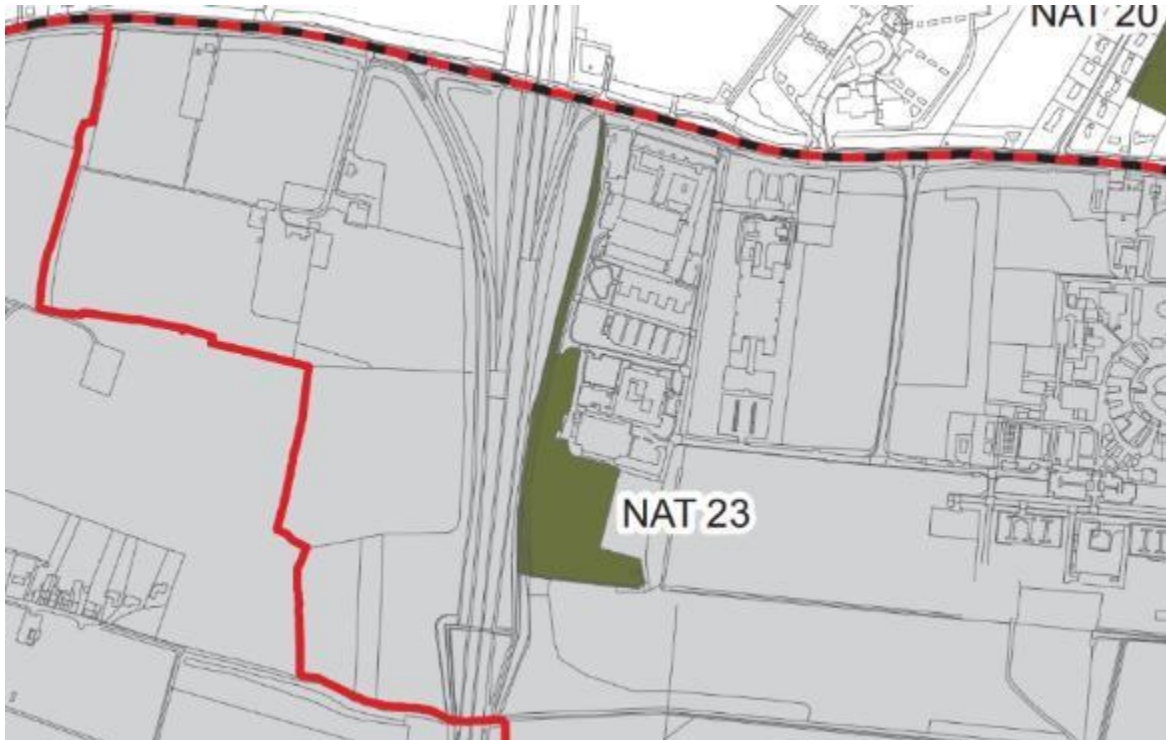


Figure E 1 - NAT 23 boundary in Cambridge Open Space and Recreation Strategy 2011



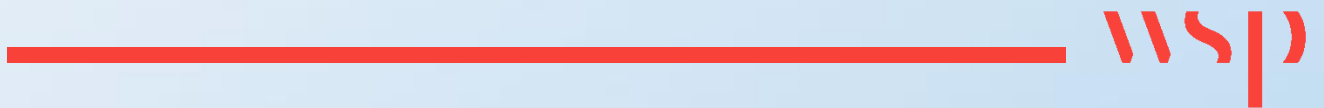
Figure E 2 - Google Earth - Sept 2012

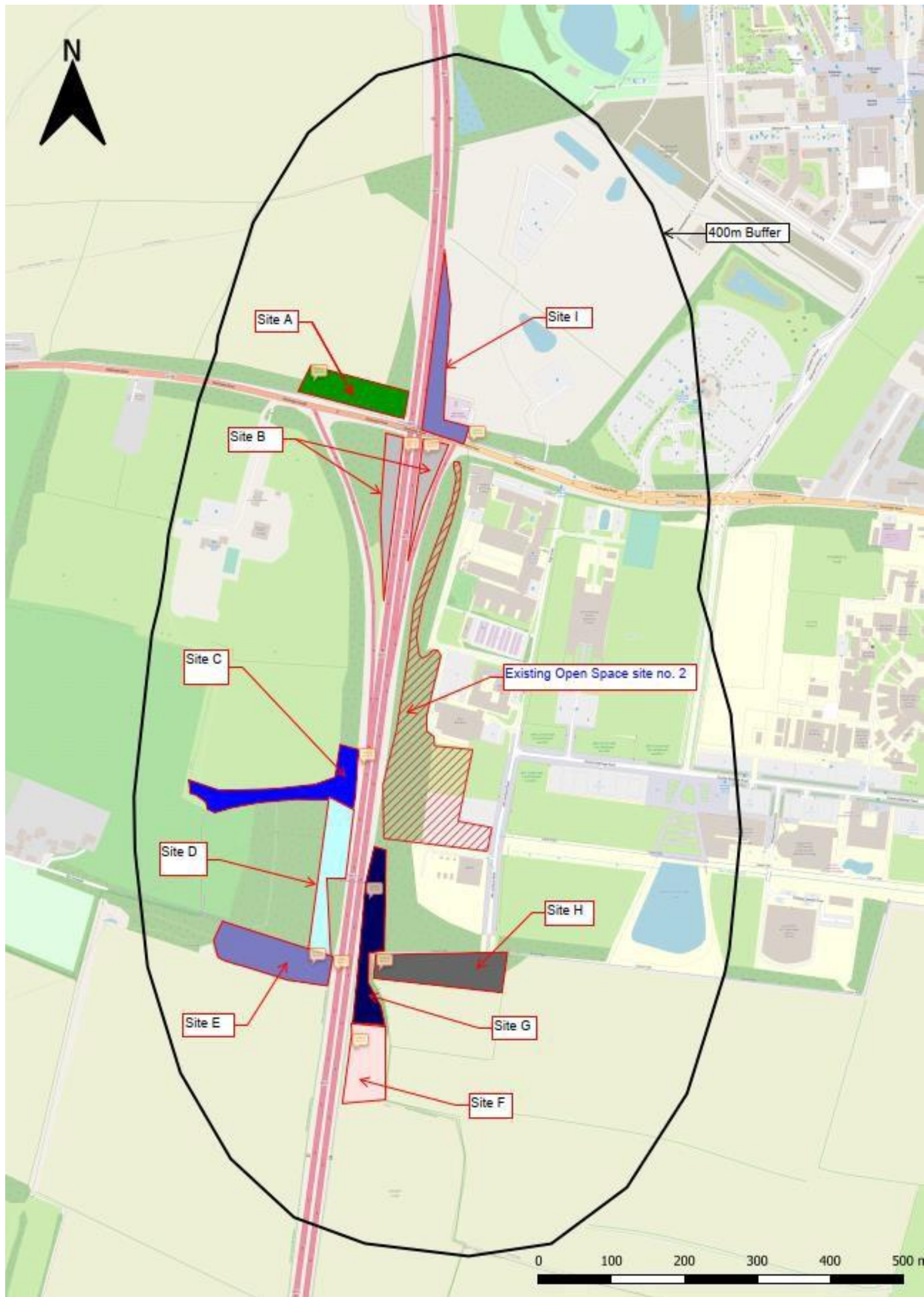


Figure E 3 - Google Earth – April 2015

Appendix F

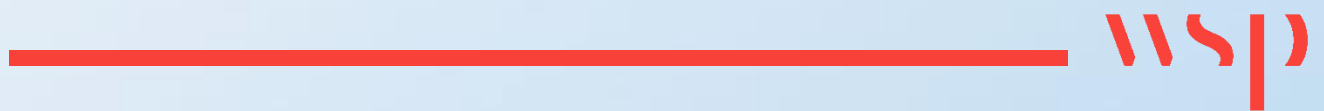
MAP OF LONG LIST OF POTENTIAL REPLACEMENT OPEN SPACE SITES





Appendix G

QUALITY ASSESSMENT OF POTENTIAL REPLACEMENT OPEN SPACE SITES



Potential Open Space Site A

Scoring Criteria						Score	Written Justification	
N/A - There are a number of instances where a question cannot be applied to a site, e.g. children's playspace questions when assessing a churchyard. If the question is not relevant, that question is discounted and the final total is recalculated accordingly*								
		1	2	3	4	5		
Planted areas	N/A	No planting	Limited planting with poor maintenance.	Numerous areas of planting, installed and maintained to a poor standard.	Numerous areas of planting, installed and maintained to a reasonable standard.	Numerous areas of planting with an appropriate mix of plants, installed and maintained to a high standard.	2	Significant hedgerow planting but this is related to the sites overall agricultural use and is broadly boundary planting - score of 2
Trees	N/A	Weakened / dying trees / vandalised trees		Fairly balanced tree stock with limited examples of vandalism or trees in decline		Full, healthy and balanced tree stock with a range of ages.	3	Trees are present around its boundaries but not within it - score of 3
Grassed areas	N/A	General grass cover patchy and poor with little or no serious attempts to correct the problem.	General grass cover average with some bald patches.	Full grass cover throughout main area, some thin patches evident.	Full grass cover throughout, main area clearly cut, a few thin patches.	Full grass cover throughout, dense sward, good colour and clearly cut.	1	Arable land but this is related to the sites overall agricultural use - score of 1
Hard landscaping	N/A	Poor quality hard land scaping materials and maintenance	Quality hard landscaping materials with poor maintenance	Average quality hard landscaping materials with average maintenance	Average quality hard landscaping materials with good maintenance	Good quality hard landscaping materials with good maintenance	N/A	Not applicable - question is discounted and final total recalculated
Boundaries (both soft and hard landscaping)	N/A	Not clearly defined or maintained	All clearly defined, but poorly maintained	All clearly defined, but maintenance inconsistent.	All clearly defined and well maintained.	Attractive, clearly defined and well maintained.	1	Fence is present around the edge but there is no boundary to show the northern boundary - agricultural field - score of 1
Is there a level playing surface?	N/A	Very bad condition.						
Of relevance on all pitch surfaces, whether tarmac, AstroTurf, grass, clay. Note areas of depression on plan.	N/A	Uneven surface with significant depressions undulations across pitch. Many weeds or detritus evident.	Generally level with cracking surface and some large depressions. Some weeds or detritus evident.	Some undulations, but largely level. Limited weeds or detritus.	Generally good level surface with some small undulations.	Good quality level surface without depressions.	N/A	Not applicable - question is discounted and final total recalculated
Condition of headstones/graves and monuments/architecture	N/A	Poor condition / maintenance	Below average condition / maintenance	Average condition / maintenance	Good condition / maintenance	Excellent condition / maintenance	N/A	Not applicable - question is discounted and final total recalculated
Condition of plots (Whilst pernicious weeds and self-setting trees such as sycamore may not be appropriate for retention within plots, some flora may be acceptable for both wildlife value and attractiveness)	N/A	Poor maintenance or some encroachment across plots.		Average condition, little or no encroachment across plots.		Excellent condition throughout, no encroachment across plots.	1	Not currently used as Open Space but the site does have defined plots including the larger agricultural land area and the distinct hedgerow areas
Is the entrance to the site obvious and attractive?	N/A	No apparent entrance	Apparent as an entrance, but poorly maintained	Apparent as an entrance, adequate maintenance	Apparent as an entrance and clean, tidy and well-maintained	Obvious entrance, inviting, clean, tidy and well-maintained	1	No apparent entrance - assumed accessed from other agricultural land to the west
Getting there	N/A	Site is on opposite side of a major access barrier or is a significant distance (1 kilometre) from residential areas.		Site is relatively close to residential areas but need to take a circuitous route or cross a busy road to get there.		Visitors can get to the site easily, safely and independently from their homes. No significant hazards to accessing the space safely.	2	The subject site is not considered to benefit from a number of access points with no footpaths so a score of 2
Getting there for those with a disability or with pushchairs.	N/A	Some people are excluded by poor access; site is not readily accessible to wheelchairs or pushchairs. There are no alternatives to poor pathways and ground is uneven. Sudden changes to surfacing are not easily identified.		Site can be accessed by some e.g. those pushing pushchairs and people with some mobility, but presents difficulties for others e.g. those with severe disabilities, so that they cannot take full advantage of the facility.		Space is accessible to disabled people including those with different sensory capabilities and other specific requirements. Site is accessible to pushchairs.		
Personal safety/security and lighting (lighting can have positive and negative impacts – whilst it may not benefit biodiversity and can give a false sense of security, it can also help to provide an accessible pedestrian and cycle route)	N/A	Site and access routes feel unsafe even in daylight		Site and access routes feel safe in daylight but not after dark		Good pathways to the site offer an alternative to uneven ground and steps. Entrances and sudden changes in surfaces easily identified.	N/A	Not applicable - question is discounted and final total recalculated
Roads/paths	N/A	Paths insufficient / missing where desire lines are evident	Sufficient paths, poor repair with weeds evident.	Suitable materials, some maintenance required.	Suitable materials, level for safe use, edges well defined, good condition.	Suitable materials, level for safe use, edges well defined, excellent condition.	N/A	Not applicable - question is discounted and final total recalculated
Cycle Parking	N/A	No cycle parking	Parking provided integral to, or adjacent to the green space, limited space, good maintenance.	Parking provided integral to, or adjacent to the green space, limited space, good maintenance.	Parking provided integral to, or adjacent to the green space, adequate spaces but maintenance could be improved	Parking provided integral to, or adjacent to the green space, adequate spaces, clean and in good condition, well signed.	N/A	Not applicable - question is discounted and final total recalculated
Car Parking	N/A	Parking provided integral to, or adjacent to the site, limited spaces unsuitable for disabled use, maintenance poor.		Parking provided integral to, or adjacent to the site, adequate spaces for disabled use, but maintenance could be improved.		Parking provided integral to, or adjacent to the site, adequate spaces for disabled use, clean and in good condition, well signed.	N/A	Not applicable - question is discounted and final total recalculated
Well maintained	N/A	Extensive litter or hazardous debris, planting in poor condition, unacceptable graffiti present.		Partly meets criteria for excellence but fails on two or more items		No evidence of litter or hazardous items, well drained where appropriate, planting is regularly cared for, no unacceptable graffiti	1	Agricultural land - a score of 1 is given noting this is not useful to public users
Well used by visitors (evidenced by site visits, replacement of worn equipment using desk research and local knowledge)	N/A	Site is used by few or no visitors at whom it is aimed. There is no evidence of wear and tear such as well-worn grass or replacement of worn equipment infrequent.		Site has a reasonable level of use by those at whom it is aimed, moderate replacement of worn equipment.		Site is well used by visitors. There is evidence of wear and tear such as well-worn grass, local knowledge and observations of people using the space or frequently replaced / repaired equipment due to wear and tear.	1	Agricultural land - a score of 1 is given noting this is not useful to public users
Line marking	N/A	Poorly marked out and lines faint	Poorly marked out and lines faint	Poorly marked out and lines visible	Marked out to an acceptable level and lines visible	Marked out well and lines are very bright	N/A	Not applicable - question is discounted and final total recalculated
Equipment – posts and mounts safe and secured etc	N/A	Very bad condition	Bad condition	Moderate Condition	Good condition	Very good condition	N/A	Not applicable - question is discounted and final total recalculated
Lighting of pitch (Where there is no floodlighting this should not reduce the score of a given site – remove the question and rescore the total accordingly)	N/A	Poor quality floodlighting, with considerable light spillage onto the surrounding area in addition to the pitch.		Floodlighting with some spillage onto surrounding area in addition to the pitch.		High quality floodlighting, which does not exhibit high levels of light spillage elsewhere.	N/A	Not applicable - question is discounted and final total recalculated
Seating	N/A	No seating		Limited seating or seating is not well sited or is in poor condition.		Appropriate levels and siting of seating. Seating in good condition.	N/A	Not applicable - question is discounted and final total recalculated
Litter Bins	N/A	Insufficient bins of a poor quality and not emptied	Insufficient bins, not emptied	Adequate number in adequate condition	Numerous for the size of the site and in adequate condition	Numerous for the size of the site and in good condition	N/A	Not applicable - question is discounted and final total recalculated
Other Street Furniture, e.g. sculpture/monuments	N/A	Poor quality and maintenance		Average quality and maintenance		Good quality and maintenance	N/A	Not applicable - question is discounted and final total recalculated
Dog fouling	N/A	Evidence of dog fouling, no management measures in place/		Measures taken to manage dogs but evidence that dogs are fouling site.		Management of dog fouling in place through bins, clarification of dog free areas and self-closing gates, signs discouraging dogs from the site, no evidence of fouling.	N/A	Not applicable - question is discounted and final total recalculated
Toilets/Baby Changing facilities	N/A	No accessible toilets.	Restricted use of toilets. Toilets poorly maintained.	Toilets available and adequately maintained, but not easily accessible, e.g. too far away or locked when people wish to use them		Fully accessible, well maintained toilets available for visitors. Changing facilities for children of different ages including disabled children.	N/A	Not applicable - question is discounted and final total recalculated
Changing Accommodation	N/A	No changing facilities	Restricted use of changing facilities, changing facilities poorly maintained.	Changing facilities available and adequately maintained.		Fully accessible, well maintained changing facilities available.	N/A	Not applicable - question is discounted and final total recalculated
Habitat management (where habitats exist)	N/A	No evidence of habitat maintenance and no action plan for site.		Action plan for site, but maintenance is poorly executed.		Action plan for site and maintenance is good, with habitat in favourable condition.	2	Hedgerows appear to be in good condition with opportunity to wildlife and commuting species to access - a score of 2 is given
Is there a balance between habitat protection and access?	N/A	Quality of habitat is suffering from other uses and there is a need for management		Some attempt made to manage the different uses on the site and direct impacting uses away from areas of sensitivity		Clear balance evident supported by information and good signposting and paths	3	Hedgerows appear to be in good condition with opportunity to wildlife and commuting species to access - a score of 2 is given
Information boards/leaflets	N/A	No signposts, limited or no information available.	No signposts with an interpretation board with poor information.	Site is signposted with limited interpretation boards.	Site is signposted with adequate information boards.	Site is signposted with good quality information boards.	N/A	Not applicable - question is discounted and final total recalculated
Were local residents and other stakeholders involved in the development of the site?	N/A	Local residents/stakeholders were not consulted on any aspect of the development of the site.		Local residents/stakeholders were consulted about the		Local residents/stakeholders were consulted continuously and participated actively in the design and development process throughout.	N/A	Not applicable - question is discounted and final total recalculated
Were children/young people involved in the development of the site?	N/A	Children/young people were not consulted on any aspect of the development of the site.		Children/young people were consulted about the development of the site once.		Children/young people were consulted continuously and participated actively in the design and development process throughout.	N/A	Not applicable - question is discounted and final total recalculated
Informal oversight by passers-by or nearby properties such as houses or community centres	N/A	Site has obstructed lines of sight, few passers-by at any time		Site has some informal oversight by adults but passers-by are few, or only at certain times		Site has a good level of informal oversight by adults, for example, views are unobstructed, site is in an area with people frequently passing by or through it or in	1	Limited passive surveillance outside of normal working hours - a below average score of 1 is provided
Meeting other children	N/A	Site located where no other children likely to pass by e.g. away from homes, hidden away.		Site located where there may be some opportunity for other children to pass by e.g. a quieter road.		Site located where there is a very high likelihood of other children passing by and joining in play e.g. on the way to and from school or local shops.	N/A	Not applicable - question is discounted and final total recalculated
Enticing to children to play	N/A	Signs or other deterrents including adults prohibit children from playing e.g. no ball games, no children signs; unappealing, tired looking.		Children have restricted access, or are limited in what they can do by regulation, design or attitudes. Site locked when children may wish to play.		Visible signs welcoming children to play using. Signage and other playful messages, space is child-friendly and appealing. Children and adults feel relaxed (if observed) and at ease. Site open when children may wish to play.	N/A	Not applicable - question is discounted and final total recalculated
Meets needs of different age groups	N/A	Meets needs of one age group.		Play features suitable for two different age groups.		Play features meet the play needs of all ages including teenagers.	N/A	Not applicable - question is discounted and final total recalculated
Inclusion of disabled children	N/A	Site offers little or nothing for children with sensory or physical impairments.		Limited play offer to children with physical or sensory impairments.		Play features are designed for a range of abilities and impairments including sensory and physical impairments and behaviours. Disabled and non-disabled children are able to play together.	N/A	Not applicable - question is discounted and final total recalculated
Movement	N/A	Site offers no or limited opportunity for movement.		Site offers few opportunities for running, tumbling, wheeled activity, rolling, rocking, swinging, balance, climbing or moving around.		Children can run, roll, run, tumble, wheeled activity, rock, swing, balance, climb or moving around freely using their whole bodies or on wheels.	N/A	Not applicable - question is discounted and final total recalculated
Stretching the imagination	N/A	The site has no design features to provoke the children and young people's imagination, fantasy or role play.		The site has limited design features to provoke the child's imagination, fantasy or role play.		The site is deliberately designed to provoke and engage children and young people's imagination, encourage fantasy and role play e.g. through changes in level and texture, loose parts, sculptures, natural features and imaginative signage.	N/A	Not applicable - question is discounted and final total recalculated
Ball games	N/A	No space for ball games or ball games prohibited.		Small space or too close to equipment allowing only limited space to play with balls.		Ball games area sufficient to kick a ball around, not too close to other play features.	N/A	Not applicable - question is discounted and final total recalculated
Opportunities to change the environment/space (loose parts)	N/A	The site offers no opportunities for children to change their environment (e.g. only limited fixed equipment is available).		The site offers some opportunities to change the environment e.g. through some natural features that might encourage children to change the way they use the space.		The site encourages children to alter the play space in different ways to enhance their play e.g. den building, obstacle courses, bridges over streams and creating shade using the natural environment.	N/A	Not applicable - question is discounted and final total recalculated
Places for children/young people to sit	N/A	No places for children and young people to sit.		Limited places for children and young people to sit, not suitable for playing or talking together.		Children and young people can sit and play or talk together, places for children to sit are incorporated into the play space, and near to tables or other seated play surfaces.	N/A	Not applicable - question is discounted and final total recalculated
Access to natural environment	N/A	Landscaping and planting either actively discourages play or no opportunities are available to engage with the natural environment.		Landscaping and planting is minimal and offers limited provision for encounters with natural environment.		Site provides some natural features such as trees, bushes, plants, shrubs, wild flowers and long grass, sand, water, rocks, and a variety of levels; and a range of visual and sensory stimuli.	1	The site is not designated at an international, national or local level but may have some limited potential for flora and fauna noting significant hedgerow planting and as a commuting route for wildlife. It is scored a below average score of 1
Added play value: the site offers more than just a basic experience of sensation. It offers possibilities for children to take risks without hazards, to intensify the experience or broaden it.	N/A	Features (including equipment, natural features and landscaping) are at basic level only and add little to play value.		Features (including equipment, natural features and landscaping) are more than basic and adds to play value, but does not do so significantly.		Features (including equipment, natural features and landscaping) are advanced in nature and add significantly to play value e.g. loose parts, places to hide/for reverse, good integration and use of natural environment, a range of textures, planting, use of contours, challenging, risk, cooperation needed, and attention paid to all the senses.	N/A	Not applicable - question is discounted and final total recalculated
Presence of supervisory adults (e.g. park keepers, street wardens, play rangers, community support officers)	N/A	No supervisory adults in the vicinity when children likely to be playing.		Supervisory adults in the vicinity at some times children might want to be playing.		Supervisory adults always likely to be in the vicinity at times children might want to be playing.	N/A	Not applicable - question is discounted and final total recalculated

* Section 3.16 of the Cambridge Open Space and Recreation Strategy 2011 - The questions were drafted so that they could be used on a wide range of sites of different typologies. Each site receives a score between 1 and 5 to a series of questions (outlined below) and an overall quality score is generated. This score is expressed as a percentage and represents the score for the number of relevant questions asked (there are a number of instances where a question cannot be applied to a site, e.g. children's playspace questions when assessing a churchyard. If the question is not relevant, that question is discounted and the final total is recalculated accordingly). Furthermore, for example, where a site has no car parking, this is not necessarily viewed as a negative feature. In the instance of no car parking being provided, the question is discounted. If, however, the site has an area of car parking in poor condition, it would receive a low quality score for that question.

Potential Open Space Site C

Appendix 1 of the Cambridge Local Plan 2018 (Open space and recreation standards) and Quality Assessment Criteria from Appendix 3 of Cambridge City Councils Open Space and Recreation Strategy 2011.

Scoring Criteria						Score	Written Justification
N/A - There are a number of instances where a question cannot be applied to a site, e.g. children's play/space questions when assessing a churchyard. If the question is not relevant, that question is discounted and the final total is recalculated accordingly							
Quality Assessment Criteria		1	2	3	4	5	
	Planted areas	N/A	No planting	Limited planting with poor maintenance.	Numerous areas of planting, installed and maintained to a poor standard.	Numerous areas of planting, installed and maintained to a reasonable standard.	Numerous areas of planting with an appropriate mix of plants, installed and maintained to a high standard.
	Trees	N/A	Weakened / dying trees / vandalised trees		Fairly balanced tree stock with limited examples of vandalism or trees in decline		Full, healthy and balanced tree stock with a range of ages.
	Grassed areas	N/A	General grass cover patchy and poor with little or no serious attempts to correct the problem.	General grass cover average with some bald patches.	Full grass cover throughout main area, some thin patches evident.	Full grass cover throughout, main area clearly cut, a few thin patches.	Full grass cover throughout, dense sward, good colour and clearly cut.
	Hard landscaping	N/A	Poor quality hard land scaping materials and maintenance	Quality hard landscaping materials with poor maintenance	Average quality hard landscaping materials with average maintenance	Average quality hard landscaping materials with good maintenance	Good quality hard landscaping materials with good maintenance
	Boundaries (both soft and hard landscaping)	N/A	Not clearly defined or maintained	All clearly defined, but poorly maintained	All clearly defined, but maintenance inconsistent.	All clearly defined and well maintained.	Attractive, clearly defined and well maintained.
	Is there a level playing surface?	N/A	Very bad condition.				
	Or relevance on all pitch surfaces, whether tarmac, AstroTurf, grass, clay. Note areas of depression on plan.	N/A	Uneven surface with significant depressions undulations across pitch. Many weeds or debris evident.	Generally level with cracking surface and some large depressions. Some weeds or debris evident.	Some undulations, but largely level. Limited weeds or debris.	Generally good level surface with some small undulations.	Good quality level surface without depressions.
	Condition of trees (What gemicous weeds and self seeding trees such as sycamores may not be appropriate for retention within plots, some flora may be acceptable for both wildlife value and attractiveness)	N/A	Poor condition / maintenance	Below average condition / maintenance	Average condition / maintenance	Good condition / maintenance	Excellent condition / maintenance
	Is the entrance to the site obvious and attractive?	N/A	No apparent entrance	Apparent as an entrance, but poorly maintained	Apparent as an entrance, adequate maintenance	Apparent as an entrance and clean, tidy and well-maintained.	Obvious entrance, inviting, clean, tidy and well-maintained.
	Getting there	N/A	Site is on opposite side of a major access barrier or is a significant distance (1 kilometre) from residential areas.		Site is relatively close to residential areas but need to take a circuitous route or cross a busy road to get there.		Visitors can get to the site easily, safely and independently from their homes. No significant hazards to accessing the space safely.
	Getting there for those with a disability or with pushchairs.	N/A	Some people are excluded by poor access; site is not readily accessible to wheelchairs or pushchairs. There are no alternatives to poor pathways and ground is uneven. Sudden changes to surfacing are not easily identified.		Site can be accessed by some e.g. those pushing pushchairs and people with some mobility, but presents difficulties for others e.g. those with severe disabilities, so that they cannot take full advantage of the facility.		Space is accessible to disabled people including those with different sensory capabilities and other specific requirements. Site is accessible to pushchairs.
	Personal safety/security and lighting (lighting can have positive and negative impacts – whilst it may not benefit biodiversity and can give a false sense of security, it can also help to provide an accessible pedestrian and cycle route)	N/A	Site and access routes feel unsafe even in daylight		Site and access routes feel safe in daylight but not after dark		Site and access routes feel safe at all times and have good exit routes. Both are appropriately lit after dark if open.
	Roads/paths	N/A	Paths insufficient / missing where desire lines are evident	Sufficient paths, poor repair with weeds evident	Suitable materials, some maintenance required	Suitable materials, level for safe use, edges well defined, good condition.	Suitable materials, level for safe use, edges well defined, excellent condition.
	Cycle Parking	N/A	No cycle parking	Parking provided integral to, or adjacent to the green space, limited space, maintenance poor.	Parking provided integral to, or adjacent to the green space, limited space, good maintenance.	Parking provided integral to, or adjacent to the green space, adequate spaces but maintenance could be improved	Parking provided integral to, or adjacent to the green space, adequate spaces, clean and in good condition, well signed.
	Car Parking	N/A	Parking provided integral to, or adjacent to the site, limited spaces unsuitable for disabled use, maintenance could be improved.		Parking provided integral to, or adjacent to the site, adequate spaces for disabled use, but maintenance could be improved.		Parking provided integral to, or adjacent to the site, adequate spaces for disabled use, clean and in good condition, well signed.
	Well maintained	N/A	Extensive litter or hazardous debris, planting in poor condition, unacceptable graffiti present		Partly meets criteria for excellence but fails on two or more items		No evidence of litter or hazardous items, well drained where appropriate, planting is regularly cared for, no unacceptable graffiti
	Well used by visitors (evidenced by site visits, replacement of worn equipment using desk research and local knowledge)	N/A	Site is used by few or no visitors at whom it is aimed. There is no evidence of wear and tear such as well-worn grass or replacement of worn equipment infrequent.		Site has a reasonable level of use by those at whom it is aimed, moderate replacement of worn equipment		Site is well used by visitors. There is evidence of wear and tear such as well-worn grass, local knowledge and observations of people using the space or frequently replaced / repaired equipment due to wear and tear.
	Line marking	N/A	No lines	Priority marked out and lines faint	Priority marked out and lines visible	Marked out to an acceptable level and lines visible	Marked out well and lines are very bright
	Equipment – posts and mounts safe and secured etc	N/A	Very bad condition	Moderate condition	Good condition		Very good condition
	Lighting of pitch (Where there is no floodlighting this should not reduce the score of a given site – remove the question and restore the total accordingly)	N/A	Poor quality floodlighting, with considerable light spillage onto the surrounding area in addition to the pitch.		Floodlighting with some spillage onto surrounding area in addition to the pitch.		High quality floodlighting, which does not exhibit high levels of light spillage elsewhere.
	Seating	N/A	No seating		Limited seating or seating is not well sited or is in poor condition.		Appropriate levels and siting of seating. Seating in good condition.
	Litter Bins	N/A	Insufficient bins of a poor quality and not emptied	Insufficient bins, not emptied	Average quality and maintenance	Numerous for the size of the site and in adequate condition.	Good quality and maintenance
	Other Street Furniture, e.g. sculptures/monuments	N/A	Poor quality and maintenance				Management of dog fouling in place through bins, clarification of dog free areas and self-closing gates, signs discouraging dogs from the site, no evidence of fouling.
	Dog fouling	N/A	Evidence of dog fouling, no management measures in place/		Measures taken to manage dog waste, evidence that dogs are fouling site.		Fully accessible, well maintained toilets available for visitors. Changing facilities for children of different ages including disabled children.
	Toilets/Baby Changing facilities	N/A	No accessible toilets	Restricted use of toilets. Toilets poorly maintained.	Toilets available and adequately maintained, but not easily accessible, e.g. too far away or locked often people wish to use them.		Fully accessible, well maintained changing facilities available
	Changing Accommodation	N/A	No changing facilities	Restricted use of changing facilities, changing facilities poorly maintained			Good quality and maintenance
	Habitat management (where habitats exist)	N/A	No evidence of habitat maintenance and no action plan for site.		Action plan for site, but maintenance is poorly executed.		Management of dog fouling in place through bins, clarification of dog free areas and self-closing gates, signs discouraging dogs from the site, no evidence of fouling.
	Is there a balance between habitat protection and access?	N/A	Quality of habitat is suffering from other uses and there is a need for management		Some attempt made to manage the different uses on the site and direct impacting uses away from areas of sensitivity		Clear balance evident supported by information and good signposting and paths
	Information boards/leaflets	N/A	No signposts, limited or no information available	No signposts with an interpretation board with poor information	Site is signposted with limited interpretation boards	Site is signposted with adequate information boards.	Site is signposted with good quality information boards.
	Were local residents and other stakeholders involved in the development of the site?	N/A	Local residents/stakeholders were not consulted on any aspect of the development of the site.		Local residents/stakeholders were consulted about the		Local residents/stakeholders were consulted continuously and participated actively in the design and development process throughout
	Were children/young people involved in the development of the site?	N/A	Children/young people were not consulted on any aspect of the development of the site.		Children/young people were consulted about the development of the site once.		Children/young people were consulted continuously and participated actively in the design and development process throughout
	Informal oversight by passers-by or nearby properties such as houses or community centres	N/A	Site has obstructed lines of sight, few passers-by at any time		Site has some informal oversight by adults but passers-by are few, or only at certain times		Site has a good level of informal oversight by adults, for example, views are unobstructed, site is in an area with people frequently passing by or through it or in
	Meeting other children	N/A	Site located where no other children likely to pass by e.g. away from homes, hidden away		Site located where there may be some opportunity for other children to pass by e.g. a quiet road.		Visible signs welcoming children to play using. Signage and other playful messages, space is child-friendly and appealing. Children and adults feel relaxed (if observed) and at ease. Site open when children may wish to play. Play features meet the play needs of all ages including teenagers.
	Enticing to children to play	N/A	Signs or other deterrents including adults prohibit children from playing e.g. no ball games, no children signs, unappealing, lined looking		Children have restricted access, or are limited in what they can do by regulation, design or attitudes. Site looked when children may wish to play.		Play features are designed for a range of abilities and impairments including sensory and physical impairments and behaviours. Disabled and non-disabled children are able to play together.
	Meets needs of different age groups	N/A	Meets needs of one age group		Play features suitable for two different age groups		Children can run, roll, run, tumble, wheeled activity, rock, swing, balance, climb or moving around freely using their whole bodies or on wheels.
	Inclusion of disabled children	N/A	Site offers little or nothing for children with sensory or physical impairments.		Limited play offer to children with physical or sensory impairments.		The site is deliberately designed to provoke and engage children and young people's imagination, encourage fantasy and role play e.g. through changes in level and feature, loose parts, sculptures, natural features and imaginative signage.
	Movement	N/A	Site offers no or limited opportunity for movement		Site offers few opportunities for running, tumbling, wheeled activity, rolling, rocking, swinging, balance, climbing or moving around.		Ball games area sufficient to kick a ball around, not too close to other play features.
	Stretching the imagination	N/A	The site has no design features to provoke the children and young people's imagination, fantasy or role play.		The site has limited design features to provoke the child's imagination, fantasy or role play.		The site encourages children to alter the play space in different ways to enhance their play e.g. den building, obstacle courses, bridges over streams and creating shade using the natural environment.
	Ball games	N/A	No space for ball games or ball games prohibited.		Small space or too close to equipment allowing only limited space to play with balls.		Children and young people can sit and play or talk together, places for children to sit are incorporated into the play space, and near to tables or other seated play surfaces.
	Opportunities to change the environment/space (loose parts)	N/A	The site offers no opportunities for children to change their environment (e.g. only limited fixed equipment is available).		The site offers some opportunities to change the environment e.g. through some natural features that might encourage children to change the way they use the space.		Site provides some natural features such as trees, bushes, plants, shrubs, wild flowers and long grass, sand, water, rocks, and a variety of levels; and a range of visual and sensory stimuli.
	Places for children/young people to sit	N/A	No places for children and young people to sit.		Limited places for children and young people to sit, not suitable for playing or talking together.		Site provides some natural features such as trees, bushes, plants, shrubs, wild flowers and long grass, sand, water, rocks, and a variety of levels; and a range of visual and sensory stimuli.
	Access to natural environment	N/A	Landscaping and planting either actively discourages play or no opportunities are available to engage with the natural environment.		Landscaping and planting is minimal and offers limited provision for encounters with natural environments.		Features (including equipment, natural features and landscaping) are advanced in nature and add significantly to play value e.g. loose parts, places to shelter, routine, good integration and use of natural environment, a range of textures, planting, use of contours, challenging risk, cooperation needed, and attention paid to all the senses.
	Added play value: the site offers more than just a basic experience of sensation. It offers possibilities for children to take risks without hazards, to intensify the experience or broaden it.	N/A	Features (including equipment, natural features and landscaping) are at basic level only and add little to play value.		Features (including equipment, natural features and landscaping) are more than basic and adds to play value, but does not do so significantly.		Supervisory adults always likely to be in the vicinity at times children might want to be playing.
	Presence of supervisory adults (e.g. park keepers, street wardens, play rangers, community support officers)	N/A	No supervisory adults in the vicinity when children likely to be playing.		Supervisory adults in the vicinity at some times children might want to be playing.		

* Section 3.16 of the Cambridge Open Space and Recreation Strategy 2011. The questions were drafted so that they could be used on a wide range of sites of different typologies. Each site requires a score between 1 and 5 to a series of questions (outlined below) and an overall quality score is generated. This score is expressed as a percentage and represents the score for the number of relevant questions asked and scored. There are a number of instances where a question cannot be applied to a site, e.g. children's play/space questions

Total score from a possible 80 e.g. 44 criterion with 28 considered N/A and so discounted - potential score of 52 is for each that remain
Quality 84%

Potential Open Space Site D

Appendix I of the Cambridge Local Plan 2018 (Open space and recreation standards) and Quality Assessment Criteria from Appendix 3 of Cambridge City Councils Open Space and Recreation Strategy 2011

N/A - There are a number of instances where a question cannot be applied to a site, e.g. children's playspace questions when assessing a churchyard. If the question is not relevant, that question is discounted and the final total is recalculated accordingly.

		Scoring Criteria						Score	Justification
		1	2	3	4	5			
Quality Assessment Criteria	Planted areas	N/A	No planting	Limited planting with poor maintenance.	Numerous areas of planting, installed and maintained to a poor standard.	Numerous areas of planting, installed and maintained to a reasonable standard.	Numerous areas of planting with an appropriate mix of plants, installed and maintained to a high standard.	3	Significant wooded areas and hedgerow planting within the site and around the boundary - score of 3
	Trees	N/A	Weakened / dying trees / vandalised trees		Fairly balanced tree stock with limited examples of vandalism or trees in decline		Full, healthy and balanced tree stock with a range of ages.	3	Significant wooded areas and hedgerow planting within the site and around the boundary - score of 4
	Grassed areas	N/A	General grass cover patchy and poor with little or no serious attempts to correct the problem.	General grass cover average with some bald patches.	Full grass cover throughout main area, some thin patches evident.	Full grass cover throughout, main area clearly cut, a few thin patches.	Full grass cover throughout, dense sward, good colour and cleanly cut.	1	Limited grassed areas but these are in reasonable condition - score of 1
	Hard landscaping	N/A	Poor quality hard land scaping materials and maintenance	Quality hard landscaping materials with poor maintenance	Average quality hard landscaping materials with average maintenance	Average quality hard landscaping materials with good maintenance	Good quality hard landscaping materials with good maintenance	N/A	Not applicable - question is discounted and final total recalculated
	Boundaries (both soft and hard landscaping)	N/A	Not clearly defined or maintained	All clearly defined, but poorly maintained	All clearly defined, but maintenance inconsistent.	All clearly defined and well maintained.	Attractive, clearly defined and well maintained.	1	Boundary consists of hedgerow and tree planting along eastern boundary - score of 1
	Is there a level playing surface?	N/A	Very bad condition.						
	Of relevance on all pitch surfaces, whether tarmac, AstroTurf, grass, clay. Note areas of depression on plan.	N/A	Uneven surface with significant depressions undulations across pitch. Many weeds or detritus evident.	Generally level with cracking surface and some large depressions. Some weeds or detritus	Some undulations, but largely level. Limited weeds or detritus.	Generally good level surface with some small undulations.	Good quality level surface without depressions.	N/A	Not applicable - question is discounted and final total recalculated
	Condition of headstones/graves and monuments/architecture	N/A	Poor condition / maintenance		Average condition / maintenance	Good condition / maintenance	Excellent condition / maintenance	N/A	Not applicable - question is discounted and final total recalculated
	Condition of plots (Whilst pernicious weeds and self-seeding trees such as sycamore may not be appropriate for retention within plots, some flora may be acceptable for both wildlife value and attractiveness)	N/A	Poor maintenance or some encroachment across plots.		Average condition, little or no encroachment across plots.		Excellent condition throughout, no encroachment across plots.	1	Not currently used as Open Space but the site does have defined plots denoted by fencing, bridleway overbridge and southern boundary - score of 1
	Is the entrance to the site obvious and attractive?	N/A	No apparent entrance	Apparent as an entrance, but poorly maintained	Apparent as an entrance, adequate maintenance	Apparent as an entrance and clean, tidy and well-maintained	Obvious entrance, inviting, clean, tidy and well-maintained	1	Private land but could be accessed from the bridleway that runs along the sites southern boundary but not currently used as Open Space
	Getting there	N/A	Site is on opposite side of a major access barrier or is a significant distance (1 kilometre) from residential areas.		Site is relatively close to residential areas but need to take a circuitous route or cross a busy road to get there.		Visitors can get to the site easily, safely and independently from their homes. No significant hazards to accessing the space safely.	1	Parking is available nearby as part of the Rectory Farm Hotel with access along the A1303. Residential areas to east in Cotton and north-east at Lansdown Road. The site is however not currently publicly accessible - score 1
	Getting there for those with a disability or with pushchairs.	N/A	Some people are excluded by poor access; site is not readily accessible to wheelchairs or pushchairs. There are no alternatives to poor pathways and ground is uneven. Sudden changes to surfacing are not easily identified.		Site can be accessed by poor access; those pushing pushchairs and people with some mobility, but presents difficulties for others e.g. those with severe disabilities, so that they cannot take full advantage of the facility.		Space is accessible to disabled people including those with different sensory capabilities and other specific requirements. Site is accessible to pushchairs. Good pathways to the site offer an alternative to uneven ground and steps. Entrances and sudden changes in surfaces easily identified.	N/A	Not applicable - question is discounted and final total recalculated
	Personal safety/security and lighting (lighting can have positive and negative impacts - whilst it may not benefit biodiversity and can give a false sense of security, it can also help to provide an accessible pedestrian and cycle route)	N/A	Site and access routes feel unsafe even in daylight		Site and access routes feel safe in daylight but not after dark		Site and access routes feel safe at all times and have good exit routes. Both are appropriately lit after dark if open.	N/A	Not applicable - question is discounted and final total recalculated
	Roads/paths	N/A	Paths insufficient / missing where desire lines are evident	Sufficient paths, poor repair with weeds evident	Suitable materials, some maintenance required	Suitable materials, level for safe use, edges well defined, good condition	Suitable materials, level for safe use, edges well defined, excellent condition.	N/A	Not applicable - question is discounted and final total recalculated
	Cycle Parking	N/A	No cycle parking	Parking provided integral to, or adjacent to the green space, limited space, maintenance poor	Parking provided integral to, or adjacent to the green space, limited space, good maintenance	Parking provided integral to, or adjacent to the green space, adequate spaces but maintenance could be improved	Parking provided integral to, or adjacent to the green space, adequate spaces, clean and in good condition, well signed.	N/A	Not applicable - question is discounted and final total recalculated
	Car Parking	N/A	Parking provided integral to, or adjacent to the site, limited spaces unsuitable for disabled use, maintenance poor.		Parking provided integral to, or adjacent to the site, adequate spaces for disabled use, but maintenance could be improved.		Parking provided integral to, or adjacent to the site, adequate spaces for disabled use, clean and in good condition, well signed.	1	Parking is available nearby as part of the Rectory Farm Hotel with access along the A1303. The site is however not currently publicly accessible - score 1
	Well maintained	N/A	Extensive litter or hazardous debris, planting in poor condition, unacceptable graffiti present.		Partly meets criteria for excellence but fails on two or more items		No evidence of litter or hazardous items, well drained where appropriate, planting is regularly cared for, no unacceptable graffiti	N/A	Not applicable - question is discounted and final total recalculated
	Well used by visitors (evidenced by site visits, replacement of worn equipment using desk research and local knowledge)	N/A	Site is used by few or no visitors at whom it is aimed. There is no evidence of wear and tear such as well-worn grass or replacement of worn equipment infrequent		Site has a reasonable level of use by those at whom it is aimed, moderate replacement of worn equipment		Site is well used by visitors. There is evidence of wear and tear such as well-worn grass, local knowledge and observations of people using the space or frequently replaced / repaired equipment due to wear and tear.	1	Private land but may be used by the guests at the Rectory Farm Hotel
	Line marking	N/A	No lines	Poorly marked out and lines faint	Poorly marked out and lines visible	Marked out to an acceptable level and lines visible	Marked out well and lines are very bright	N/A	Not applicable - question is discounted and final total recalculated
	Equipment – posts and mounts safe and secured etc	N/A	Very bad condition	Bad condition	Moderate Condition	Good condition	Very good condition	N/A	Not applicable - question is discounted and final total recalculated
	Lighting of pitch (Where there is no floodlighting this should not reduce the score of a given site – remove the question and rescore the total accordingly)	N/A	Poor quality floodlighting, with considerable light spillage onto the surrounding area in addition to the pitch.		Floodlighting with some spillage onto surrounding area in addition to the pitch.		High quality floodlighting, which does not exhibit high levels of light spillage elsewhere.	N/A	Not applicable - question is discounted and final total recalculated
	Seating	N/A	No seating		Limited seating or seating is not well sited or is in poor condition.		Appropriate levels and siting of seating. Seating in good condition.	N/A	Not applicable - question is discounted and final total recalculated
	Litter bins	N/A	Insufficient bins of a poor quality and not emptied	Insufficient bins, not emptied	Adequate number in adequate condition	Numerous for the size of the site and in adequate condition	Numerous for the size of the site and in good condition	N/A	Not applicable - question is discounted and final total recalculated
	Other Street Furniture, e.g. sculpture/monuments	N/A	Poor quality and maintenance		Average quality and maintenance		Good quality and maintenance	N/A	Not applicable - question is discounted and final total recalculated
	Dog fouling	N/A	Evidence of dog fouling, no management measures in place		Measures taken to manage dogs but evidence that dogs are fouling site.		Management of dog fouling in place through bins, clarification of dog free areas and self-closing gates, signs discouraging dogs from the site, no evidence of fouling.	N/A	Not applicable - question is discounted and final total recalculated
	Toilets/Baby Changing facilities	N/A	No accessible toilets.	Restricted use of toilets. Toilets poorly maintained.	Toilets available and adequately maintained, but not easily accessible, e.g. too far away or locked when people wish to use them.		Fully accessible, well maintained toilets available for visitors. Changing facilities for children of different ages including disabled children.	N/A	Not applicable - question is discounted and final total recalculated
	Changing Accommodation	N/A	No changing facilities	Restricted use of changing facilities, changing facilities poorly maintained.	Changing facilities available and adequately maintained.		Fully accessible, well maintained changing facilities available.	N/A	Not applicable - question is discounted and final total recalculated
	Habitat management (where habitats exist)	N/A	No evidence of habitat maintenance and no action plan for site.		Action plan for site, but maintenance is poorly executed.		Action plan for site and maintenance is good, with habitat in favourable condition.	1	Hedgerows and wooded areas appear to be in good condition with opportunity to wildlife and commuting species to access - a score of 1 is given noting no action plan for maintenance currently exists
	Is there a balance between habitat protection and access?	N/A	Quality of habitat is suffering from other uses and there is a need for management		Some attempt made to manage the different uses on the site and direct impacting uses away from areas of sensitivity		Clear balance evident supported by information and good signposting and paths	1	Private land but access routes (unsurfaced through it) - balance is in favour of habitat conservation but currently little or no management - score of 1
	Information boards/leaflets	N/A	No signposts, limited or no information available.	No signposts with an interpretation board with poor information.	Site is signposted with limited interpretation boards.	Site is signposted with adequate information boards.	Site is signposted with good quality information boards.	N/A	Not applicable - question is discounted and final total recalculated
	Were local residents and other stakeholders involved in the development of the site?	N/A	Local residents/stakeholders were not consulted on any aspect of the development of the site.		Local residents/stakeholders were consulted about the		Local residents/stakeholders were consulted continuously and participated actively in the design and development process throughout.	N/A	Not applicable - question is discounted and final total recalculated
	Were children/young people involved in the development of the site?	N/A	Children/young people were not consulted on any aspect of the development of the site.		Children/young people were consulted about the development of the site once		Children/young people were consulted continuously and participated actively in the design and development process throughout.	N/A	Not applicable - question is discounted and final total recalculated
	Informal oversight by passers-by or nearby properties such as houses or community centres	N/A	Site has obstructed lines of sight, few passers-by at any time		Site has some informal oversight by adults but passers-by are few, or only at certain times		Site has a good level of informal oversight by adults, for example, views are unobstructed, site is in an area with people frequently passing by or through it or in	1	Some passive surveillance noting bridleway to the south and Rectory Farm Hotel to the north-west - however no lighting and heavy wooded areas - a score of 1 is provided
	Meeting other children	N/A	Site located where no other children likely to pass by e.g. away from homes, hidden away.		Site located where there may some opportunity for other children to pass by e.g. a quiet road.		Site located where there is a very high likelihood of other children passing by and joining in play e.g. on the way to and from school or local shops.	1	Sight is located along a bridleway with opportunities to meet other children but is private land currently - score of 1
	Enticing to children to play	N/A	Signs or other deterrents including adults prohibit children from playing e.g. no ball games, no children signs, unappealing, tired looking.		Children have restricted access, or are limited in what they can do by regulation, design or attitudes. Site located when children may wish to play.		Visible signs welcoming children to play using. Signage and other playful messages, space is child-friendly and appealing. Children and adults feel relaxed (if observed) and at ease. Site open when children may wish to play.	1	The site has potential for children to play in a wild area with nature conservation value but it is currently private land - a score of 1
	Meets needs of different age groups	N/A	Meets needs of one age group.		Play features suitable for two different age groups.		Play features meet the play needs of all ages including teenagers.	N/A	Not applicable - question is discounted and final total recalculated
	Inclusion of disabled children	N/A	Site offers little or nothing for children with sensory or physical impairments.		Limited play offer to children with physical or sensory impairments.		Play features are designed for a range of abilities and impairments including sensory and physical impairments and behaviours. Disabled and non-disabled children are able to play together.	N/A	Not applicable - question is discounted and final total recalculated
	Movement	N/A	Site offers no or limited opportunity for movement.		Site offers few opportunities for running, tumbling, wheeled activity, rolling, rocking, swinging, balance, climbing or moving around.		Children can run, roll, run, tumble, wheeled activity, rock, swing, balance, climb or move around freely using their whole bodies or on wheels.	1	Site could offer open space for children's play but lacks this currently noting it is private land
	Stretching the imagination	N/A	The site has limited design features to provoke the children and young people's imagination, fantasy or role play.		The site has limited design features to provoke the child's imagination, fantasy or role play.		The site is deliberately designed to provoke and engage children and young people's imagination, encourage fantasy and role play e.g. through changes in level and texture, loose parts, sculptures, natural features and imaginative signage.	1	Some limited nature conservation interest but otherwise currently noting to attract children to the area - score of 1
	Ball games	N/A	No space for ball games or ball games prohibited.		Small space or too close to equipment allowing only limited space to play with balls.		Ball games area sufficient to kick a ball around, not too close to other play features.	N/A	Not applicable - question is discounted and final total recalculated
	Opportunities to change the environment/space (loose parts)	N/A	The site offers no opportunities for children to change their environment (e.g. only limited fixed equipment is available).		The site offers some opportunities to change the environment e.g. through some natural features that might encourage children to change the way they use the space.		The site encourages children to alter the play space in different ways to enhance their play e.g. den building, obstacle courses, bridges over streams and creating shade using the natural environment.	1	The site would offer opportunities through its existing natural features - a score of 1 is provided
	Places for children/young people to sit	N/A	No places for children and young people to sit.		Limited places for children and young people to sit, not suitable for playing or talking together.		Children and young people can sit and play or talk together, places for children to sit are incorporated into the play space, and near to tables or other seated play surfaces.	N/A	Not applicable - question is discounted and final total recalculated
	Access to natural environment	N/A	Landscaping and planting either actively discourages play or no opportunities are available to engage with the natural environment.		Landscaping and planting is minimal and offers limited provision for encounters with natural environment.		Site provides some natural features such as trees, bushes, plants, shrubs, wild flowers and long grass, sand, water, rocks, and a variety of levels; and a range of visual and sensory stimuli.	3	The site is not designated at an international, national or local level but may have some limited potential for flora and fauna noting significant hedgerow planting and as a commuting route for wildlife. It is scored an average score of 3
	Added play value: the site offers more than just a basic experience of sensation. It offers possibilities for children to take risks without hazards, to intensify the experience or broaden it.	N/A	Features (including equipment, natural features and landscaping) are at basic level only and add little to play value.		Features (including equipment, natural features and landscaping) are more than basic and adds to play value, but does not do so significantly.		Features (including equipment, natural features and landscaping) are advanced in nature and add significantly to play value e.g. loose parts, places to hide/for reverie, good integration and use of natural environment, a range of textures, planting, use of contours, challenging, risk, cooperation needed, and attention paid to all the senses.	N/A	Not applicable - question is discounted and final total recalculated
	Presence of supervisory adults (e.g. park keepers, street wardens, play rangers, community support officers)	N/A	No supervisory adults in the vicinity when children likely to be playing.		Supervisory adults in the vicinity when children might want to be playing.		Supervisory adults always likely to be in the vicinity at times children might want to be playing.	N/A	Not applicable - question is discounted and final total recalculated

* Section 3.16 of the Cambridge Open Space and Recreation Strategy 2011 - The questions were drafted so that they could be used on a wide range of sites of different typologies. Each site receives a score between 1 and 5 to a series of questions (outlined below) and an overall quality score is generated. This score is expressed as a percentage and represents the score for the number of relevant questions asked and scored. There are a number of instances where a question cannot be applied to a site, e.g. children's playspace questions when assessing a churchyard. If the question is not relevant, that question is discounted and the final total is recalculated accordingly. Furthermore, for example, where a site has no car parking, this is not necessarily viewed as a negative feature. In the instance of no car parking being provided, the question is discounted. If, however, the site has an area of car parking in poor condition, it would receive a low quality score for that question.

Total score from a possible 80 e.g. 44 criterion with 28 considered N/A and so discounted - potential score of up to 5 for each that remains

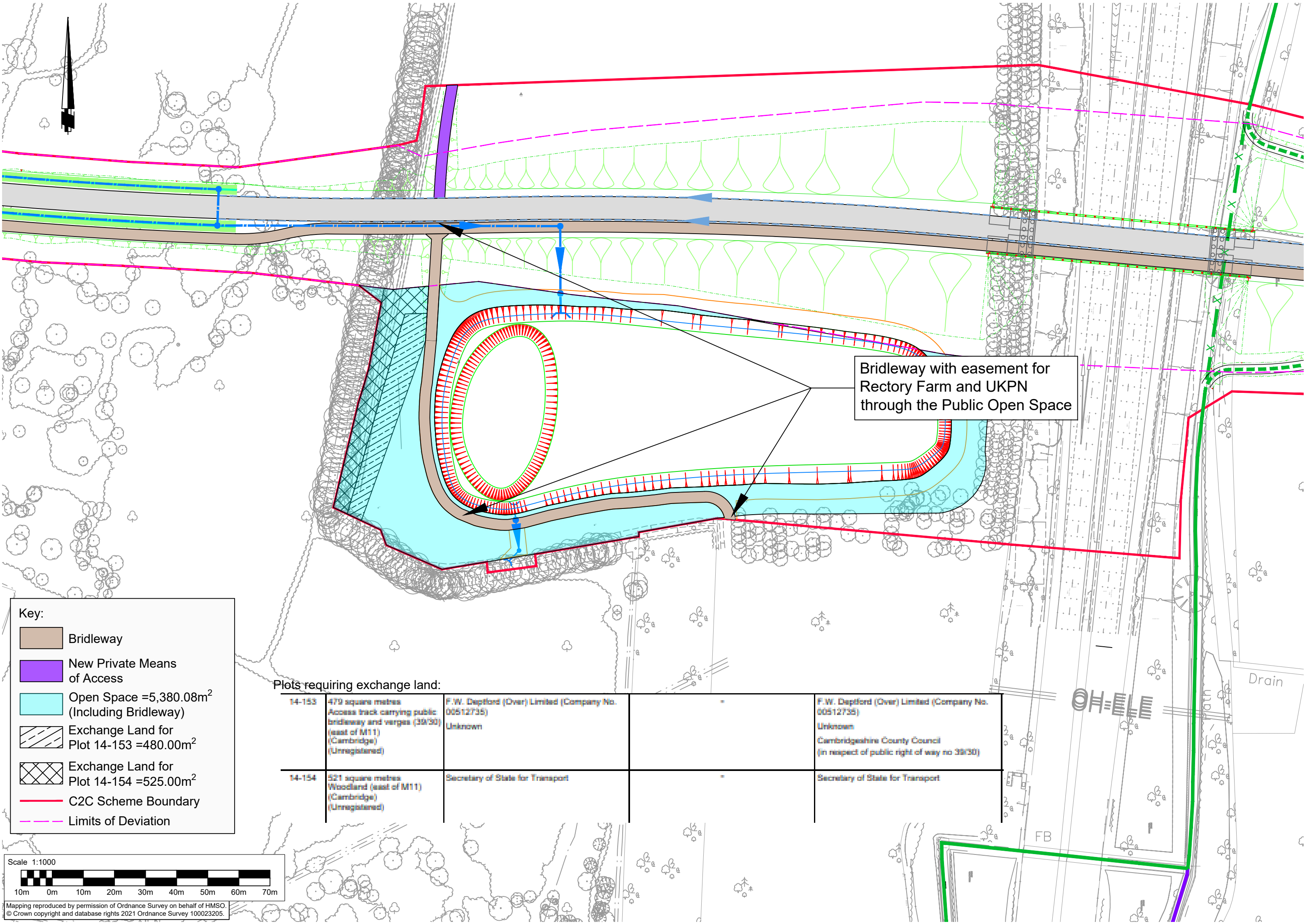
QUALITY

24

29%

Appendix H

INDICATIVE LAYOUT OF REPLACEMENT OPEN SPACE

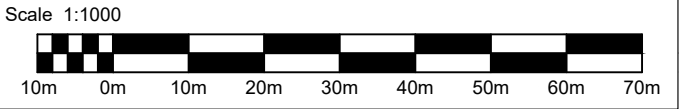


Key:

- Bridleway
- New Private Means of Access
- Open Space = 5,380.08m² (Including Bridleway)
- Exchange Land for Plot 14-153 = 480.00m²
- Exchange Land for Plot 14-154 = 525.00m²
- C2C Scheme Boundary
- Limits of Deviation

Plots requiring exchange land:

14-153	479 square metres Access track carrying public bridleway and verges (39/30) (east of M11) (Cambridge) (Unregistered)	F.W. Deptford (Over) Limited (Company No. 00512735) Unknown	F.W. Deptford (Over) Limited (Company No. 00512735) Unknown Cambridgeshire County Council (in respect of public right of way no 39/30)
14-154	521 square metres Woodland (east of M11) (Cambridge) (Unregistered)	Secretary of State for Transport	Secretary of State for Transport





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