



OBJ-23-W2/3

SUMMARY

Proof of Evidence relating to the Statement of Matters (211027) item 4; impact on Hobson's Park and Nine Wells Local Nature Reserve.

IN RESPECT OF THE TRANSPORT AND WORKS ACT 1992: APPLICATION FOR THE PROPOSED NETWORK RAIL (CAMBRIDGE SOUTH INFRASTRUCTURE ENHANCEMENT) ORDER

Part 1: Summary

1. My name is Alistair Wilson, I am Development Manager for Cambridge City Council.
2. I will be giving planning evidence to the Inquiry into the impact of proposed Cambridge South Station on Hobson's Park.
3. The evidence which I have prepared and provide for in this Proof of Evidence is true and I confirm that the opinions expressed are my true and professional opinions.
4. Hobson's Park is situated in the south of Cambridge. It provides part of mitigation area from the development know as Clay Farm, a development of 2,300 homes to the west of the park
5. Cambridge City Council (hereafter referred to as 'the Council') supports the aim of the Cambridge South Infrastructure Enhancements scheme to promote connectivity within Cambridgeshire to facilitate future growth in the area and promote sustainable development.

6. Notwithstanding this, the Council objects to the scheme on the grounds that the proposals fail to accord with the development plan policies within the Cambridge Local Plan 2018 for the following reasons:
- i. The proposed exchange land although compensatory in respect of size, does not address the recreational impact and reduction in scale of Hobson's Park due to the introduction of the Station, its forecourt and access paths.
 - ii. The temporary use of Hobson's Park would result in the loss of open space without re-provision contrary to Local Plan 2018 policy 67, and the application has not provided justification for both the area of land and the duration for which the land is required.
 - iii. The proposed exchange land does not provide adequate re-provision for the permanent loss of open space contrary to Local Plan 2018 policy 67, because of the inadequate information on the landscaping and biodiversity features of the exchange land, and the accessibility and safety of crossing Addenbrooke's Road.
 - iv. The application has not demonstrated compliance with Local Plan policy 71 for the preservation and protection of trees and hedges. An Arboricultural Implications Assessment and Arboricultural Method Statement must be submitted prior to determination, and the impact on Tree Preservation Orders and other trees and hedges must be minimised and mitigated through protection measures and replacement planting secured through conditions.
7. Cambridge City Council support in principle the vision and rationale for a new Cambridge South Station. However, the outline proposals for the new station location/building and the proposed mitigation measures proposed to date lack sufficient detail and do not fully address the impact of the station's location on the trees, landscape, and the recreational and biodiversity qualities of the existing area.