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Cambridge South East

Vision Document

September 2013

COMMERCIAL ESTATES GROUP

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CIVIC STUDIO

MASTERPLANNING & URBAN DESIGN

Erik Watson MCIP, RPP
Civic Studio
46 Kempe Road
Queens Park
London
NW6 6SL

www.civicstudio.co.uk
masterplanning@civicstudio.co.uk

COMMERCIAL ESTATES GROUP

BRYAN G HALL
CONSULTING CIVIL & TRANSPORTATION PLANNING ENGINEERS



curtin&co



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1.0 INTRODUCTION & THE LOCAL PLANNING CONTEXT

1.1 COMMERCIAL ESTATES GROUP (CEG) IS CURRENTLY PROMOTING PROPOSALS FOR RESIDENTIAL LED, MIXED USE URBAN EXTENSIONS TO THE SOUTH OF FULBOURN ROAD AND NORTH EAST OF BABRAHAM ROAD, KNOWN AS CAMBRIDGE SOUTH EAST COMPRISING APPROXIMATELY 210 HECTARES OF LAND INCORPORATING VERY SUBSTANTIAL OPEN SPACE DESIGNED TO PROTECT THE SETTING OF CAMBRIDGE.

1.2 The Cambridge South East location comprises two separate development sites whilst maintaining a central Green Belt/ Green Corridor. An analysis of the Cambridge Green Belt has demonstrated that with appropriate finer grain assessment the two existing sites proposed by the Council can be enlarged for development without compromising the purposes of the Cambridge Green Belt. Development in this area can be designed to respond to the setting and maintain a central area of green space with improved public access.

1.3 An objective assessment of housing needs reveals a requirement to provide more housing to support the forecast economic growth in the Cambridge region. Cambridge South East has been identified as a location able to accommodate a sustainable pattern of development on the edge of the City. A residential-led mixed use development in this location is capable of strong integration with existing communities, facilities and services.

1.4 The Cambridge South East location is also ideally located to support the forthcoming employment development south of the City Centre, including AstraZeneca's new global headquarters and its 2,000 associated jobs. There is evidence that residents in the suburbs of Cambridge are more likely to travel by active and public transport modes, and development in this location is expected to reflect these sustainable travel habits.

1.5 An analysis of the Cambridge Green Belt has demonstrated, through appropriate finer grain assessment, that there are a number of locations including Cambridge South East which could be released for development without compromising the purposes of the Cambridge Green Belt. This area can be designed to respond to the setting and maintain a central area of green space with improved public access.

1.6 Having worked through the technical assessments and formal representations to the plans, the Vision Document illustrates how a sustainable pattern of development could be delivered in the Cambridge South East location.







VISION^{2.0}

2.1 OUR VISION IS TO CREATE A CONTEXTUAL, SUSTAINABLE AND VISIONARY NEW COMMUNITY THAT WILL SET HIGH QUALITY DESIGN AND ENVIRONMENTAL STANDARDS. THE DEVELOPMENT IS ALSO DELIVERABLE, COMMERCIALY VIABLE AND MEETS THE NEEDS AND OBJECTIVES OF THE LOCAL COMMUNITY AND COUNCILS.

2.2 The Cambridge South East design team embraces the principles of Localism and hopes to work with Cambridge City Council, South Cambridgeshire District Council, local residents and stakeholders to develop a masterplan that sensitively fits both the location and its context.

2.3 A new strategically located 60 Hectare Country Park will act as a key 'green link' in a necklace of open spaces that extend from Wandlebury Country Park in the south to Cherry Hinton Chalk Pits (SSSI) to the west, right through to the centre of Cambridge. It will be the final piece in a network of open spaces and will have the effect of creating a new green corridor.

2.4 High tech employment, community facilities, and neighbourhood and local centres will ensure that the proposed development meets the highest standards for sustainability and design quality, all within a 400m/5 minute walk of the majority of homes, encouraging walkability and cycling.

2.5 A series of greenways running through the development will ensure easy and safe access to a wide network of formal and informal open spaces. The development will be sensitively integrated into the existing surrounding neighbourhood context with a network of safe routes and the opportunity to walk or cycle to major nearby employers like Addenbrooke's Hospital, Peterhouse Technology Park, Capital Business Park and the future AstraZeneca headquarters.





VISION

OUR VISION FOR THE CAMBRIDGE SOUTH EAST
LOCATION IS INFLUENCED BY LOCAL CAMBRIDGESHIRE
PLACES THAT INSPIRE US



LINTON HIGH STREET

Cambridge Local Plan 2014: Proposed Submission (July 2013) (Policy 55 - Responding to Context) states that:

“Development will be supported where it is demonstrated that it responds positively to its context and has drawn inspiration from the key characteristics of its surroundings to help create distinctive and high quality places.”



HIGH QUALITY HOUSING : ACCORDIA

1

High quality contemporary architecture

2

Buildings structured around landscaped boulevards

3

Range of sustainable housing types

4

Safe pedestrian and cycle paths

5

Green edges and linear parks



OUR VISION FOR THE CAMBRIDGE SOUTH EAST
LOCATION IS INFLUENCED BY LOCAL CAMBRIDGESHIRE
PLACES THAT INSPIRE US

VISION

LEGEND

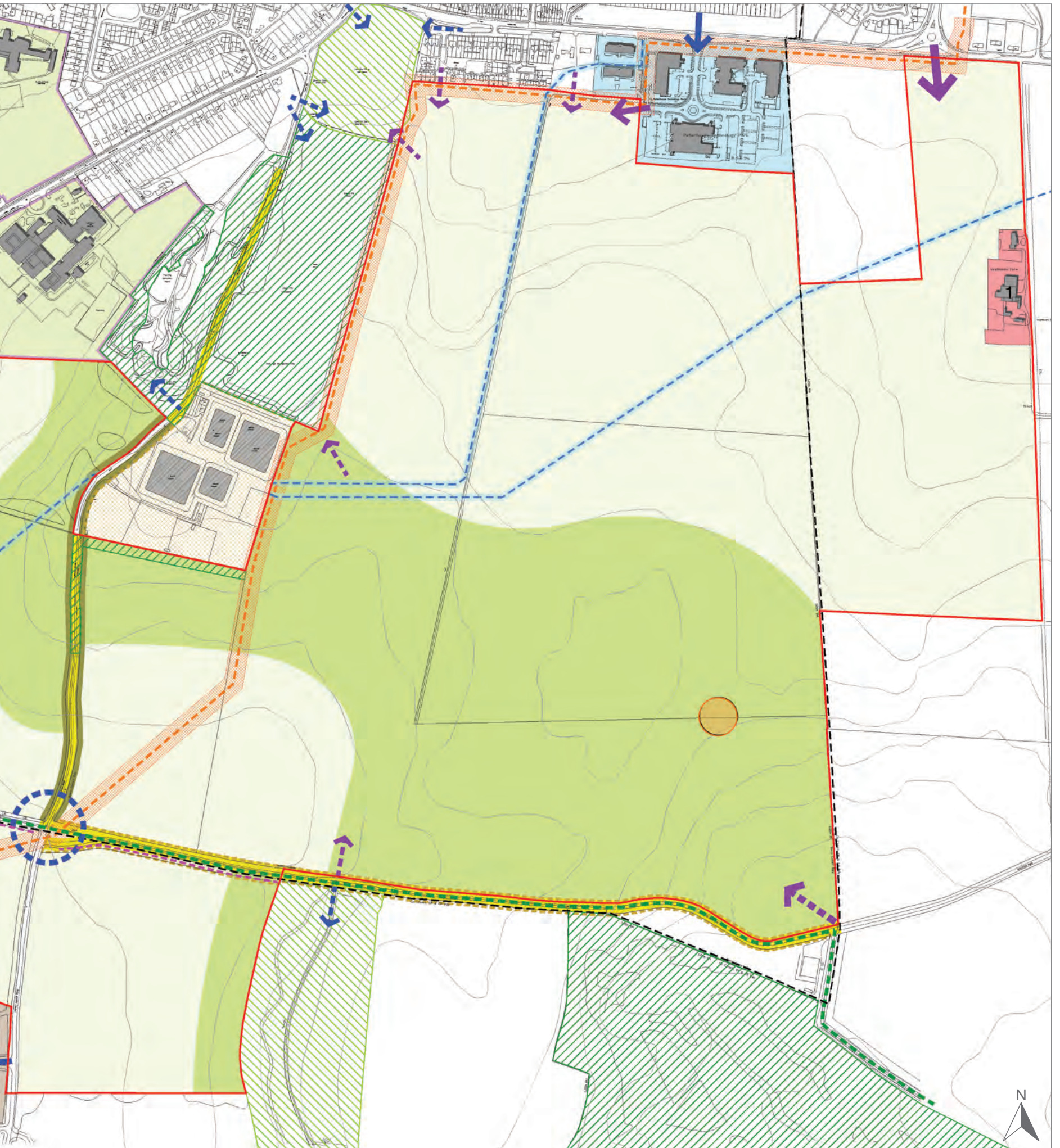
- Cambridge South East Location
- High Pressure Gas Main (Brookbanks Consulting)
- High Pressure Gas Main 15m Buffer (Brookbanks Consulting)
- 600m Water Main Alignment (Cambridge Water Company)
- 600m Water Main Alignment 5m Buffer (Cambridge Water Company)
- Site of Special Scientific Interest (CPERC - MKA Ecology)
- Local Nature Reserve (CPERC - MKA Ecology)
- County Wildlife Site (CPERC - MKA Ecology)
- Protected Roadside Verge (CPERC - MKA Ecology)
- City Wildlife Site (CPERC - MKA Ecology)
- Potential Development Area (Tyler Grange - Landscape Architects)
- Areas to be Retained for Green Infrastructure (Tyler Grange - Landscape Architects)
- Habitat for Protected Species (CPERC - MKA Ecology)
- Peterhouse Technology Park
- Permissive Bridleway
- 1. Westbourne Farm
2. Newbury Farm
3. Netherhall Farm Development Area
- Existing Schools
- Park and Ride
- 5m Contours
- E2 European Long Distance Route
- Cambridge City Boundary
- Existing Access Point (Vehicular)
- Existing Access Point (Pedestrian)
- Existing Crossroad (Potential Access Point)
- Potential Access Point (Vehicular)
- Potential Access Point (Pedestrian)
- Throgmorton House & Design Sensitive Zone

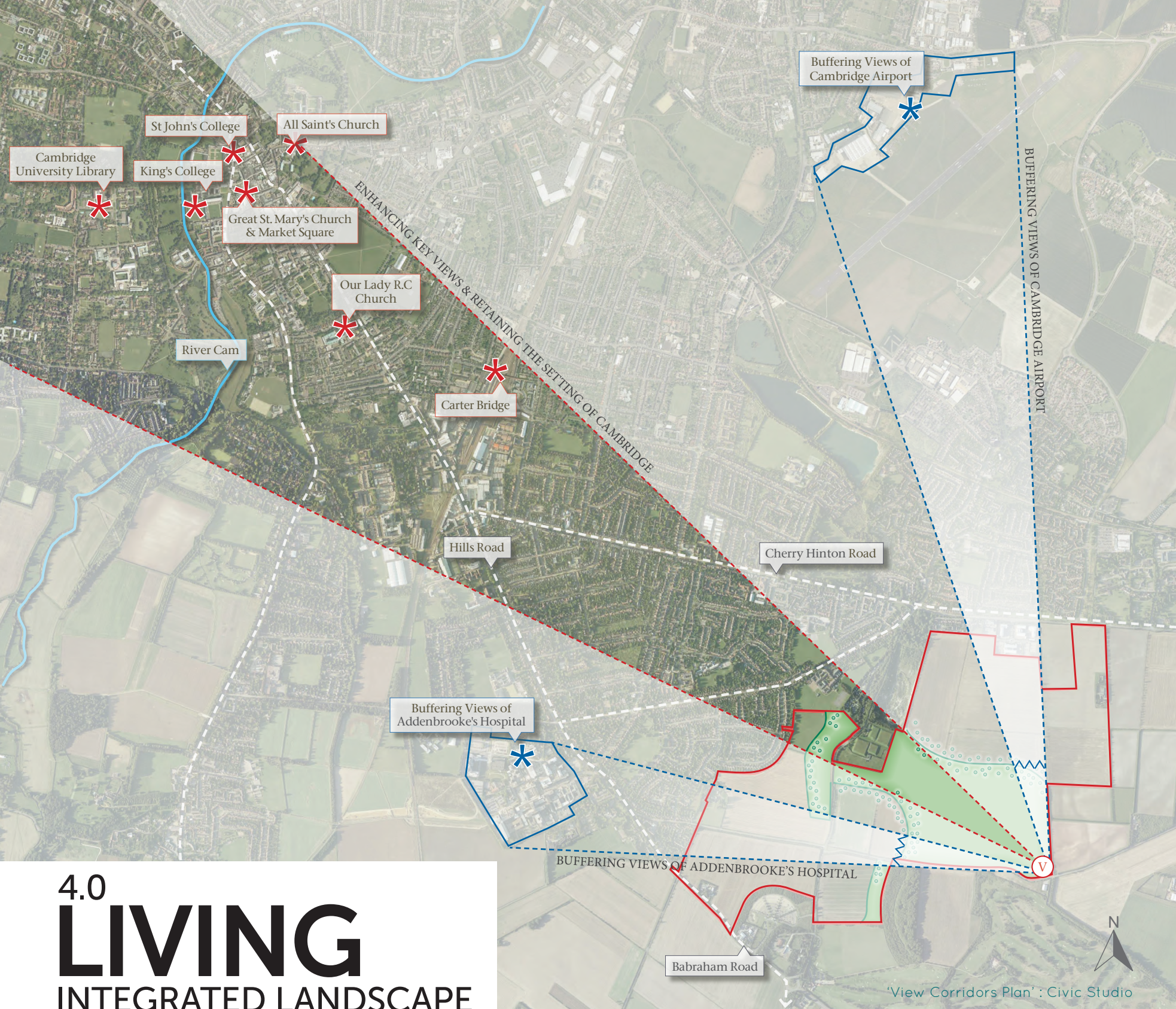
'Constraints Plan' (Dwg: 001_Rev G) : Civic Studio



3.0 MAPPING SITE CONSTRAINTS

3.1 Understanding the opportunities and constraints of a location and its context are central to informing and producing a sound masterplan. Key issues considered in this plan include movement routes, access, existing open space, landscape, existing view lines, land use and service infrastructure. A masterplan framework will be developed from the Constraints Plan in consultation with local residents and stakeholders.





4.0 LIVING INTEGRATED LANDSCAPE

4.1 IT IS PROPOSED THAT AN AREA EXTENDING FROM LIMEKILN HILL TO MISSLETON HILL IS RETAINED AS GREEN BELT. A SMALL PARCEL OF LAND WITHIN THIS AREA CONTRIBUTES TO THE CAMBRIDGE GREEN BELT PURPOSE OF PRESERVING THE SPECIAL CHARACTER AND SETTING OF CAMBRIDGE. IT IS PROPOSED TO RETAIN THIS AREA AS GREEN BELT.

4.2 The green corridor will also be used as a public park with areas managed for biodiversity and ecological benefits and can be protected by policy to ensure its continuity and functionality.

4.3 The area proposed for retention as Green Belt will be defined by the built edge of the proposed development areas and strategic landscape planting and the spine road. These features will become the permanent, recognisable and clearly defined Green Belt boundary. This is consistent with paragraph 85 of the NPPF which states that “*when defining boundaries, local planning authorities should: ... define boundaries clearly, using physical features that are readily recognisable and likely to be permanent.*”

4.4 A precedent for the definition of areas retained as Green Belt on the edges of Cambridge has been set at Cambridge East, where a green corridor is to be retained to connect Coldham’s Common on the edge of the City with the inner necklace village of Teversham. The Green Belt boundary currently crosses the airport and is not defined on the ground.

ENHANCEMENT OF KEY VIEWS

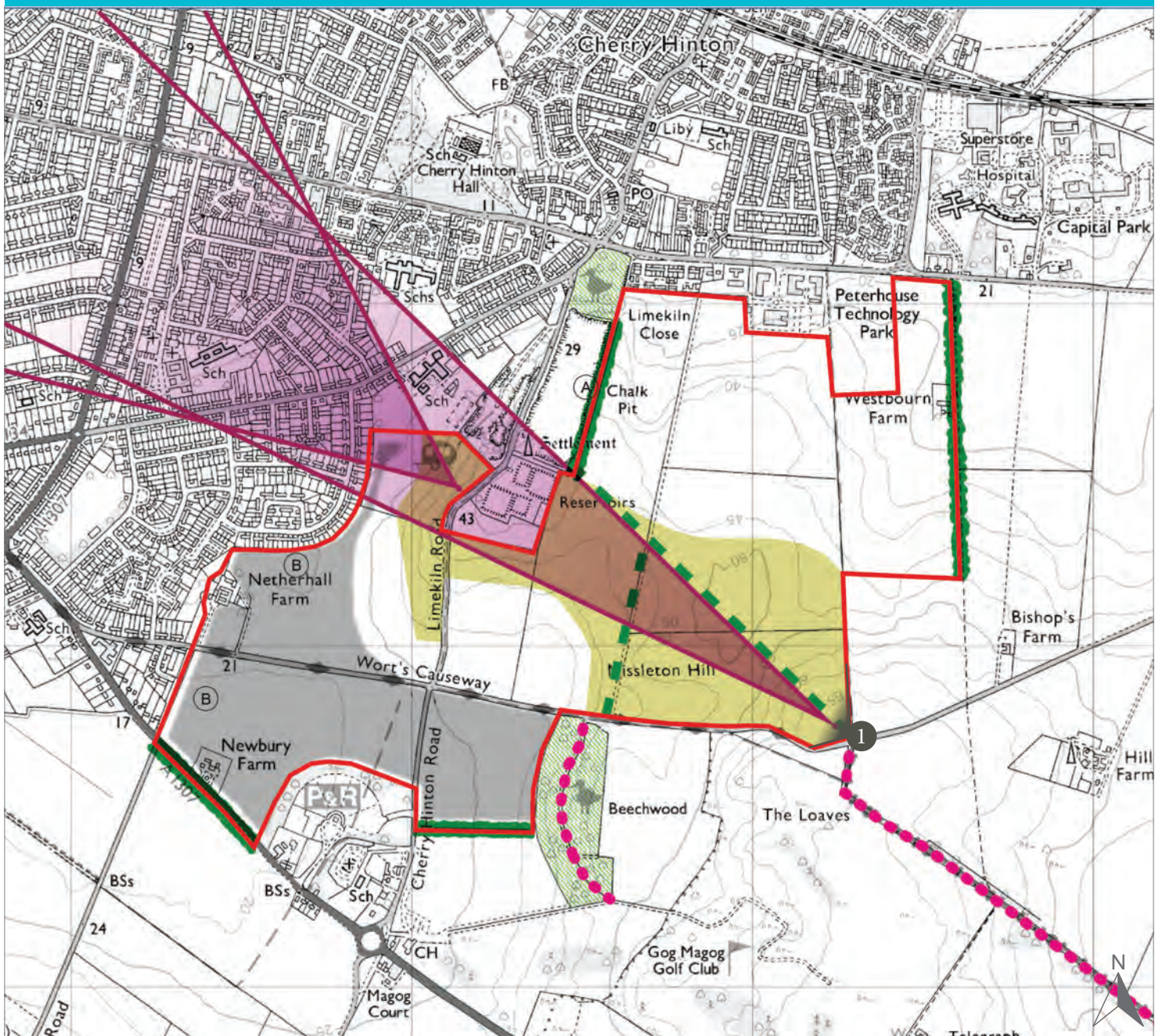
4.5 The area to be retained as Green Belt enables views from the elevated land at Missleton Hill towards the historic Skyline of Cambridge and ensures an open foreground in these views. Views from Missleton Hill are identified within the Cambridge City Council Cambridge Skyline Guidance 2012 SPG, as well as the Cambridge Landscape Character Assessment and 2002 Cambridge Green Belt Study.

4.6 There are opportunities for views from Missleton Hill to be made publicly accessible within the proposals.

4.7 As well as protecting and enhancing key views towards the City from Missleton Hill, the area retained as Green Belt also serves to maintain Limekiln Hill and Missleton Hill as open features on the skyline in views from the southwest and west, including a setting view from Granham’s Road identified within the Cambridge Landscape Character Assessment.










4.8 In addition to the above, there are also opportunities within the proposals to open-up and enhance existing views towards the City skyline from Limekiln Hill.

LANDSCAPE AND VISUAL RECOMMENDATIONS



'Plan 9 : Landscape and Visual Recommendations' (Dwg:16 /P39a) : Tyler Grange

LEGEND

-  Cambridge South East Location
-  Limit development across open ridgeline and slopes of Limekiln Hill
-  Enhancements to field boundaries and landscape buffer planting
-  Tree planting along the boundary with East Pit
-  Opportunities to enhance views across the City skyline from Limekiln Road
-  Opportunities to enhance Green Infrastructure and connectivity between the edge of Cambridge and recreational resources beyond the Site, including Wandlebury Country Park.
-  Opportunities to connect to existing rights of way and areas with permissive access.
-  Opportunities to maximise development on lower-lying land
-  Development adjoining residential edge to reflect the character, scale, layout and height of existing development



'Viewpoint One' from Wort's Causeway, adjacent to Roman Road, looking northwest : Image Source : Tyler Grange

5.0

THE COMPACT CITY -

INTEGRATION PLAN

5.1 THE CAMBRIDGE SOUTH EAST LOCATION IS STRATEGICALLY WELL LOCATED IN RELATION TO A NUMBER OF LOCAL EMPLOYMENT, LEISURE, EDUCATION AND TRANSPORT DESTINATIONS.

















5.2 The Cambridge South East location is very close to two existing public transport hubs - Babraham Road Park and Ride and Addenbrooke's Hospital bus station. These sites, together with the existing bus services that operate on Fulbourn Road, would provide a high level of public transport accessibility for development at Cambridge South East.

5.3 Accessibility to public transport services would be further enhanced by additional bus services that would be introduced as part of the sustainable travel strategy for Cambridge South East. Planned and committed improvements to pedestrian and cycle infrastructure on key surrounding roads will further improve the sustainable credentials of the Cambridge South East location.

5.4 The Cambridge South East location outperforms alternative strategic sites in terms of accessibility to existing public transport services, accessibility to key destinations and integration with the surrounding community.



LEGEND

-  Cambridge South East Location
-  Primary Roads
-  Railway Line and Station
-  Proposed scope of residential and workplace Personal Travel Planning programme (to reduce existing levels of car trips)
-  Linkage to Addenbrooke's Hospital by pedestrian /cycle/ bus Travel Plan enhancement
-  "Turn up and go" buses on Babraham Road corridor
-  "Turn up and go" buses on Babraham Park and Ride
-  Links to National Cycle Route 11
-  Shuttle bus/ maxi taxi feeders to Whittlesford Parkway
-  Cycle routes to Shelford and Whittlesford Parkway stations
-  Bus services at 15 minute frequencies
-  Travel Planning support for Fulbourn Hospital
-  Easy access to Cherry Hinton District Centre
-  Travel Planning support for Peterhouse Technology Park
-  Easy access to Local Secondary School
-  Extensive 'Quiet Roads' - walking and cycling network in to Cambridge

'The Compact City - Integration Plan' (Dwg: 010_Rev A) : Integrated Transport Planning Ltd. / Civic Studio



6.0


THE COMPACT CITY -


OPPORTUNITIES PLAN


6.1 KEY MASTERPLANNING OPPORTUNITIES AT CAMBRIDGE SOUTH EAST INCLUDE:


- Sensitive, contextual approach to design;
- Neighbourhoods designed around a sustainable 400m/5 minute walking distance to local centres and community facilities;
- Mixed-use communities with socially sustainable neighbourhoods accommodating a range of housing typologies and tenures;
- Proposed neighbourhoods integrated into existing communities like Cherry Hinton and Queen Edith's Ward.


LEGEND


 Cambridge South East Location


 Proposed scope of residential and workplace Personal Travel Planning programme (to reduce existing levels of car trips).


 Existing Local Centres


 Existing District Employment Zones


 Existing Schools


 Draft Local Plan Allocations


 Key Green Spaces


 Cherry Hinton Hall Park


 Limekiln Close Nature Reserve, Cherry Hinton Chalk Pits Nature Reserve (SSSI), West Pit Nature Reserve


 Beechwood Nature Reserve


 E2 European Long Distance Route


 Wandlebury Country Park


 County Wildlife Site (CPERC - MKA Ecology)


 Primary Roads


 Railway Line and Station


 Proposed Pedestrian Connections


 Proposed Safe Routes to School


 Green Connections


 Potential Bus Access


 Bus Stop Improvement


 Potential Bus Gate


 Proposed Local Centre

 Proposed School

 Existing Toucan Crossing

 Park and Ride

 Walkability Circle (5-10 minutes)

 Netherhall Farm, Wort's Causeway, Cherry Hinton Development



'The Compact City - Opportunities Plan' (Dwg: 011_RevC) : Civic Studio



7.0

CREATING

SUSTAINABLE URBAN STRUCTURE & CONNECTIONS

7.1 THIS SECTION OF THE VISION DOCUMENT ILLUSTRATES OUR APPROACH TO INCREMENTAL DESIGN THINKING THROUGH A SERIES OF PRELIMINARY PLANS AND DIAGRAMS, ILLUSTRATING THE EVOLUTION IN THE MASTERPLANNING OF THE SCHEME THROUGH A NUMBER OF KEY STRUCTURING PRINCIPLES.

1. CONTEXT



2. TOPOGRAPHY



5. GREEN INFRASTRUCTURE



6. PARK & DEVELOPMENT COMPOSITION

3. PROTECTING & ENHANCING KEY VIEWS



4. DRAFT LOCAL PLAN ALLOCATIONS



7. THE SPINE ROAD






























8. COMMUNITY FACILITIES & LOCAL CENTRES

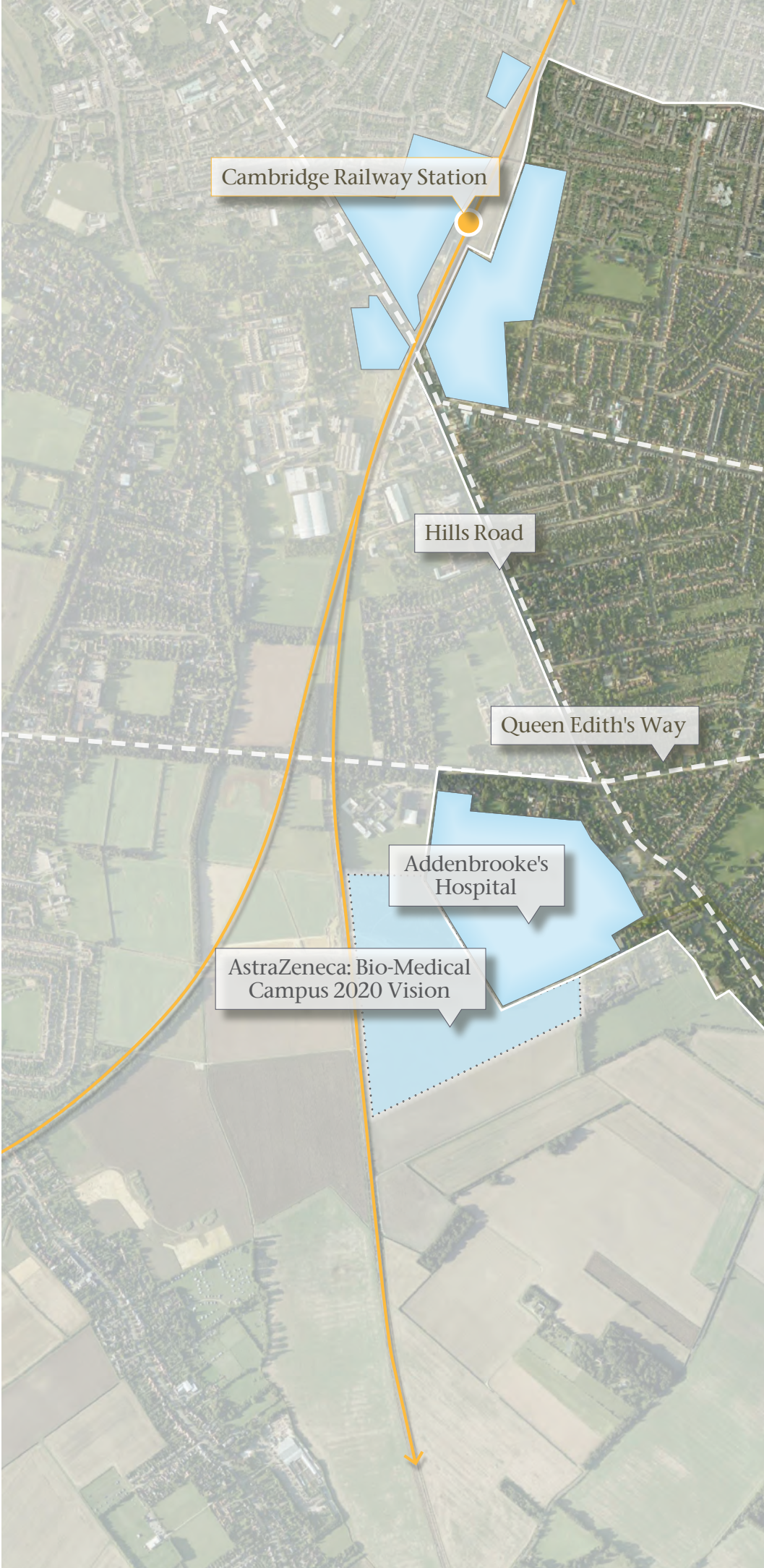
8.0 CONCEPT PLAN

8.2 SUMMARY OF KEY MASTERPLANNING ISSUES AT CAMBRIDGE SOUTH EAST:

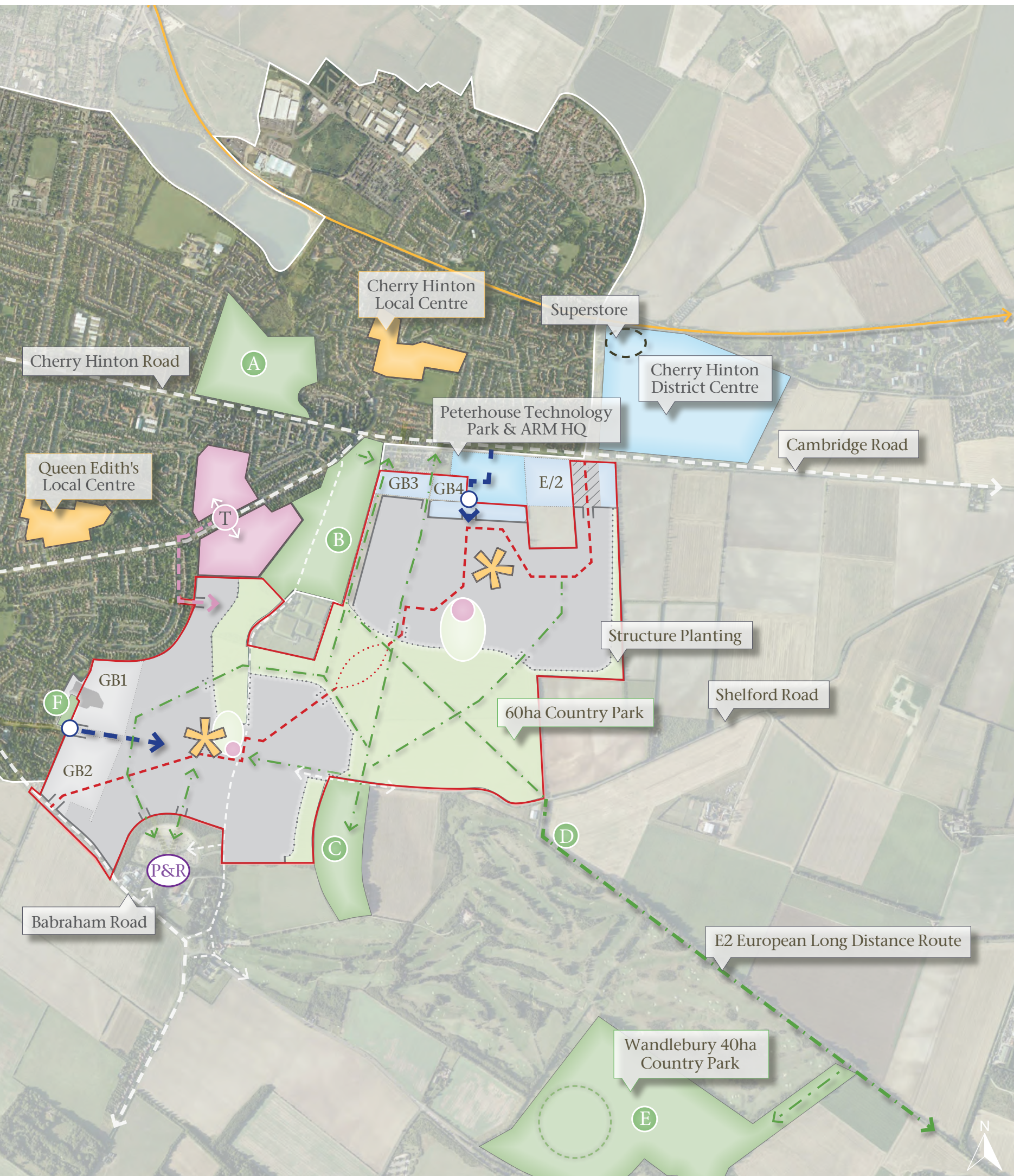
- The creation of significant new open spaces and public parks, including a new 60 hectare Country Park;
- The protection and extension of the character of the Gog Magog Hills by preserving key views and extending areas of chalk grasslands;
- Improved access to the wider Cambridge network of open spaces which connect directly into the heart of the city centre;
- The preservation and enhancement of wildlife and all statutory and non-statutory ecological designations;
- Public transport linked to local centres and community facilities, as well as surrounding communities, employers and the city centre;
- The community will be designed to encourage a modal shift from private vehicles to public transport, walking and cycling;
- Homes will be strategically located within easy walking and cycling distance of major local employers like Addenbrooke's Hospital, Capital Business Park and adjacent to Peterhouse Technology Park.

LEGEND

-  Cambridge South East Location
-  Proposed scope of residential and workplace Personal Travel Planning programme (to reduce existing levels of car trips).
-  Existing Local Centres
-  Existing District Employment Zones
-  Existing Schools
-  Draft Local Plan Allocations
-  Key Green Spaces
-  Cherry Hinton Hall Park
-  Limekiln Close Nature Reserve, Cherry Hinton Chalk Pits Nature Reserve (SSSI), West Pit Nature Reserve
-  Beechwood Nature Reserve
-  E2 European Long Distance Route
-  Wandlebury Country Park
-  County Wildlife Site (CPERC - MKA Ecology)
-  Primary Roads
-  Railway Line and Station
-  Proposed Safe Routes to School
-  Green Connections
-  Potential Bus Access
-  Potential Bus Gate
-  Proposed Development
-  Proposed Spine Road
-  Proposed Local Centre
-  Proposed School
-  Existing Toucan Crossing
-  Park and Ride
-  Walkability Circle (5-10 minutes)
-  Netherhall Farm, Wort's Causeway, Cherry Hinton Development



8.1 THE CONCEPT PLAN ILLUSTRATES HOW THE MASTERPLANNING OF THE CAMBRIDGE SOUTH EAST LOCATION WOULD COMMUNICATE WITH THE LOCAL ENVIRONMENT, LOCAL REFERENCES AND CONTEXT. WE HAVE WORKED CLOSELY WITH THE LANDSCAPE TEAM AT TYLER GRANGE TO EVOLVE THE CONCEPT PLAN TO ENSURE A SENSITIVE INTEGRATION OF DEVELOPMENT INTO THE LANDSCAPE.



9.0 SUSTAINABLE TRAVEL

“45% OF RESIDENTS IN QUEEN EDITH’S WARD WALK OR CYCLE TO WORK”. (SOURCE: CENSUS 2011) THIS IS ONE OF THE HIGHEST PERCENTAGES IN THE UK. OUR VISION IS TO INCREASE THIS NUMBER, PERHAPS TO OVER 50%.

CONNECTIVITY

9.1 Cambridge South East is uniquely well-connected with the surrounding urban area. Integrating into the urban fabric of Cambridge and its excellent pedestrian and cycle connections. The ability for residents and workers to be able to use active travel modes as ‘first choice’ means that this location is firmly built on sustainable transport principles, supported by a bus network that is easy to use on a ‘turn up and go’ basis. The amount of route choices available and the proximity to the city centre, railway station and Addenbrooke’s Hospital means that over 60% of residents can reasonably be expected to use sustainable modes of travel to and from the site.

CYCLE MAP

9.2 It is easy to access Cambridge’s core services and employment areas from Cambridge South East. Much of the city is within easy cycling distance from Cambridge South East. The level of accessibility by bike and on foot will mean residents can shop, get to work, access education or health facilities quicker and faster than using the car. There is also a clear opportunity for residents to take advantage of Cambridge’s existing system of direct pedestrian routes, greenways and a permeable network of quiet residential streets. The average journey made by cycle is just under 4kms in Cambridge (Census 2011).

ACCESSIBILITY MAP

9.3 Much of Cambridge can be accessed within 60 minutes by public transport from Cambridge South East. The level of bus accessibility is far greater than in other locations, primarily because of the proximity to Addenbrooke’s Hospital. A significant number of services take passengers across the city centre without a change.



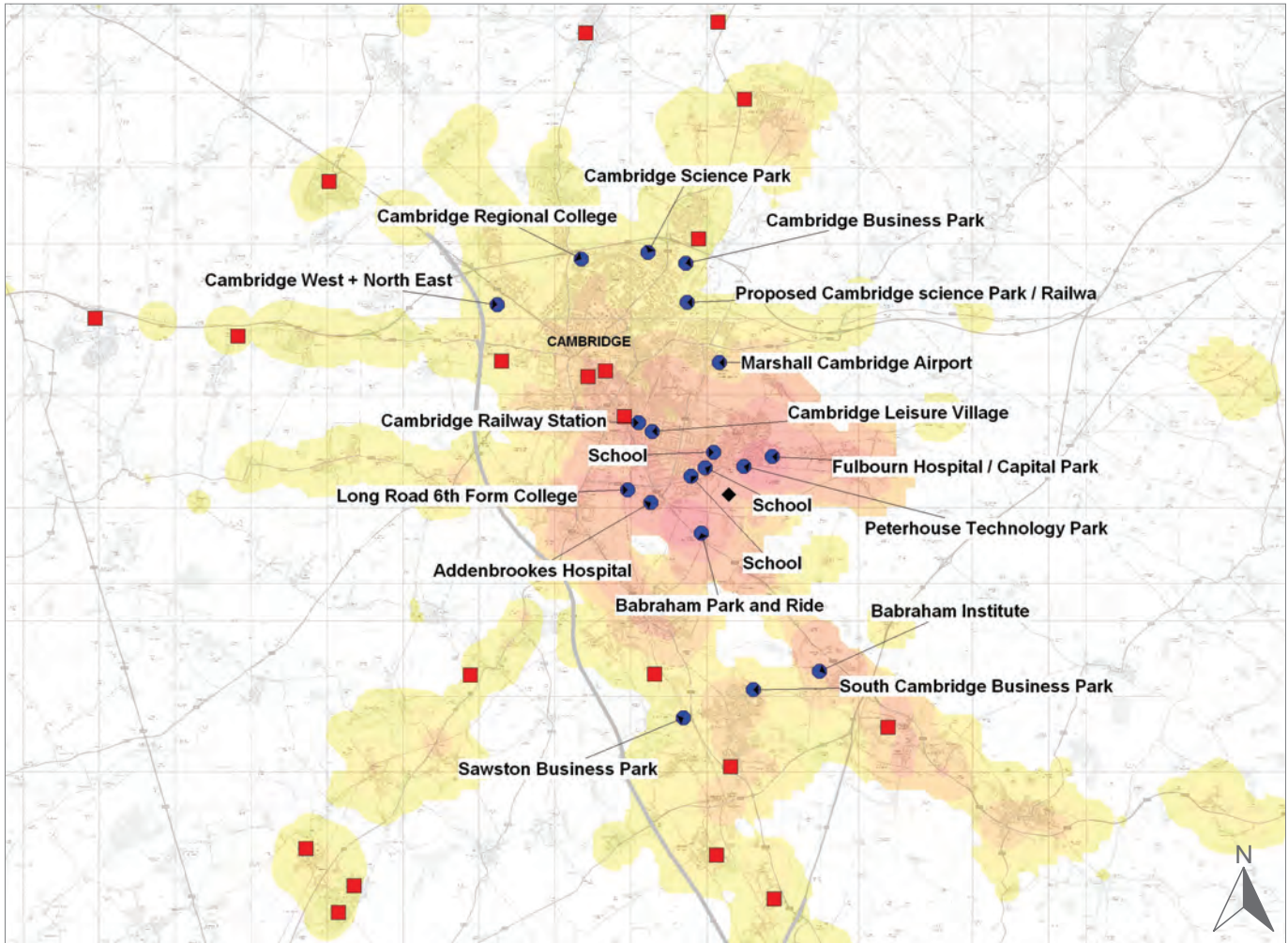
Bus Links to Capital Park, Cambridge : Image Source : Civic Studio



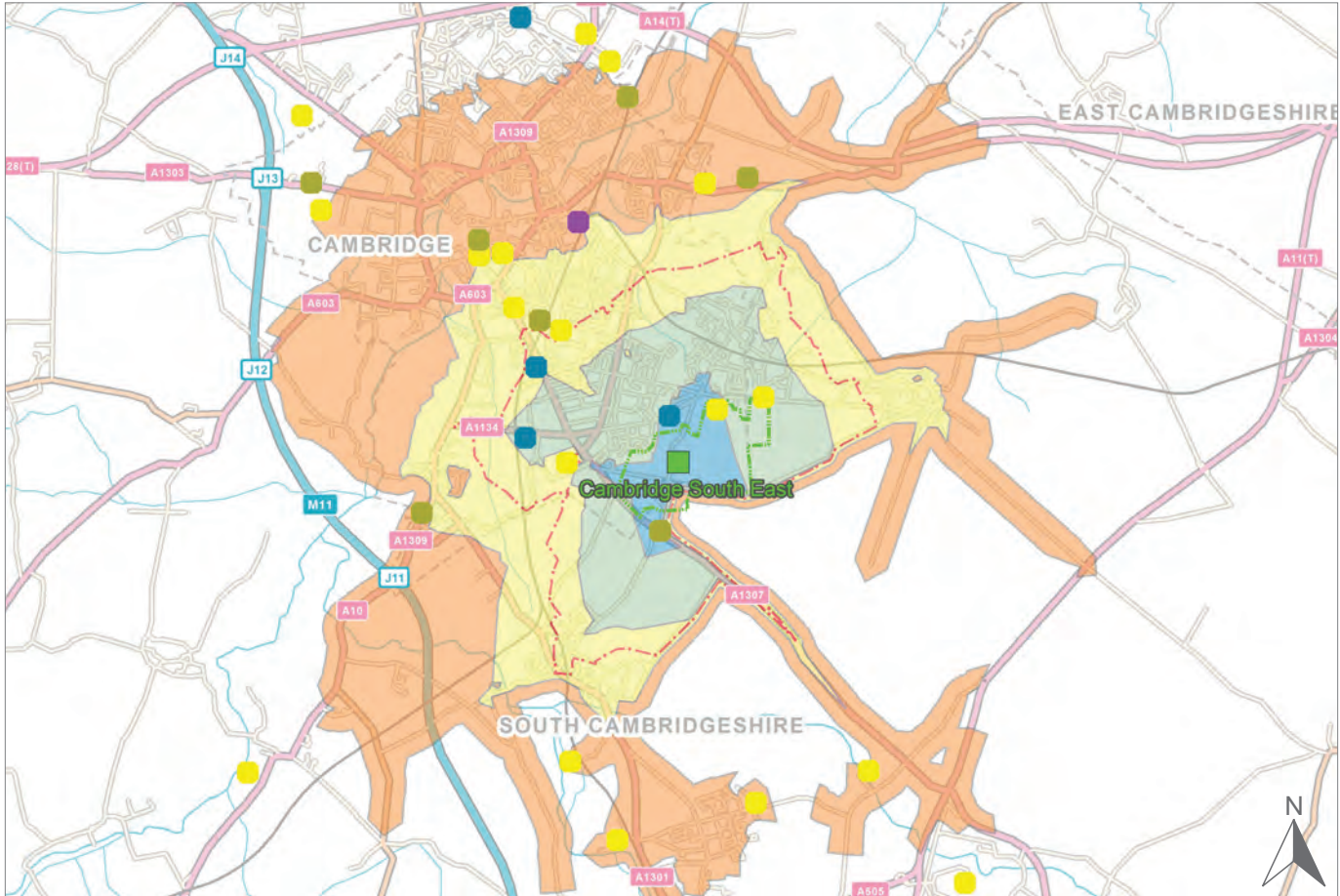
Pedestrian & Cycle Links through Jesus Green, Cambridge : Image Source : Civic Studio



Informal Cycle Parking at Accordia, Cambridge : Image Source : Civic Studio



(A) '60 minutes Public Transport Accessibility from SE Cambridge' : Integrated Transport Planning Ltd.



(B) 'Cycle Catchment Distance' : Integrated Transport Planning Ltd.

LEGEND

(A) TRAVEL TIME (MINUTES)

- 10 to 20
- 20 to 30
- 30 to 40
- 40 to 50
- 50 to 60
- Cambridge South East
- Key Destinations
- Major Employment

(B) CYCLE CATCHMENT

- 1.5km
- 3km
- 5km
- 8km
- Average Travel to Work Cycle Distance (3.7km)
- Proposed Cambridge South East Location

(B) KEY DESTINATIONS

- Education
- Employment
- Retail
- Transport

10.0

NEW GREEN LINKS

GREEN INFRASTRUCTURE

10.1 CREATING A NEW 60 HECTARE COUNTRY PARK ON THE MOST VISUALLY SENSITIVE PART OF THE CAMBRIDGE SOUTH EAST LOCATION PROTECTS THE HIGHER GROUND AND VIEWS TO AND FROM THE CENTRE OF CAMBRIDGE. CREATING A STRONG VISUAL CONNECTION WITH THE CENTRE OF CAMBRIDGE ROOTS THE FUTURE MASTERPLAN IN ITS UNIQUE SETTING.

10.2 The proposed new country park also connects the existing landscape assets outside of the Cambridge South East location together in a ‘necklace of open space typologies’ which connects the Roman Road (E2 European Long Distance Route) and Wandlebury Country Park in the south through the Cambridge South East location to Limekiln Close Nature Reserve and Cherry Hinton Hall in the north. This connection was not previously possible.

10.3 The protection of the most sensitive landscape on the Cambridge South East location and the creation of a new country park in these areas will ensure not only a new link in a chain of green spaces leading from country to city centre but allow for a series of circular walks for pedestrians, cyclists and dog walkers.

LEGEND

- 1
- Copley Hill
- 2
- E2 European Long Distance Route
- 3
- Gog Magog Golf Club
- 4
- Wandlebury Country Park
- 5
- Beechwood Nature Reserve
- 5a
- Beechwood Nature Reserve Extension
- 6
- Limekiln Hill Reservoirs
- 7
- Cherry Hinton Chalk Pits (SSSI)
- 8
- West Pit Nature Reserve
- 9
- Limekiln Close Nature Reserve
- 10
- Cherry Hinton Hall Park, Cherry Hinton Hall Bird Sanctuary, Cherry Hinton Hall Brook
- 11
- The Spinney & Hayster Open Space
- 12
- Cherry Hinton Brook
- 13
- Barnwell East Nature Reserve
- 14
- Coldham’s Common
- 15
- Barnwell Road Pedestrian/ Cycle Link
- 16
- Jesus Green/ Midsummer Common
- 17
- Christs’ Pieces
- 18
- New Square
- 19
- Parker’s Field
- 20
- Peter’s Field
- 21
- Cambridge University Cricket Ground
- 22
- Cambridge Rail Station

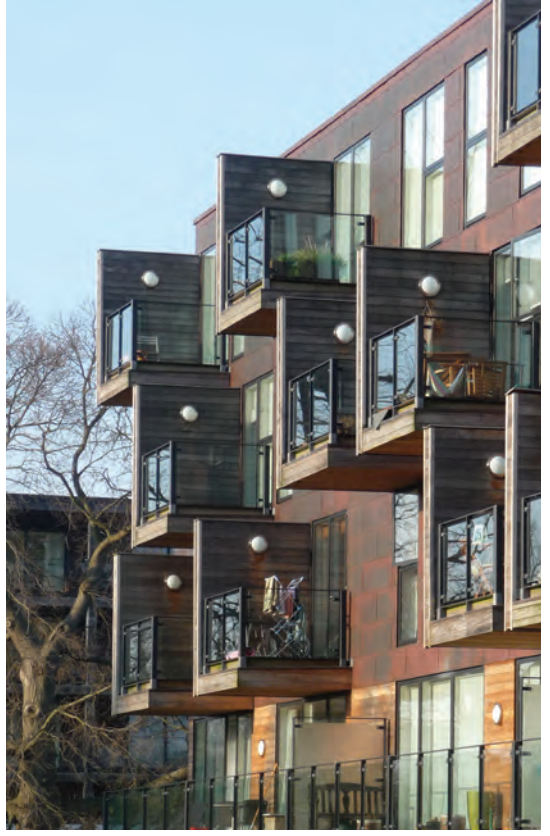


*Please note that the proposed 60-hectare Country Park and the extension to Beechwood Nature Reserve shown in this plan is an illustrative rendering using a combination of aerial images from a number of parks and green spaces in Cambridge. It is meant to give an indication of our Vision for this key ‘green link’ only.

The Wildlife Trust “aims to protect and enhance important chalk heath and grassland sites and to create an interconnected network of species-rich chalk grassland and other habitats south of Cambridge city. This will provide rich and diverse accessible ‘green infrastructure’ for the expanding population of Cambridge, within a government Growth Area”.

Source: The Wildlife Trust for Bedfordshire, Cambridgeshire and Northamptonshire







11.0 CHARACTER

THE NATIONAL PLANNING POLICY FRAMEWORK (2012) STATES IN PARAGRAPH 58 THAT DEVELOPMENTS SHOULD:

“RESPOND TO LOCAL CHARACTER AND HISTORY, AND REFLECT THE IDENTITY OF LOCAL SURROUNDINGS AND MATERIALS, WHILE NOT PREVENTING OR DISCOURAGING APPROPRIATE INNOVATION”.

11.1 The first stage in any masterplanning process is simply to try to understand the rich landscape, townscape and architectural heritage of a place and what makes it unique. This is intentional as we would like to design with the local community in partnership, using a design tool we call a “Pattern Book” as a framework that roots any future design response in the townscape vernacular of Cambridge. The aim is to create a sensitive integration between the existing townscape of Cambridge and the proposed masterplan.

11.2 The production of a pattern book embraces “Localism”, and helps CEG work with councillors, communities and stakeholders to develop schemes which best suit a site and meet local needs within a local context.

11.3 A world-class city of the status and historical importance of Cambridge has a wealth of townscape and landscape knowledge ready to be unlocked. This unique language is ‘rooted in place’ and can guide the masterplanning proposals at Cambridge South East, making it a model urban extension for the 21st Century.



12.0

CONTEXTUAL RESEARCH

& CHARACTER AREAS

THE NATIONAL PLANNING POLICY FRAMEWORK (2012) STATES IN PARAGRAPH 58 THAT DEVELOPMENTS SHOULD:

“ESTABLISH A STRONG SENSE OF PLACE, USING STREETSCAPES AND BUILDINGS TO CREATE ATTRACTIVE AND COMFORTABLE PLACES TO LIVE, WORK AND VISIT”.

12.1 The proposed Concept Plan for the Cambridge South East location will create a sustainable pattern of development with a blended density range up to an average density of 40 DPH that supports public transport, walkable local centres and the efficient use of land.

12.2 We believe in “contextual masterplanning”, using examples from real places where local people live and work, in and around Cambridge, to explore what makes these places unique in an easy to understand visual language. This is why we have produced a Townscape Pattern Book for Cambridge which precedes this Vision Document and endeavours to study and understand the DNA of extraordinary townscape, landscape and architecture found in Cambridge including patterns of public and private space and planting in the suburbs.

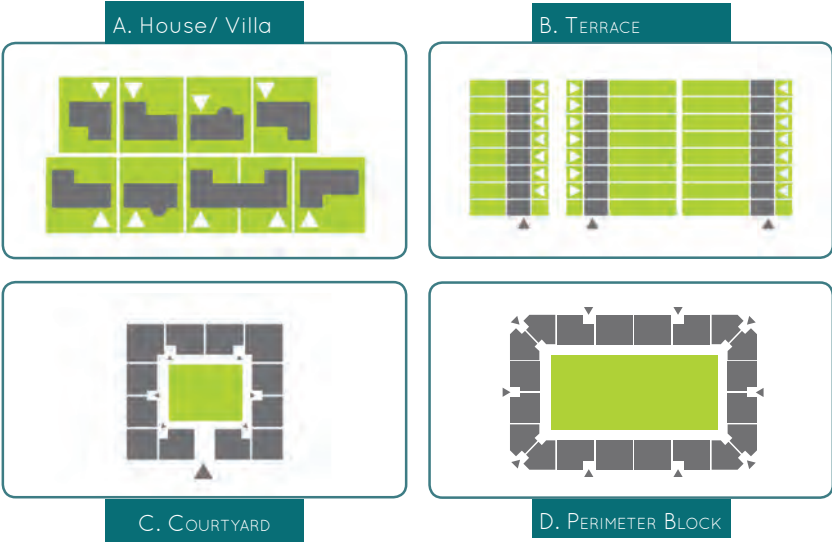
12.3 Our pattern book studies of the Queen Edith’s neighbourhood indicate that a range of lower density housing typologies set in larger plots with ample mature landscaping have the positive effect of screening and softening visual impacts.

12.4 We would like to learn from this contextual edge morphology so the sensitive green edges of the layout and development in the Cambridge South East location can be carefully calibrated with deeper plots, generous landscaping and lower density housing typologies (to soften the edges) where appropriate.

12.5 The masterplanner’s key role is to focus on the key urban structuring principles that shape built form, density, layout, circulation, landscape and the mixture of uses. A robust masterplan should be able to accommodate both traditional and contemporary styles of architecture as long as there is a basic respect for vernacular materials, fenestration, and typologies. This would allow a range of the types of housing on offer to cater for both traditional and contemporary styles of architecture.

12.6 Our goal is to produce a masterplan for the Cambridge South East location that is both flexible and robust, allowing it to change and adapt over time as social and economic conditions change while still holding on to its key structuring principles.

12.7 Any coding of character areas would encourage a range of architectural ideas as long as they respect the basic design principles of the masterplan (for example: the range of building typologies; clear front/ back and public/private delineation; active, enclosed and pedestrian friendly streets; and a sustainable walking distance to a mixture of uses).



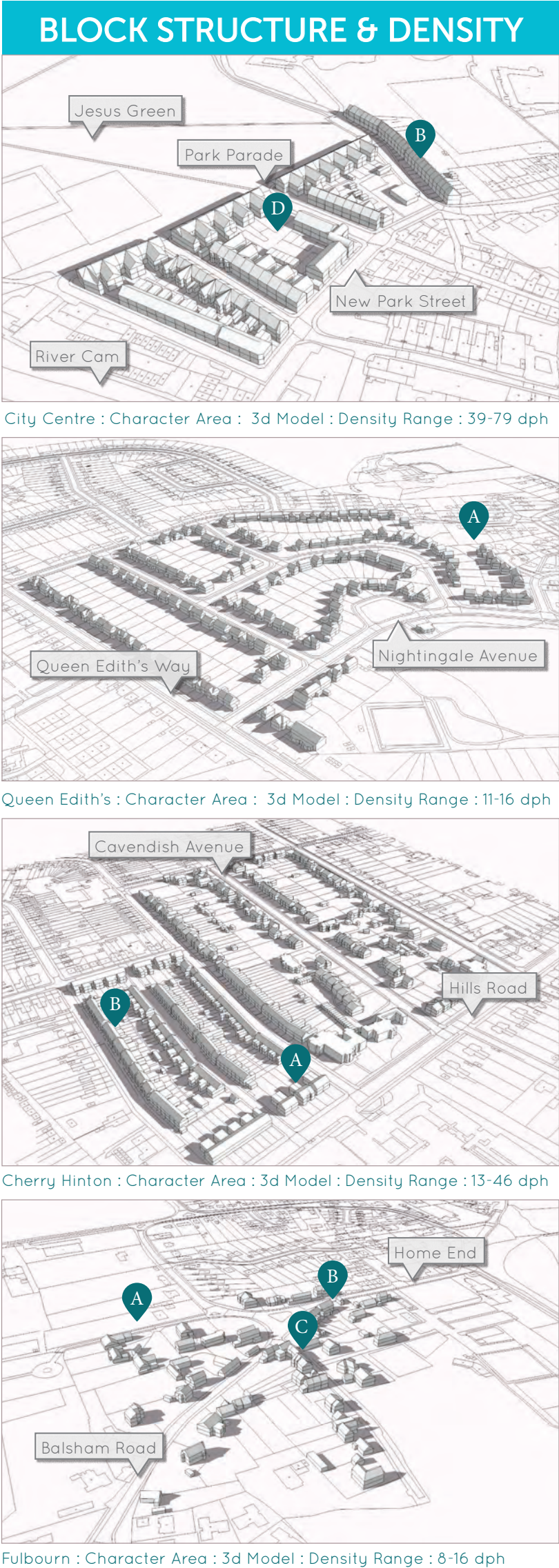
LEGEND



Building Footprint
Open Space



Entrance



A SAMPLE OF CAMBRIDGESHIRE HOUSING TYPES

①



②



③



④



⑤



'Cambridge Housing Typologies' : Civic Studio

1. VILLA: CAVENDISH AVENUE, CAMBRIDGE
2. TERRACE: RATHMORE ROAD, CAMBRIDGE
3. TERRACE: NEW SQUARE, CAMBRIDGE
4. TERRACE: PARK PARADE, CAMBRIDGE
5. TERRACE: ACCORDIA, CAMBRIDGE

13.0 SUMMARY & NEXT STEPS

THE NATIONAL PLANNING POLICY FRAMEWORK (2012) STATES IN PARAGRAPH 56 THAT:

“GOOD DESIGN IS A KEY ASPECT OF SUSTAINABLE DEVELOPMENT, IS INDIVISIBLE FROM GOOD PLANNING, AND SHOULD CONTRIBUTE POSITIVELY TO MAKING PLACES BETTER FOR PEOPLE”.

AND GOES ON TO SAY IN PARAGRAPH 57 THAT:

“IT IS IMPORTANT TO PLAN POSITIVELY FOR THE ACHIEVEMENT OF HIGH QUALITY AND INCLUSIVE DESIGN FOR ALL DEVELOPMENT, INCLUDING INDIVIDUAL BUILDINGS, PUBLIC AND PRIVATE SPACES AND WIDER AREA DEVELOPMENT SCHEMES”.

13.1 Section 6 of the National Planning Policy Framework (2012), Delivering a Wide Choice of High Quality Homes, sets out the Government’s aspirations and requirements for the residential sector. It includes the reference to the *“presumption in favour of sustainable development”* and also, at Paragraph 52, goes on to say:

“The supply of new homes can sometimes be best achieved through planning for larger scale developments, such as new settlements or extensions to existing villages and towns that follow the principles of Garden Cities”.

13.2 This gives rise to an increased requirement for ‘landscape-led’ masterplans which are demonstrably sensitive to the local landscape context and which deliver high quality homes set in a high quality, green environment; a principle which is at the core of the masterplanning vision for Cambridge South East.

13.3 At Cambridge South East, the provision of new community facilities, neighbourhood and local centres, and high tech employment will ensure that the proposed development meets the highest standards for sustainability and design quality, all within a 400m/5 minute walk of the majority of new homes, encouraging walkability.

13.4 The proposed community will be integrated into the existing surrounding neighbourhoods to widen the scope of use for community facilities, open space opportunities, recreation and access to the wider countryside.

13.5 The development will enhance the setting and special character of Cambridge through the creation of a significant new 60 hectare Country Park which acts as a link in a necklace of open spaces from Wandlebury Country Park through to Cherry Hinton Chalk Pits (SSSI) Limekiln Close Nature Reserve, connecting through to the centre of Cambridge.

13.6 A community masterplan will be evolved with the local authority, stakeholders and local residents that carefully and sensitively references the very best of local Cambridgeshire architecture and townscape through a series of distinct character areas, creating variety and interest and a development that is rooted in the character of Cambridge.



COMMERCIAL ESTATES GROUP

Nathaniel Lichfield & Partners

Planning and Economics

Civic Studio

Masterplanning and Urban Design

Tyler Grange

Landscape Planning

ITP

Sustainable Transport

Bryan G Hall

Transport Infrastructure