



Green Infrastructure and Open Space Standards Framework Greater Cambridge

Greater Cambridge Shared Planning

Final report

Prepared by LUC

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Chapter 1

Introduction

Background

1.1 LUC was commissioned by Greater Cambridge Shared Planning (GCSP) to deliver a comprehensive set of evidence-based green infrastructure (GI) and open space standards for integration within the Regulation 19 Greater Cambridge Local Plan. The standards will support the creation of a GI network characterised by well-connected, good quality and multi-functional accessible green and blue spaces to support sustainable growth across Greater Cambridge.

1.2 Structured as a standards framework, this report provides recommendations for a robust set of implementable GI and open space standards which are proportionate to the Greater Cambridge context. The standards have been developed to respond to different development locations and scales across the Local Plan area, supported by robust evidence to demonstrate their appropriateness. Consideration is also given to the inter-relationship between standards to promote a streamlined approach and avoid potential duplication. The standards will provide clear expectations to guide the future delivery of GI and open space across Greater Cambridge.

Context

1.3 Launched in 2023, the Natural England Green Infrastructure Framework sets out best practice for the delivery of GI in England [See reference 1]. Comprised of GI mapping, Principles, Headline Standards, Design Guide and Process Journeys, the Natural England GI Framework is intended to guide decision makers, policy makers and developers into the planning and implementation of good quality GI.

1.4 The Headline Standards form a key component of the Natural England GI Framework and set measurable targets for what good GI should look like. Their application aims to deliver the recommended levels of GI achievement for both new development and local authority wide contexts. Each Headline Standard varies in complexity and requires individual consideration for its applicability to the local level through a process of testing and refinement. The Natural England GI Framework sets out that the Headline Standards should be supplemented by local evidence and applied through policy to:

- Plan GI as part of new development or by retrofitting GI in existing places;

- Understand current GI provision based on a set of common standards;
- Set local GI targets to meet standards; and
- Monitor and evaluate GI provision against standards.

1.5 Published in 2024, the National Planning Policy Framework (NPPF) [See reference 2] emphasises the importance of placing GI at the heart of plan making, reinforcing the value of taking a strategic approach to maintain and enhance networks of GI, and planning for the enhancement of natural capital at a catchment or landscape scale across local authority boundaries (Paragraph 188). Additionally, the NPPF states that ‘planning policies must be based on robust and up-to-date assessments of the need for open space, sport and recreation facilities (including quantitative and qualitative deficits or surpluses...’ (paragraph 103).

1.6 The draft NPPF published in 2025 [See reference 3] places a greater emphasis on the application of GI standards. Policy PM13: Setting Standards outlines that ‘evidence in support of standards should be proportionate, in accordance with Policy PM8 (evidence for plan-making), especially where relevant national standards already exist’. Policy HC1 (Planning for healthy communities) *also* emphasises the importance of setting standards for the provision of outdoor recreational land; including play, sport, informal recreation and allotments which are based on Natural England’s GI Standards and Fields in Trust [See reference 4]. The need to tailor these standards as necessary to local circumstances and evidence is highlighted.

What is green infrastructure?

1.7 The term ‘GI’ is widely adopted to describe the network of natural and semi-natural features, as well as ‘blue’ assets such as rivers, ponds and lakes. GI is not limited to traditional green spaces such as parks and can involve various interventions to thread nature into streetscapes or to increase connectivity between assets at various landscape scales.

The NPPF defines GI as: ‘A network of multi-functional green and blue spaces and other natural features, urban and rural, which is capable of delivering a wide range of environmental, economic, health and wellbeing benefits for nature, climate, local and wider communities and prosperity’.

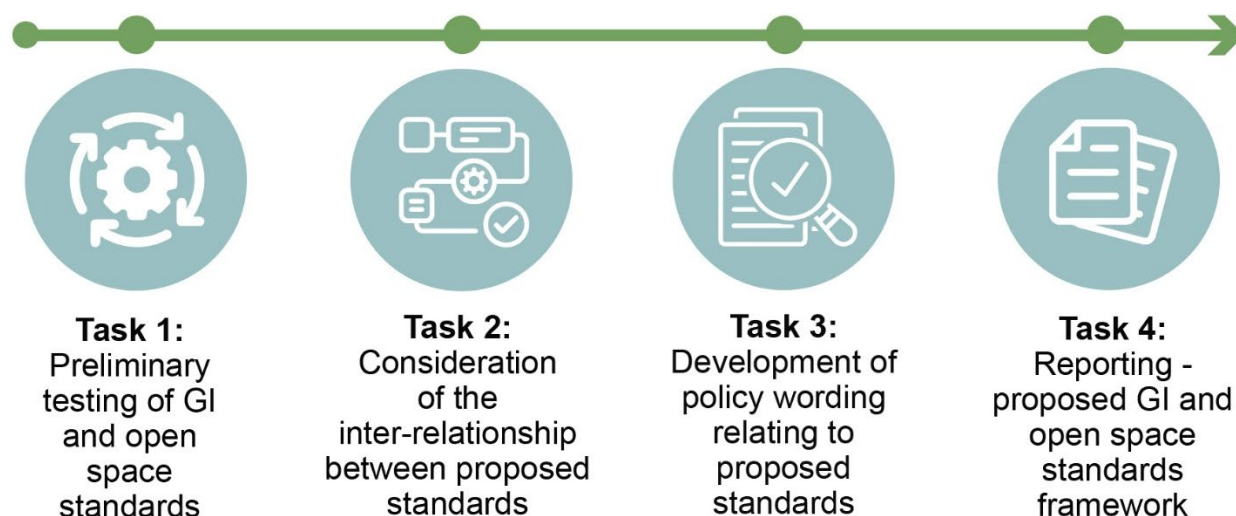
1.8 Elements of a GI network include, but are not limited to the features listed below:

- Managed and natural greenspace: public parks and gardens, recreation, sports pitches and play space, nature conservation sites, woodland, allotments and community gardens, cemeteries, civic spaces.
- Linear linkages and corridors: hedgerows, public rights of way (PRoW), promoted walking routes and cycle routes, canal towpaths, railway lines, road verges and river corridors.
- Elements of the built environment: roadside verges, street trees, public realm, private gardens, greening features (such as green walls, green roofs and parklets) and sustainable drainage systems (such as rain gardens and swales)
- Aspects of the wider landscape and countryside: farmland, wetlands / floodplains, woodlands and other wildlife habitats.
- Blue infrastructure: water elements of GI; including watercourses, waterbodies, ponds and wetlands.

1.9 These GI elements work as a network to deliver a range of multi-functional benefits. When considering any given GI asset, it is likely that several functions will be identified, and several benefits derived. For instance, a high-quality public park will likely provide opportunities for informal recreation, support active travel, provide education opportunities, space for wildlife, reduce surface water run-off and mitigate air pollution.

Approach to the development of the study

1.10 This report was produced following a bespoke methodology comprised of a series of tasks, as outlined below and illustrated in **Figure 1.1**.

Figure 1.1: Approach to the development of the study

Task 1: Preliminary testing of GI and open space standards

1.11 An initial review of GI and open space standards proposed as part of the emerging Greater Cambridge GI Strategy [See reference 5] was undertaken with the purpose of identifying which standards should proceed to detailed feasibility testing. Those that should be consolidated or excluded were also considered. The review considered the benefits, risks, overlaps, as well as practical implementation to ensure a coherent, deliverable package of standards for Local Plan policy.

1.12 Following the review stage, the appropriateness of each standard was tested to ensure they were realistic and applicable to the Greater Cambridge context. The approach involved testing of a representative sample of consented planning schemes to examine if the proposed standards were potentially achievable. This was undertaken by quantifying the provision of various GI interventions proposed as part of a range of consented developments. These results were compared to recommended national standards to determine if locally appropriate. Consideration was also given to where, and in what situations they should likely apply across the Local Plan area. This testing process was used to streamline and refine the emerging approach to the standards set out in the emerging Greater Cambridge GI Strategy in order to deliver a robust set of locally appropriate standards.

Task 2: Consideration of the inter-relationship between proposed standards

1.13 This stage involved the analysis of the inter-play between proposed standards to ensure the recommended policy approach was proportionate and robust. We also considered the potential prioritisation between standards in application of policy. This stage included a meeting with Natural England to discuss the outputs from Stage 1 as well as the emerging findings based on the inter-relationship between the different standards.

Task 3: Development of policy wording relating to proposed standards

1.14 Robust policy wording relating to the proposed standards was prepared, building on the findings from the previous stages to inform the Councils' drafting of policy. Guidance was developed to set out how developers should evidence how they have met / considered the requirements.

Task 4: Reporting - proposed GI and open space standards framework

1.15 Bringing together all the tasks listed above, the reporting stage sets out the complete set of GI and open space standards, structured as a policy framework. The document sets out each of the standards in turn, outlining their purpose, associated evidence-base and key recommendations.

Chapter 2

Development of the standards framework

Approach to preliminary testing of the GI and open space standards

2.1 Informed by the findings of an initial review of GI and open space standards proposed as part of the emerging Greater Cambridge GI Strategy, a number of quantitative standards were tested for their appropriateness and applicability to the Greater Cambridge context. A sample of consented planning schemes from a representative range of development typologies and locations within Greater Cambridge were tested. This approach was used to examine if each of the proposed standards were potentially achievable and in what situations they should apply across the Local Plan area. The following standards have been considered as part of this work:

- Accessible Greenspace Standard for residential development (including quantity and accessibility criteria);
- Accessible Greenspace Standard for commercial development (quantity standard only);
- Urban Greening Factor Standard for residential development;
- Urban Greening Factor Standard for commercial development;
- Tree Canopy Cover Standard;
- Food Growing Space Standard;
- Play Space Standard; and
- Country Park Standard.

2.2 The development typologies used as part of the testing process are outlined below:

- Residential developments:
 - New Settlements;
 - Inner Cambridge;
 - Cambridge Fringe; and
 - Rural Small Sites.

- For commercial developments:
 - Inner Cambridge;
 - Cambridge Fringe; and
 - Rural Employment Sites.

2.3 Consideration was also given to the inter-play between proposed standards to ensure the policy approach was proportionate and robust. Where appropriate, the approach sought to streamline standards to avoid their potential duplication which would be time consuming and impractical to evidence and assess.

Standards considered but omitted from the testing phase

2.4 This Standards Framework focusses specifically on those standards which apply to individual development proposals, rather than area-wide standards. The Framework also focuses at this stage on *quantitative* rather than *qualitative* standards. In addition, a number of previously proposed standards were initially considered but not taken forward for further testing. These are as follows:

- **Natural England's Urban Nature Recovery Standard:** recommends the delivery of at least 1 hectare of Local Nature Reserves per 1,000 of the population, with improved provision of Local Wildlife Sites (LWS). The aim of this standard is to help to improve and expand areas designated for nature recovery, providing local residents with greater access to nature-rich spaces. However, the initial review of the GI and open space standards proposed as part of the emerging Greater Cambridge GI Strategy concluded that the introduction of mandatory BNG requirements as well as the publication of the Cambridgeshire and Peterborough Local Nature Recovery Strategy (LNRS) which guides that investment, has made this type of standard somewhat redundant. It is considered that the application of an additional layer of biodiversity standard would introduce greater complication. The opportunity instead exists to streamline this information into a single nature recovery policy reference for inclusion within Greater Cambridge's Local Plan.
- **AGS standards designed specifically for high-density residential developments:** This was not taken forward as a separate standard, as its intent has been integrated within the wider Accessible Greenspace (AGS) standards within the Framework. This approach streamlines the framework and avoids the complexity of multiple overlapping standards, whilst still enabling consideration of site-specific constraints, including those associated with higher density development, through design-led solutions and the use of off-site provision where appropriate.

- **Suitable Alternative Natural Greenspace (SANG) standards:** Suitable Alternative Natural Greenspace (SANG) standards were not considered as part of this testing, as they are secured through a separate regulatory process associated with Habitats Regulations Assessment, rather than through general Green Infrastructure standards. SANG requirements are typically applied in response to specific impacts on internationally designated sites and are addressed through bespoke studies and mitigation strategies.
- **Country Park Quantity Standard:** The term 'country park' can be used in a varied way but tends to refer to larger areas of open space which include natural and semi-natural habitats and infrastructure such as car parking, toilet facilities or cafes to attract visitors. The country park accreditation set out by Natural England states that this provision should be at least 10 ha in size and considered publicly accessible to residential areas within 10 miles [See [reference 6](#)]. However, sites can be called country parks without meeting this accreditation. The Country Park Quantity Standard was not taken forward as country park-scale spaces are already captured within the Accessible Greenspace definition considered by the framework, and contribute to wider greenspace provision. The introduction of a separate standard would therefore risk duplication, over-complication, and in the absence of a recognised benchmark, would not provide a clear or justified policy requirement.

Summary of the findings of the preliminary testing

2.5 Taking each of the quantitative standards in turn, this section summarises the results of the testing stage. The analysis was used to inform work to understand their inter-relationship with the aim of delivering a comprehensive set of evidence-based GI and open space standards to guide the future delivery of GI. The use of separate standards for Cambridge City and South Cambridgeshire was considered as part of this process. However, this approach was discounted to ensure consistency with the development of the joint Local Plan. It was also noted that following local government reorganisation, these district boundaries will no longer exist.

2.6 A detailed breakdown of the methodology and testing results is provided in **Appendix A**.

Accessible Greenspace Standard (Residential Development)

Defining accessible green space for purposes of testing

2.7 The definition for accessible greenspace incorporates two aspects:

1. **"Greenspace"**: This is defined as an area of vegetation or other natural land cover (e.g. lakes, rivers and wetlands).
2. **"Accessible"**: Natural England state that accessible greenspace is greenspace which is provided for public access, and a space to which the public would usually expect access at all reasonable times (i.e. daylight hours), without needing to pay for entry, and available for a range of pastimes.

Based on this definition, the accessible greenspace standard includes areas of publicly accessible informal greenspace. Allotments are not considered as part of the accessible greenspace standards as these are generally only available to members and they support food growing but are limited in terms of any other recreational offer. Similarly, play provision for children and teenagers are not considered as these spaces are often restricted in use to certain ages. However, these types of spaces have been considered separately within the food growing space and play space standards respectively. A full description of which types of open space have been included as accessible greenspace is included in Appendix A (Paragraph A.2).

Quantity criteria

2.8 To test whether the adoption of an Accessible Greenspace Standard for residential development would be beneficial to help increase the delivery of accessible greenspace provided in new development, the quantity of accessible greenspace was calculated using several previously consented schemes across Greater Cambridge.

2.9 Overall, five of the eight residential developments which were tested delivered less than 3.0 hectares of accessible greenspace per 1,000 of the population (the minimum standard recommended by Natural England within the Natural England GI Framework). Accessible greenspace provision was generally much higher in new settlements compared to other categories of development within Greater Cambridge. For example, Cambourne (S/1371/92/O) provides accessible greenspace provision equivalent to 14.46 hectares / 1,000 of the population, the largest quantity delivered by the schemes tested.

2.10 The quantity standard has also been tested on an area-wide basis. The open space types and access levels considered to be accessible and used to calculate area-wide accessible greenspace provision area set out in **Appendix A paragraph A.2**. Under these assumptions, there is 7 ha of accessible greenspace per 1,000 across Greater Cambridge.

Accessibility criteria

2.11 For the purposes of testing the standard, the percentage of Greater Cambridge covered by accessible greenspace of the relevant size category lying within the access catchments set out in the Natural England GI Framework was calculated. The findings indicate that only 26% of Greater Cambridge is within the access catchments of the wider neighbourhood hierarchy of accessible greenspace. There is also no accessible greenspace greater than 500 hectares within Greater Cambridge so none of the population have access to all six levels of the hierarchy. In general, access is higher in Cambridge City, where the denser development pattern allows residents to live within closer proximity to accessible greenspace.

2.12 The performance of previously consented residential developments against the Accessible Greenspace Accessibility Standards was tested by analysing the catchments for existing open spaces and the expected catchments for new open space delivered within each scheme. Within these developments, larger developments were more likely to provide new open spaces at larger hierarchies and so provide access to more hierarchies of open space. Within smaller development, particularly dense urban developments, accessible greenspace delivery tended to be of the doorstep and local hierarchy.

Accessible Greenspace Standard (Commercial Development)

2.13 There is currently no national recommended quantity standard for the provision of accessible greenspace for commercial development, although the Natural England Urban Greening Standard recommends an Urban Greening Factor score of 0.3 for commercial development is adopted where appropriate. In the context of Greater Cambridge, where the emerging local plan anticipates substantial growth in office and research/development employment, it is critical that this expansion is supported by high quality GI and greenspace/ open space contributions across areas experiencing intensified daily working populations (particularly given high levels of in-commuting, placing pressure on open spaces over and above the resident population).

2.14 As such, the quantity of accessible greenspace proposed within several previously consented commercial developments was examined to inform the future application of a standard.

2.15 Of the schemes tested, two of the developments did not provide any space which would qualify as accessible greenspace for employees. The proposed quantum of accessible greenspace ranged from 0 – 1.62 hectares per 1,000 employees. Open space provided within the tested developments was characterised largely by hardstanding with planting beds (and more akin to the “civic space” typology used by Natural England). With the exception of the Bourn Quarter (22/0561/FUL), the inclusion of “civic space” increased the provision of open space within commercial developments. However, most of the open space provided within the developments was small in extent, often falling below the 0.5 hectares minimum size required for access catchments to be applied.

Urban Greening Factor Standard (Residential Development)

2.16 To test whether the adoption of the Urban Greening Factor Standard would be beneficial in increasing the quantity of GI interventions provided in new development, the Urban Greening Factor scores of several previously consented schemes across Greater Cambridge were calculated. These were derived based on the layout of surface cover types shown in the detailed landscape proposals submitted as part of the planning applications for each development.

2.17 Seven residential / predominantly residential consented developments were selected for testing to provide a representative mix of scales and locations across Greater Cambridge. The results were used to assess whether the model Urban Greening Factor target scores outlined within the Natural England GI Framework would have been achieved. The results indicate that five out of the seven schemes achieved, or fell just below, the target Urban Greening Factor scores recommended by Natural England. Schemes which scored highly benefited from the integration of a strong landscape framework. However, the target score was much easier to achieve on sites within rural contexts, which were not always ‘built out’ to the red line boundary.

Urban Greening Factor Standard (Commercial Development)

2.18 Several previously approved commercial developments were tested to examine if Natural England’s target score (0.3) would have been achieved. Four out of the five schemes tested exceeded the target score. However, the Grafton Centre in

Cambridge fell significantly short of the target with a score of 0.18 due to its tightly constrained red line boundary.

Tree Canopy Cover Standard

2.19 To test whether an Urban Tree Canopy Cover Standard would be beneficial within Greater Cambridge, tree canopy cover was calculated for several previously consented schemes. The results indicated that the estimated tree canopy cover scores are variable across Greater Cambridge, albeit higher on average for residential / predominantly residential developments (23.3%) than for non-residential (commercial) schemes (20.2%). Of the developments tested, only two residential schemes achieved over 30% tree canopy cover (as advocated by the Woodland Trust as a minimum threshold of tree canopy cover on new development sites)

2.20 The expected percentage tree canopy cover for the consented commercial developments ranged from 8.3% to 27.1%. Although none of the commercial schemes tested reached 30% minimum future tree canopy cover, it appears that sites on the edge of Cambridge or in the rural area may be more able to achieve the standard, than those located within the urban area of Cambridge.

Food Growing Space Standard

2.21 To test whether the Food Growing Space Standard would be beneficial within Greater Cambridge, food growing provision was calculated for several previously consented schemes. Across the five developments which were tested, the average food growing provision was 0.37 hectares / 1,000 of the population. There was no clear pattern to suggest that food growing provision was more applicable to specific locations of residential / predominantly residential development across Greater Cambridge. For instance, large variations in existing food growing space provision were noted for new settlement developments, ranging from 0.43 hectares / 1,000 of the population (Cambourne - S/1371/92/O) to 0.95 hectares / 1,000 of the population (Northstowe – Phase 3b - 20/02142/OUT).

Play Space Standard

2.22 The quantity of play space provision available within several previously consented developments across Greater Cambridge was calculated. Overall, existing play space within Greater Cambridge was calculated as 0.64 hectares / 1,000 of the population. In order to comply with the principles of 'no net loss', new development should provide at least 0.64 hectares of new play space per 1000 of the expected

population within the new development. Within the developments tested, only Northstowe – Phase 3b (20/02142/OUT) exceeded this level of provision with 2.10 hectares / 1,000 of the population.

Consideration of the inter-relationship between the GI and open space standards

2.23 The duplication of standards is likely to be time consuming and impractical for both developers to evidence and Development Management officers to assess. Consideration was therefore given to the inter-play between the proposed standards to ensure the policy approach was proportionate and robust.

2.24 The inter-relationship between the adoption of an Urban Tree Canopy Cover Standard (as included within the Natural England GI Framework) and an Urban Greening Factor Standard in particular was considered. There is duplication within parts of the Tree Canopy Cover Standard and Urban Greening Factor (UGF) Standard, as well as Biodiversity Net Gain (BNG). The three standards could in some cases all be used to secure the same tree. As a result, the addition of the Tree Canopy Cover is not helping meet the vision for trees within Greater Cambridge as these are already being delivered through BNG and UGF. It is possible that for a large site the Urban Greening Factor Standard could be met with relatively low-value habitats in biodiversity terms, such as amenity grassland. The additional application of the Tree Canopy Cover Quantity Standard in this case would help to ensure the delivery of tree planting, offering a wide range of multi-functional benefits.

2.25 The application of the Urban Greening Factor and Urban Tree Canopy Cover Standards within different contexts and development types across Greater Cambridge was explored. This included an option to apply the Urban Greening Factor Standard to new settlements or developments within Cambridge City Defined Development Extents only, with the Tree Canopy Cover Standard applicable only to rural developments (where there is a greater risk of UGF being met without tree cover). However, tree canopy cover can be influenced by a number of factors, including the tree species, configuration of tree planting, as well as number of trees. One potential challenge with application of an Urban Tree Canopy Cover Standard is that a percentage target may encourage developers / applicants to specify larger “forest-type” trees within small, constrained settings, which would not be appropriate. This principle could also deviate from best practice guidance in relation to the ‘right tree in the right place’. Therefore, the approach to apply the Tree Canopy Cover Standard for rural developments only was not taken forward as part of the finalised

standards framework. Instead, policy wording encouraging the integration of trees within proposed development schemes was proposed.

2.26

2.27 The interrelationship between other standards (beyond tree canopy/UGF) was also assessed, and no significant conflicts found that would impact the final framework.

Chapter 3

Recommendations and policy wording

3.1 This chapter sets out a comprehensive set of evidence-based GI and open space standards, informed by the preceding testing phase. The full list of standards recommended in this report and comprising the framework are listed below:

- GI Strategy Standard;
- Accessible Greenspace Standard (Residential) – Quantity, Quality and Accessibility;
- Accessible Open Space Standard (Commercial);
- Urban Greening Factor Standard (Residential);
- Urban Greening Factor Standard (Commercial);
- Food Growing Standard; and
- Play Space Standard – Quantity and Quality.

3.2 For the reasons set out in Chapter 2, the Treen Canopy Cover standard was not taken forward as part of the final package of proposed standards. This was largely due to the likely interaction/overlap with both the Urban Greening Factor (UGF) and statutory Biodiversity Net Gain (BNG) requirements.

3.3 Each of the standards recommended is discussed in turn in this Chapter, detailing in each case what the standard is trying to achieve, a recommendation for its application and proposed policy wording. This study recommends that the policy wording within the Regulation 19 Local Plan should require applicants to clearly set out how developments meet the relevant GI standards. This includes how the scheme contributes to the delivery of the Strategic Initiatives identified in the Greater Cambridge GI Opportunity Mapping Recommendations Report (2021).

Green Infrastructure Strategy Standard (i.e. requirement for GI Statement / GI Plan)

Recommendation for application of a Green Infrastructure Strategy Standard

Ensure that a GI Statement is provided for all major development at the outline planning stage. At the detailed planning stage, a GI Plan should support all applications for major development (see guidance in Chapter 4)

Proposed policy wording

3.4 In the draft Regulation 18 Greater Cambridge Local Plan, Policy BG/GI sets out in the supporting text that "Planning applications for major development will be expected to submit a Green Infrastructure Plan; this can be submitted as a standalone document or as part of a design and access statement." It is recommended that this paragraph is expanded to include the requirement for a GI Statement at the outline planning stage.

3.5 Given that supporting text does not create enforceable requirements and cannot form the basis for the invalidation of an application, we strongly recommend that this requirement for major development is included within the policy itself. This will allow Development Management officers to insist on the provision of this document for qualifying schemes, if it is explicitly required by policy.

3.6 The following supporting text is recommended for inclusion:

- Why a GI Statement / GI Plan is needed and what it should contain, with reference to the relevant standards (as discussed below):
 - GI Statements should summarise how GI and open space provision has been considered as part of the outline planning stage.
 - GI Plans should be evidence-based and demonstrate how the development meets the relevant GI standards at the detailed planning stage.
 - GI Plans should set out a clear vision for GI on the site, including dedicated spatial mapping showing how proposed features integrated within the wider GI network (with reference to the Greater Cambridge GI Opportunity Mapping (2021)).

- GI Plans should clearly describe the multi-functional benefits delivered by the proposed scheme, with reference to the Natural England GI Framework.
- GI Plans should outline arrangements for delivery, long term stewardship and monitoring, ensuring that GI of all types is managed, valued and evaluated over time.
- Guidance within the Greater Cambridge GI and Open Space Standards Framework (see **Chapter 4**) outlines the various requirements needed for GI Statements / GI Plans at various stages of the planning application process.

Rationale for application of a Green Infrastructure Strategy Standard

3.7 As part of the Green Infrastructure Strategy Headline GI Standard, the Natural England Green Infrastructure Framework (NEGIF) recommends requiring a GI Statement / GI Plan to be submitted with every application for major development, helps to ensure that GI is integrated into development from the outset and ensures its long-term management / maintenance. Requiring evidence to be provided in one place which demonstrates that each GI / open space standard has been met, makes GI provision easier to assess when determining planning applications.

Accessible Greenspace Standard (residential) – Quantity, Quality and Accessibility

Recommendation for application of an Accessible Greenspace Standard (Residential)

The Accessible Greenspace Standard for residential developments should ensure a minimum provision of accessible greenspace is provided in line with the current provision across both districts (7 hectares per 1,000 of the population). This should ensure that, at a minimum, all residential dwellings have access to at least one hierarchy of high-quality accessible greenspace provided on-site. The size of new open spaces should ensure the number of hierarchies of accessible greenspace the development has access to is maximised.

At outline planning stage, applicants must clearly set out the proposed quantum of AGS and confirm in principle that the standard will be met. At detailed planning stage, the applicant must clearly set out the quantum and precise

location of AGS to be provided on site, in line with the standard (see guidance in Chapter 4).

3.8 The Accessible Greenspace Standard should be applicable to all types of residential and mixed-use (predominantly residential) developments.

Proposed policy wording

3.9 Based on the evidence above, this study recommends that the text is amended for the Regulation 19 Plan as outlined below:

3.10 “In order to ensure growth in Greater Cambridge leads to no net loss in per-capita access to publicly accessible greenspace, all major developments which include residential development will be required to comply with the following Accessible Greenspace Standard:

- Development must demonstrate provision equivalent to 7. hectares of accessible greenspace per 1,000 expected population of the development.
- All residences within the development must have access to at least one hierarchy of accessible greenspace provided through on-site provision of accessible greenspace.

3.11 All development including residential developments must deliver a minimum on-site provision equivalent to 3.0 hectares of accessible greenspace per 1,000 of the expected population, unless the calculated on-site quantum falls below a functional minimum parcel size of 0.5 hectares. In such cases, the shortfall must be secured off-site.

3.12 Where site constraints prevent full on-site delivery, the residual accessible greenspace requirement will be secured as off-site provision and / or financial contributions to delivery of accessible greenspace. In these cases, contributions to greenspaces should be within the relevant access catchments for the development, and where possible, be in line with Strategic Initiatives identified in the Greater Cambridge GI Opportunity Mapping (2021) and IDP priorities.”

3.13 To maximise access to appropriate types of accessible greenspace, the scale and type of on-site provision, and any required contribution to off-site provision, will be determined in agreement with the Local Planning Authority, having regard to:

- a. existing local provision and identified gaps in accessible greenspace, assessed against Natural England’s Accessible Greenspace Standards (size and proximity criteria);

- b. the need for all new residences to have access to at least one appropriate tier of the size-proximity criteria (see Table 4.1); and
- c. site-specific constraints and opportunities, including the size, density and character of the proposed development.”

3.14 All accessible greenspaces must be designed to be welcoming and accessible meeting the needs of all users, with habitats and infrastructure appropriate to the local character and typology of open space. All accessible greenspaces must have an adopted management plan outlining how the space will be managed over a 30-year period, ensuring the appropriate management of all habitats and infrastructure. The funding and stewardship arrangements for implementing the management plan must be secured for the lifetime of the development. Accessible greenspace design and management planning must consider best practice guidance as defined by the Green Flag Award criteria.

Rationale for application of an Accessible Greenspace Standard (Residential)

3.15 The Wildlife Trust for Beds, Cambs and Northants highlights that there is an under-provision of accessible greenspace in Greater Cambridge compared to other similar rural districts. Whilst Greater Cambridge has a quantity of accessible greenspace exceeding the 3 hectares per 1000 population, there is a deficiency in relation to strategic-scale accessible greenspace i.e. district scale (over 100 hectares) and sub-regional scale spaces (over 500 hectares) [\[See reference 7\]](#). In Greater Cambridge there are only 4 district scale space and no sub-regional scale spaces. These larger sites are able to accommodate certain visitor activities and provide an attraction which smaller sites cannot deliver.

3.16 The deficiency of these spaces is placing increased pressure on local biodiversity sites, especially where these include areas of sensitive habitats. Due to the lack of strategic-scale sites, the network of accessible greenspaces in Greater Cambridge is currently not providing accessibility to the full range of site sizes within the hierarchy. Existing sites of this scale (including sites with sensitive habitats) have been recognised as being under pressure, in part driven by the limited alternatives.

3.17 The application of an Accessible Greenspace Standard for residential development would help to ensure that the full range of greenspaces within the hierarchy are provided to accompany growth in Greater Cambridge. This should also relieve pressure on popular visitor sites where sensitive habitats are under pressure. Furthermore, the quantity of accessible greenspace varies across Greater Cambridge.

3.18 Setting a quantity standard for accessible greenspace should ensure “no net loss” of existing green space – meaning that, as the population grows, additional green space must be provided so that the amount of green space available per person is maintained or improved over time. **Appendix A** of this report sets out how the existing level of provision (7 hectares per 1,000 population) was calculated across Greater Cambridge.

3.19 The standard should also channel developer contributions to the delivery of strategic-scale open spaces and GI assets, whilst ensuring the developer burden remains reasonable and viability considerations are satisfied.

3.20 Any off-site contributions to existing nearby green spaces negotiated for a development would be required to increase the “carrying capacity” of that greenspace e.g. through either expansion or improved facilities. Where these spaces are judged by their site managers to not be able to absorb further capacity, such off-site contributions should not be permitted.

3.21 The following paragraphs provide further nuance on the rationale for this proposed policy.

Quantity and Quality

3.22 The proposed policy wording sets out the expectation that the Natural England minimum of 3.0 hectares / 1,000 of the population is provided on-site. This will help to ensure that accessible greenspace is provided close to where people live, helping to meet the ‘greenspace close to home’ elements of Natural England’s Accessible Greenspace Standard (accessibility). Where the calculated on-site quantum would fall below a functional minimum parcel size of 0.5 hectares, or where land availability is a constraint to the provision of the full 7 hectares of accessible greenspace, off-site contributions may be considered.

3.23 In such cases, the shortfall in accessible greenspace provision should be provided as off-site contributions through either Section 106 agreements or via any future CIL charge (once introduced). Contributions should be used for the creation of accessible greenspace which, where possible, provides access to levels of the hierarchy which the development does not currently have access or the delivery of Strategic Initiatives identified in the Greater Cambridge GI Opportunity Mapping (2021). Off-site provision should be located so that the development is within the access catchment of the relevant hierarchy, based on the size-proximity criteria.

Accessibility

3.24 The accessibility standard should be based on the size and proximity guidance set out by Natural England (see **Table 3.1**). Developers should identify which of the accessible greenspace hierarchies the development has access to in terms of existing greenspaces, and which typologies of open space this incorporates. This will allow the accessibility and quantity standard for Accessible Greenspace to work together to ensure the most suitable typology and size of accessible greenspace is provided on-site. Additionally, on-site provision of accessible greenspace delivered through the quantity standard should be appropriately located so that all residential dwellings within the development have access to an on-site accessible greenspace.

Table 3.1: Natural England's hierarchy of accessible greenspaces

Hierarchy name	Minimum size	Access catchment applied
Doorstep	0.5 hectares	200 metres
Local	2 hectares	300 metres
Neighbourhood	10 hectares	1 kilometre
Wider Neighbourhood	20 hectares	2 kilometres
District	100 hectares	5 kilometres
Sub-regional	500 hectares	10 kilometres

Suitable Alternative Natural Greenspace

3.25 Where Suitable Alternative Natural Greenspaces (SANG) provision (8.0 hectares per 1,000 of the population, as defined by Natural England) is required, this would need to be delivered in addition to the wider accessible greenspace provision. There is currently no explicit Natural England guidance stating that SANG can count towards the Accessible Greenspace Standard. However, SANG can perform other greenspace functions as long as these do not conflict with its primary mitigation role, which creates a potential (but not formally endorsed) pathway for dual use.

3.26 Natural England's SANG guidelines states that "other functions may be provided within SANG, as long as this does not conflict with the specific function of mitigating visitor impacts on the SPA". This is the closest the SANG guidance comes to addressing dual use. This text recognises additional functions in principle but does not confirm that SANG can fulfil AGS accessibility metrics. Importantly, SANG should be designed and managed to serve its Habitats Regulation Assessment (HRA) mitigation purpose first. Therefore, in order to ensure that this primary function of the

SANG is delivered, this should be delivered in addition to the 7 hectares per 1,000 of accessible greenspace. Due to the reasons outlined above, SANG has not been referenced in the proposed policy wording below.

Accessible Open Space Standard (Commercial)

Recommendation for application of an Accessible Open Space Standard (Commercial)

The Accessible Open Space Standard for commercial developments should ensure a minimum of 2.0 hectares of open space is provided per 1,000 of employees for all major developments. This is applicable to all development typologies (geographical locations) but will only apply within Use Classes E(g)(i), E(g)(ii), as well as sui generis uses where the proposal comprises a research, innovation or institutional campus.

At outline planning stage, applicants must clearly set out the proposed quantum of AGS and confirm in principle that the standard will be met. At detailed planning stage, the applicant must clearly set out the quantum and precise location of AGS to be provided on site, in line with the standard (see guidance in Chapter 4).

Proposed policy wording

3.27 Based on the evidence above, this study recommends the inclusion of the following policy wording in the Regulation 19 draft of the Local Plan:

3.28 “All commercial developments within Use Classes E(g)(i), E(g)(ii), and sui generis uses where the proposal comprises a research, innovation or institutional campus, will be required to demonstrate open space provision equivalent to 2.0 hectares of open space per 1,000 employees. Unlike residential developments, these open spaces can include “civic spaces” (open spaces which are predominantly pedestrian hard-surfaces e.g. a square or plaza) which provide for the health and wellbeing needs of on-site employees. Where justified, this provision can be provided off-site via financial contributions – with a focus on contributions to local greenspaces likely to be impacted by visits by on-site employees following occupation.

3.29 Open space provision should be set out in a Green Infrastructure Plan within the submitted application, including plans showing the size, accessibility and quality of spaces, as well as management and maintenance arrangements”.

Rationale for application of an Accessible Open Space Standard for commercial developments in Greater Cambridge

3.30 The National Planning Policy Framework (paragraph 103) notes that local plans should seek to accommodate open space and recreational provision based on up-to-date assessments of need and does not limit open space considerations to residential development. Rather, it notes more broadly 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”. Therefore, applying open space standards to commercial schemes is a reasonable and policy-supported approach.

3.31 However, there is currently no nationally prescribed benchmark for open space provision in commercial or employment development. Existing national standards - such as Natural England’s Accessible Greenspace Standard and the Fields in Trust guidance - are written for residential population-based provision and therefore cannot be directly applied to employment sites, which have different patterns of use and different functional requirements.

3.32 In the context of Greater Cambridge, where the emerging local plan anticipates substantial growth in office, and research and development employment, it is critical that this expansion is supported by high-quality GI to maintain well-being, environmental quality and placemaking across areas experiencing intensified daily working populations. Census data from 2011 estimates that circa 51,000 people travelled at that time into the city of Cambridge every day for work (28,000 of those from outside Greater Cambridge) [See reference 8], which equates to 40% of the total resident population of Cambridge. This places pressure on open spaces over and above the resident population (as workers seek to use green space assets during breaks and after work). This underlines the need for sites of this nature to contribute to the wider accessible green space network which on-site workers make use of within Greater Cambridge.

3.33 The Framework proposes that this standard is only applied to the following Use Classes – given that these are considered to be the types of development which will result in pressure on the open space network in relevant parts of the plan area i.e. office, R&D and lab employment:

- E(g)(i): Offices to carry out any operational or administrative functions.

- E(g)(ii): Research and development of products or processes.

3.34 Drawing on available evidence and through the robust weighing up of judgements, a standard of 2.0 hectares of accessible open space per 1,000 employees is recommended. This is intentionally lower than residential benchmarks such as the 3.0 hectares per 1,000 of the population capacity metric used in Natural England’s Accessible Greenspace Standard (which reflects the more intensive, multi-purpose use patterns of residential communities). However, the proposed 2.0 hectares standard is sufficiently ambitious to reflect the scale of commercial growth expected in Greater Cambridge and the associated need to mitigate its impacts on local environmental quality, well-being, climate resilience and the wider GI network.

3.35 The standard is both locally deliverable and strategically justified, as it aligns with national GI principles that call for high-quality greenspace provision across all development types, as well as supporting climate and nature objectives. The proposed standard also ensures that significant employment growth contributes positively to daily access to nature for the expanding workforce.

3.36 However, this standard refers to ‘open space’ rather than ‘accessible greenspace’. This is to account for the provision of civic space and squares which can be more suitable open spaces within some commercial environments. Where land availability is a constraint, part or all of the open space provision may be provided as off-site contributions via Section 106 agreements or a future CIL charge.

3.37 The accessible greenspace provision for mixed-use development should include the relevant residential quantity standard for the district for the total number of estimated residents (based on the number of residential units) as well as for the total number of estimated employees (based on the area of commercial-use and use-type).

Urban Greening Factor Standard (Residential)

Recommendation for application of an Urban Greening Factor Standard (Residential)

The Urban Greening Factor Standard should be set at the Natural England target score of 0.4 for residential development within Cambridge City Defined Development Extents and 0.5 for predominantly residential development within the remaining Local Plan area, except where it can be demonstrated that more than 50% of the site area equates to accessible greenspace.

At outline planning stage, applicants must clearly set out the UGF metric can be met across the site in principle, through an illustrative masterplan which explains any relevant constraints. At detailed planning stage, the applicant must submit a full UGF score based on the Natural England metric (see guidance in Chapter 4)

3.38 As this standard aims to deliver on-site urban greening, it is recommended that the Urban Greening Factor Standard must be achieved through on-site intervention only (i.e. not off-site contributions).

Proposed policy wording

3.39 A single Urban Greening Factor (UGF) policy will cover both residential and commercial applications of the Urban Greening Factor. This is set out in the following section (addressing UGF for commercial uses).

Rationale for application of an Urban Greening Factor for residential development

3.40 Non-quantitative requirements for GI on development sites, applied through policy wording alone, can be difficult to clearly assess and enforce by Development Management officers. An Urban Greening Factor calculation requires sites to meet a clear, enforceable benchmark of GI provision which promotes multi-functionality.

3.41 The use of the Urban Greening Factor standard in policy in the Greater Cambridge Local Plan would push developers to be creative in their use of design (on all types of site), to integrate appropriate greening features and make the most of all land uses within the site for delivering multi-functional GI.

3.42 Where previous developments did not meet the target scores, testing results suggested there was potential for them to do so through design amendments and without reducing the number of units delivered.

Urban Greening Factor Standard (Commercial)

Recommendation for application of an Urban Greening Factor Standard (Commercial)

The Urban Greening Factor Standard for commercial developments should be set at the Natural England target score of 0.3.

At outline planning stage, applicants must clearly set out the UGF metric can be met across the site in principle, through an illustrative masterplan which explains any relevant constraints. At detailed planning stage, the applicant must submit a full UGF score based on the Natural England metric (see guidance in Chapter 4)

3.43 The Natural England target score of 0.3 is recommended as a minimum threshold for development. Whilst the Urban Greening Factor is intended to provide on-site greening, there may be limited circumstances on very constrained commercial sites where compensatory off-site contributions may be more appropriate than provided urban greening on site.

Proposed policy wording

3.44 Based on the evidence set out above, this study recommends the following policy wording is included within the Regulation 19 draft Local Plan:

3.45 “All major development proposals must include the latest version of Natural England’s Urban Greening Factor [User Guide](#) and [User Guide Spreadsheet](#), demonstrating how the development will target to achieve Urban Greening Factor scores of at least:

- *0.3 for predominantly commercial development;*
- *0.4 for predominantly residential development within Cambridge City Defined Development Extents;*
- *0.5 for predominantly residential development within the remaining Local Plan area, except where it can be demonstrated that more than 50% of the site area equates to accessible greenspace.*

3.46 *All sites should explore the integration of tree cover, where appropriate. An operation and maintenance plan must also be included which satisfactorily demonstrates that the GI interventions will be successfully retained throughout the life of the development”.*

3.47 In the spirit of policy clarity and based on practice within other local authorities **[See reference 9]**, this study also recommends placing the Urban Greening Factor requirements in a dedicated ‘Urban Greening’ policy, separate from the broader Green and Blue Infrastructure policy (BG/GI). This will make the policy clearer and easier to implement, monitor and examine. This is because Urban Greening Factor is a technical, quantitative development management tool, rather than a strategic, network-level policy. It would also keep the GI policy from becoming unwieldy and

make it easier for applicants to quickly find the scoring system, requirements and submission expectations.

3.48 Supporting text for this policy should include the following:

- Purpose and role of the Urban Greening Factor: i.e. While strategic GI policies set expectations for the strategic network and how it will be built, the Urban Greening Factor is a quantitative design tool that ensures that all new development contributes to the delivery of high quality GI at site levels. This could also note that the Urban Greening Factor is also a tool to achieve climate resilience goals (e.g. urban heat mitigation and stormwater retention), supporting plan policies CC/DC and CC/IW.
- Guidance on calculation: Clarity that applicants should use Natural England's [Urban Greening Factor User Guide](#) and supporting [User Guide Spreadsheet](#) as set out in the Natural England GI Framework, using relevant surface cover types and weightings.
- Phasing guidance: Guidance for multi-phase developments, indicating that at outline stage, an illustrative plan should be provided that sets out the high level feasibility for meeting the appropriate Urban Greening Factor score (and confirming it can be achieved), and that conditions will likely be used to require a "phasing plan" that indicates how that overall Urban Greening Factor score will be achieved across different parts of the wider sites. This can take account of sites where some areas are more densely developed and might achieve a lower Urban Greening Factor metric but will be compensated for on other parts of the site.
- Quality expectations: Confirmation that meeting the minimum score does not automatically mean the proposal meets all relevant design, biodiversity or landscape standards and that Urban Greening Factor features must be designed to be functional, resilient and appropriate to context.

Rationale for application of an Urban Greening Factor for commercial development in Greater Cambridge

3.49 Introducing an Urban Greening Factor standard into policy in Greater Cambridge would raise the benchmark for greening of commercial sites, by requiring site developers to be creative in their use of design to deliver priority GI functions. The findings of the testing indicate that the Urban Greening Factor target scores set out in the Natural England GI Framework are potentially achievable by commercial development in Greater Cambridge and may help achieve a greater level of green cover within development proposals. The results of testing (see summary in Chapter

2) there may be a need for flexibility in the implementation of the Urban Greening Factor on constrained commercial sites in urban areas – however, applicants would need to robustly justify why scheme design falls short of defined standards in this case (see Chapter 4 for Supporting Guidance).

Food Growing Space Standard

Recommendation for application of a Food Growing Space Standard

The Food Growing Space Standard should ensure that appropriate types of food growing spaces are provided within residential developments in line with the current provision across both districts (0.4 hectares / 1,000 of the population) – in line with the recommendations in the Greater Cambridge Food Growing Spaces Study (2026).

At outline planning stage, applicants must clearly set out the proposed quantum of food growing space and confirm in principle that the standard will be met. At detailed planning stage, the applicant must clearly set out the quantum and precise location of food growing space to be provided on or off-site, in line with the standard (see guidance in Chapter 4).

3.50 It is recommended that food growing spaces are provided on-site to provide access to these spaces close to where people live. However, where it is evidenced that this is not possible due to land availability, or where the estimated population of the development is at a scale where the quantity of food growing space required would be too small to be an effective space, off-site provision of this standard is allowable.

Proposed policy wording

3.51 The Councils have commissioned a separate Greater Cambridge Food Growing Spaces Study (2026), which includes a recommended policy approach and proposed appropriate policy wording for inclusion in the Regulation 19 Local Plan. Given that study goes into greater depth of analysis regarding the need for different types of food growing space than this report can, we have not included policy wording on this topic within this report.

Rationale for application of a Food Growing Space Standard

3.52 Food growing spaces accessible to where people live are recognised for their significant health, wellbeing and community-building benefits, alongside their contribution to biodiversity, climate resilience and local food production. The Greater Cambridge Food Growing Spaces Study (2026) [See reference 10] demonstrates strong and growing demand for such spaces, particularly within Cambridge City, with evidence of waiting lists and uneven provision. It also highlights that while traditional allotments remain important, a wider range of more flexible and space-efficient models - including community gardens, informal growing areas, and edible landscaping - are needed to respond to different site contexts and to engage a broader range of users. The Study therefore supports a policy approach that prioritises on-site provision wherever feasible, complemented by a flexible typology-led approach and, where necessary, off-site contributions, in order to ensure equitable access to food growing opportunities for new and existing communities.

Play Space Standard – Quantity and Quality

Recommendation for application of a Play Space Standard

The Play Space Standard should ensure a minimum of provision of equipped play and informal youth spaces are provided within residential development, in line with the current provision across both districts (0.6 / 1,000 of the population).

At outline planning stage, applicants must clearly set out the proposed quantum of play space and confirm in principle that the standard will be met. At detailed planning stage, the applicant must clearly set out the quantum and precise location/type of any play space to be provided on site, in line with the standard (see guidance in Chapter 4).

3.53 It is recommended that play spaces are provided on-site to provide access to these spaces close to where people live. However, where it is evidenced that this is not possible due to land availability off-site provision of this standard would be allowable.

Proposed policy wording

3.54 Based on the evidence set out above, this study recommends that play space requirements in policy are worded as follows:

3.55 *“In order to ensure “no net loss” of provision, all major developments which include residential development will be required to demonstrate quantitative provision of play and youth space equivalent to 0.6 hectares / 1,000 of the population. This should include at least 0.25 hectares of equipped play and at least 0.3 hectares of informal play provision (such as multi use games areas (MUGA), pump (BMX) track or skate park) per 1,000 residents.*

3.56 *In line with national best practice (Fields in Trust, Play England and Active Travel England), play space provision must also prioritise quality, inclusivity, and integration into the wider Green Infrastructure network (as set out in policy BG/GI). Play spaces should not be isolated or within left over space away from informal oversight but well-designed, multifunctional and creative environments that provide high play value and contribute to the wider landscape. Provision should include informal and nature-based play, be accessible via safe active travel routes, and feel welcoming and safe for girls and young women, children with disabilities, and teenagers. Design proposals should ensure natural surveillance, varied and age-appropriate opportunities, and long-term management and maintenance.”*

3.57 Given the importance of high-quality play provision to achieving the wider strategic goals of the Local Plan, the Councils may wish to consider creating a standalone Play policy within the Regulation 19 plan. This would help to align with advice from Play England that play space is a distinct strategic issue rather than just a subset of open space provision. This would allow play a clearer and more visible policy presence, alongside the basics of an appropriate quantitative standard.

Rationale for application of a Play Space Standard

3.58 Play provision is crucial for a child’s development and well-being. It provides opportunities for children to explore their environment, learn about themselves and others, and develop their sense of community. Play helps children to build confidence, learn skills, and develop resilience at their own pace. It also allows children to experience and encounter boundaries, learning to assess and manage risk in their lives, both physically and socially.

3.59 Inclusion of a quantity and quality standard for play in the Greater Cambridge Local Plan will help to ensure that residents of new development have access to sufficient provision for children and young people.

Chapter 4

Supporting guidance

4.1 The following step-by-step guidance for both Council Development Management Officers and developers proposing new schemes is designed to support both parties in effectively implementing the GI and Open Space Standards Framework set out in this study.

Key definitions

Accessible greenspace

4.2 As set out in Chapter 2, the definition for accessible greenspace as per Natural England guidelines incorporates two aspects:

- 3. "Greenspace":** This is defined as an area of vegetation or other natural land cover (e.g. lakes, rivers and wetlands).
- 4. "Accessible":** Natural England state that accessible greenspace is greenspace which is provided for public access, and a space to which the public would usually expect access at all reasonable times (i.e. daylight hours), without needing to pay for entre, and available for a range of pastimes.

4.3 Based on this definition:

- the accessible greenspace standard includes areas of publicly accessible informal greenspace.
- Allotments are not considered as part of the accessible greenspace standards as these are generally only available to members and they support food growing but are limited in terms of another recreational offer.
- Similarly, play provision for children and teenagers are not considered as these spaces are often restricted in use to certain ages.

4.4 However, these types of spaces have been considered separately within the food growing space and play space standards respectively.

4.5 In the Greater Cambridge context, the following typologies of accessible greenspace are considered as accessible greenspace if they are publicly accessible: informal open space; amenity green space; urban destination parks & gardens; urban neighbourhood parks; country parks; and semi-natural green space. Additionally, and

in line with the Accessible Greenspace mapping methodology provided within the NEGIF [See reference 11], playing pitch can be considered accessible greenspace where they are free to use for informal use when not in formal use as a sports pitch.

4.6 The following types of spaces DO NOT qualify: private gardens, resident-only shared courtyards, highway verges, fenced SuDS, parking areas or any space with restricted access, green corridors which offer a means to get from A to B but no wider recreational use, dense woodland buffers. This is explained further in Appendix A.

4.7 Whilst Suitable Alternative Natural Greenspace (SANG) meets the accessible greenspace criteria, for the purposes of the quantity calculations, where this is being provided by a development SANG would not count towards the quantity element of the Accessible Greenspace Standard.

Accessible open space

4.8 Relevant in the case of the ‘accessible open space’ standard for commercial developments, this term here expands the ‘accessible greenspace’ standard to include also the provision of civic spaces and squares.

Food growing space

4.9 Dedicated space supporting cultivation by residents / community groups – including allotments, community gardens, community orchards, community farms, informal growing space, roof gardens and edible landscapes. See dedicated Greater Cambridge Food Growing Spaces Study (2026) for definitions of these different sub-types of food growing spaces being considered for the plan area.

GI Plan

4.10 A distinct document (or dedicated section within a Design and Access Statement) attached to a qualifying planning application showing how a proposal incorporates a GI network strategically and meets all applicable GI standards through design, delivery, and long-term management. *See full guidance for further detail on what the GI Plan should include.* Based on the stages outlined below, a GI Plan is a requirement of the detailed planning stage (Stage 3).

GI Statement

4.11 A document summarising how GI and open space provision has been considered as part of the outline planning stage (Stage 2). See *full guidance below for further detail on what the GI Statement should include*.

Operation and management plan

4.12 A (typically standalone) document submitted as part of a planning application that sets out how Green Infrastructure and different types of accessible green space will be delivered, managed and maintained over the long term. This includes details of responsibilities, maintenance tasks and standards, funding arrangements, and governance/stewardship models, ensuring that GI functions effectively throughout its lifetime. Operation and Management Plans are typically secured through planning conditions or Section 106 agreements at detailed stage.

Open space

4.13 Open Space is defined in the Town and Country Planning Act 1990 as land laid out as a public garden, or used for the purposes of public recreation, or land which is a disused burial ground. Open space can include greenspaces and civic spaces. Civic Spaces are hard surfaced areas designed for pedestrians, e.g. for community events.

Play space

4.14 Outdoor areas designed to support children and young people in play, physical activity, exploration, and social interaction. Play space may be equipped or informal, and should be safe, inclusive, and accessible.

4.15 The Fields in Trust framework defines play space within a hierarchy of typologies, each serving different age groups and levels of activity. This includes:

- **Equipped play space:** Outdoor areas that include fixed play equipment designed for use by specific age groups, typically provided as: local area for play (LAP), local equipped area for play (LEAP), or neighbourhood equipped area for play (NEAP).
- **Informal play space:** Non-equipped areas that support “informal” or “adventurous” play, exploration and physical activity. Examples include grassed areas (for running / ball games), multi-use games areas (MUGAs), pump tracks

(or BMX tracks), skate ramps, social seating, performance areas, playable art, playful surfaces (e.g. changes in textures or levels) natural play landscapes (e.g. logs, boulder, mounds), sensory trails.

4.16 The following areas of land DO NOT qualify as FIT-defined play spaces: private gardens, amenity grass with no safe access or inappropriate proximity to roads, ornamental landscapes with no play value, high verges or incidental green strips, fenced-off SuDS basins, or sports pitches (unless they form part of NEAP-type provision).

Urban Greening Factor

4.17 A score-based metric developed by Natural England measuring the extent and quality of greening on development sites. [User guide](#) available from Natural England. **[See reference 12].**

Implementation guidance for applicants and developers working in Greater Cambridge

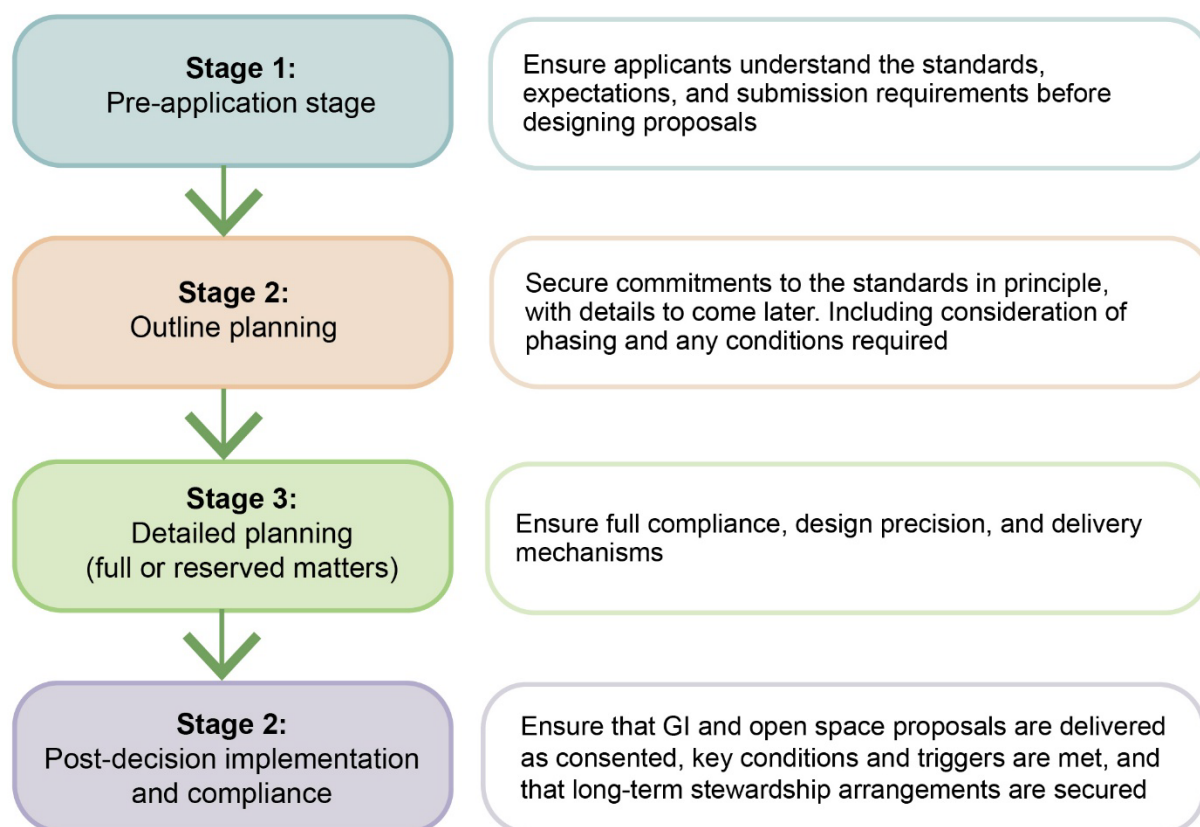
4.18 The following section sets out the key developer responsibilities at each stage of the planning process in relation to application of the GI and Open Space Standards Framework.

Overarching principles

- The GI and Open Space Standards Framework apply to **all qualifying development** as set out in policy.
- During the development process, each of the standards would **comprise a separate policy ‘test’**. There will inevitably be a great deal of overlap of interventions and landscape features that contribute towards meeting several standards, including parallel standards such as BNG (e.g. trees may contribute to both Urban Greening Factor and BNG calculations). In this way the standards can be considered as several ‘layers’ of the GI delivered as part of a proposed scheme, and cross-considerations.
- Applicants must **address the GI Standards early**, embedding them into site layout and design from the outset.
- A compliant **GI Statement and GI Plan** at the appropriate stage must clearly demonstrate how each standard is met (or robustly justified if not achievable, with proposed mitigation).
- Applicants must use required tools (e.g. Natural England’s Urban Greening Factor Metric) and supply accurate supporting plans.
- Developers are expected to work proactively with the Council to identify constraints early, agree on-site vs off-site accessible greenspace provision where relevant, and secure long-term management and stewardship of the GI network.
- GI should in general be delivered on-site where feasible, ensuring communities have access. However, the GI and Open Space Standards Framework anticipates that **some elements may be more effectively delivered off-site**, where this leads to greater strategic benefit (particularly given that **“strategic-scale” GI and open space is identified as critically under-provided in the evidence base**. This understanding should underpin negotiations in relation to on-site and off-site provision.

4.19 The remaining guidance sets out the steps (see **Figure 4.1**) applicants must follow at pre-application, outline, and detailed stages of the planning process.

Figure 4.1: Stages of the planning application process



Stage 1: Pre-application

Purpose: To establish the GI-led design approach from the outset, identify constraints and opportunities, test (at a high level) the feasibility of relevant standards and ensure the scheme is capable of meeting those standards before design work progresses.

4.20 At this early stage (which broadly aligns with RIBA stages 0-2), developers must:

- Review the GI and Open Space Standards Framework and confirm which standards apply to the site. Early high-level feasibility work should test whether the standards are physically achievable on site.
- Demonstrate an understanding of the GI and open space context of the site, including preparing a constraints and opportunities plan showing e.g. key GI

opportunity areas, biodiversity assets (including data from the Greater Cambridge LNRS) and heritage assets.

- Start drafting the site's GI Strategy (including vision and key principles). This should take account of the vision and priorities set out in the Greater Cambridge GI Strategy.
- Discuss potential feasibility issues early (e.g. constrained urban sites, heritage impacts or sites designated for nature conservation).

4.21 The developer should begin preliminary calculations to assess overall feasibility in relation to the following:

- Accessible Greenspace Standard (population / employment × standard);
- Urban Greening Factor (size of proposed building footprint and proportion of hard and soft landscape proposals); and
- Potential integration of food growing space.

Stage 2: Outline planning application

4.22 Purpose: To demonstrate a credible and deliverable pathway to meeting all relevant GI and open space standards across the development, including indicative early layouts, early phasing and confirmation of the strategy for on-site / off-site provision, where applicable. At outline stage (which broadly aligns with RIBA Stage 3) developers must show a credible pathway to full delivery of the relevant standards.

4.23 For outline applications delivered in multiple phases, the GI Standards are intended to be achieved across the site as a whole through an integrated and coordinated masterplanning approach. Compliance is therefore assessed at the scale of the overall development, rather than within individual reserved matters applications.

4.24 However, the outline submission must demonstrate how the standards will be delivered through a coherent phasing strategy, ensuring that key GI features are provided at appropriate stages of the development and are not deferred to later phases (see further detail under each standard below).

GI statement

4.25 The GI statement at this stage must set out:

- The overall GI vision for the site, aligned with the priorities set out in the Greater Cambridge GI Strategy;
- How each GI Standard will be met;
- How the GI and open space network will function across different phases of development, where relevant; and
- How the scheme integrates with wider GI corridors and any relevant GI Opportunity Areas set out in the Greater Cambridge GI Opportunity Mapping Study [[See reference 13](#)].

Residential Accessible Greenspace Standard and commercial Accessible Open space Standard

4.26 The developer must clearly set out:

- Estimated population / employees on site;
- Proposed and required quantum of accessible greenspace;

- Scaled plan showing proposed on-site accessible greenspace provision, or justification for off-site approach;
- Where relevant, confirmation that the Accessible Greenspace Standard is being delivered *in addition* to, and distinct from, any Suitable Alternative Natural Green Space (SANG) which has been triggered as a policy requirement.

4.27 It is important to understand and set out at this stage where the site fits in terms of existing accessible greenspace access catchments. This may help determine which typologies or hierarchies of open space would be most beneficial to provide on-site, or where there may be opportunities to contribute to strategic off-site creation of accessible green space, rather than on-site provision.

4.28 It is vital at this point to clearly set out how accessible greenspace provision will be phased alongside the delivery of the proposed development. Accessible greenspace must grow with the community - not be delivered only within later phases of the development. At this stage, an illustrative masterplan will be required to show the following:

- High-level phasing plan; and
- Any proposed triggers for delivery (e.g. “park completed before 50% occupation of Phase 1”).

Urban Greening Factor

4.29 At outline stage, developers must submit the following:

- An illustrative masterplan showing at a high level how greening features are to be incorporated;
- A preliminary Urban Greening Factor score based on the Natural England metric (noting that the scheme is not developed in sufficient detail at this stage to apply the full suite of surface cover types;
- Explanation of any constraints likely to affect the achievement of the score.

4.30 At outline stage, understanding the likely proportion of built development to landscape proposals across the site is helpful to understand the types of design consideration and features that may be required to help a site achieve a compliant Urban Greening Factor score. As a “rule of thumb”, note that:

- If the built footprint of the development site comprises more than 60% of the red line boundary, an Urban Greening Factor score of 0.4 (or 0.3) is unlikely to be

achievable without integration of urban greening features such as green roofs, vertical greening or permeable paving.

- An Urban Greening Factor score of 0.5 is unlikely to be achievable unless approximately 50% of the red line boundary comprises GI or open space features.

4.31 For relevant developments, phasing should also be considered at this stage. This includes the provision of a phasing plan showing how Urban Greening Factor compliance will be distributed across the different delivery phases of the development. Depending on the specific constraints at the site, it may not be feasible to achieve the Urban Greening Factor metric individually across each individual phase. However, Urban Greening Factor must be achieved across the site as a whole. Where this is the case, the phasing plan must show a clear proposed strategy for achieving site-wide Urban Greening Factor.

Food Growing Standard

4.32 At this stage, the developer must clearly set out the following:

- Indicative locations and typologies, guided by the Greater Cambridge Food Growing Study;
- An expected quantum of food growing space to be provided;
- Any notes on feasibility (e.g. sunlight, water access etc.).

Play space

4.33 At outline stage, the developer must demonstrate how provision for children and young people will be integrated into the overall GI network, consistent with Fields in Trust (FIT) typologies (LAP, LEAP and NEAP) and informed by need arising from the development, as outlined below:

- An indicative location plan for all proposed play space, distinguishing:
 - Equipped play space (e.g. LAP, LEAP and NEAP), and
 - Informal play space (natural play areas, playable landscape, open grass for informal activity).
- An explanation of how the hierarchy of play space responds to site context, catchments, and accessibility;
- Outline phasing approach to ensure play space is delivered early enough to meet the needs of incoming residents; and

- an initial assessment of how proposed play areas integrate with accessible greenspace, Urban Greening Factor, and wider GI functions (e.g. nature play, SuDS as playable landscapes where safety permits).

4.34 Note that play space may count towards the Accessible Greenspace Standard only where it is publicly accessible and meets FIT quality criteria.

Stage 3: Detailed planning (full or reserved matters)

Purpose: To provide full technical detail and evidence of compliance with each relevant standard, including final metric outputs, landscape drawings and stewardship proposals, ensuring GI delivery is secured and enforceable.

4.35 At this stage (which broadly aligns with RIBA Stage 4), developers must provide the following, where relevant standards apply.

GI Plan

4.36 Your full GI Plan can build on any GI Statement provided at outline stage. It can be provided as a distinct document or as a dedicated part of a Design and Access Statement and *must include* the following, wherever relevant:

- Finalised overall GI vision and principles;
- How the proposal will align with the requirements of the Natural England GI Framework including each of the ‘attribute’ principles set out that good GI delivered through development should have the following attributes
 - Multi-functional; Varied;
 - Connected;
 - Accessible; and
 - Responds to local character.
- Demonstration of compliance with every applicable standard; including drawings, sections, and technical calculations;
- Delivery and phasing details; and
- Management and long-term stewardship arrangements for all on-site GI features, in line with Principle five of the ‘how’ principles set out in the Natural England GI Framework.

4.37 Note that GI and statutory Biodiversity Net Gain (BNG) requirements should be planned and delivered as an integrated system – avoiding conflicts between recreational use and habitats value. Where appropriate, the GI Plan may need to evidence how BNG requirements are met alongside the effective delivery of GI standards.

Accessible Greenspace Standard (including play provision)

4.38 Where this standard applies to a site, developers must demonstrate that:

- The accessible greenspace quantum proposed on site meets the Accessible Greenspace Standard;
- Typologies are accessible, inclusive, and high-quality;
- Gaps in provision are addressed. The Accessible Greenspace Standard accessibility catchment buffers are available to be viewed at the following link: [\(insert link hosted on the GCSP website\)](#).
- Any proposed off-site contributions are secured through agreed S106.

4.39 It is important that developers review the definitions provided at the beginning of this chapter to clarify what types of land use do and do not qualify as ‘accessible greenspace’.

4.40 Where off-site provision is proposed in order to achieve the Accessible Greenspace Standard, developers must work with the Council to ensure contributions are directed toward the strategic GI priorities set out in the Greater Cambridge GI Opportunity Mapping Study (2021) and the Greater Cambridge Local Plan IDP. The following should be taken into account:

- Any off-site accessible greenspace contribution should be directed first and foremost to addressing the significant deficits in strategic-scale GI identified in the Local Plan evidence base;
- Off-site accessible greenspace contributions should not be directed to incidental improvements or minor amenity spaces unless strategic opportunities have been demonstrably addressed first; and
- Off-site contributions should be delivered proportionately and on time, in accordance with proposed phasing.

Urban Greening Factor

4.41 Where the Urban Greening Factor standard applies to a site, developers must submit:

- A calculated Urban Greening Factor score based on the Natural England metric, demonstrating numerical compliance with the required Urban Greening Factor threshold. Further guidance can be found in [Natural England's Urban Greening Factor for England User Guide](#); and
- Landscape plan (or equivalent drawings) showing the surface cover types used in the metric (to allow for Council verification).

Food Growing Standard

4.42 Where the food growing standard applies to a site, developers must submit the following:

- Confirmation that the appropriate quantum of space is being provided, in appropriate locations within the site (where on-site);
- Any justification for proposed off-site provision;
- Proposals for irrigation / water access;
- A management / maintenance plan; and
- Accessibility details.

4.43 Off-site food growing provision may be acceptable only where:

- The development is genuinely unable to accommodate space (e.g. high-density urban location); or
- High-quality, accessible community food growing provision is available or can be created nearby.

Play space

4.44 At detailed stage, developers must provide the following:

- Scaled plan showing play space provision, identifying the final typologies (LAP, LEAP, NEAP) and informal play areas;
- Detailed layout drawings showing play equipment, surfacing, access, shade, seating and inclusive design features;

- Confirmation that play provision meets FIT quantity, catchment distance and quality benchmarks;
- Justification for the chosen typologies and locations in relation to local need and accessibility;
- Management and maintenance plan clearly identifying long-term stewardship responsibilities; and
- Any off-site provision or financial contributions (where applicable) supported by a justification and S106 mechanism, noting the following:
 - Equipped and informal play space must be provided on-site unless exceptional circumstances apply.
 - Off-site play contributions are only acceptable where: an existing large-scale destination play space can be upgraded nearby; or on-site provision cannot be made safely or meaningfully.

Stage 4: Post-decision implementation & compliance

Purpose: To evidence the proper installation, phasing and handover of GI and open space features in line with agreed plans, conditions and S106 obligations, ensuring long-term functionality and quality.

4.45 At this stage (which broadly aligns with RIBA Stage 5), developers must complete the following:

- Meet all GI-related conditions prior to occupation (as relevant), for example through the delivery of public open space, play space, landscaping, or other GI infrastructure prior to the occupation of dwellings within a defined phase.
- Where requested, supply evidence of installation (photos, contractor sign-off); and

Hand over GI management plans to the relevant stewardship body. This should include details of the GI assets to be managed, phasing and handover, maintenance regimes, responsibilities, funding arrangements, and monitoring processes.

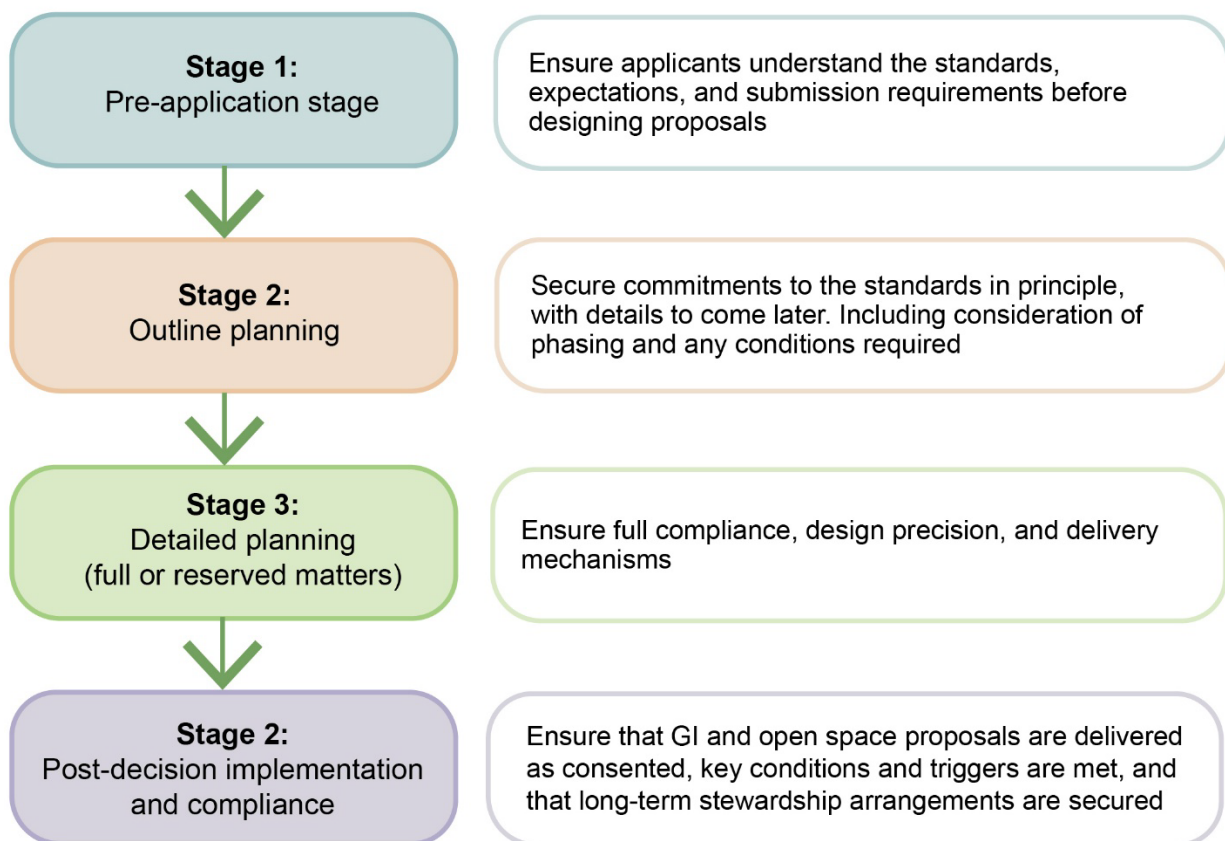
Implementation guidance for the Greater Cambridge Development Management Team

4.46 The following section sets out the key considerations for the Development Management Team at each stage of the planning process in relation to application of the GI and Open Space Standards Framework.

Overarching Principles

- The GI and Open Space Standards Framework applies to all qualifying development types as set out in policy.
- Development Management officers should ensure relevant standards are addressed early, consistently, and measurably.
- Development Management officers should draw on this guidance but will need to apply officer judgement and the **planning balance** based on each site on a case-by-case basis.
- Applicants must demonstrate compliance, justification, or (only where allowed) deviation against each standard in a submitted GI Plan.
- GI should in general be delivered on-site where feasible, ensuring communities have access. However, the GI and Open Space Standards Framework anticipates that **some elements may be more effectively delivered off-site**, where this leads to greater strategic benefit (particularly given that **“strategic-scale” GI and open space is identified as critically under-provided** in the evidence base. This understanding should underpin negotiations on on-site v off-site provision.
- The Development Management officer role throughout this process is to ensure mandatory standards are met, identify risks early and secure appropriate conditions / S106 obligations. Development Management officers should also ensure delivery through detailed design and implementation stages.

4.47 The remaining guidance is set out as a series of steps (see **Figure 4.2**) to guide Development Management officers through the implementation of the standards and key considerations at each stage.

Figure 4.2: Stages of the planning application process**Stage 1: Pre-application**

Purpose: Ensure applicants understand the standards, expectations, and submission requirements before designing proposals.

4.48 At this stage, Development Management officer tasks include the following:

- Introduce the GI and Open Space Standards Framework;
- Explain that the standards are policy requirements and will form part of the assessment and conditions of the planning application process;
- Signpost applicants to the *Guidance for Applicants* (the companion document).
- Request early identification of constraints / opportunities, as well as an early iteration of the GI vision and principles for the site, taking account of the vision and priorities set out in the Greater Cambridge GI Strategy;

- Ask the applicant to map and flag constraints (e.g. heritage, utilities, contamination, hydrology, biodiversity) so that deviations from standards cannot later be claimed as “unexpected”;
- Specify what the GI Statement / GI Plan must include (see details outlined in Stages 2 and 3);
- Elicit early concerns; and
- Encourage the applicant to raise any feasibility issues now, where possible.

Stage 2: Outline planning application

Purpose: Secure commitments to the standards in principle, with details to come later. Including consideration of phasing and any conditions required. Including consideration of phasing and any conditions required.

4.49 At outline stage, the Development Management officer should provide guidance for the application of each standard set out below.

GI Statement

4.50 At outline stage, the applicant must provide a high-level GI Statement that summarises:

- The overall GI vision for the site, aligned with the priorities set out in the Greater Cambridge GI Strategy;
- How each standard in the GI and Open Space Standards Framework will be met;
- How the GI network will function across different phases of development, where relevant; and
- How the scheme integrates with wider GI corridors and any relevant GI Opportunity Areas set out in the Greater Cambridge GI Opportunity Mapping Study.

4.51 A full GI Plan is not required until detailed planning stage. However, it is crucial that the outline application must show a *credible pathway to full delivery* of the GI and Open Space Standards Framework.

Accessible Greenspace Standard

4.52 At outline stage, the applicant must:

- Demonstrate that required accessible greenspace can be met on-site; or
- Confirm that an off-site contribution is acceptable and feasible (where policy allows).

4.53 It is important to note that the Accessible Greenspace Standard must be provided *in addition to*, and distinct from, any Suitable Alternative Natural Green Space (SANG) which has been triggered as a policy requirement.

4.54 Quantitative calculations must be provided even at outline, based on anticipated population / employment. Officers should check that accessible greenspace shown is distinct from any relevant SANG requirements which are triggered by the site.

4.55 The accessible greenspace network on a site should be treated as a *continuous, functional amenity* that grows with the community rather than an afterthought, ensuring that sustainability and quality of life are maintained through the entire development process. Phasing should be considered in the following ways:

- The outline application should demonstrate an overarching strategy for the entire site, rather than treating each phase in isolation. This ensures GI connects properly across phase boundaries; or
- Conditions can be used at this stage, for example to define legal “triggers” for the completion of specific open spaces (e.g. “no more than 50% of dwellings in phase 1 shall be occupied until the central park is fully functional”). Officer judgement should be applied here, tailored to the nature of the site in question.

Urban Greening Factor

4.56 At outline stage, the applicant must provide:

- An illustrative masterplan which can test the Urban Greening Factor at a high level, demonstrating feasibility without full application of the full suite of surface cover types listed in [Natural England’s Urban Greening Factor for England User Guide](#).
- Explanation of how the detailed design will meet or exceed the target; and
- Evidence of any site-specific constraints which would affect achievement of Urban Greening Factor.

4.57 If Urban Greening Factor appears difficult to achieve, the Development Management officer should flag the risk and advise re-design before determination.

Food Growing Standard

4.58 At outline stage, the applicant must provide:

- A clear commitment to meeting the standard, with indicative land areas or typologies (e.g. communal gardens, balcony planters or edible landscaping).

Play space

4.59 At outline stage, Development Management officers should ensure applicants:

- Confirm the feasibility of meeting relevant play standards either on or off-site;
- Identify the intended play hierarchy (LAP, LEAP, NEAP plus informal play areas);
- Show indicative locations and access routes on an illustrative masterplan;
- Consider how play integrates with accessible greenspace and wider GI functions; and
- Provide a phasing strategy indicating when key play spaces will be delivered;

4.60 Development Management officers may secure outline conditions or S106 Heads of Terms to ensure early delivery and avoid back loading play provision.

Stage 3: Detailed planning (full or reserved matters)

Purpose: Ensure full compliance, design precision, and delivery mechanisms.

4.61 At detailed planning stage, the Development Management officer should provide guidance for the application of each standard set out below.

GI Plan

4.62 The Development Management officer should confirm that a full GI Plan setting out the following has been submitted. It can be provided as a distinct document or as a dedicated part of a Design and Access Statement and *must include* the following, wherever relevant:

- Finalised overall GI vision;
- How the proposal will contribute to the key GI functions set out in the five ‘benefit principles’ as part of the Natural England GI Framework:
 - Nature-rich, rich beautiful places;
 - Active and healthy please;
 - Thriving and prospering communities;
 - Improved water management; and
 - Resilient and climate positive places.
- Demonstration of compliance with every applicable standard, including drawings, sections, and technical calculations;
- Delivery and phasing details; and
- Management and long-term stewardship arrangements for all on-site GI features, in line with Principle five of the ‘how’ principles set out in the Natural England GI Framework.

Accessible Greenspace Standard

4.63 At this stage, the Development Management officer should:

- Verify that accessible greenspace and typologies clearly meet the quantitative requirement based on final population / employment figures - noting the

definitions provided at the beginning of this section on what does and does not qualify as ‘accessible greenspace’.

- Verify that only publicly accessible spaces are being counted towards the Accessible Greenspace Standard;
- Ensure any quality requirements are met; and
- Confirm any off-site contributions have been secured.

4.64 Where off-site provision is proposed in order to achieve the standards, the applicant must work with the Council to ensure contributions are directed toward the strategic GI priorities set out in the Greater Cambridge GI Opportunity Mapping Study (2021) and the Greater Cambridge Local Plan IDP. Off-site contributions should be delivered proportionately and on time, matching any phasing triggers set out. Officer judgement must be applied to off-site considerations. However, the following should be taken into account:

- Any off-site accessible greenspace contribution should be directed first and foremost to addressing the significant deficits in strategic-scale GI identified in the Local Plan evidence base;
- Off-site accessible greenspace contributions should not be directed to incidental improvements or minor amenity spaces unless strategic opportunities have been demonstrably addressed first; and
- Off-site contributions should be delivered proportionately and on time, matching any phasing triggers set out.

Urban Greening Factor

4.65 To demonstrate Urban Greening Factor compliance, the applicant must submit:

- A calculated Urban Greening Factor score based on the Natural England metric, demonstrating numerical compliance with the required Urban Greening Factor threshold. Further guidance can be found in [Natural England's Urban Greening Factor for England User Guide](#); and
- Landscape plan (or equivalent drawings) showing the surface cover types used in the metric. Further technical details may be requested to demonstrate deliverability.

4.66 The Development Management officer should check that:

- The score meets the target score;
- Planting specifications are deliverable; and

- Management / maintenance is secured (via condition / S106).

Food Growing Standard

4.67 Where food growing provision is provided, Development Management officers should assess that the application has indicated the following:

- Location of food growing features;
- Soil depths;
- Water access points; and
- Management arrangements.

4.68 Off-site food growing provision may be acceptable only where:

- The development is genuinely unable to accommodate space (e.g. high-density urban location); or
- High-quality, accessible community food growing provision is available or can be created nearby.

Play space

4.69 At detailed stage, Development Management officers should ensure:

- The final play space layouts meet FIT typologies and the relevant standards;
- Play spaces link safely with movement networks and accessible greenspace;
- Long-term management and maintenance arrangements are secured;
- Appropriate conditions or S106 requirements set delivery triggers;
- The applicant has demonstrated reasonable endeavour to maximise on-site play and off-site contributions (where proposed) are justified and directed to priority locations, noting the following:
 - Equipped and informal play space must be provided on-site unless exceptional circumstances apply.
 - Off-site play contributions are only acceptable where: an existing large-scale destination play space can be upgraded nearby; or on-site provision cannot be made safely or meaningfully.

Stage 4: Post-decision implementation & compliance

Purpose: Ensure that GI and open space proposals are delivered as consented, key conditions and triggers are met, and that long-term stewardship arrangements are secured. This stage will enable the GI network to function effectively throughout construction and into occupation.

4.70 At this stage, the Development Management Officer should:

- Review compliance prior to discharge of any conditions, for example through the delivery of public open space, play space, landscaping, or other GI infrastructure prior to the occupation of dwellings within a defined phase.
- Carry out a site inspection during early construction (noting this is not a legal duty, unless explicitly required by condition or S106);
- Confirm accessible greenspace, planting and other GI features are built as approved; and
- Ensure management plans are handed to the relevant managing body and secured.

4.71 It is understood that resource constraints mean that the above steps are not always feasible on a consistent basis. With this in mind, strong ongoing communications around the GI expectations set out in this study with engineering / highways teams (who may sign off technical details for an application) is highly recommended. This approach should ensure that GI policy ambitions are successfully delivered and implemented on the ground.

Appendix A

Results of the standards testing

4.72 This Appendix sets out in further detail the results of the testing of each relevant standard against previously consented developments. These results are summarised within **Chapter 2** of this report.

Testing of the Accessible Greenspace Standard

Determining which sites qualify as ‘accessible greenspace’

A.1 The area-wide estimates of accessible greenspace were based on open space data available within the Greater Cambridge GI Strategy. This data was grouped into primary types and sub-types of open space. Additionally, sites had information on access - either 'Public', 'Private' or unknown. An important aspect of applying open space standards is understanding which typologies and access levels qualify as ‘accessible greenspace’.

A.2 Based on Natural England's definition of accessible greenspace (set out in Chapter 2) the types and sub-types listed here were used in the analysis.

- Amenity greenspace
 - The NEGIF mapping guide does not have an equivalent of the amenity greenspace attribute within the OS Greenspace dataset. However, the Millenium Greens and Doorstep Green data sets have similar characteristics to the amenity greenspace typology (predominantly comprising amenity grassland and located close to peoples’ homes). These datasets have been included within Natural England’s Accessible Greenspace Standards mapping. We agree with this approach as amenity greenspace supports a range of informal recreational use.
- Country parks
 - The NEGIF mapping guide includes a Country Park dataset which is included within Natural England’s Accessible Greenspace Standards mapping. This report agrees with this approach as Country Parks supports a range of recreational uses.

- Informal open space
 - The NEGIF mapping guide does not have an equivalent of the informal open space layer within their mapping. However, this type of open space is likely to support a range of informal recreational uses and be comprised primarily of green cover.
- Outdoor sports facilities – playing pitches and recreation grounds only;
 - The NEGIF mapping guide include the Playing Field attribute (excluding cricket grounds) from the OS Greenspace dataset within the Natural England Accessible Greenspace Standards mapping. We agree with this approach as these spaces generally offer some informal recreation (e.g. dog-walking) for the majority of the time and may only be used for more formal sports during certain times of the day. Whilst recreation grounds are not specifically included within the Natural England datasets, in our experience these generally support some informal recreational use, as well as more formal sports provision.
- Parks and gardens
 - The NEGIF mapping guide includes the Public Park or Garden attribute within the OS Greenspace dataset within Natural England's Accessible Greenspace Standards mapping.
 - This report agrees with this approach as parks and gardens supports a range of recreational uses, including informal recreation.
- Semi Natural Green Space
 - The NEGIF mapping guide does not have an equivalent layer for semi-natural greenspace within the OS Greenspace attributes. However, there are a number of datasets which comprise natural spaces, including Local Nature Reserves and the National Forestry Inventory. Local Nature Reserves are judged to be accessible and are used within the Natural England Accessible Greenspace Mapping. The National Forestry Inventory and other natural habitats cannot be guaranteed to be accessible and have not been included within the mapping. This report agrees with the approach that in principle natural and semi-natural habitats can support informal recreation, however they should only be included where they are known to be publicly accessible.

The following types and sub-types were not included in calculations:

- Allotments
 - The NEGIF mapping guide does not include the Allotments or Community Growing Spaces attribute from the OS Greenspace dataset within in their

Accessible Greenspace Standards mapping. We agree with this approach based on the limited type of recreational activity which can take place within these spaces. Additionally, allotments are generally restricted to members only.

- Cemeteries and churchyards – all sub-types
 - The NEGIF mapping guide states that the Religious Grounds attribute within the OS Greenspace dataset are accessible but does not include these within their Accessible Greenspace Standards mapping. This report agrees with this approach based on the fact that the types of recreational activity which can take place in these spaces are limited by their role as spaces for grieving. These have not been included in the accessible greenspace assessment.
- Children and young people – all sub-types
 - The NEGIF mapping guide states that the Play Space attribute within the OS Greenspace dataset are accessible but does not include these within their Accessible Greenspace Standards mapping. This report agrees with this approach based on the fact that the use of these spaces is generally limited to specific age ranges, rather than accessible for all. Additionally, many of these spaces have man-made safety surfaces and are not predominantly green. These have not been included in the accessible greenspace assessment.
- Civic Space
 - The NEGIF Glossary for Open Space notes that this covers ‘greenspace’ and ‘civic spaces’. Therefore, even when publicly accessible, these spaces do not meet the Accessible Greenspace definition as they are predominantly comprised of hard surfaces and pedestrianised areas.
- Community Orchard
 - The NEGIF mapping guide does not include the Allotments or Community Growing Space attribute from the OS Greenspace dataset within in their Accessible Greenspace Standards Mapping. This report agrees with this approach based on the limited type of recreational activity which can take place within these spaces, even when publicly accessible. These have not been included in the accessible greenspace assessment.
- Outdoor Sports Facilities- subtypes other than playing pitches and recreation grounds
 - The NEGIF mapping guide includes variety of sport space attributes from the OS Greenspace dataset within the list of datasets. None of these are used in

the Natural England Accessible Greenspace Standards mapping. This report agrees with this approach as these spaces are generally restricted to a specific type of formal recreation, often can be used by members only and in some cases (e.g. artificial pitches and tennis courts) are not covered primarily by natural surfaces.





- Green and blue corridors:
 - Mapping was not available for green and blue corridors, although this typology is listed as accessible greenspace within the Greater Cambridge GI Strategy. These open spaces generally offer space to travel from A to B (often supporting walking, running or cycling) and provide a pleasant environment for this, but they do not offer the opportunity for wider, informal recreation.

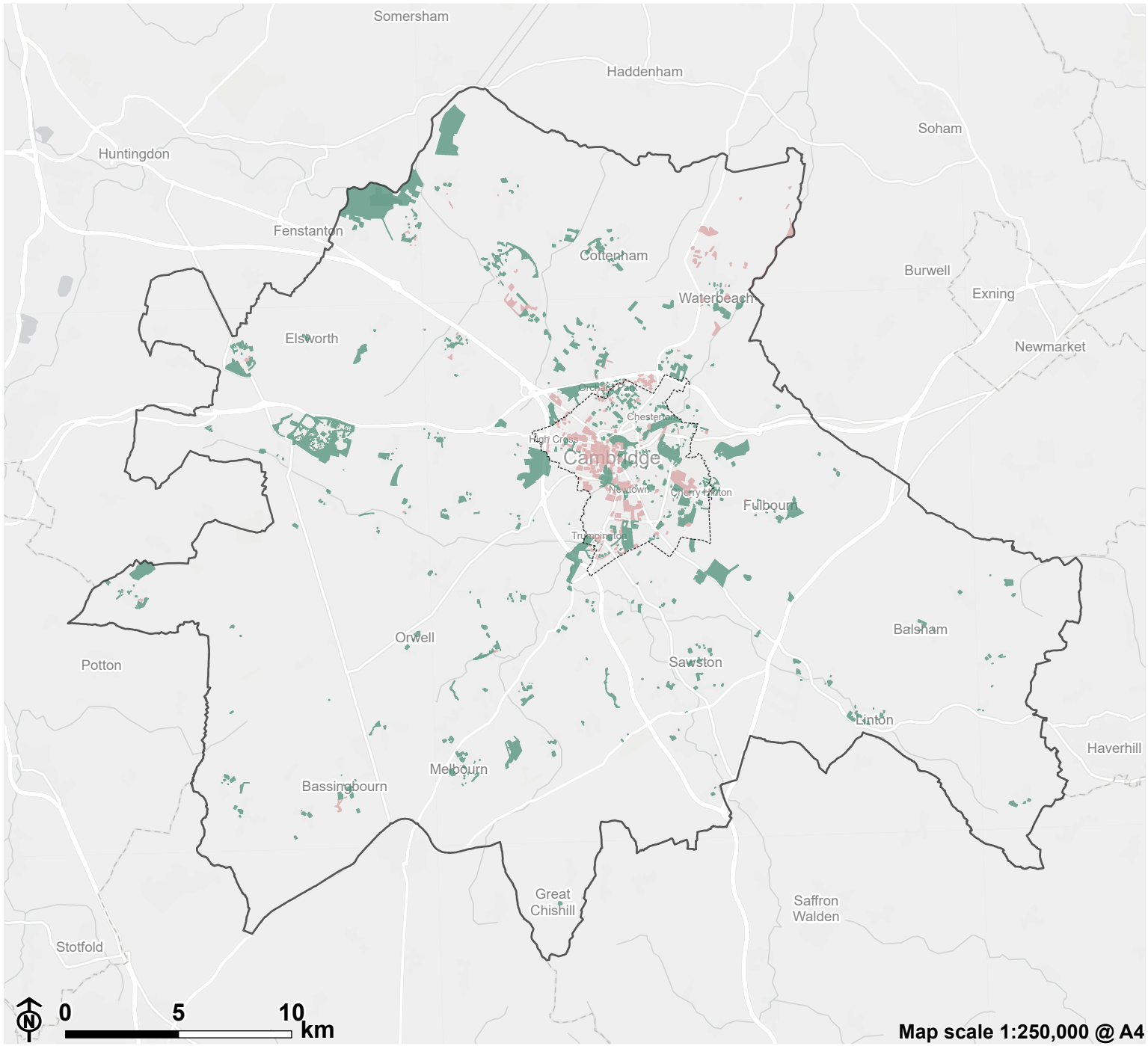
A.3 Where spaces within the accessible greenspace typologies were marked as 'private' they were removed from the accessible greenspace layer (124 spaces were removed for this reason). Where the accessible greenspace had unknown accessibility information, the list of sites was examined by Officers within the Greater Cambridge Councils:

- Where it was known that these sites were publicly accessible, they were kept in the accessible greenspace dataset.
- Where the access level was still unknown, these were removed to ensure that estimates of accessible greenspace were not being over-stated.

A.4 The access level assumed for different green spaces across Greater Cambridge is shown in **Figure A.1**.

Figure A1 Accessible Greenspace in Greater Cambridgeshire

-  Greater Cambridge
-  Cambridge City
- Accessible Greenspace**
-  Greenspace deemed accessible
-  Greenspace deemed inaccessible



Testing AGS quantity

A.5 The AGS quantity standard was tested initially by comparing the area (in hectares) of accessible greenspace to the overall population. This was tested on an area wide basis using local population estimates. The Mid-2023 local population estimate was taken as a starting point, and amended by applying a 1.3% annual growth rate to provide an estimation for mid-2025. The 1.3% increase represents the local estimate of population growth across Greater Cambridge.

Table A.1: Population estimates Mid-2023 to Mid-2025

District	Mid-2023 Population estimate	Mid-2024 population estimate	Mid-2025 population estimate
Cambridge City	150,390	152,345	154,326
South Cambridgeshire	169,425	171,628	173,859
Greater Cambridgeshire	319,815	323,973	328,184

A.6 The current total provision of accessible greenspace in Greater Cambridge was calculated at 7 hectares per 1000 population.

A.7 Testing was then also carried out for individual development schemes, based on several previously consented schemes across Greater Cambridge. The results of these for residential developments are shown in **Table A.2**. Where planning documents for the development did not include an estimated population for the development, this was calculated based on the number of dwellings (an expected occupancy ratio of between 2.4 and 2.85 was assigned depending on the development setting). This occupancy ratio was multiplied by the number of proposed dwellings to estimate population of the development.

Table A.2: Accessible greenspace provision - residential and predominantly residential developments

Planning application reference	Proposed number of dwellings	Accessible greenspace provision (hectares)	Estimated population of development	Quantity of accessible greenspace (hectares / 1,000 of the population)
S/1371/92/O Cambourne	3,000	131.57	9,100	14.46
S/0559/17/OL Waterbeach East	11,000	46	18,525	2.48
20/02142/OUT Northstowe – Phase 3b	1,000	13.84	2,570	5.39
17/2245/FUL Ironworks Phase 1	182	0.24	437	0.56
23/04686/FUL CIP Fanshawe Road	84	0.38	173	2.20
24/01354/FUL CIP ATS Histon Road	70	0.03	168	0.15
07/0003/OUT Darwin Green One, Land between Huntingdon Road and Histon Road	1,593	8.31	4,301	1.93
21/03955/FUL Land South Of Babraham Road, Sawston Cambridge	280	2.34	728	3.21

- The results of tested schemes indicated a wide variation in the proposed quantum of provision, with new settlements providing the highest levels of accessible greenspace (14.46 hectares of new AGS per 1,000 population at Cambourne).
- During testing, challenges associated with providing new AGS within urban high-density schemes were noted. For example, the scheme at CIP Fanshawe Road (Cambridge Investment Partnership scheme) provided only 0.38 hectares of new AGS, although this was partially mitigated by its adjacency to existing greenspace. Other approved schemes also relied on the proximity to existing greenspaces to mitigate quantity under provision. If continued, this approach will impact the policy aim of 'no net loss'.
- The results highlight the challenges of delivering AGS in urban contexts within Greater Cambridge. Overall, larger developments were more likely to provide new open spaces at larger hierarchies and so can provide access to more hierarchies of open space. Developments within Cambridge City were more likely to meet the larger access catchments compared to other sites.

A.8 Testing was also carried for commercial developments, based on the number of expected employees. The estimated number of employees was based on the built internal area (in square metres) for different commercial use classes. The results of these are shown in **Table A.3**.

Table A.3: Accessible greenspace provision - commercial developments

Planning application reference	Approximate size of site (hectares)	Accessible Greenspace provision (hectares)	Estimated number of employees	Quantity of accessible greenspace (hectares / 1,000 employees)
22/01982/FUL Devonshire Gardens	1.23	0	800	0.00
23/02685/FUL Grafton Centre, Fitzroy Street	4.07	0	2,800	0.00
24/00622/FUL Westbrook	2.00	0.65	1,100	0.59

Planning application reference	Approximate size of site (hectares)	Accessible Greenspace provision (hectares)	Estimated number of employees	Quantity of accessible greenspace (hectares / 1,000 employees)
Centre, Milton Road				
21/00772/OUT Technology Park, Fulbourn Road	4.47	1.31	3,500	0.37
23/01134/FUL Land at Melbourn Science Park	7.01	1.26	1,600	1.19
22/0561/FUL Bourn Quarter, Bourn Airfield	5.40	0.65 (min) 1.20 (max)	400	1.62 (min) 3.01 (max)

A.9 Of the schemes tested, the proposed quantum of AGS ranged from 0 – 1.62 hectares per 1,000 employees. Open space provided within the tested developments was characterised largely by hardstanding with planting beds (and more akin to the “civic space” typology used by Natural England). With the exception of the Bourn Quarter, the inclusion of “civic space” increased the provision of open space within commercial developments. When including civic space alongside AGS, the quantum delivered within the tested developments ranged from 0.1 hectares to 1.62 hectares per 1000 employees. However, most of the open space provided within the developments formed relatively small areas, often falling below the 0.5 hectares minimum size required for access catchments to be applied.

Testing the AGS accessibility standard

A.10 This standard tested the application of the size-proximity criteria outlined within the Natural England GI Framework. Access catchments were applied to the accessible greenspace based on the criteria below.

- Doorstep access: All accessible greenspaces of at least 0.5 hectares have an access catchment of 200 metres applied.
- Local access: All accessible greenspaces of at least 2 hectares have an access catchment of 300 metres applied.
- Neighbourhood access: All accessible greenspaces of at least 10 hectares have an access catchment of 1 kilometre applied.
- Wider Neighbourhood access: All accessible greenspaces of at least 20 hectares have an access catchment of 2 kilometres applied.
- District access: All accessible greenspaces of at least 100 hectares have an access catchment of 5 kilometres applied.

A.11 As there are no sub-regional spaces (accessible greenspace over 500 hectares) within Greater Cambridge, the corresponding access catchment of 10 kilometres was not applied.

A.12 **Table A.4** shows the percentage land cover across Greater Cambridgeshire that is covered by each of the different catchments.

Table A.4: Percentage of Greater Cambridge covered by access catchments defined within the Natural England GI Framework

Accessible greenspace size / proximity thresholds	Cambridge City	South Cambridgeshire	Greater Cambridge
Doorstep (at least 0.5 hectares, 200 m)	46%	10%	11%
Local (at least 2 hectares, 300 m)	47%	10%	12%
Neighbourhood (at least 10 hectares, 1 km)	85%	15%	18%
Wider Neighbourhood (at least 20 hectares, 2 km)	95%	24%	27%

Accessible greenspace size / proximity thresholds	Cambridge City	South Cambridgeshire	Greater Cambridge
District (at least 100 hectares, 5 km)	68%	28%	30%

A.13 The results indicate that residents in Cambridge City have better access to accessible greenspace compared to South Cambridgeshire. However, these findings should be caveated by the fact that lack of access to open space across rural areas is generally expected in low population concentrations and very sparse / low-density residential areas. This pattern may be mitigated somewhat through consideration of the PRoW network or other recreational routes which also afford recreational opportunities.

A.14 The data shows that the availability of AGS in the Wider Neighbourhood and Neighbourhood hierarchies is greatest in Cambridge City.

- In Cambridge City, the access catchments for these hierarchies cover 95% and 85% of the district, respectively.
- For South Cambridgeshire, the availability of AGS improves as the size-proximity distances increases, with 28% of the district falling within the District access catchment.

A.15 The performance of previously consented residential developments against the AGS Accessibility Standards was then tested by analysing the catchments for existing open spaces and the expected catchments for new open space delivered within each scheme. Access could fall into one of five categories:

- **Outcome 1 (most favourable):** Access to that level of the hierarchy across all dwellings within the development, provided by new accessible greenspace delivered as part of the development.
- **Outcome 2:** Access to that level of the hierarchy across all dwellings within the development, provided by existing accessible greenspace.
- **Outcome 3:** Access to that level of the hierarchy for the some but not all of dwellings within the development, provided by new accessible greenspace delivered as part of the development.
- **Outcome 4:** Access to that level of the hierarchy for some but not all of the dwellings within the development, provided by new accessible greenspace delivered as part of the development.

- **Outcome 5 (least favourable):** No access to that level of the hierarchy for any residences within the development.

A.16 These findings are shown in **Table A.5**.

A.17 Overall, testing found that larger developments were more likely to provide new open spaces at larger hierarchies and so can provide access to more hierarchies of open space where there is not existing access. For the developments tested, only Cambourne intersected with access catchments for all the hierarchies of accessible greenspace available within Greater Cambridge. This provision was due to the accessible greenspace provided as part of the landscape proposals for the scheme.

A.18 Developments within Inner Cambridge were more likely to meet the larger access catchments compared to Rural Small Sites. This was due to these developments being located within the access catchments of existing AGS rather than because they provided new AGS at this level of the hierarchy.

Table A.5: Accessible greenspace provision - residential and predominantly residential developments

Planning application reference	Doorstep access	Local access	Neighbour-hood access	Wider neighbour-hood access	District access
S/1371/92/O Cambourne	Outcome 3	Outcome 1	Outcome 1	Outcome 1	Outcome 1
S/0559/17/OL Waterbeach East	Outcome 3	Outcome 3	Outcome 3	Outcome 1	Outcome 5
20/02142/OUT Northstowe – Phase 3b	Outcome 3	Outcome 1	Outcome 1	Outcome 5	Outcome 2
17/2245/FUL Ironworks Phase 1	Outcome 5	Outcome 5	Outcome 2	Outcome 2	Outcome 2
23/04686/FUL CIP Fanshawe Road	Outcome 5	Outcome 5	Outcome 2	Outcome 2	Outcome 2
24/01354/FUL CIP ATS Histon Road	Outcome 2	Outcome 5	Outcome 4	Outcome 2	Outcome 2
07/0003/OUT Darwin Green One, Land between Huntingdon Road and Histon Road	Outcome 3	Outcome 3	Outcome 5	Outcome 5	Outcome 2
21/03955/FUL Land South Of Babraham Road, Sawston Cambridge	Outcome 3	Outcome 5	Outcome 5	Outcome 5	Outcome 5

Testing of the Urban Tree Canopy Cover Standard

A.19 To test whether an Urban Tree Canopy Cover Quantity Standard would be beneficial within Greater Cambridge, tree canopy cover was calculated for several previously consented schemes.

A.20 The Natural England Urban Tree Canopy Cover Standard User Guide is currently in development and not yet available. The approach used to calculate tree canopy cover was therefore based on the expected canopy size of the associated species at maturity, using research available within the Tree Species Selection for GI Guide [See reference 14]. This methodology is consistent with guidance published by Natural England relating to the UGF Standard. As trees within urban contexts are unlikely to reach their ultimate mature canopy size due to the range of site constraints, the calculation used the lower value of the indicative canopy spread where a range was provided. The areas of tree canopy cover were merged to avoid double counting where any overlapping of tree canopy cover occurred.

A.21 The results of the testing for residential developments are shown in **Table A.6**.

Table A.6: Expected tree canopy cover delivered in example consented schemes - residential and predominantly residential developments

Planning application reference	Planning application description	Proposed number of dwellings	Type of development	% tree canopy cover of development site
20/02142/OUT	Northstowe (Phase 3b only)	1,000	Mixed Use - predominantly residential	31.5
23/04686/FUL	CIP Fanshawe Road	84	Residential	33.0
17/2245/FUL	Ironworks, Mill Road Depot	182	Residential	14.3
24/01354/FUL	CIP- ATS – Histon Road	70	Residential	22.8

Planning application reference	Planning application description	Proposed number of dwellings	Type of development	% tree canopy cover of development site
07/0620/OUT	Great Kneighton / Clay Farm (Parcels 12A, 13 and 14)	136	Mixed Use - predominantly residential	16.4
20/01992/FUL	Bennell Farm Toft	41	Residential	24.9
21/03955/FUL	Land south of Babraham Road, Sawston	280	Residential	20.3

A.22 Commercial developments were also tested for performance against the Tree Canopy Cover Standard. The results of this are shown in **Table A.7**.

Table A.7: Expected tree canopy cover delivered in example consented schemes – commercial developments

Planning application reference	Planning application description	Approximate size of site (hectares)	Category of development	% tree canopy cover of development site
23/02685/FUL	Grafton Centre, Fitzroy Street Cambridge Cambridgeshire	4.07	Non-Residential / Commercial	8.3
22/01632/FUL	Orchard Park Parcels Com4 and L2 Topper Street Orchard Park	1.01	Non-Residential	19.9
21/00772/OUT	Technology Park, Fulbourn Road	4.47	Non-Residential	24.9

Planning application reference	Planning application description	Approximate size of site (hectares)	Category of development	% tree canopy cover of development site
	Cambridge Cambridgeshire			
23/01134/FUL	Land At Melbourn Science Park, Cambridge Road Melbourn Cambridgeshire	7.01	Non-Residential	20.9
22/03561/FUL	Bourn Quarter, Bourn Airfield St Neots Road Bourn Cambridgeshire	5.40	Non-Residential	27.1

A.23 The testing carried out for this study highlights that estimated tree canopy cover scores within major previously consented developments across Greater Cambridge is variable. However, scores were higher on average for residential / predominantly residential developments (23.3%) than for non-residential (commercial) schemes (20.2%).

Testing the Urban Greening Factor Standard

A.24 The Urban Greening Factor (UGF) Standard aims to improve the delivery and provision of good quality GI in urban environments. The UGF Standard for major development is calculated by assigning a numeric 'factor' score to all the surface cover types in a proposed development based on the ability of the GI measure to provide a variety of benefits, such as reducing storm water run-off and enhancing biodiversity.

A.25 The UGF is comprised of a menu of 22 surface cover types describing a range of GI interventions, structured around four key headings as outlined below:

- Vegetation and Tree Planting;
- Green Roofs and Walls;
- Sustainable drainage systems (SuDS) and Water Features; and

■ Paved Surfaces.

A.26 Each surface cover type has a weighting factor between 0.0 and 1.0 that is used to calculate the UGF score. The surface cover types that score highly include retained or created semi natural vegetation, trees, native hedgerow, orchards and allotments, intensive and extensive green roofs, flower rich herbaceous planting, and rain gardens.

A.27 To test whether the adoption of the Urban Greening Standard is appropriate, the UGF scores of several previously consented schemes across Greater Cambridge were calculated. These were derived based on the layout of surface cover types shown in the detailed landscape proposals submitted as part of the planning applications for each development. The results assess whether the model UGF target scores outlined within the Natural England GI Framework would have been achieved had the standard been in place. The results of this testing for residential developments are shown in **Table A.8** and the full details of the testing of each scheme are also included in **Appendix B** to this report.

Table A.8: Urban Greening Factor scores - residential and predominantly residential developments

Planning application reference	Planning application description	Proposed number of dwellings	Category of development	Urban Greening Factor score
20/02142/OUT	Northstowe (Phase 3b only)	1,000	Mixed Use - predominantly residential	0.51
23/04686/FUL	CIP Fanshawe Road	84	Residential	0.48
17/2245/FUL	Mill Road Depot	182	Residential	0.19
24/01354/FUL	CIP- ATS – Histon Road	70	Residential	0.39
07/0620/OUT	Great Kneighton / Clay Farm (Parcels 12A, 13 and 14)	136	Mixed Use - predominantly residential	0.24

Planning application reference	Planning application description	Proposed number of dwellings	Category of development	Urban Greening Factor score
20/01992/FUL	Bennell Farm Toft	41	Residential	0.34
21/03955/FUL	Land south of Babraham Road, Sawston	280	Residential	0.34

A.28 These developments varied widely in their performance. Several schemes fell just below the NEGIF target of 0.4.

A.29 There were, however, some schemes which scored highly against the target score. High performers (Northstowe 3b and CIP Fanshawe Road) benefited from strong GI frameworks, extensive tree planting, SuDS, and semi-natural habitats. Overall, the target score was much easier to achieve on sites within rural contexts, which were not always built out to the red line boundary.

A.30 Several commercial developments were also tested for performance against the Urban Greening Factor Standard. The results of this are shown in **Table A.9** and full details of testing are in **Appendix B**.

Table A.9: Urban Greening Factor scores - commercial developments

Planning application reference	Planning application	Approximate size of site (hectares)	Development type	Urban Greening Factor score
23/02685/FUL	Grafton Centre, Fitzroy Street Cambridge Cambridgeshire	4.07	Non-Residential / Commercial	0.18
22/01632/FUL	Orchard Park Parcels Com4 and L2 Topper Street Orchard Park	1.01	Non-Residential	0.32
21/00772/OUT	Technology Park, Fulbourn Road	4.47	Non-Residential	0.42

Planning application reference	Planning application	Approximate size of site (hectares)	Development type	Urban Greening Factor score
	Cambridge Cambridgeshire			
23/01134/FUL	Land At Melbourn Science Park, Cambridge Road Melbourn Cambridgeshire	7.01	Non-Residential	0.34
22/03561/FUL	Bourn Quarter, Bourn Airfield	5.40	Non-Residential	0.30

A.31 Four of the five tested developments scored above the Natural England target of 0.3 for commercial development. However the Grafton Centre scored notably below the target - the development consists largely of built form and sealed surfacing, equating to approximately 88% of the development area. Planting areas were limited in both extent and biodiversity value, resulting in a relatively low UGF score.

A.32 The analysis of the tested schemes suggests that,, where developments are not currently meeting the target score, there is potential for them to do so through design amendments and without reducing the number of units delivered.

Testing the Food Growing Space Standard

A.33 Testing of the Food Growing Space Standard took a similar approach as to the quantity standard for Accessible Greenspace. Testing was undertaken both for the whole of Greater Cambridge and for examples of consented developments.

A.34 Testing carried out for this study showed that existing provision of food growing space across Greater Cambridge equated to 0.4 hectares per 1,000 of the population.

A.35 The results for the testing of residential developments are shown in **Table A.10**.

Table A.10: Proposed food growing within residential / predominantly residential developments

Planning application reference	Proposed number of dwellings	Food Growing Space Provided (hectares)	Estimated population of development	Quantity of Food Growing Space (hectares / 1,000)
S/1371/92/O Cambourne	3,000	3.88	9,100	0.43
S/0559/17/OL Waterbeach East	11,000	unknown	18,525	N / A
20/02142/OUT Northstowe – Phase 3b	1,000	2.45	2,570	0.95
23/04686/FUL CIP Fanshawe Road	84	<0.01	173	0.02
07/0003/OUT Darwin Green One, Land between Huntingdon Road and Histon Road	1,593	1.59	4,301	0.37
21/03955/FUL Land South Of Babraham Road, Sawston Cambridge	280	0.07	728	0.10

A.36 The testing undertaken indicates that there is no clear pattern to suggest that food growing provision is applicable to specific categories of residential / predominantly residential development or locations across Greater Cambridge. For instance, large variations in existing food growing space provision were noted for the three developments within the New Settlement development typology (ranging from

0.43 hectares / 1,000 of the population (Cambourne) to 0.95 hectares / 1,000 of the population (Northstowe – Phase 3b). Although the outline planning application for Waterbeach East implies the inclusion of provision for allotments and orchards, these areas are not indicated on the landscape masterplan so were not calculated.

A.37 The development at CIP Fanshawe Road provides only a small amount of food growing provision. However, the scheme is located adjacent to existing allotments, and a new access route into this space is referenced within the planning application.

Testing the Play Space Standard

A.38 Testing of the Play Space Standard took a similar approach as for the quantity standard for Accessible Greenspace. Testing was undertaken of both provision across the whole of Greater Cambridge and for examples of consented developments.

A.39 Testing carried out for this study showed that existing provision of food growing space across Greater Cambridge equated to 0.64 hectares per 1,000 of the population.

A.40 The results for the testing of residential developments are shown in **Table A.12**.

Table A.12: Accessible greenspace and play space provision - residential and predominantly residential developments

Planning application references	Proposed number of dwellings	Play space provision (hectares)	Estimated population of development	Quantity of play space provision (hectares / 1000 of the population)
S/1371/92/O Cambourne	3,000	Unknown	9,100	N / A
S/0559/17/OL Waterbeach East	11,000	Unknown	18,525	N / A
20/02142/OUT Northstowe Phase 3b	1,000	5.39	2,570	2.10
24/04686/FUL CIP Fanshawe Road	84	0.05	173	0.30
07/0003/OUT Darwin Green One, Land between Huntingdon Road and Histon Road	1,593	1.19	4,301	0.20
21/03955/FUL Land South of Barbaham Road, Sawston College	280	0.06	728	0.08

Appendix B

Urban Greening Factor: Breakdown of UGF scores for tested residential and commercial developments

B.1 This Appendix provides an itemised breakdown of the UGF scoring for each consented development tested when developing the Standards Framework (results across all standards set out in Appendix A).

Urban Greening Factor User Guide Spreadsheet - Natural England Green Infrastructure Framework
 23/04686/FUL

Excel Spreadsheet for calculating the Urban Greening Factor (UGF)

Refer to UGF User Guide for description and specification of surface cover types and guidance on completing the UGF calculation

The applicant should provide area figures for the cells highlighted in yellow and all area figures are to be in Square Meters (m2)

No.	Surface Cover Type	Area (m2)	Factor	Value
1	Semi-natural vegetation and wetlands retained on site (including existing / mature trees)	1,177.00	1.0	1,177.00
2	Semi-natural vegetation established on site	1,599.10	1.0	1,599.10
3	Standard / semi-mature trees (planted in connected tree pits)	1,194.10	0.9	1,074.69
4	Native hedgerow planting (using mixed native species)	131.70	0.8	105.36
5	Standard / semi-mature trees (planted in individual tree pits)	1,706.80	0.7	1,194.76
6	Food growing, orchards and allotments	40.10	0.7	28.07
7	Flower rich perennial and herbaceous planting	4.50	0.7	3.15
8	Single Species or mixed hedge planting (including linear planting of mature shrubs)	0.00	0.6	0.00
9	Amenity shrub and ground cover planting	677.00	0.5	338.50
10	Amenity grasslands including formal lawns	218.90	0.4	87.56
11	Intensive green roof (meets the Green Roof Organisation / GRO Code)	0.00	0.8	0.00
12	Extensive biodiverse green roof (meets the GRO Code, may include Biosolar)	46.50	0.7	32.55
13	Extensive green roof (meets GRO Code)	0.00	0.5	0.00
14	Extensive sedum only green roof (does not meet the GRO Code)	0.00	0.3	0.00
15	Green facades and modular living walls (rooted in soil or with irrigation)	0.00	0.5	0.00
16	Wetlands and semi-natural open water	0.00	1.0	0.00
17	Rain gardens and vegetated attenuation basins	368.40	0.7	257.88
18	Open swales and unplanted detention basins	0.00	0.5	0.00
19	Water features (unplanted and chlorinated)	0.00	0.2	0.00
20	Open aggregate and granular paving	0.00	0.2	0.00
21	Partially sealed and semi-permeable paving	0.00	0.1	0.00
22	Sealed paving (including concrete and asphalt)	0.00	0.0	0.00

Total Value 5,898.62

Total Development Site Area (m2) 12,344.20

Urban Greening Factor 0.48

Urban Greening Factor User Guide Spreadsheet - Natural England Green Infrastructure Framework
24/01354/FUL

Excel Spreadsheet for calculating the Urban Greening Factor (UGF)

Refer to UGF User Guide for description and specification of surface cover types and guidance on completing the UGF calculation

The applicant should provide area figures for the cells highlighted in yellow and all area figures are to be in Square Meters (m²)

No.	Surface Cover Type	Area (m ²)	Factor	Value
1	Semi-natural vegetation and wetlands retained on site (including existing / mature trees)	873.10	1.0	873.10
2	Semi-natural vegetation established on site	733.20	1.0	733.20
3	Standard / semi-mature trees (planted in connected tree pits)	1,009.00	0.9	908.10
4	Native hedgerow planting (using mixed native species)	183.70	0.8	146.96
5	Standard / semi-mature trees (planted in individual tree pits)	948.00	0.7	663.60
6	Food growing, orchards and allotments	0.00	0.7	0.00
7	Flower rich perennial and herbaceous planting	714.90	0.7	500.43
8	Single Species or mixed hedge planting (including linear planting of mature shrubs)	268.60	0.6	161.16
9	Amenity shrub and ground cover planting	0.00	0.5	0.00
10	Amenity grasslands including formal lawns	1,499.90	0.4	599.96
11	Intensive green roof (meets the Green Roof Organisation / GRO Code)	0.00	0.8	0.00
12	Extensive biodiverse green roof (meets the GRO Code, may include Biosolar)	0.00	0.7	0.00
13	Extensive green roof (meets GRO Code)	0.00	0.5	0.00
14	Extensive sedum only green roof (does not meet the GRO Code)	0.00	0.3	0.00
15	Green facades and modular living walls (rooted in soil or with irrigation)	0.00	0.5	0.00
16	Wetlands and semi-natural open water	0.00	1.0	0.00
17	Rain gardens and vegetated attenuation basins	0.00	0.7	0.00
18	Open swales and unplanted detention basins	0.00	0.5	0.00
19	Water features (unplanted and chlorinated)	0.00	0.2	0.00
20	Open aggregate and granular paving	0.00	0.2	0.00
21	Partially sealed and semi-permeable paving	2,916.70	0.1	291.67
22	Sealed paving (including concrete and asphalt)	0.00	0.0	0.00

Total Value 4,878.18

Total Development Site Area (m²) 12,406.70

Urban Greening Factor 0.39

Urban Greening Factor User Guide Spreadsheet - Natural England Green Infrastructure Framework
 20/01992/FUL

Excel Spreadsheet for calculating the Urban Greening Factor (UGF)

Refer to UGF User Guide for description and specification of surface cover types and guidance on completing the UGF calculation

The applicant should provide area figures for the cells highlighted in yellow and all area figures are to be in Square Meters (m2)

No.	Surface Cover Type	Area (m2)	Factor	Value
1	Semi-natural vegetation and wetlands retained on site (including existing / mature trees)	1,106.50	1.0	1,106.50
2	Semi-natural vegetation established on site	1,120.80	1.0	1,120.80
3	Standard / semi-mature trees (planted in connected tree pits)	0.00	0.9	0.00
4	Native hedgerow planting (using mixed native species)	736.00	0.8	588.80
5	Standard / semi-mature trees (planted in individual tree pits)	2,836.50	0.7	1,985.55
6	Food growing, orchards and allotments	0.00	0.7	0.00
7	Flower rich perennial and herbaceous planting	0.00	0.7	0.00
8	Single Species or mixed hedge planting (including linear planting of mature shrubs)	167.60	0.6	100.56
9	Amenity shrub and ground cover planting	51.60	0.5	25.80
10	Amenity grasslands including formal lawns	1,674.00	0.4	669.60
11	Intensive green roof (meets the Green Roof Organisation / GRO Code)	0.00	0.8	0.00
12	Extensive biodiverse green roof (meets the GRO Code, may include Biosolar)	0.00	0.7	0.00
13	Extensive green roof (meets GRO Code)	0.00	0.5	0.00
14	Extensive sedum only green roof (does not meet the GRO Code)	0.00	0.3	0.00
15	Green facades and modular living walls (rooted in soil or with irrigation)	0.00	0.5	0.00
16	Wetlands and semi-natural open water	0.00	1.0	0.00
17	Rain gardens and vegetated attenuation basins	526.60	0.7	368.62
18	Open swales and unplanted detention basins	0.00	0.5	0.00
19	Water features (unplanted and chlorinated)	0.00	0.2	0.00
20	Open aggregate and granular paving	0.00	0.2	0.00
21	Partially sealed and semi-permeable paving	1,357.00	0.1	135.70
22	Sealed paving (including concrete and asphalt)	0.00	0.0	0.00

Total Value 6,101.93

Total Development Site Area (m2) 17,996.10

Urban Greening Factor 0.34

Urban Greening Factor User Guide Spreadsheet - Natural England Green Infrastructure Framework
 07/0620/OUT

Excel Spreadsheet for calculating the Urban Greening Factor (UGF)

Refer to UGF User Guide for description and specification of surface cover types and guidance on completing the UGF calculation

The applicant should provide area figures for the cells highlighted in yellow and all area figures are to be in Square Meters (m²)

No.	Surface Cover Type	Area (m ²)	Factor	Value
1	Semi-natural vegetation and wetlands retained on site (including existing / mature trees)	0.00	1.0	0.00
2	Semi-natural vegetation established on site	0.00	1.0	0.00
3	Standard / semi-mature trees (planted in connected tree pits)	1,548.30	0.9	1,393.47
4	Native hedgerow planting (using mixed native species)	0.00	0.8	0.00
5	Standard / semi-mature trees (planted in individual tree pits)	4,768.70	0.7	3,338.09
6	Food growing, orchards and allotments	0.00	0.7	0.00
7	Flower rich perennial and herbaceous planting	0.00	0.7	0.00
8	Single Species or mixed hedge planting (including linear planting of mature shrubs)	146.90	0.6	88.14
9	Amenity shrub and ground cover planting	3,457.00	0.5	1,728.50
10	Amenity grasslands including formal lawns	3,719.50	0.4	1,487.80
11	Intensive green roof (meets the Green Roof Organisation / GRO Code)	0.00	0.8	0.00
12	Extensive biodiverse green roof (meets the GRO Code, may include Biosolar)	0.00	0.7	0.00
13	Extensive green roof (meets GRO Code)	0.00	0.5	0.00
14	Extensive sedum only green roof (does not meet the GRO Code)	0.00	0.3	0.00
15	Green facades and modular living walls (rooted in soil or with irrigation)	0.00	0.5	0.00
16	Wetlands and semi-natural open water	0.00	1.0	0.00
17	Rain gardens and vegetated attenuation basins	263.80	0.7	184.66
18	Open swales and unplanted detention basins	315.10	0.5	157.55
19	Water features (unplanted and chlorinated)	0.00	0.2	0.00
20	Open aggregate and granular paving	0.00	0.2	0.00
21	Partially sealed and semi-permeable paving	7,768.20	0.1	776.82
22	Sealed paving (including concrete and asphalt)	0.00	0.0	0.00

Total Value 9,155.03

Total Development Site Area (m²) 38,609.20

Urban Greening Factor 0.24

Urban Greening Factor User Guide Spreadsheet - Natural England Green Infrastructure Framework
 20/02142/OUT

Excel Spreadsheet for calculating the Urban Greening Factor (UGF)

Refer to UGF User Guide for description and specification of surface cover types and guidance on completing the UGF calculation

The applicant should provide area figures for the cells highlighted in yellow and all area figures are to be in Square Meters (m²)

No.	Surface Cover Type	Area (m ²)	Factor	Value
1	Semi-natural vegetation and wetlands retained on site (including existing / mature trees)	0.00	1.0	0.00
2	Semi-natural vegetation established on site	60,660.70	1.0	60,660.70
3	Standard / semi-mature trees (planted in connected tree pits)	54,864.60	0.9	49,378.14
4	Native hedgerow planting (using mixed native species)	0.00	0.8	0.00
5	Standard / semi-mature trees (planted in individual tree pits)	93,764.50	0.7	65,635.15
6	Food growing, orchards and allotments	9,962.10	0.7	6,973.47
7	Flower rich perennial and herbaceous planting	0.00	0.7	0.00
8	Single Species or mixed hedge planting (including linear planting of mature shrubs)	0.00	0.6	0.00
9	Amenity shrub and ground cover planting	0.00	0.5	0.00
10	Amenity grasslands including formal lawns	106,275.00	0.4	42,510.00
11	Intensive green roof (meets the Green Roof Organisation / GRO Code)	0.00	0.8	0.00
12	Extensive biodiverse green roof (meets the GRO Code, may include Biosolar)	0.00	0.7	0.00
13	Extensive green roof (meets GRO Code)	0.00	0.5	0.00
14	Extensive sedum only green roof (does not meet the GRO Code)	0.00	0.3	0.00
15	Green facades and modular living walls (rooted in soil or with irrigation)	0.00	0.5	0.00
16	Wetlands and semi-natural open water	0.00	1.0	0.00
17	Rain gardens and vegetated attenuation basins	18,801.70	0.7	13,161.19
18	Open swales and unplanted detention basins	0.00	0.5	0.00
19	Water features (unplanted and chlorinated)	0.00	0.2	0.00
20	Open aggregate and granular paving	0.00	0.2	0.00
21	Partially sealed and semi-permeable paving	0.00	0.1	0.00
22	Sealed paving (including concrete and asphalt)	0.00	0.0	0.00

Total Value 238,318.65

Total Development Site Area (m²) 471,363.00

Urban Greening Factor 0.51

Urban Greening Factor User Guide Spreadsheet - Natural England Green Infrastructure Framework
 21/03955/FUL

Excel Spreadsheet for calculating the Urban Greening Factor (UGF)

Refer to UGF User Guide for description and specification of surface cover types and guidance on completing the UGF calculation

The applicant should provide area figures for the cells highlighted in yellow and all area figures are to be in Square Meters (m²)

No.	Surface Cover Type	Area (m ²)	Factor	Value
1	Semi-natural vegetation and wetlands retained on site (including existing / mature trees)	3,606.80	1.0	3,606.80
2	Semi-natural vegetation established on site	11,922.10	1.0	11,922.10
3	Standard / semi-mature trees (planted in connected tree pits)	0.00	0.9	0.00
4	Native hedgerow planting (using mixed native species)	1,046.40	0.8	837.12
5	Standard / semi-mature trees (planted in individual tree pits)	20,694.20	0.7	14,485.94
6	Food growing, orchards and allotments	0.00	0.7	0.00
7	Flower rich perennial and herbaceous planting	0.00	0.7	0.00
8	Single Species or mixed hedge planting (including linear planting of mature shrubs)	1,181.90	0.6	709.14
9	Amenity shrub and ground cover planting	3,635.30	0.5	1,817.65
10	Amenity grasslands including formal lawns	11,994.40	0.4	4,797.76
11	Intensive green roof (meets the Green Roof Organisation / GRO Code)	0.00	0.8	0.00
12	Extensive biodiverse green roof (meets the GRO Code, may include Biosolar)	0.00	0.7	0.00
13	Extensive green roof (meets GRO Code)	0.00	0.5	0.00
14	Extensive sedum only green roof (does not meet the GRO Code)	0.00	0.3	0.00
15	Green facades and modular living walls (rooted in soil or with irrigation)	0.00	0.5	0.00
16	Wetlands and semi-natural open water	0.00	1.0	0.00
17	Rain gardens and vegetated attenuation basins	3,127.50	0.7	2,189.25
18	Open swales and unplanted detention basins	0.00	0.5	0.00
19	Water features (unplanted and chlorinated)	0.00	0.2	0.00
20	Open aggregate and granular paving	0.00	0.2	0.00
21	Partially sealed and semi-permeable paving	991.30	0.1	99.13
22	Sealed paving (including concrete and asphalt)	0.00	0.0	0.00

Total Value 40,464.89

Total Development Site Area (m²) 119,586.20

Urban Greening Factor 0.34

Urban Greening Factor User Guide Spreadsheet - Natural England Green Infrastructure Framework
 17/2245/FUL

Excel Spreadsheet for calculating the Urban Greening Factor (UGF)

Refer to UGF User Guide for description and specification of surface cover types and guidance on completing the UGF calculation

The applicant should provide area figures for the cells highlighted in yellow and all area figures are to be in Square Meters (m2)

No.	Surface Cover Type	Area (m2)	Factor	Value
1	Semi-natural vegetation and wetlands retained on site (including existing / mature trees)	412.30	1.0	412.30
2	Semi-natural vegetation established on site	0.00	1.0	0.00
3	Standard / semi-mature trees (planted in connected tree pits)	0.00	0.9	0.00
4	Native hedgerow planting (using mixed native species)	0.00	0.8	0.00
5	Standard / semi-mature trees (planted in individual tree pits)	2,558.90	0.7	1,791.23
6	Food growing, orchards and allotments	0.00	0.7	0.00
7	Flower rich perennial and herbaceous planting	168.80	0.7	118.16
8	Single Species or mixed hedge planting (including linear planting of mature shrubs)	126.20	0.6	75.72
9	Amenity shrub and ground cover planting	594.10	0.5	297.05
10	Amenity grasslands including formal lawns	2,691.70	0.4	1,076.68
11	Intensive green roof (meets the Green Roof Organisation / GRO Code)	0.00	0.8	0.00
12	Extensive biodiverse green roof (meets the GRO Code, may include Biosolar)	0.00	0.7	0.00
13	Extensive green roof (meets GRO Code)	0.00	0.5	0.00
14	Extensive sedum only green roof (does not meet the GRO Code)	0.00	0.3	0.00
15	Green facades and modular living walls (rooted in soil or with irrigation)	0.00	0.5	0.00
16	Wetlands and semi-natural open water	0.00	1.0	0.00
17	Rain gardens and vegetated attenuation basins	145.00	0.7	101.50
18	Open swales and unplanted detention basins	0.00	0.5	0.00
19	Water features (unplanted and chlorinated)	0.00	0.2	0.00
20	Open aggregate and granular paving	0.00	0.2	0.00
21	Partially sealed and semi-permeable paving	0.00	0.1	0.00
22	Sealed paving (including concrete and asphalt)	0.00	0.0	0.00

Total Value 3,872.64

Total Development Site Area (m2) 20,764.30

Urban Greening Factor 0.19

Urban Greening Factor User Guide Spreadsheet - Natural England Green Infrastructure Framework
 21/00772/OUT

Excel Spreadsheet for calculating the Urban Greening Factor (UGF)

Refer to UGF User Guide for description and specification of surface cover types and guidance on completing the UGF calculation

The applicant should provide area figures for the cells highlighted in yellow and all area figures are to be in Square Meters (m2)

No.	Surface Cover Type	Area (m2)	Factor	Value
1	Semi-natural vegetation and wetlands retained on site (including existing / mature trees)	1,976.30	1.0	1,976.30
2	Semi-natural vegetation established on site	11,934.50	1.0	11,934.50
3	Standard / semi-mature trees (planted in connected tree pits)	0.00	0.9	0.00
4	Native hedgerow planting (using mixed native species)	0.00	0.8	0.00
5	Standard / semi-mature trees (planted in individual tree pits)	9,174.90	0.7	6,422.43
6	Food growing, orchards and allotments	0.00	0.7	0.00
7	Flower rich perennial and herbaceous planting	0.00	0.7	0.00
8	Single Species or mixed hedge planting (including linear planting of mature shrubs)	1,505.50	0.6	903.30
9	Amenity shrub and ground cover planting	788.00	0.5	394.00
10	Amenity grasslands including formal lawns	4,293.70	0.4	1,717.48
11	Intensive green roof (meets the Green Roof Organisation / GRO Code)	0.00	0.8	0.00
12	Extensive biodiverse green roof (meets the GRO Code, may include Biosolar)	0.00	0.7	0.00
13	Extensive green roof (meets GRO Code)	9,797.20	0.5	4,898.60
14	Extensive sedum only green roof (does not meet the GRO Code)	0.00	0.3	0.00
15	Green facades and modular living walls (rooted in soil or with irrigation)	0.00	0.5	0.00
16	Wetlands and semi-natural open water	0.00	1.0	0.00
17	Rain gardens and vegetated attenuation basins	1,110.30	0.7	777.21
18	Open swales and unplanted detention basins	847.50	0.5	423.75
19	Water features (unplanted and chlorinated)	0.00	0.2	0.00
20	Open aggregate and granular paving	0.00	0.2	0.00
21	Partially sealed and semi-permeable paving	3,250.40	0.1	325.04
22	Sealed paving (including concrete and asphalt)	0.00	0.0	0.00

Total Value 29,772.61

Total Development Site Area (m2) 70,820.40

Urban Greening Factor 0.42

Urban Greening Factor User Guide Spreadsheet - Natural England Green Infrastructure Framework
 22/01632/FUL

Excel Spreadsheet for calculating the Urban Greening Factor (UGF)

Refer to UGF User Guide for description and specification of surface cover types and guidance on completing the UGF calculation

The applicant should provide area figures for the cells highlighted in yellow and all area figures are to be in Square Meters (m2)

No.	Surface Cover Type	Area (m2)	Factor	Value
1	Semi-natural vegetation and wetlands retained on site (including existing / mature trees)	1,245.80	1.0	1,245.80
2	Semi-natural vegetation established on site	0.00	1.0	0.00
3	Standard / semi-mature trees (planted in connected tree pits)	141.70	0.9	127.53
4	Native hedgerow planting (using mixed native species)	0.00	0.8	0.00
5	Standard / semi-mature trees (planted in individual tree pits)	610.40	0.7	427.28
6	Food growing, orchards and allotments	0.00	0.7	0.00
7	Flower rich perennial and herbaceous planting	0.00	0.7	0.00
8	Single Species or mixed hedge planting (including linear planting of mature shrubs)	162.50	0.6	97.50
9	Amenity shrub and ground cover planting	629.80	0.5	314.90
10	Amenity grasslands including formal lawns	595.60	0.4	238.24
11	Intensive green roof (meets the Green Roof Organisation / GRO Code)	0.00	0.8	0.00
12	Extensive biodiverse green roof (meets the GRO Code, may include Biosolar)	658.60	0.7	461.02
13	Extensive green roof (meets GRO Code)	0.00	0.5	0.00
14	Extensive sedum only green roof (does not meet the GRO Code)	0.00	0.3	0.00
15	Green facades and modular living walls (rooted in soil or with irrigation)	0.00	0.5	0.00
16	Wetlands and semi-natural open water	0.00	1.0	0.00
17	Rain gardens and vegetated attenuation basins	0.00	0.7	0.00
18	Open swales and unplanted detention basins	0.00	0.5	0.00
19	Water features (unplanted and chlorinated)	0.00	0.2	0.00
20	Open aggregate and granular paving	77.30	0.2	15.46
21	Partially sealed and semi-permeable paving	2,555.80	0.1	255.58
22	Sealed paving (including concrete and asphalt)	0.00	0.0	0.00

Total Value 3,183.31

Total Development Site Area (m2) 10,043.60

Urban Greening Factor 0.32

Urban Greening Factor User Guide Spreadsheet - Natural England Green Infrastructure Framework
 22/03561/FUL

Excel Spreadsheet for calculating the Urban Greening Factor (UGF)

Refer to UGF User Guide for description and specification of surface cover types and guidance on completing the UGF calculation

The applicant should provide area figures for the cells highlighted in yellow and all area figures are to be in Square Meters (m2)

No.	Surface Cover Type	Area (m2)	Factor	Value
1	Semi-natural vegetation and wetlands retained on site (including existing / mature trees)	0.00	1.0	0.00
2	Semi-natural vegetation established on site	2,016.00	1.0	2,016.00
3	Standard / semi-mature trees (planted in connected tree pits)	2,787.70	0.9	2,508.93
4	Native hedgerow planting (using mixed native species)	0.00	0.8	0.00
5	Standard / semi-mature trees (planted in individual tree pits)	4,397.10	0.7	3,077.97
6	Food growing, orchards and allotments	0.00	0.7	0.00
7	Flower rich perennial and herbaceous planting	0.00	0.7	0.00
8	Single Species or mixed hedge planting (including linear planting of mature shrubs)	950.60	0.6	570.36
9	Amenity shrub and ground cover planting	2,482.40	0.5	1,241.20
10	Amenity grasslands including formal lawns	6,552.40	0.4	2,620.96
11	Intensive green roof (meets the Green Roof Organisation / GRO Code)	0.00	0.8	0.00
12	Extensive biodiverse green roof (meets the GRO Code, may include Biosolar)	0.00	0.7	0.00
13	Extensive green roof (meets GRO Code)	0.00	0.5	0.00
14	Extensive sedum only green roof (does not meet the GRO Code)	0.00	0.3	0.00
15	Green facades and modular living walls (rooted in soil or with irrigation)	0.00	0.5	0.00
16	Wetlands and semi-natural open water	0.00	1.0	0.00
17	Rain gardens and vegetated attenuation basins	2,212.40	0.7	1,548.68
18	Open swales and unplanted detention basins	0.00	0.5	0.00
19	Water features (unplanted and chlorinated)	0.00	0.2	0.00
20	Open aggregate and granular paving	0.00	0.2	0.00
21	Partially sealed and semi-permeable paving	4,117.60	0.1	411.76
22	Sealed paving (including concrete and asphalt)	0.00	0.0	0.00

Total Value 13,995.86

Total Development Site Area (m2) 46,707.80

Urban Greening Factor 0.30

Urban Greening Factor User Guide Spreadsheet - Natural England Green Infrastructure Framework
 23/01134/FUL

Excel Spreadsheet for calculating the Urban Greening Factor (UGF)

Refer to UGF User Guide for description and specification of surface cover types and guidance on completing the UGF calculation

The applicant should provide area figures for the cells highlighted in yellow and all area figures are to be in Square Meters (m²)

No.	Surface Cover Type	Area (m ²)	Factor	Value
1	Semi-natural vegetation and wetlands retained on site (including existing / mature trees)	763.50	1.0	763.50
2	Semi-natural vegetation established on site	3,110.40	1.0	3,110.40
3	Standard / semi-mature trees (planted in connected tree pits)	3,081.30	0.9	2,773.17
4	Native hedgerow planting (using mixed native species)	452.30	0.8	361.84
5	Standard / semi-mature trees (planted in individual tree pits)	10,904.00	0.7	7,632.80
6	Food growing, orchards and allotments	0.00	0.7	0.00
7	Flower rich perennial and herbaceous planting	1,908.20	0.7	1,335.74
8	Single Species or mixed hedge planting (including linear planting of mature shrubs)	0.00	0.6	0.00
9	Amenity shrub and ground cover planting	4,388.60	0.5	2,194.30
10	Amenity grasslands including formal lawns	6,715.50	0.4	2,686.20
11	Intensive green roof (meets the Green Roof Organisation / GRO Code)	0.00	0.8	0.00
12	Extensive biodiverse green roof (meets the GRO Code, may include Biosolar)	0.00	0.7	0.00
13	Extensive green roof (meets GRO Code)	0.00	0.5	0.00
14	Extensive sedum only green roof (does not meet the GRO Code)	0.00	0.3	0.00
15	Green facades and modular living walls (rooted in soil or with irrigation)	0.00	0.5	0.00
16	Wetlands and semi-natural open water	1,114.70	1.0	1,114.70
17	Rain gardens and vegetated attenuation basins	1,048.40	0.7	733.88
18	Open swales and unplanted detention basins	0.00	0.5	0.00
19	Water features (unplanted and chlorinated)	0.00	0.2	0.00
20	Open aggregate and granular paving	1,830.50	0.2	366.10
21	Partially sealed and semi-permeable paving	6,486.20	0.1	648.62
22	Sealed paving (including concrete and asphalt)	0.00	0.0	0.00

Total Value 23,721.25

Total Development Site Area (m²) 70,405.00

Urban Greening Factor 0.34

Urban Greening Factor User Guide Spreadsheet - Natural England Green Infrastructure Framework
 23/02685/FUL

Excel Spreadsheet for calculating the Urban Greening Factor (UGF)

Refer to UGF User Guide for description and specification of surface cover types and guidance on completing the UGF calculation

The applicant should provide area figures for the cells highlighted in yellow and all area figures are to be in Square Meters (m²)

No.	Surface Cover Type	Area (m ²)	Factor	Value
1	Semi-natural vegetation and wetlands retained on site (including existing / mature trees)	456.50	1.0	456.50
2	Semi-natural vegetation established on site	80.40	1.0	80.40
3	Standard / semi-mature trees (planted in connected tree pits)	1,169.90	0.9	1,052.91
4	Native hedgerow planting (using mixed native species)	0.00	0.8	0.00
5	Standard / semi-mature trees (planted in individual tree pits)	1,668.70	0.7	1,168.09
6	Food growing, orchards and allotments	0.00	0.7	0.00
7	Flower rich perennial and herbaceous planting	634.60	0.7	444.22
8	Single Species or mixed hedge planting (including linear planting of mature shrubs)	0.00	0.6	0.00
9	Amenity shrub and ground cover planting	467.50	0.5	233.75
10	Amenity grasslands including formal lawns	422.70	0.4	169.08
11	Intensive green roof (meets the Green Roof Organisation / GRO Code)	0.00	0.8	0.00
12	Extensive biodiverse green roof (meets the GRO Code, may include Biosolar)	3,950.10	0.7	2,765.07
13	Extensive green roof (meets GRO Code)	0.00	0.5	0.00
14	Extensive sedum only green roof (does not meet the GRO Code)	0.00	0.3	0.00
15	Green facades and modular living walls (rooted in soil or with irrigation)	0.00	0.5	0.00
16	Wetlands and semi-natural open water	0.00	1.0	0.00
17	Rain gardens and vegetated attenuation basins	0.00	0.7	0.00
18	Open swales and unplanted detention basins	0.00	0.5	0.00
19	Water features (unplanted and chlorinated)	0.00	0.2	0.00
20	Open aggregate and granular paving	0.00	0.2	0.00
21	Partially sealed and semi-permeable paving	8,137.80	0.1	813.78
22	Sealed paving (including concrete and asphalt)	0.00	0.0	0.00

Total Value 7,183.80

Total Development Site Area (m²) 40,899.80

Urban Greening Factor 0.18

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- 8 Office for National Statistics (2011). Location of Usual Residence and Place of Work (WF01BEW). Nomis – Official Census and Labour Market Statistics. Available at: <https://www.nomisweb.co.uk/census/2011/wf01bew> (note that 2011 data has been relied upon given concerns over 2021 census data on commuting, which was gathered during a period of unprecedented disruption due to the Covid-19 pandemic and its impact on community patterns).
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 - 12** Natural England (January 2023). Urban Greening Factor for England User Guide. Report 3.3 Version 1.1. Available at: <https://designatedsites.naturalengland.org.uk/GreenInfrastructure/downloads/Urban%20Greening%20Factor%20for%20England%20User%20Guide.pdf>
 - 13** SCDC and Cambridge City Council (2021). Greater Cambridge Green Infrastructure Opportunity Mapping (Part 2 Recommendations report). Available at: https://consultations.gretercambridgeplanning.org/sites/gcp/files/2021-09/GREATE~3_0.PDF
 - 14** Trees & Design Action Group (2025) Tree Species Selection for Green Infrastructure: A Guide for Specifiers. Available: https://www.tdag.org.uk/uploads/4/2/8/0/4280686/tdag_speciesguidev1.4.03.pdf

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