

their location by reference to the Historic Landscape Characterisation and the Cambridge Landscape Character Assessment. Open space must be created and stitched into the existing open space network and link the urban development with the countryside beyond. Tree and/or hedge planting will be required in advance of construction works where this will be beneficial to integrating the development into its surroundings.

3/3 Safeguarding Environmental Character

Development will be permitted if it respects and enhances the distinctive character and quality of areas identified in the Cambridge Landscape Character Assessment.

- 3.9 The historic evolution and character of Cambridge should help inform, and provide inspiration for, the form of new development. Reference should be made to the Historic Landscape Characterisation by Cambridgeshire County Council and the Cambridge Landscape Character Assessment so that they respond to their context and the key characteristics of their surroundings. The Character Areas identified are based on the Countryside Commission and English Nature's joint map Character of England: Landscape, Wildlife and Natural Features.

3/4 Responding to Context

Developments will be permitted which demonstrate that they have responded to their context and drawn inspiration from the key characteristics of their surroundings to create distinctive places. Such developments will:

- a. identify and respond positively to existing features of natural, historic or local character on and close to the proposed development site;
 - b. be well connected to, and integrated with, the immediate locality and the wider City; and
 - c. have used the characteristics of the locality to help inform the siting, massing, design and materials of the proposed development.
- 3.10 Cambridge has many distinctive qualities, which help to define the identity of the City as a whole and individual character of areas within the City. This includes its varied palette of building materials which helps define different character areas within the City. Development that responds to its context will ensure the creation of successful integrated development. Regard should be had to underlying archaeology.
- 3.11 A development which responds positively to its context is one which will either enhance areas of existing high quality, or will seek to introduce a new and distinctive character to areas of weaker character.



- 3.12 Proposals for development should use the Cambridge Landscape Character Assessment, the Conservation Area Appraisals, the County Historic Environment Record, and the (forthcoming) Historic Landscape Characterisation of Cambridgeshire as starting points to inform the key and desirable qualities to be retained or enhanced in the development.

3/5 Mixed Use Development

Developments which include a mix of complementary and compatible uses will be permitted when:

- a. residential accommodation can be provided in the redevelopment of major non-residential sites;
 - b. accommodation for community facilities, retail and leisure uses can be provided in major residential developments; and
 - c. residential development on streets with a predominantly non-residential character include some ground floor non-residential floorspace and street frontage.
- 3.13 A mix of uses can help determine how well used a place is, and what economic and social activities it will support. Mixed use development can make the most of opportunities for higher density and intensive activity at locations with good access to public transport. A range of uses close to each other reduces the need to travel and contributes to environmental sustainability. A mix of uses may be appropriate at a variety of scales, within a neighbourhood, street or a building.
- 3.14 Mixed use areas help generate increased pedestrian activity, increase natural surveillance and improve community safety.
- 3.15 It is important that the new urban extensions are designed as sustainable, balanced communities, offering not only a place to live but also the necessary supporting facilities including open space and retail and leisure developments of an appropriate scale.



3/6 Ensuring Coordinated Development

The development of a site or of part of a site will only be permitted where it can be demonstrated that due consideration has been given to safeguarding appropriate future developments on the remainder of the site or adjacent sites.



- 3.16 Land is a scarce resource and it is important that the best use be made of it. The release of land for development is necessary if the City is to continue to be a successful place in which to live and work. However, if development is poorly planned and is not carried out in a coordinated and comprehensive way there is a chance that the special character of the City will be damaged, that infrastructure will not be provided to serve development when it is needed, that provision will not be made for necessary land uses and that the intention to make