



LAND EAST OF GAZELLE WAY

A V I S I O N F O R D E V E L O P M E N T

GREATER CAMBRIDESHIRE LOCAL PLAN ISSUES AND OPTIONS CONSULTATION

FEBRUARY 2020



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EXECUTIVE SUMMARY

This document sets out Endurance Estates' vision for a new **intergenerational, sustainable neighbourhood** at Land East of Gazelle Way, in response to the Greater Cambridge Local Plan Issues and Options Consultation. The site was previously submitted to the Call for Sites consultation as "Land East of Cherry Hinton".

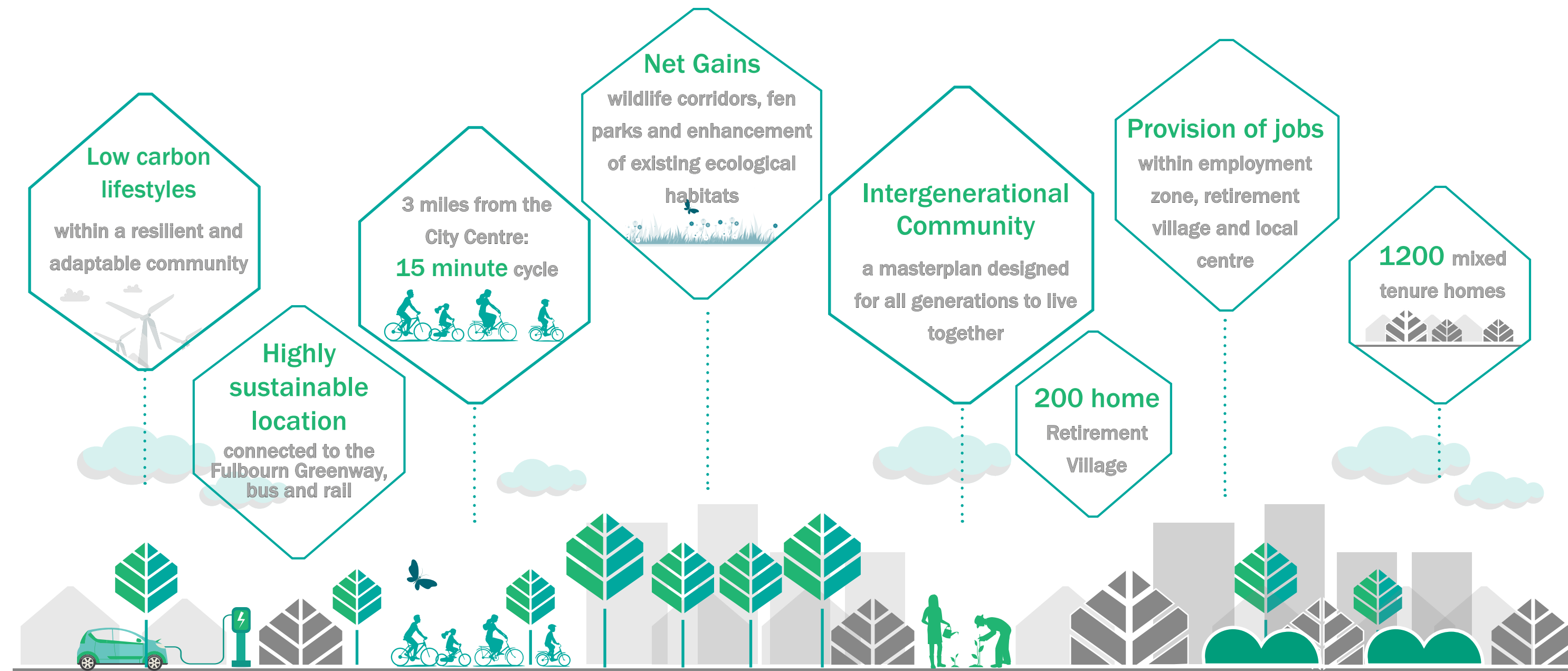
Land East of Gazelle Way provides a **sustainable** new community in a **highly accessible** location. With great **walking, cycling and public transport links**, the site is highly connected to nearby facilities and an **attractive landscape setting**.

Land East of Gazelle Way offers the opportunity to reflect the best principles of sustainable design, following the Cambridge Quality Charter for Growth and responding to the Big Themes of the Issues and Options Consultation, ensuring the highest quality of place-making to meet contemporary sustainable living requirements and enable resilience for the future, that a city like Cambridge expects.

The future of the new community lies with an **integrated approach to place-making** and **sustainable infrastructure** at the settlement scale. The design will be developed sensitively in relation to the site's Green Belt context, by providing strategic green breaks. Its equipped to face and **respond to the challenges of the Climate Emergency**.

It will provide **affordable, healthy and beautiful homes**, set within walk-able and highly **social neighbourhoods** encouraging residents to connect their community, street and home creating a truly **intergenerational, inclusive community**.

Land East of Gazelle Way will be a sustainable, landscape-led mixed use development of approximately 1,200 homes, a 200 home Retirement Village, supported by approximately 5 ha of employment opportunities, a local centre with retail and community facilities, and a primary school.



KEY THEMES

Response to the Greater Cambridge Local Plan Issues and Options Key Themes.

Climate Change

- Offer alternatives to the car:** located adjacent to existing and emerging sustainable transport modes, such as the Fulbourn Greenway, potential future rail, and existing Citi 1 bus route, the site has the potential to provide convenient alternatives to car travel.
- Low-carbon lifestyles:** mixed-use community and ability to provide new to support local and community opportunities for growing food, through allotments and community orchards.
- Tree Planting:** Enhancing existing woodland areas through new tree planting to contribute towards carbon offsetting within the site.
- Future-proofed buildings and spaces:** homes which are resilient and adaptable to meet the needs of changing technologies, energy generation and the changing needs of households.

Biodiversity and Green Spaces

- New wildlife corridors:** opportunity to improve wildlife value of the network of ditches and drains present within the site, including enhancing and safeguarding the Caudle ditch and its connectivity with the Wilbraham Fens SSSI
- Fenland Park:** create a Fenland Park between Teversham and Fulbourn to recreate the natural fen edge landscape of the area with naturalised water courses, scrapes, reed beds and copses.
- Net Gain:** deliver biodiversity net gain across the site through a mix of publicly accessible and dedicated wildlife areas.
- Retention of existing ecology:** existing hedges and woodland will be enhanced with native planting and maintained for nature conservation
- Playable, safe landscapes:** connecting surrounding local open spaces, parks and accessibility to the surrounding Green Belt to promote a better connection with nature and active living.

Wellbeing and Social Inclusion

- Inter-Generational Living:** Promote true inter-generational living with homes where older people can remain within their community as they age, where different generations live next to one another, and with homes flexible layouts.
- Multi-generational living:** consideration of a range of typologies and new ways of living that tackle individualism and isolation, including opportunities for self-build and custom-build homes.
- Support the existing community:** provide space for existing local business, trades and creatives to create hubs of focus and shared knowledge and skills.
- Linear Wellbeing Parkland:** Linear wellbeing parkland including play, fitness, sports pitches, gardens, community growing, orchard and education trails, to promote physical activity, social interaction and opportunities for 'quiet places'
- Flexible workspace:** start-up, incubator employment opportunities to allow people to work closer to home. Flexible and adaptable places and buildings that are able to respond to the community that will grow.

Great Places

- Strategic Green Breaks:** providing separation between Teversham and Fulbourn
- Protecting the Ancient Monument:** a new common created as a public open space provides protection to a currently at risk feature and provides opportunity for education
- Logical Layout:** providing recognisable architectural and landscape features to aid general wayfind and areas of focus
- A Distinctive Hierarchy of Routes:** with vistas and linear parks assisting with orientation within the site and wider community
- A Choice of Homes:** A wide variety and mix of sizes, types and tenure of homes to cater for as many community groups as possible.





CAMBRIDGESHIRE QUALITY CHARTER FOR GROWTH

The new community will respond to the 4 C's Cambridgeshire Quality Charter for Growth. In addition the site will seek to incorporate opportunities for **Commerce** and will be underpinned by a vision which responds to the surrounding **Countryside**.



Community

- The future evolution of the proposals for the site will be developed through engagement with local residents and stakeholders to develop the vision and opportunities for the site, and potential for added social benefit
- Provide community facilities, opportunities for interaction and engagement within public realm and landscape spaces
- Create a strong green framework which permeates through the site with opportunities for active engagement interaction.
- Centrally located local centre to support the new and existing community
- Range of types of housing and mix of tenures
- Opportunities for social infrastructure such as a new primary school, health centre and leisure facilities
- Opportunity to provide a retirement village placing older people at the heart of the community



Connectivity

- Opportunity within the site area to facilitate a new train station to serve the existing and new employment within the area
- Opportunity to connect to existing Public Rights of Way and footpaths to integrate into the surrounding settlements and promote walking and cycling
- Creation of a strong pedestrian and cycle network within the site - integrated into the green infrastructure to create pleasant spaces for the community to utilise
- Potential to connect the site with the existing bus network and improve connections to the wider network.
- Create a clear street framework within the site to ensure legibility and a safe environment



Character

- Bring the surrounding countryside into the site to create a landscape led sense of place
- Utilise existing site features to create a green and blue structure which respects the past use of the site
- Create a variety of densities and appropriate house types which respond to their location and the Green Belt setting.
- Reflect the local vernacular and characteristics of the area
- Provide a wide range of public spaces with a variety of facilities for all ages



Climate

- Energy efficient built development
- On-site renewable energy
- Supporting and facilitating sustainable modes of transport with pedestrian and cycle routes incorporated within green routes
- Mutually supportive green and blue infrastructure
- Opportunities to enhance biodiversity through network of green corridors and spaces and SUDs features.
- Infrastructure for new transport technologies, such as electric cars



Commerce

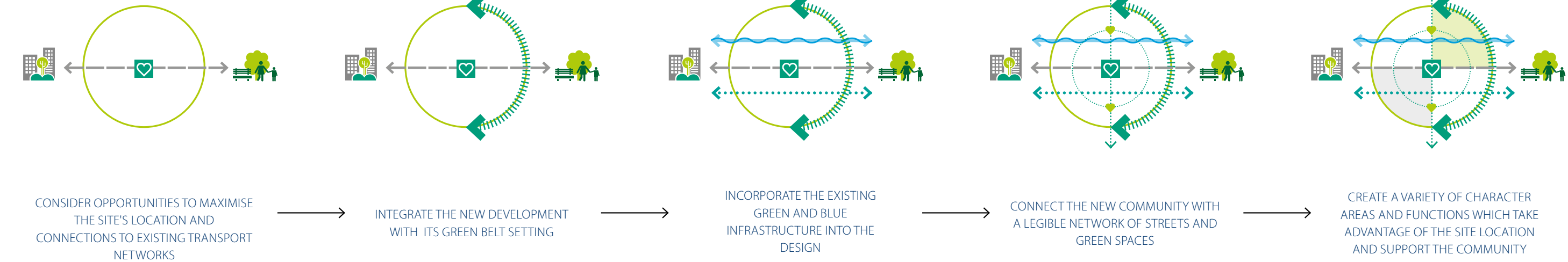
- Providing jobs close to homes
- A local centre to support the new community
- Provision of jobs close to existing sustainable transport infrastructure
- Supporting the economic growth of Cambridge



A VISION FOR LAND EAST OF GAZELLE WAY

The site at Land East of Gazelle Way offers an opportunity to deliver a new vibrant and sustainable, intergenerational community based on a commitment to deliver new homes to cater for local needs, and designed to last for successive generations and to respond to the local townscape and landscape character.

STRATEGIC CONCEPT





SECTION 01
SITE APPRAISAL

REGIONAL SETTING



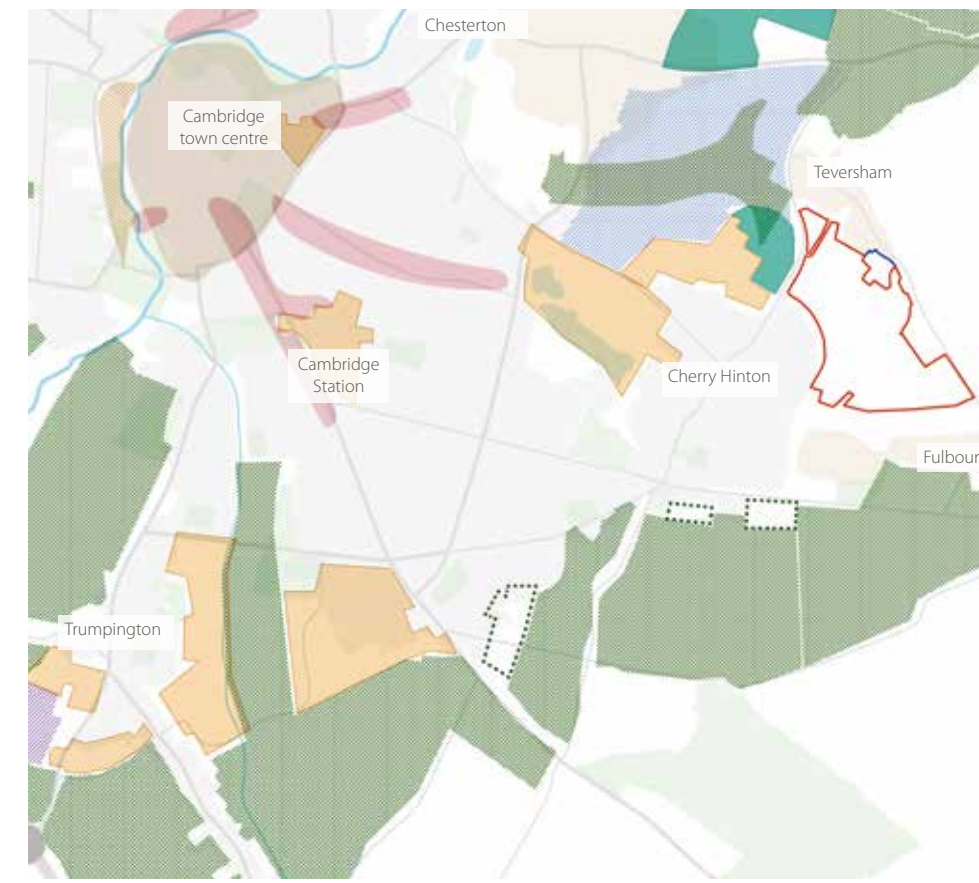
Cambridge City Location

The site is located between Cherry Hinton and Teversham, within the administrative authority of South Cambridgeshire District Council, to the east of Cambridge City Centre. The A14 road is to the north of the site and the Cambridge-Ipswich rail line runs along the southern edge of the site.

- Land East of Gazelle Way
- Adjacent land ownership

Greater Cambridge Location

- Greater Cambridge
- South Cambridgeshire
- Cambridge City Centre
- Land East of Gazelle Way

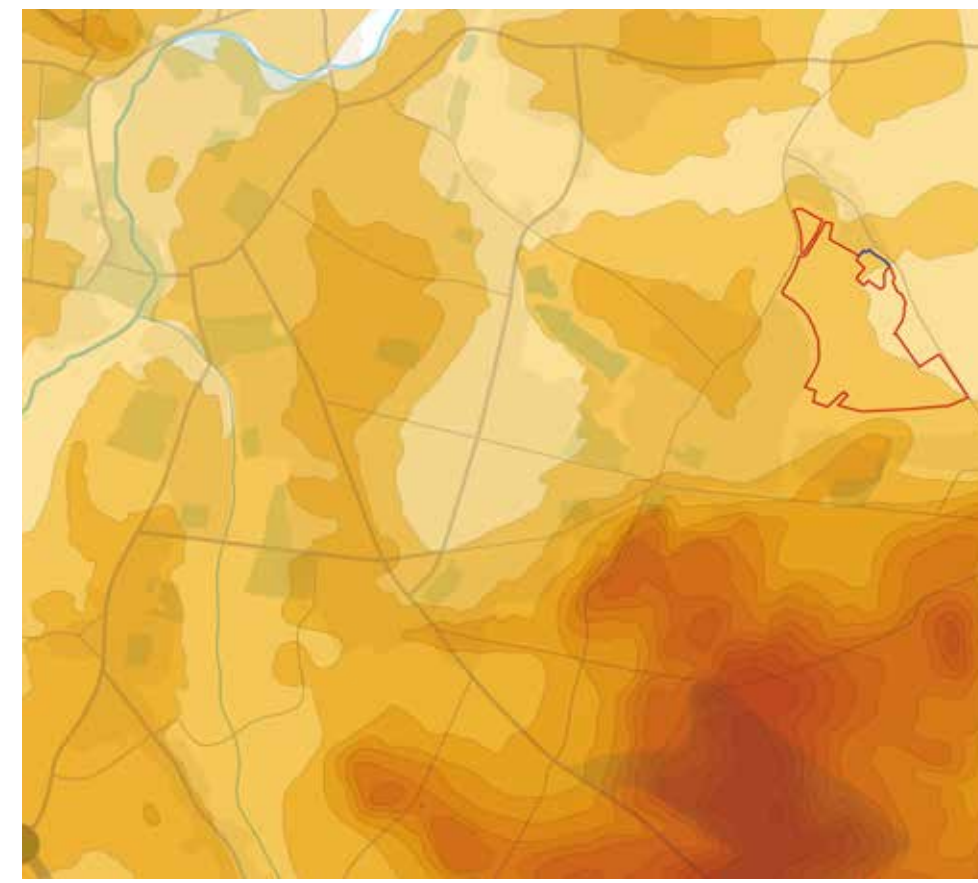


Future Development and Strategies

There is a considerable quantum of growth and development planned within the Cambridge City and South Cambridgeshire District Council areas. A number of consented schemes are under construction, and in addition, through the adoption of both authority's new Local Plans there are a number of allocated sites within the vicinity of the site.

The above plan highlights the consented, allocated and ear-marked sites within the area east of Cambridge and the Green Belt areas graded as being of high significance in the CCC and SCDC 2012 appraisal of the inner Green Belt boundary.

- Land East of Gazelle Way
- Cambridge town centre
- Opportunity area
- Area of major change within Cambridge
- Major development site within south Cambridgeshire
- Future development/change of land use for airport
- Areas of very high and high of significance Green Belt (based on joint Council report of 2012)
- Land released from the Green Belt for development

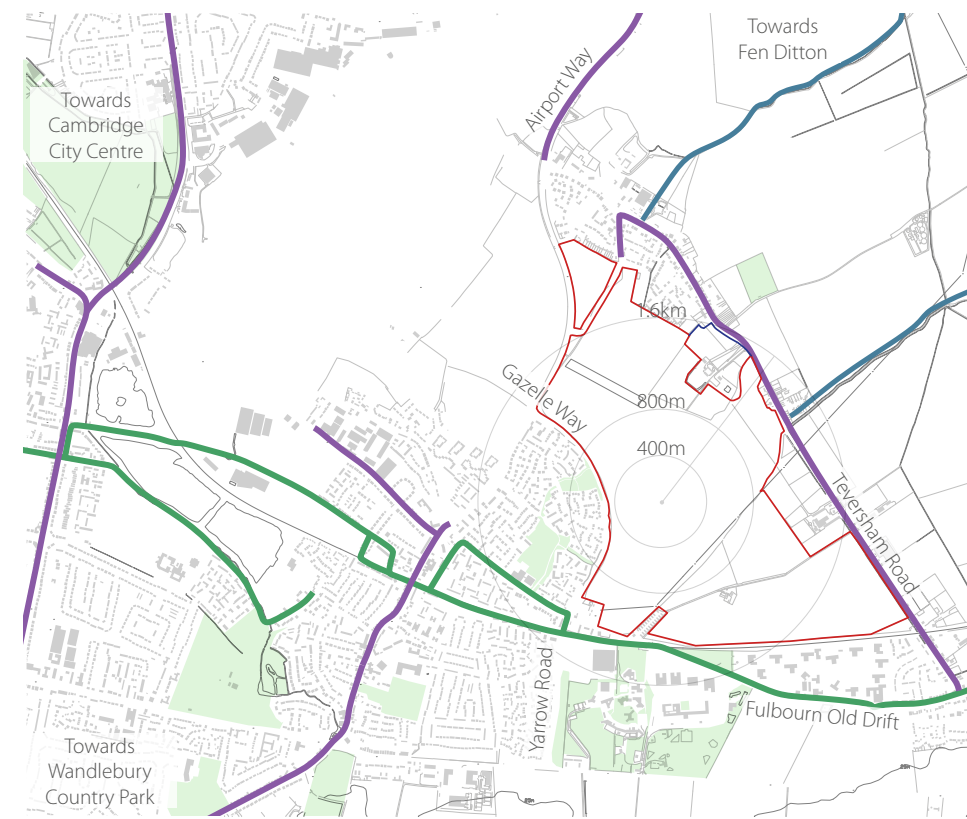


Topography

The above plan highlights the topography of the local area. Cambridge is located in the basin of the River Cam. The site is relatively flat and at an elevation of 10-15m Above Ordnance Datum (AOD).

- Low level (10 metres AOD)
- High Level up to 75 metres (AOD)

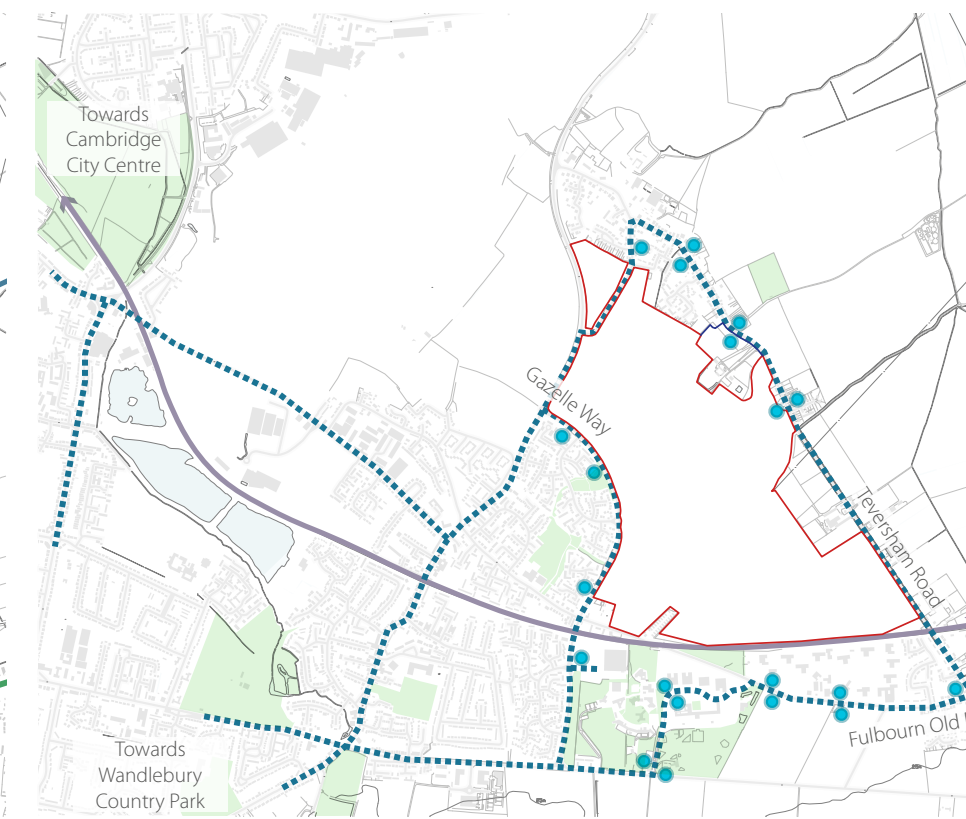
EXISTING SITE CONTEXT



Cycle Paths and Open Space

Walking and cycling infrastructure is shown on the above diagram which also highlights accessibility to Cambridge City and the open spaces surrounding the site.

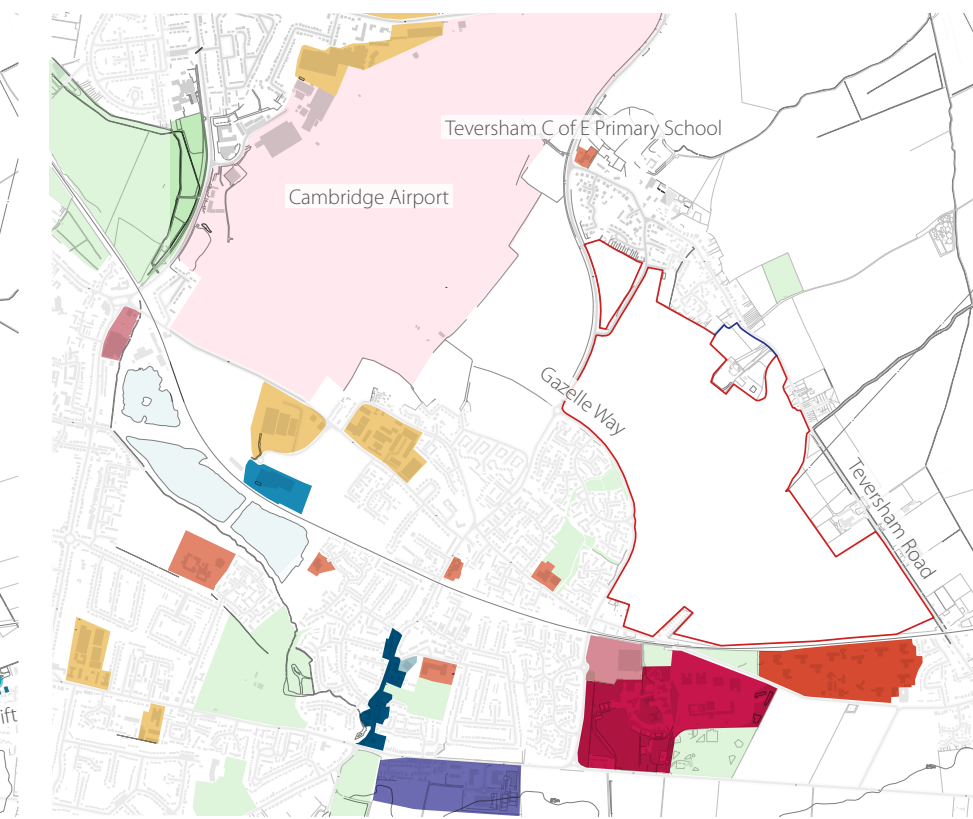
- Open space
- Cycle Networks
- Fulbourn Greenway
- Public Rights of way in vicinity of the site



Public Transport

The bus stops on Gazelle Way to the west and Fulbourn Road to the east are served by the routes 16A, Citi 1 and Citi 2. Hinton Road and Fulbourn Old Drift south of the site and the railway are covered by Citi 1 and Citi 2. A journey with Citi 1 from Gazelle Way to Cambridge city centre takes 35 minutes with no changes

- Train Line
- Bus route
- Nearby bus stop



Land Use and Services

There are a number of primary and secondary schools close to the site. Bewick Bridge Community Primary School in Cherry Hinton is the nearest school to the site. Shops, a local library and leisure centre can be found along the High Street in Cherry Hinton, less than 2km from Gazelle Way.

- Open space
- Education/school
- Employment
- Leisure centre
- Airport (proposed for closure and redevelopment)
- Large scale retail
- Hospital
- Cherry Hinton high street
- Ida Darwin Hospital Redevelopment (allocation for residential and hospital)
- Peterhouse technology park



EXISTING CONNECTIVITY



Key Employment Locations

The whole of the City Centre is within about 3.5 miles from the site, as is North East Cambridge (including the Cambridge Science Park, Cambridge Business Park and St John's Innovation Centre). The Cambridge Biomedical Campus is within 3 miles of the site, and the West Cambridge employment site is within 5 miles of the site. The Peterhouse Technology Park is within a mile of the site. These key employment locations are shown on the adjacent diagram

Based on Department for Transport advice that, for commuter journeys, cycling distances up to 5 miles are not uncommon, these key employment locations are therefore within a reasonable cycling distance of the site.

Walking and Cycling Infrastructure

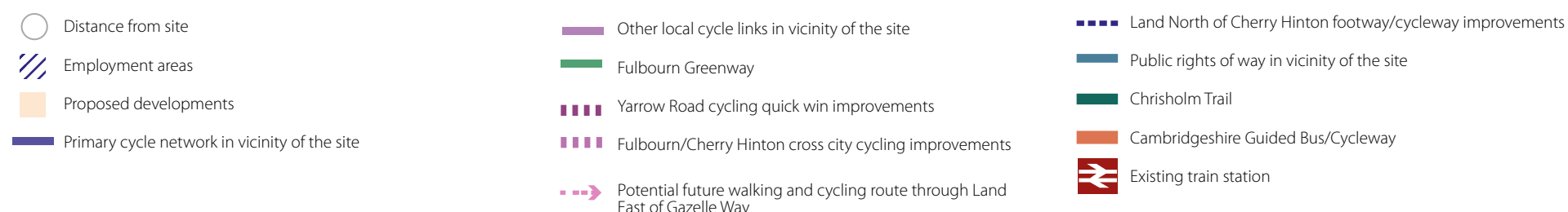
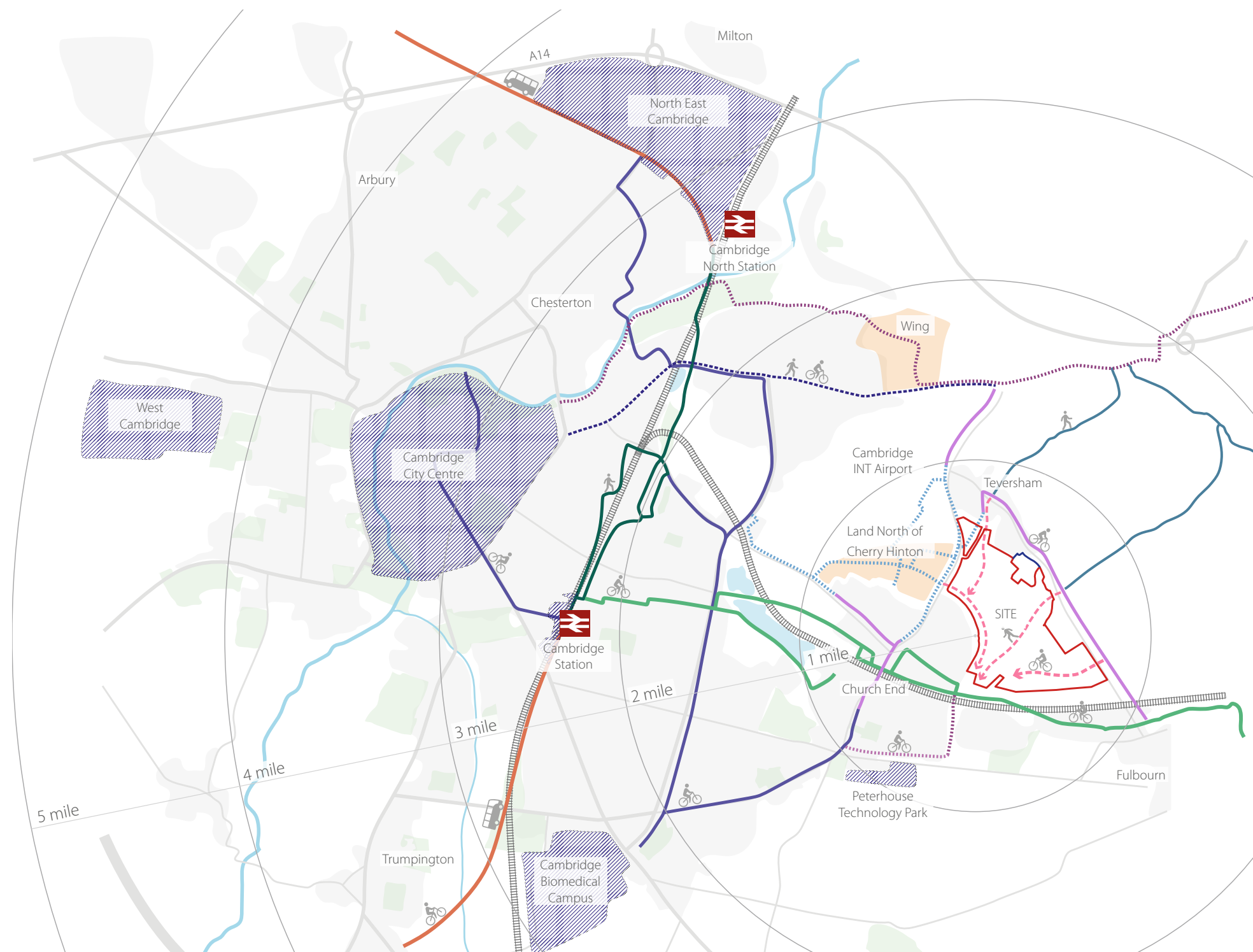
The site in the context of walking and cycling infrastructure is shown on the adjacent diagram. This shows the 'Chisholm Trail', a series of new segregated cycle links parallel to the railway line through Cambridge linking the Cambridge Biomedical Campus with the Northern Fringe East. The Chisholm Trail is being delivered by the Greater Cambridge Partnership (GCP) and is expected to be completed within three to five years. This would mean the Trail is open and in use prior to development of Land East of Gazelle Way .

The site's cycling accessibility will be improved as a result of the Fulbourn Greenway, being delivered by the GCP. The Fulbourn Greenway would connect Fulbourn with Cambridge City Centre and Cambridge railway station. Final designs are being prepared for agreement by GCP later in 2019. The expectation would be that the Fulbourn Greenway is open and in use prior to the development of Land East of Gazelle Way .

Other transport improvements are planned as shown the adjacent which will make the Land East of Gazelle Way site highly accessible by walking and cycling. These include:

An enhanced Jubilee Cycleway connecting with the Chisholm Trail and thereafter to the key employment area of the North East Fringe, being delivered by the Wing development;

- Walking and cycling improvements to Newmarket Road between Airport Way and East Road, also as part of the Wing development;
- New high-quality footway / cycleways along Coldham's Lane between Norman Way and Barnwell Road and on Airport Way, being delivered by the Land North of Cherry Hinton development;
- Local footway and cycleway improvements in Cherry Hinton and Teversham, being provided by the GCP as part of the Cross City Cycling and Cycling Quick Wins projects.



Public Transport Services and Infrastructure

The site in the context of public transport services and infrastructure is shown on the adjacent diagram. This shows that the site has good access by public transport. The Citi 1 bus service calls at stops on Gazelle Way up to every 10 minutes. Operated by Stagecoach, it provides connections between Cherry Hinton, Addenbrooke's Hospital, Cambridge railway station, Chesterton and Arbury.

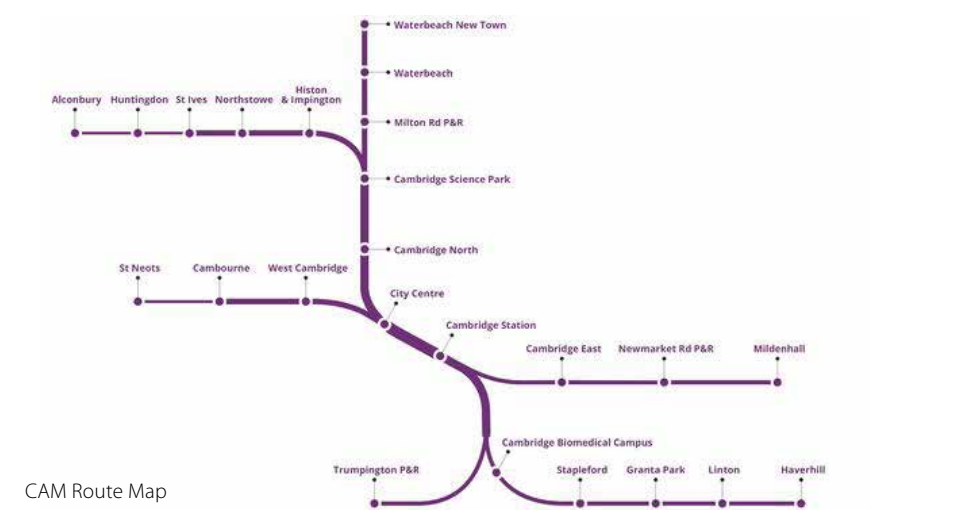
New and enhanced conventional bus routes are planned as part of the Wing and Land North of Cherry Hinton as shown on the adjacent diagram, providing high quality bus services between these developments, the city centre and the Cambridge Biomedical Campus.

This public transport accessibility will be significantly enhanced through the Cambridge Autonomous Metro (CAM), a rapid mass transit system for the Cambridge area that is being promoted by the GCP. It will provide high quality public transport connections linking key employment locations with housing growth sites.

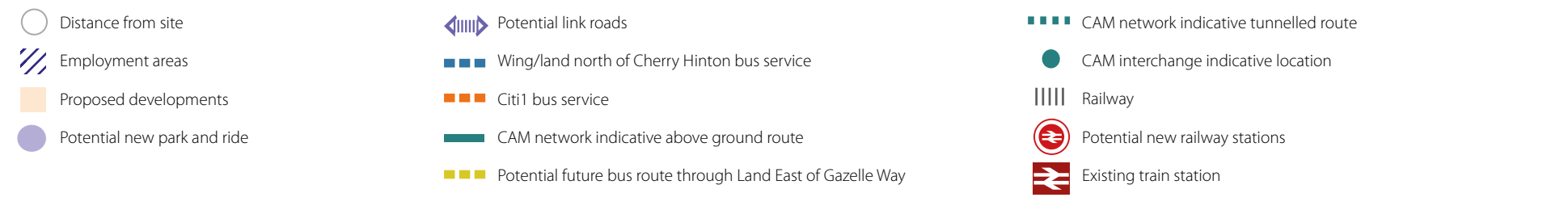
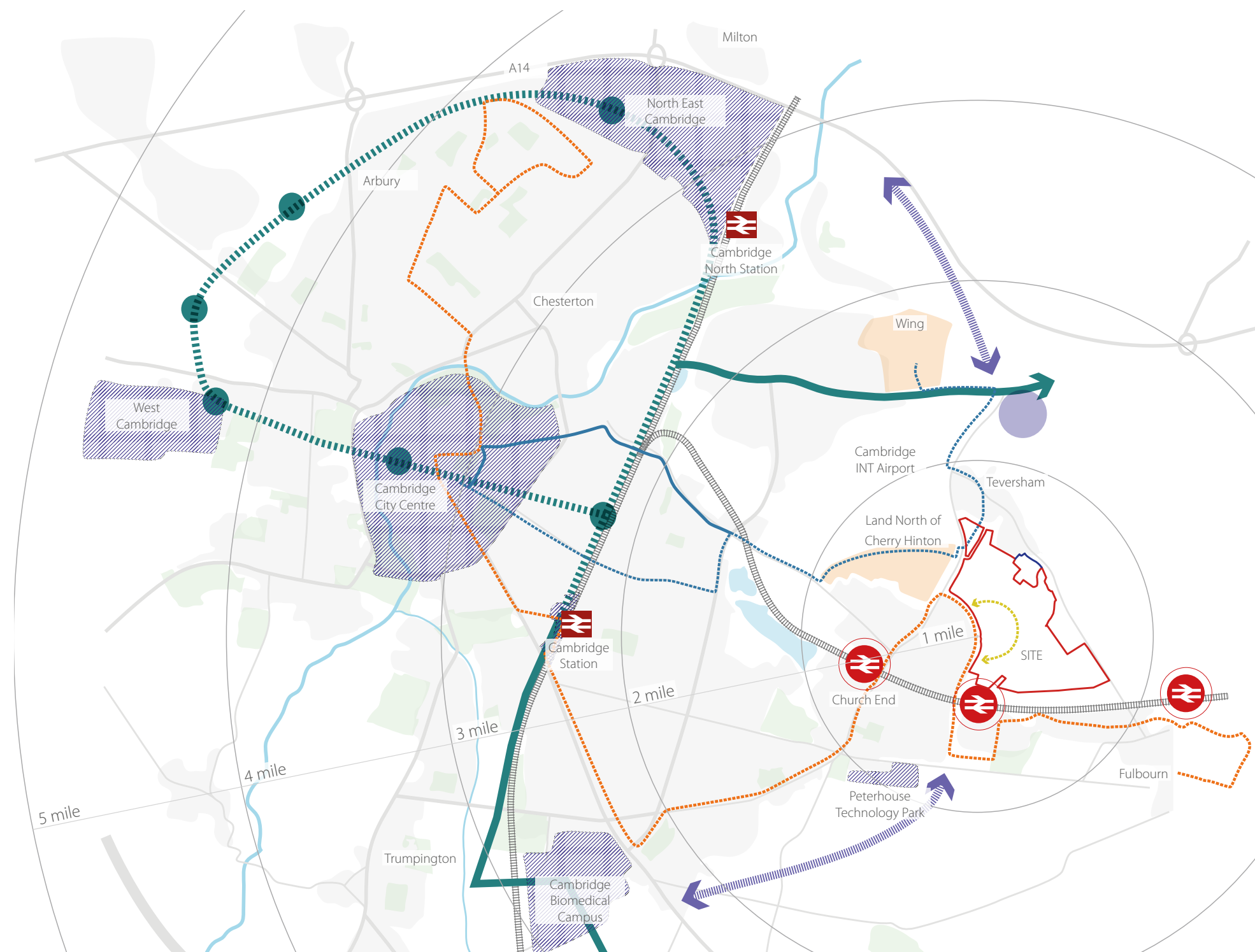
Phase 1 of the CAM network would run along the Newmarket Road corridor at surface level, passing Wing and the Airport towards Newmarket. Routes within the city centre would run in tunnels underground. Delivery of the early, surface-level phases of the CAM is proposed for delivery by 2025, which would be before the development of Land East of Gazelle Way . The tunnelled section is not expected to be operational until the end of the 2020s, which would be before any significant development at Land East of Gazelle Way .

Cambridgeshire County Council's Long Term Transport Strategy (LTTs) identifies further major public transport infrastructure requirements to cater for the transport demand associated with planned growth in the Cambridge area. The LTTs includes the potential for new railway stations in Cherry Hinton and Fulbourn on the Cambridge – Ipswich line. It also shows a new Park and Ride site south east of the Newmarket Road / Airport Way junction – this is linked with the GCP's CAM proposals, summarised above.

In the medium to long term, the LTTs includes the possibility of a new Southern Link Road between Cherry Hinton and the Cambridge Biomedical Centre. It also includes the possibility of a new Fen Ditton Link Road between the Newmarket Road / Airport Way junction and the B1047 between Fen Ditton and its junction with the A14. These LTTs schemes are longer term aspirations but nevertheless will assist with the public transport accessibility of the Land East of Gazelle Way site.



CAM Route Map





EXISTING SITE LANDSCAPE ANALYSIS

The site is flat, arable farmland divided by hedgerows, woodland belts and ditches. The site separates Teversham and Cherry Hinton and provides a green setting for both villages. The site is at an elevation of 10-15m above ordnance datum. The majority of the site is characterised as being flat, open farmland with a series of straight ditches, hedge and tree lines running across the site. Towards Teversham, there is mature woodland around the medieval moated building of Manor Farm. Overhead power lines and associated pylons cross the site in several locations.

The existing village of Teversham has an historic centre centred around the All Saints Church. The village is predominantly residential, of mixed ages around the High Street. From the village there are open views to Cambridge airport and from the Fulbourn Road east towards Little Wilbraham.

Gazelle Way bounds the west of the site and adjoins the residential development of Church End and this area has a homogeneous character of modern two storey residential development.

To the south of the site lies the planted edge to the railway line. This crosses the Fulbourn Old drift, a track leading to a mobile home community and an electrical substation bounding the site. Currently this track does not cross the railway line to join the footpath routes that links the supermarket, Hospital and business park that are adjacent to the railway line.

Significant features in the landscape include:

- Caudle Ditch and planting along the ditch edge
- A Line of established Poplar trees along the south edge of Fernleigh farm
- Woodland block east of Cherry Hinton Road
- Established tree groups around Claude Corner farm and Manor farm
- Hedgerows and trees along the railway line to the southern edge of the site
- Long hedgerow along boundary to Gazelle Way
- Smaller grazing fields with planted boundaries along the east of the site

The site is part of the Fen Edge landscape which sits between the Fens to the north and east and Cambridge town centre. Key characteristics of the Fen Edge are:

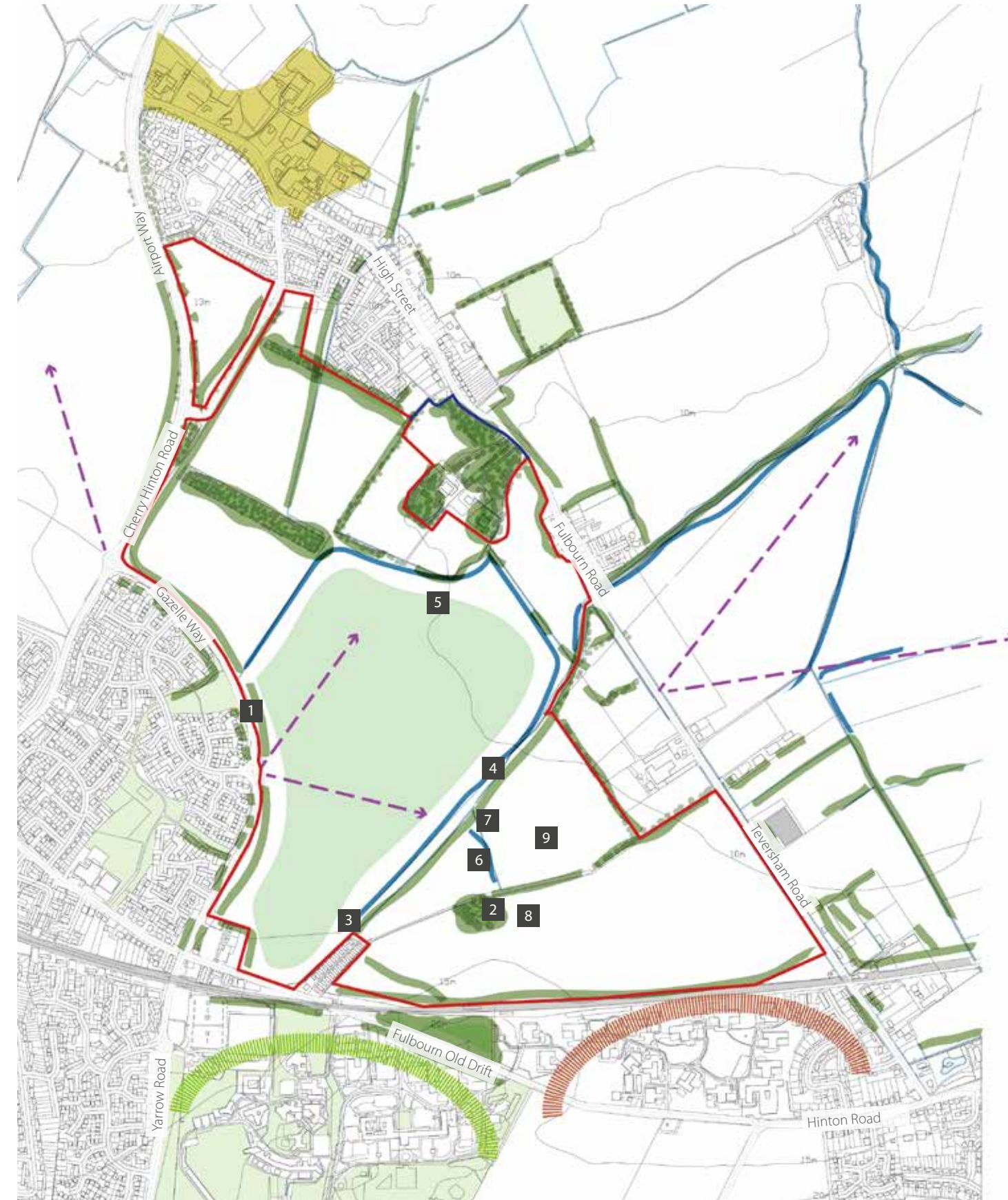
- Flat landscape sitting outside the flood plain
- Variety of land uses including arable and pastoral agriculture
- Lines of trees and hedgerows along ditches and field boundaries
- Small woodland groups

There are open views across the site mainly to the north and east. There are also views of the Fulbourn Hospital buildings to the south and occasional glimpses of the Gog Magog hills south of Cherry Hinton. Residential areas to the west and north of the site are mainly two storey suburban houses. The hospital and business park areas south of the railway include buildings of a larger scale, three to four storeys high but these are hidden behind dense banks of trees.

As part of the Site Analysis, a review of the 2012 and 2015 Inner Green Belt Studies has been undertaken (appended to this report). Within the 2012 Study it was identified that the majority of this Site is considered to be of 'low significance' and was of the lowest significance of all the Green Belt around Cambridge. The 2015 Study identified that this area of Green Belt is remote from the historic core of Cambridge and does not make a significant contribution to the rural character of approaches to the city edge. Further more there are no key views within or across this area of Green Belt. The role of this area of Green Belt in relation to Cherry Hinton, Teversham and Fulbourn is acknowledged. As will be demonstrated throughout this document it is considered that sustainable development can be accommodated within this area whilst maintaining a separation between Cherry Hinton, Teversham and Fulbourn through the preservation and enhancement of existing green infrastructure and provision of large area of green space.

Key

- Flat open fields with defined boundaries
- Hospital set in mature landscape
- Potential new residential development
- Tree belt
- Significant tree belt
- Open views
- Ditch/water course



View of the site boundary with Gazelle Way



Existing house located within the site



Site boundary with nearby static homes



High voltage power cables follow the alignment of hedges and ditches



View from the south of the site towards Fulbourn



View towards the airport from the centre of the site



View between hedgerows towards the existing business park



Line of poplar trees along the site boundary



View across the site towards Fulbourn

ECOLOGY AND BIODIVERSITY

The site is not subject to any statutory or non-statutory nature conservation designation. Wilbraham Fens Site of Special Scientific Interest (SSSI) is to the northeast, and linked to the site by the Caudle Ditch. Safeguarding the ditch will be a key aspect of the design, and no adverse effects on the SSSI are likely.

The site largely comprises intensively managed arable fields bounded by hedgerows. Some rough grassland 'headlands' are present, while several of the field boundaries include ditches. Chief among these is the spring-fed Caudle Ditch, a feature of significant potential for wildlife. Small areas of broadleaved woodland are situated in the north of the site. Overall, the habitats within the site are of low intrinsic ecological interest, though the woodland, hedgerows and ditches are of relatively greater value. These will be incorporated into the green infrastructure network for the development, and there is good scope for significant ecological enhancement.

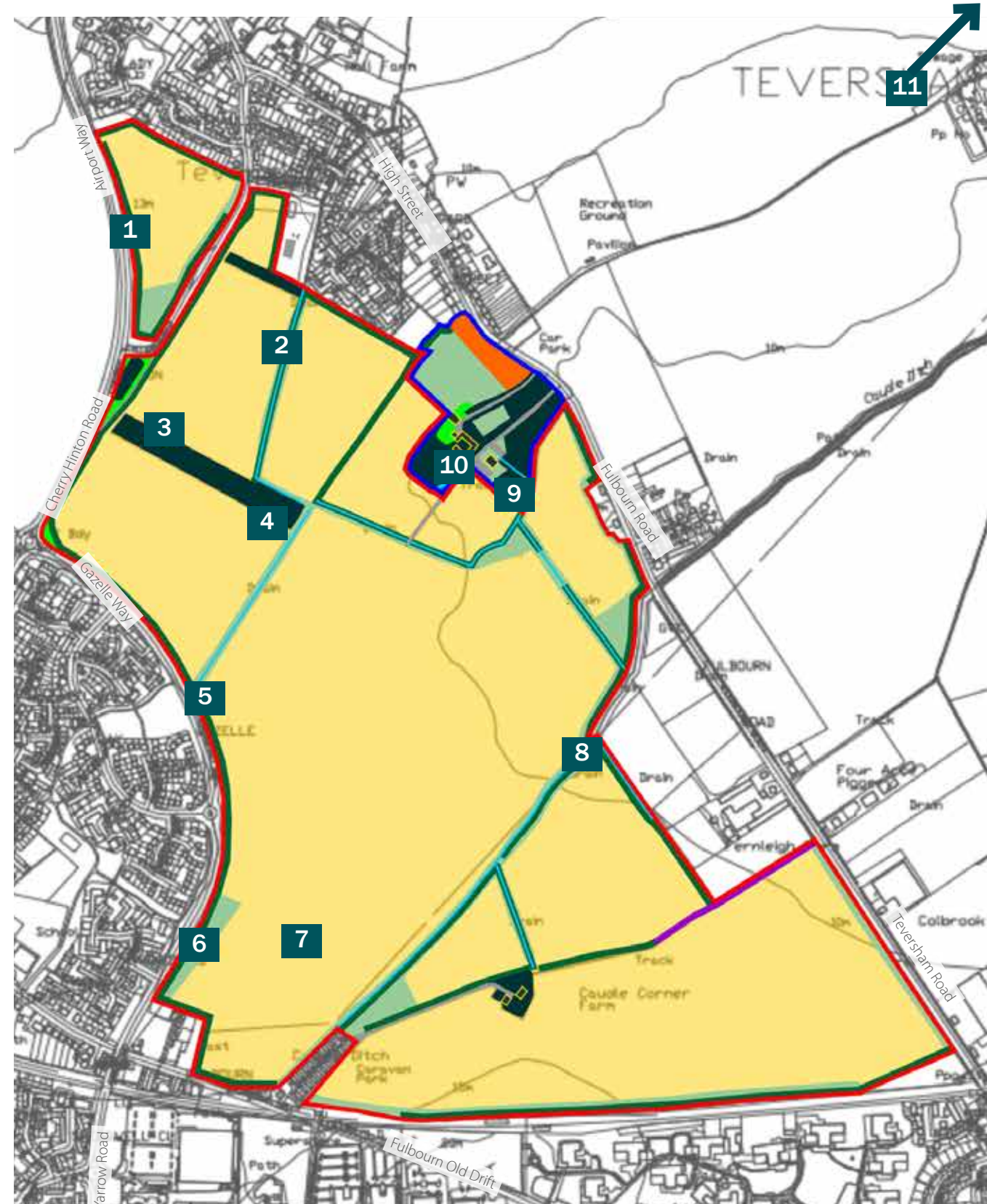
A significant body of work has been accumulated for the Land North of Cherry Hinton proposal, and given the proximity to that site and the nature of the habitats, the protected and notable species present are expected to be similar.

Several bat species are likely to use the site for foraging and dispersal, but there is no evidence to suggest that any rare species would be present. The ditch network, particularly the Caudle Ditch, is considered suitable for Water Voles, which are known to be in the area. The site is likely to support several farmland bird species, while there may also be some use by reptiles and amphibians. Detailed survey work would be undertaken to identify the species present.

Subject to completion of surveys and incorporation of mitigation into the masterplan, there is nothing to suggest that development would be precluded on ecological grounds. Owing to the current use of the site and habitats present, it is expected that net biodiversity gain can be achieved leading to positive enhancement over and above the existing situation.

- Key**
- Building
 - Hardstanding/dirt track
 - Arable field
 - Rough grassland field margin
 - Amenity grassland
 - Scrub
 - Broadleaved woodland
 - Hedgerow
 - Treeline
 - Ditch/waterbody

- 1** Retention of hedgerows along site boundaries
- 2** Opportunity to improve the wildlife value of the network of ditches and drains present within the site, via channel widening and vegetation planting. Ditches can be managed specifically for Water Vole
- 3** Hedgerows and woodlands offer foraging and commuting potential for bats
- 4** Opportunity to incorporate existing woodland, hedgerows and ditches into the green infrastructure network for the development
- 5** The site likely supports an assemblage of farmland and woodland birds. Nesting opportunities are provided in trees and hedgerows
- 6** Small areas of rough grassland present around the field margins have potential to support reptiles
- 7** Open agricultural fields with limited potential for farmland ground nesting birds, e.g. Skylarks
- 8** The Caudle Ditch is considered to provide suitable opportunities for Water Vole, which are known to be present in the locale
- 9** Ponds with potential to support Great Crested Newts and Water Voles
- 10** Farm buildings with potential to support roosting bats
- 11** Wilbrahams Fens Site of Special Scientific Interest (SSSI), 1.8km north-east of the site



HERITAGE AND ARCHAEOLOGY

Designated Heritage Assets

Two Scheduled Monuments lie within or adjacent to the site. Both a moated medieval site at Manor Farm and crop mark evidence (from aerial photography) for an Iron Age settlement would be preserved as part of the development. Their settings would also be maintained through appropriate buffers and sympathetic development. Furthermore, the crop mark monument is on Historic England's Heritage at Risk Register due to prolonged damage through ploughing. The proposed development would take this monument out of agriculture and ensure its long-term survival. This is a significant benefit.

There are listed buildings located within the surrounding villages of Teversham, Fulbourn and Cherry Hinton. Because of intervening development, mature vegetation and the largely flat nature of the local topography none has a clear line of sight of the site. Manor Farm, a grade II house of 17th century origins, is the nearest listed building to the site. Its setting, which is enveloped by trees, would be further protected through an appropriate stand-off.

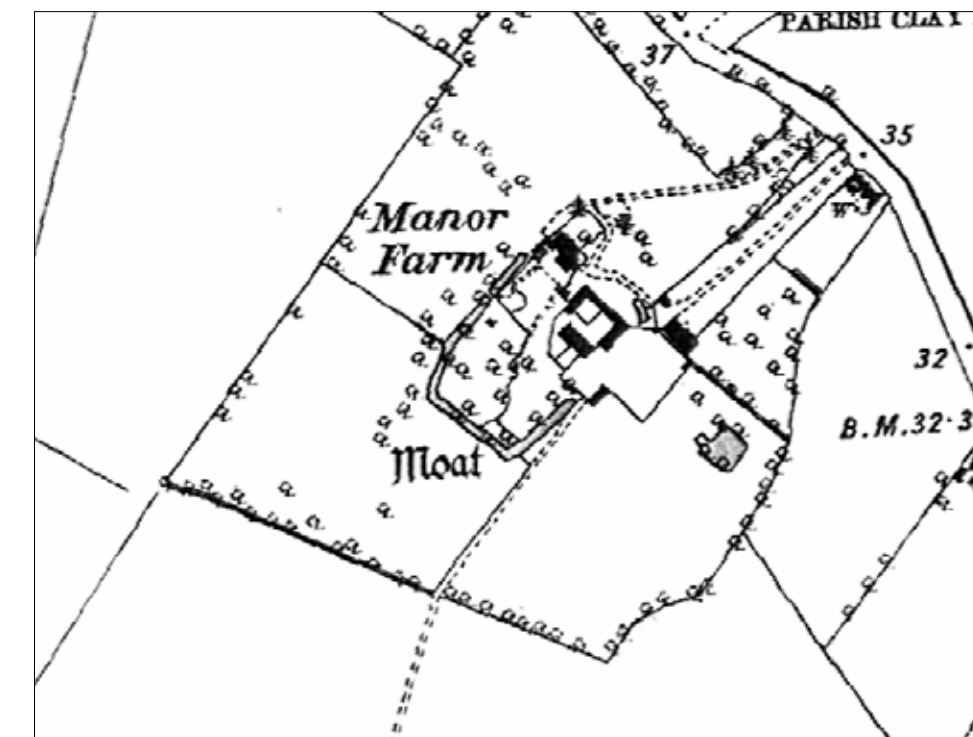
Archaeology

In the southern part of the site a number of entries are recorded in the Cambridgeshire Historic Environment Record (CHER). These include Iron Age activity to the east of the scheduled Iron Age settlement uncovered during deep ploughing in the 1970s.

Roman activity includes a site examined by a local archaeologist over a period of 8 years in the 1980s and identified as a villa. This villa started in the second century as a timber building replaced in the third by a flint, stone and timber structure with evidence for at least one tessellated floor. Other structures were located nearby including further timber buildings and a pottery kiln suggesting an industrial annex to the villa. The vast majority of the archaeology was found cut into the chalk indicating significant plough truncation.

In 1986 the villa was recorded as being cut through by a 'new' road which suggests that this now lies outside the site.

The site also includes a number of undated crop marks that probably represent multi-period field boundaries, along with stock penning and potential domestic features. The wider landscape includes crop marks of ring ditches indicating ploughed out Bronze Age burial mounds or barrows and Bronze Age domestic activity found as part of works associated with the construction of the nearby Tesco store.



1888 OS Plan of the Manor Farm Moated Site - Scheduled Monument



View across the site to the scheduled Iron Age Monument



Historic landscape

Historic maps show the site divided up into a number of generally quite large rectilinear fields perpendicular to the Fulbourn Old Drift. These pre-date the railway which bisects the field boundaries. Between 1880 and 1938 some of the larger units were further amalgamated.

Opportunities

The site has been under the plough for centuries and in the modern era will have experienced deeper mechanised ploughing. The result has been the truncation of buried archaeology without record. This is most clearly evidenced by the inclusion of the Iron Age scheduled monument on the Heritage at Risk Register. This development would offer an opportunity to excavate and record archaeology (funded by the developer) before it is destroyed. Nationally important archaeology, including the scheduled monument, can be preserved in situ through careful design of the layout, for example using public open space to ensure its future protection.



Heritage at Risk

Settlement site by Caudle Corner Farm, Fulbourn

Site Details

- **Designated Site Name:** Settlement site by Caudle Corner Farm
- **Heritage Category:** Scheduled Monument
- **List Entry Number:** 1006878
- **Local Planning Authority:** South Cambridgeshire
- **Site Type:** Domestic > Settlement

Assessment Information

- **Assessment Type:** Archaeology
- **Condition:** Extensive significant problems
- **Principal Vulnerability:** Arable clipping
- **Trend:** Declining

Extract from the Historic England Heritage at Risk register.



UNDERSTANDING THE SITE CONSTRAINTS

Analysis of the site and surrounding area has enabled an understanding of the various constraints of the which will influence proposals for the site. There a number of constraints identified of historical, heritage, planning and landscape significance. The degree to which these constraints affects and limits development varies. A sensitive approach to the key features of the site development will be taken to ensure a successful design. The adjacent diagram provides an overall summary of the key constraints to be considered within the design principles for the site.

Additional detail regarding the utilities and drainage constraints are set out below.

Utilities:

A high pressure gas main runs through the site, along with a 132kV overhead power line carried on steel pylons. The high pressure gas main would need to stay in place but there is potential to put the 132kV power line underground, beneath the gas main subject to agreement with the gas and electricity providers. Appropriate restrictions on building around the gas pipe and 132kV power line will be incorporated into the emerging development proposals for the site.

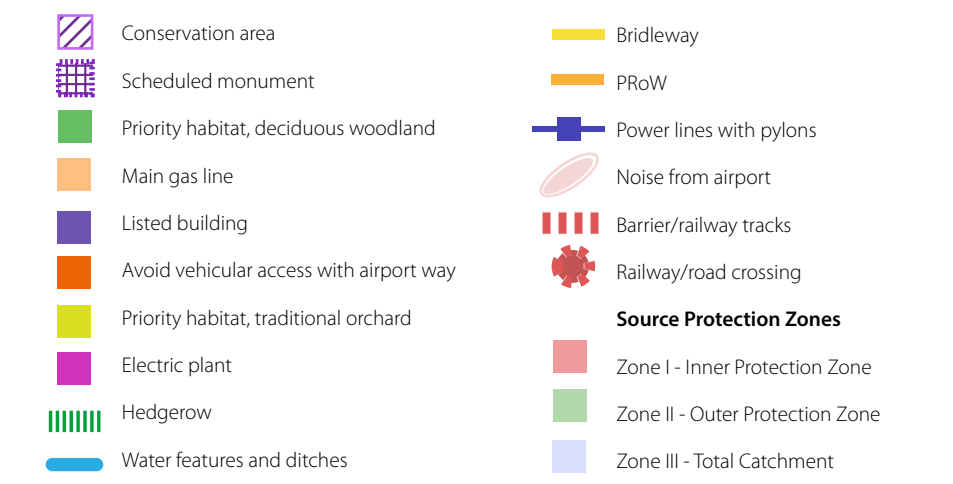
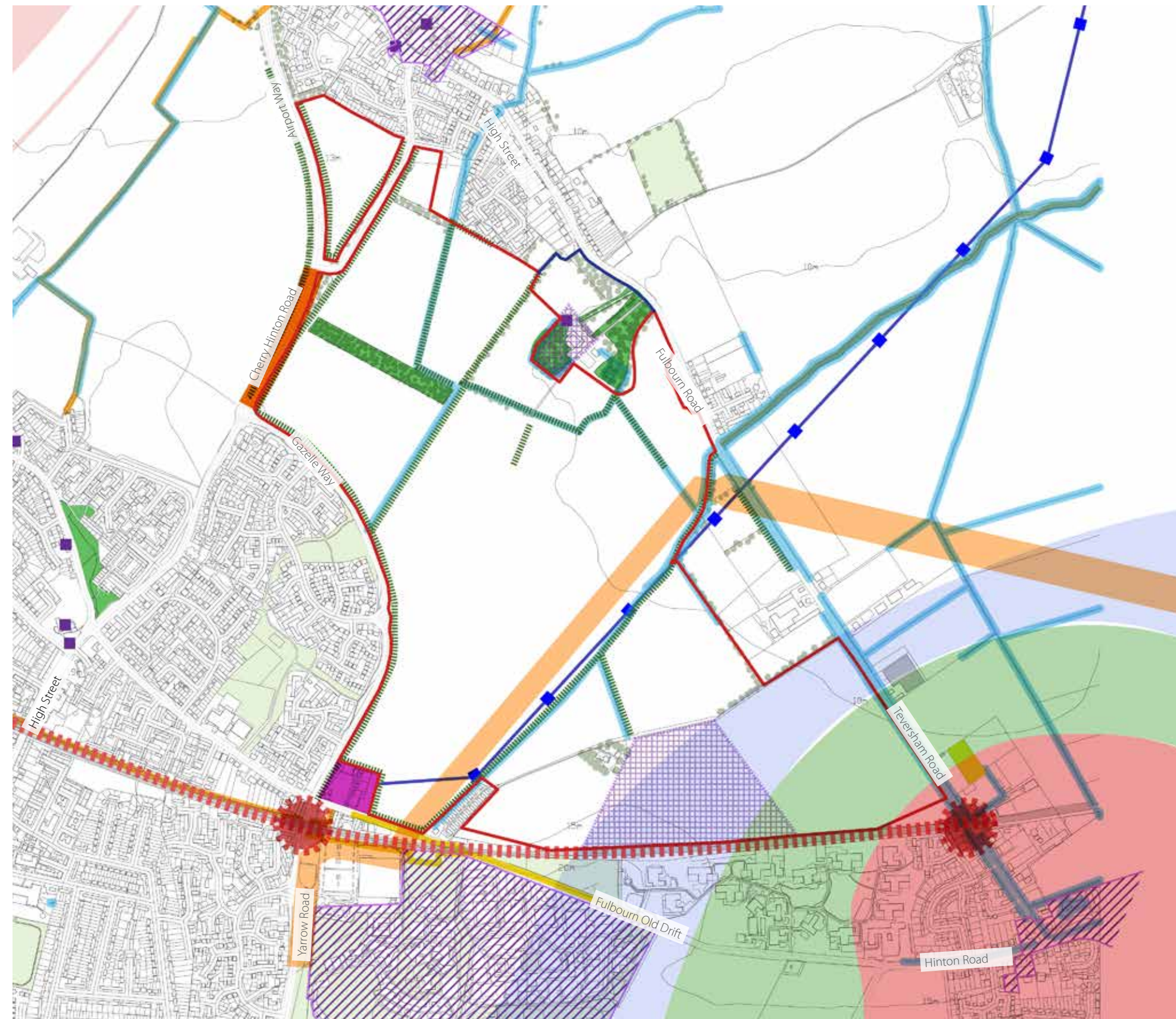
Other utilities within the site include a 600mm diameter water main, 33kV and 11kV overhead power lines, intermediate pressure gas main and a surface water pipe. These, however, can be diverted / lowered.

Drainage:

The site falls within Flood Zone 1, and is therefore at a low risk of fluvial flooding. There is also a low risk of surface water flooding. A surface water flow path runs generally southwest – northeast through the centre of the site.

The site has a series of land drains, which interconnect with other land drains to surrounding areas. This includes the Caudle Ditch, which runs generally southwest – northeast through the southern extent of the site. The site is located in a Principal Aquifer area, which will mean that Sustainable Drainage System (SUDS) will be important for the final drainage design.

The south-eastern part of the site is located in a Groundwater Source Protection Zone, as defined by the Environment Agency.



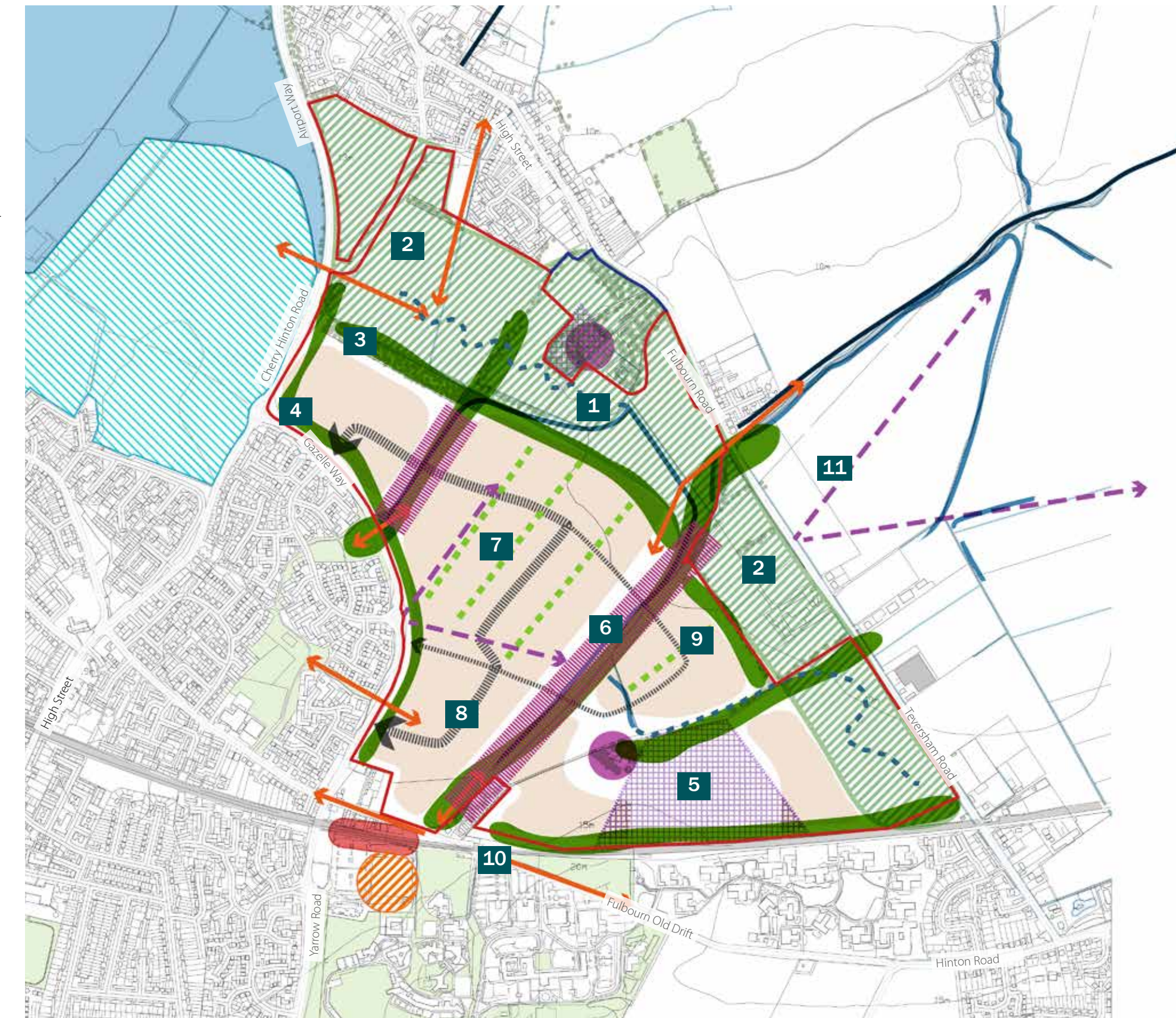
OPPORTUNITIES

The Land east of Gazelle Way provides a unique opportunity to provide, in one sustainable location, new homes, education and local retail within a rich landscape setting.

The existing green assets across the site can be retained and connected to create a strong landscape structure for the new development and for the open spaces circulation routes. Retention of the existing green structure, including trees, tree belts and hedgerows, also provides opportunities to retain and enhance ecology and existing green corridors linking to the surrounding green belt landscape and existing green corridors leading into the city centre.

There is an opportunity to integrate the proposals with existing pedestrian and cycle networks, providing a sustainable route into Cambridge as an alternative to reliance on car travel. There is also the potential to facilitate a railway station within the site in the future which could provide further public transport benefits to the new and existing community and local businesses.

- 1 Existing water course retained and enhanced for nature conservation.
- 2 Area restored to Fen edge natural landscape character including enhanced water courses, reed beds, naturalised meadows and copses.
- 3 Existing hedge and tree lines retained, enhanced and extended.
- 4 Boundary hedge widened.
- 5 New Common created as a public open space - protecting ancient monument
- 6 Linear wellbeing parkland including play, fitness, sports pitches, gardens, community growing, orchard and education trails
- 7 Green streets-low traffic and pedestrian and cycle priority .
- 8 Avenue streets - main routes
- 9 Neighbourhood greens, local open space.
- 10 Improve pedestrian and cycle connections
- 11 Preserve key open views.





SECTION 02
SITE VISION



CONCEPT

We envisage the new community at Land East of Gazelle Way as a strong, cohesive and inclusive community. Recognising the green, ecological and naturalistic surrounds, this community will have very close ties to the landscape and neighbouring destinations, maximising the quality of life offered to new residents - it is about building upon strengths, creating a unique identity and bringing added value.



Green assets
Existing hedgerows and tree belts will be retained where possible and will be used as the basis of a green structure for the new development. The existing planting will be enhanced and extended to create a green character to the neighbourhood and to enhance ecology, green corridors and links to the surrounding Green Belt landscape. The two existing scheduled ancient monuments will be retained, protected and integrated into the layout.

- Improved landscape edge and buffer
- Scheduled Ancient Monuments
- Existing key hedgerows and tree belts



Open space
The primary new open space will be along the north edge of the site where the Fen Edge landscape will be enhanced and will provide walking routes, cycle paths and a green setting for the new neighbourhood as well as a separation between the villages. Smaller green spaces, play areas and parks will be integrated with the new development, providing opportunities for sports, play, community events and community gardens. Planting and tree species and other landscape materials will be selected to tie in with the Fen Edge landscape and the surrounding context.

- Proposed focal spaces
- Proposed Green routes



Development parcels
The new community will consist of a series of neighbourhoods interspersed amongst the green structure. Residential densities will vary throughout the site, responding to the surrounding context and landscape setting and to create a varied character. The new community will be inclusive and inter-generations allowing for a range of property types and tenures for all ages to create a more resilient and diverse scheme.

- Developable Parcels



Permeable streets
Primary movement through the site will be provided by a primary street accessed from Gazelle Way. This central boulevard will become the main spine for the site with secondary and tertiary streets providing connectivity to residential neighbourhoods. Quiet quintessential lanes will provide access to homes on the green perimeter of the site.

- Key vehicular connections



Community Focus
A wide range of facilities will be provided to support the new community. These will include shops, homes, recreational facilities, employment, education and opportunities for community use spaces. Provision for later living and associated community facilities will be located at the heart of the new community. There is potential within the site self-build homes and community growing.

- Local Centre
- Employment



Surrounding Connections
Accessibility and clear links to the natural landscape and local centres will be created for well connected neighbourhoods. Connections to existing footpaths, cycleways and Public Rights of Way will be provided to promote sustainable transport routes. Within the site land will be future-proofed for a potential rail station, offering potential for additional enhanced north-south connectivity across the rail-line with existing and future employment areas to the south.

- Strengthened connections to the surroundings
- Potential to facilitate a new train station



LANDSCAPE STRATEGY

The landscape strategy is designed to integrate the new neighbourhoods into their Green Belt and landscape context and to protect and enhance the character of the Green Belt. The Green Belt Review appended to this document has informed the Landscape Strategy through the retention of strategic green breaks between Teversham and Fulbourn, underpinning the landscape led approach to the masterplan. Existing features such as hedge lines, tree belts and water courses will be retained, to form a framework of green infrastructure that respects the disposition and character of the existing landscape and significantly enhances nature conservation and benefit to wildlife.

The key objectives are:

- 1 Strengthen connections:** with cycle and footpath connections to the surrounding villages of Teversham, Cherry Hinton and Fulbourn, and the countryside beyond.
- 2 Fenland Park:** Create a fenland park between Teversham and Fulbourn. This park will recreate the natural fen edge landscape of the area with naturalised water courses, scrapes, reed beds and copses. It will be a haven for wildlife, contain footpath routes, and bird hides and integrate the development into the Green Belt countryside beyond.
- 3 Linear Wellbeing Parkland:** two linear parks will be created that extend and reinforce existing hedge and ditches to form linear parks. They will be easily accessible to the new and existing communities and cater for all ages all year round. They will contain gardens, growing areas and orchards, areas of play, outdoor gyms and fitness trails and a series of sports pitches.
- 4 The Common:** the scheduled ancient monument site will be protected and transformed into a meadow for informal recreation.
- 5 Existing Hedges and Tree Lines:** The key hedge and tree lines will be protected and enhanced with new native planting to reinforce the existing landscape character. Existing low boundary hedges will be raised and maintained for nature conservation. Gaps will be retained to afford open views across the site visually integrating it with its surroundings.
- 6 Green Streets and Avenues:** A network of green streets will have a green character containing trees, planted verges and swales and will have low traffic volumes and speeds to encourage walking and cycling. The main spine road through the development will be lined with avenue trees and will contain wide planted verges and hedges to create a green and sheltered character to the development.
- 7 Neighbourhood Greens:** Within the development a series of greens will be formed providing immediate access to open space for residents. These are envisaged as open lawns, tree lined and areas of planting. Some may contain ponds and swales.





TRANSPORT AND ACCESS STRATEGY



Land East of Gazelle Way will be a residential-led mixed use development, and so residents of the development will be able to meet many of their day-to-day needs by the provision of services and facilities within the site, reducing the need to travel into Cambridge. Because the distances to these local services and facilities will be relatively short, the opportunities for these day-to-day trips to be made within the site on foot and cycle will be maximised.

Promote Walking and Cycling

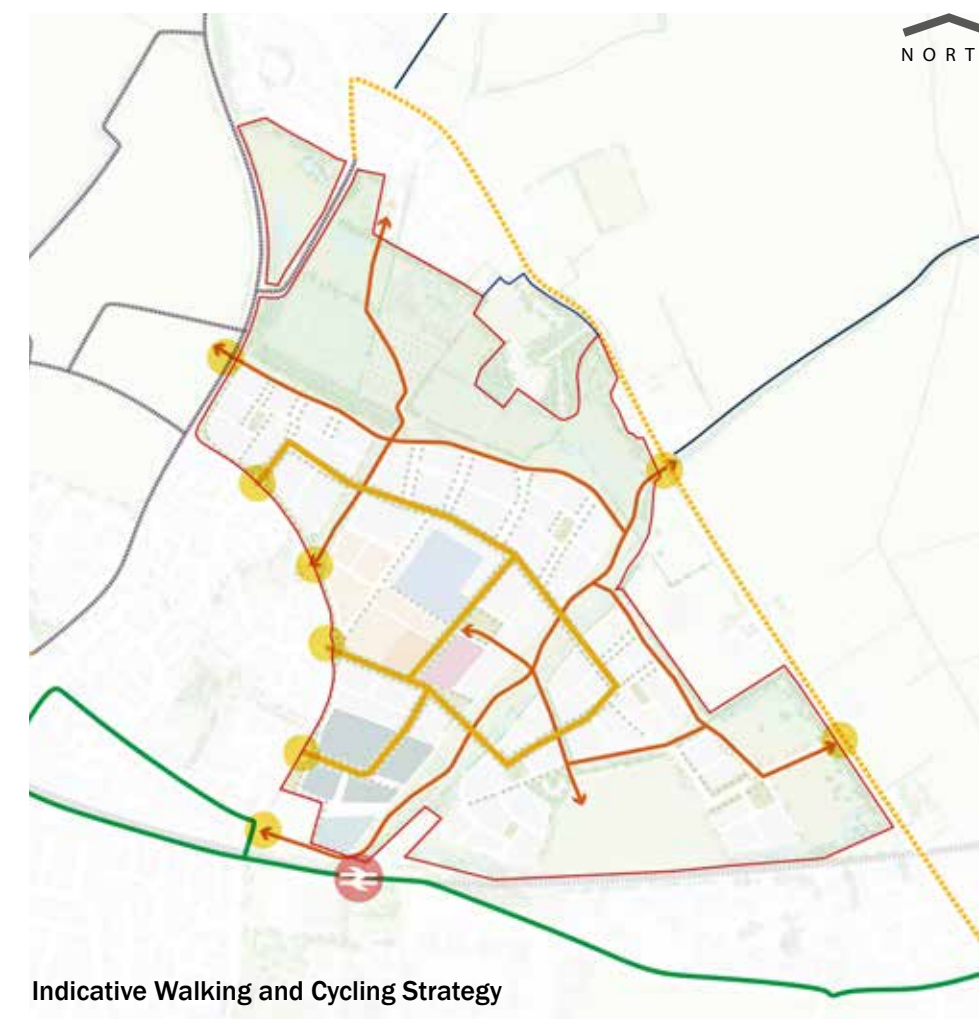
Significant improvements to local walking and cycling routes have already been secured as part of the Wing and Land North of Cherry Hinton residential developments. This includes local footway and cycleway improvements, along with more significant improvements to the Jubilee Cycleway and the new Coldham's Lane footway / cycleway. Further pedestrian and cycle improvements are planned by the GCP, including the Fulbourn Greenway and the Chisholm Trail.

Land North of Cherry Hinton will deliver high quality walking and cycling links to provide connections to these walking and cycling improvements, and therefore enable the site to be a fully integrated part of the future high-quality walking and cycling network in Cambridge. Indicative connections are shown on the adjacent diagram. This will make walking and particularly cycling an attractive means of travel between the site, the city centre and the key employment locations of the North East Fringe, Cambridge Biomedical Campus, Peterhouse Technology Park and West Cambridge. These are all within a commutable cycling distance of the site.

Logical connections will be provided with the adjacent Land North of Cherry Hinton development and existing areas of Cherry Hinton, Teversham and Fulbourn. This will be to achieve good connectivity and therefore assist with the integration of the Land East of Gazelle Way with the rest of Cherry Hinton, including not only the Land North of Cherry Hinton development but also the more established part of Cherry Hinton.

There are a wide range of local services and facilities in Cherry Hinton which would be within walking distance of the site, and a wider area of Cambridge would be within cycling distance, so achieving high quality pedestrian and cycle links between the site and Cherry Hinton, along with a high quality internal pedestrian and cycle movement network, will be an important element in delivering a development that promotes non-car modes of transport and reduces the reliance on the private car.

Walking and cycling will be encouraged as part of a Travel Plan that will be prepared for the development, the main aim of which will be to seek a reduction in the number and length of car trips generated by the development, while also supporting more sustainable forms of travel and reducing the overall need to travel.



Indicative Walking and Cycling Strategy

- On-street footpath
- Proposed footpaths and cycle route
- Pedestrian access point
- - - Other local cycle links in vicinity of the site
- Fulbourn Greenway
- - - Land North of Cherry Hinton footway/cycleway improvements
- Public rights of way in vicinity of the site
- ⊕ Potential location for future train station



Cycle Counter



Cambridge North Bus and Cycle Parking



Ninewells, Cambridge footpath and cycle routes

Encourage Public Transport

The public transport strategy for the development will build on the significant improvements to the public transport network that are planned for this area of Cambridge. The site would link with the GCP's CAM network by providing a high-quality bus route between the site and Newmarket Road at the junction with Airport Way. This could be an extension of the CAM and / or an enhancement of the conventional bus service improvements being delivered by the Wing and Land North of Cherry Hinton developments. This would then provide quick and frequent public transport links with the key employment areas of Cambridge City Centre, West Cambridge and the Northern Fringe East. Indicative connections to the public transport network are shown on the diagram on the previous page.

The development would seek to enhance the Citi 1 bus services that pass the site along either Airport Way or Gazelle Way, so that it penetrates the site. This would provide a high-quality public transport route between the site and the Cambridge Biomedical Campus.

Land on the southern boundary of the site has been identified to support the delivery of a new railway station in Fulbourn on the Cambridge – Ipswich railway line as shown indicatively on the adjacent diagram. This might be an alternative to the Long Term Transport Strategy (LTTTS) plans for re-opening Cherry Hinton and Fulbourn stations. This 'Cambridge East' station would provide a step-change in the public transport accessibility of this area of Greater Cambridge.

In the longer term, Land East of Gazelle Way could assist with the delivery of an outer orbital section of the CAM network, linking the Northern Fringe East with the Cambridge Biomedical Campus via the LTTTS's Fen Ditton Link Road, improvements to the Airport Way corridor, linking through Land East of Gazelle Way (including the potential Cambridge East station) and then via the LTTTS's Southern Link Road.

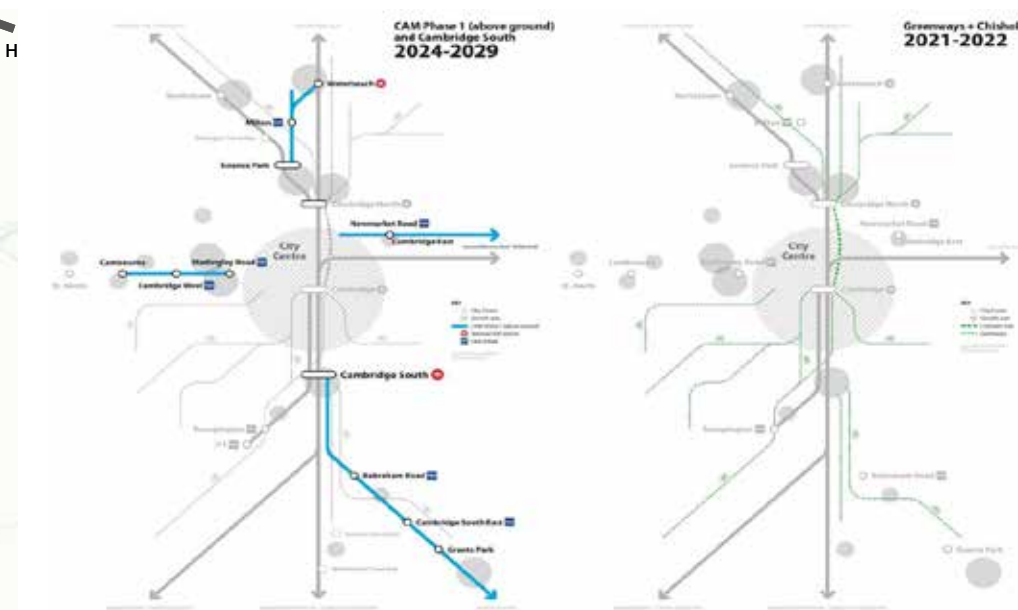
Vehicular Access Strategy

The development would have three points of vehicular access onto Gazelle Way, likely to be at its existing junctions with Eland Way. There is potential for an additional, minor access from Teversham Road. These points of access are indicated on the adjacent diagram. Within the site, the layout should be designed in accordance with the principles of Manual for Streets, which puts movement on foot and cycle before that by private car.



Indicative Vehicular Access Strategy

- Tertiary road
- Primary road
- Secondary road
- Indicative residential green streets
- - - Existing adjacent roads
- Vehicular access point
- ⊕ Potential location for future train station



CAM 2024 to 2029

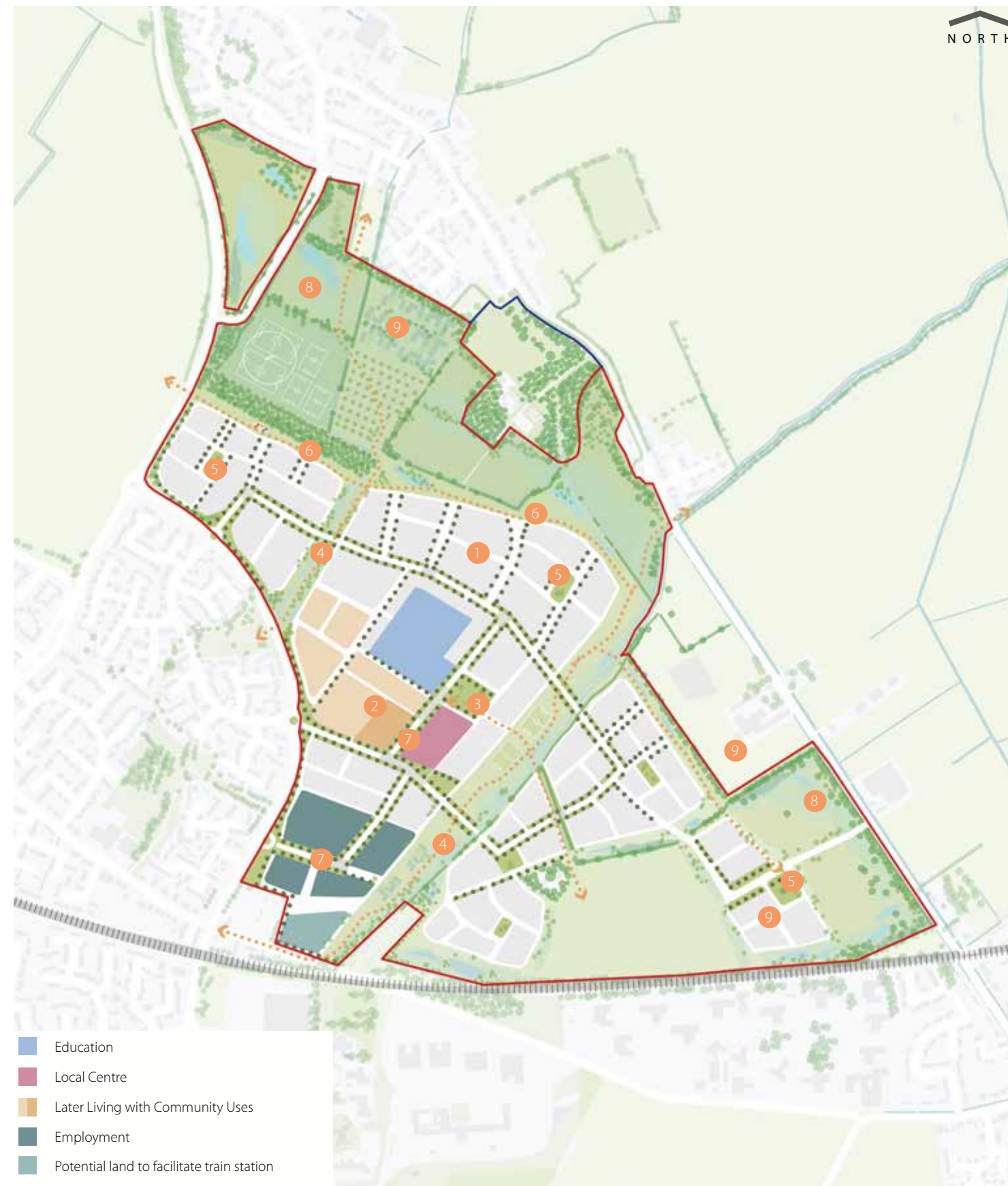
Chisholm Trail and Greenways map



Cambridge bus transportation



FRAMEWORK MASTERPLAN



The Masterplan has been influenced by the site context, the location in the Green Belt and recent inner Green Belt boundary appraisals. Specifically the design retains a broad swathe of landscape along the northern edge of the site to maintain a separation between Fulbourn and Teversham and create a Fen land park. The initial landscape site analysis and initial review of Green Belt appraisals will be developed and will continue to inform the layout as the detail of the scheme evolves.

The development of the structure of the proposals has been designed to respond to the existing connections surrounding the site and proposed connections will be designed to prioritise pedestrians and provide for on-street cycling and cycle parking to promote sustainable transport modes.

A new local centre will be created at the natural "heart" of the site to be located within a short walking distance of the new homes. This will contain a variety of community facilities to support both new and existing communities with the potential to include retail, a medical centre, later living and community uses. A primary school will also be provided.

The evolution of the masterplan will ensure that the character and massing prioritise retention of key views and the setting of the ancient monuments.

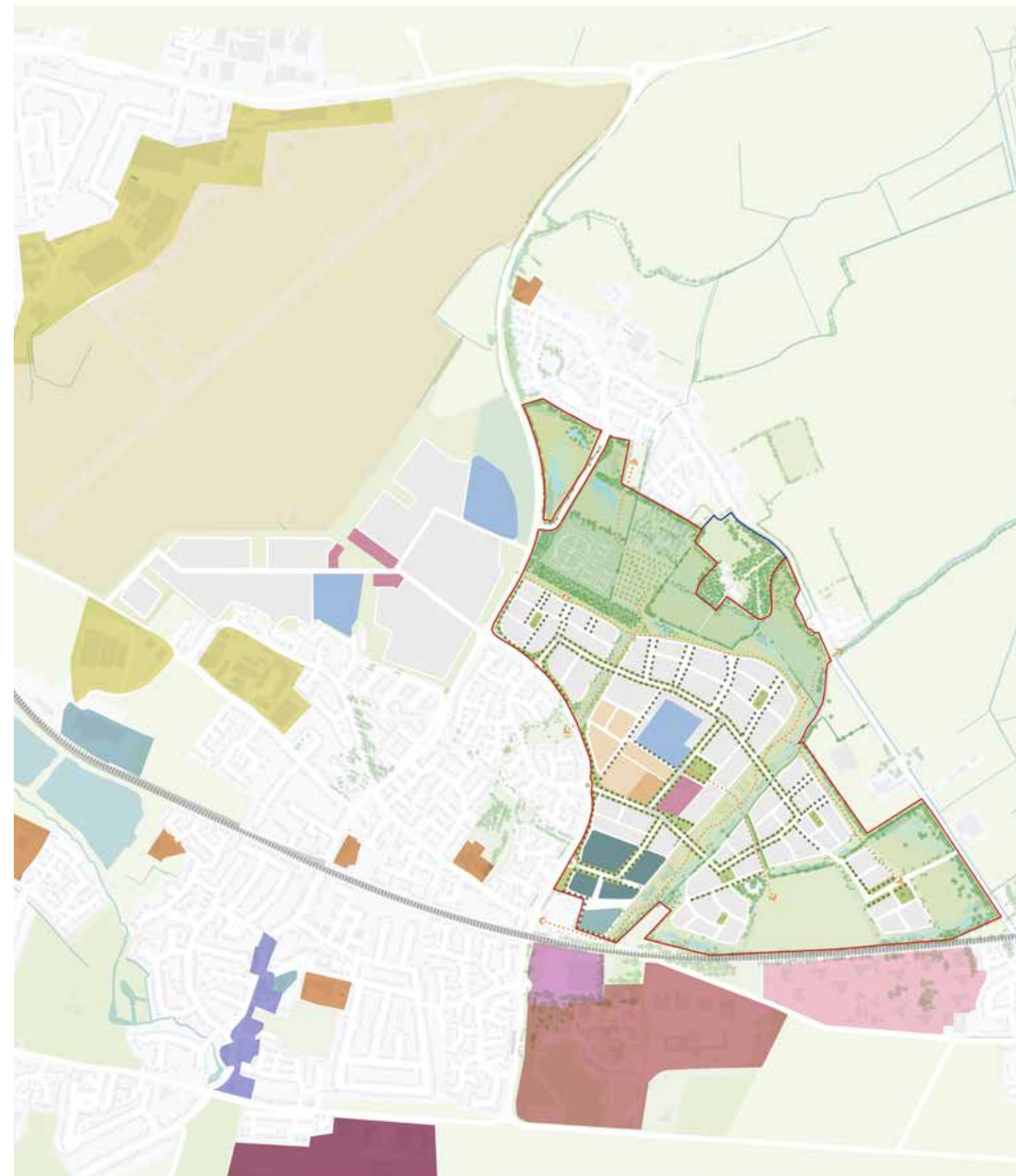
Key objectives of our masterplan include:

- 1 Provide homes to meet the needs of diverse households, focussing on creating an intergenerational and supportive community.
- 2 Create a later living Village at the heart of the new community
- 3 Create a central green to make a place where residents can gather and create a strong identity for the community.
- 4 Connect the community from the heart to the countryside through green routes which incorporate existing green and blue features to bring the wider landscape into and through the site.
- 5 Create a number of neighbourhood greens - this provides a strong identity within neighbourhoods enabling all residents ease of access to amenity space and aiding with way-finding.
- 6 Allow built form and landscape to embrace one another - provide appropriate densities in the right locations to deliver a sense of openness in an urban setting.
- 7 Create gateway spaces, as hubs of activity, to welcome the new community and create meeting places for residents.
- 8 Create a strong landscape edge connecting the new community to the wider countryside and providing a setting and sensitive treatment suitable for the Green Belt context.
- 9 Opportunities to incorporate community uses such as self-build, community orchards and allotments.





A MIXED USE NEW COMMUNITY



To ensure that Land East of Gazelle Way is a balanced community, with opportunity to live and work within the community, a range of land-uses will be provided to provide day-to-day facilities for new and existing residents. Education, employment and community uses amongst others will be provided, set within a high quality landscape setting, to create a sustainable place for people to live, work and play. The adjacent diagram highlights the proposed land uses within the context of the existing and forthcoming uses within the local area.

The following land uses are to be considered within the new community:

1. Residential: the development will provide approximately 1,200 new homes including a mix of housing typologies, tenures and affordability. In addition 15 to 200 homes will be provided within a Retirement Village, creating an inter-generational community
2. Education: a new primary school is proposed at the heart of the community, within walking distance of the new neighbourhood and the local centre.
3. Employment: a range of job and business opportunities will be provided within the development, within a specific employment zone and also within the local centre and supporting uses.
4. Local Centre: the local centre will be a central hub for new residents to meet and will provide day-to-day facilities with the potential for a supermarket, retail, healthcare, leisure and community amenities.
5. Potential Train Station Hub – an area adjacent to the employment area has been shown to facilitate a new train station. This is located adjacent to the existing and proposed employment uses to create an employment destination, connected by sustainable transportation.
6. Integrated Living - older and younger people living next to each other to forge a sense of neighbourliness between the generations and a strong sense of community.

Proposed facilities:

- Education
- Employment
- Local Centre
- Later Living
- Potential land to facilitate train station
- Residential

Existing facilities:

- Education/school
- Employment
- Leisure centre
- Airport
- Large scale retail
- Hospital
- Cherry Hinton high street
- Ida Darwin Hospital site (Proposed residential and hospital redevelopment)
- Peterhouse technology park



INTERGENERATIONAL, INCLUSIVE COMMUNITY

The proposals for Land East of Gazelle Way will be designed with sufficient flexibility and resilience in order to enable the new community to evolve and respond to changing conditions, enabling adaptation across the lifecycle of the community.

Futureproofing the masterplan

The masterplan and vision for Land East of Gazelle Way will be developed to provide a framework of key design principles to guide the development as it comes forward. The framework will be designed with sufficient flexibility in order to enable the new community to evolve and respond to changing conditions, enabling adaptation across the life cycle of the community.

This can be considered at a number of levels:

1) Context

Planning for the future should look beyond the borders of the development itself. New communities sit within the context of existing settlements and East of Gazelle Way will be designed to respond to changing influences in Cherry Hinton, Teversham, Fulbourn and Cambridge.

2) Community

Creating a holistic community is central to the ethos of Land East of Gazelle Way. Communities should be allowed to grow and adapt as a result of active participation. Flexibility will be granted within the vision to correspond and respond to changing demographics, economic and social needs and life circumstances of residents.

3) Neighbourhood

Individual neighbourhoods within the community will be people focussed, sustainable and designed to anticipate change. Neighbourhoods are expected to provide facilities and infrastructure to meet the basic day-to-day needs of residents and will need to be robust and resilient to cope with changing demands of their inhabitants as numbers fluctuate.

4) Home

In addition to environmental changes, future proofing homes requires consideration to changing demographics, household composition and life circumstances.

Intergenerational Living

In response to the growing demand to cater for changing family dynamics, extended families, choice for the elderly and keeping communities together, Land East of Gazelle Way proposes a multitude of living environments within the new community.

The sustainable location of the site presents an opportunity to create a strategy for new and affordable ways of living predicated on communality and shared experience. Within the central heart of the masterplan, a retirement village is proposed alongside a local centre, primary school, potential community uses and with employment close by. Working, living, creating, making, socialising and entertaining will be enabled within the heart of the masterplan, creating a mixed and inclusive neighbourhood, formed around shared spaces, communal facilities and neighbourhood green spaces. Intergenerational living within Land East of Gazelle Way will seek to mix different generations and uses positively to promote counter-intuitive encounters between residents and visitors.

Age-in-place homes - Enabling older people the opportunity to remain within their existing community as they age.

Inter-generational living - Homes where different generations live next to one another offering benefits to both parties.

Multi-generational homes - a home with a self-contained studio annex. The flexibility of the layout allows for changing resident circumstances.

A Retirement living - the masterplan includes a retirement village, located at the heart of the development.

Intergenerational walk-up apartments

At Oakfield in Swindon PRP have designed a range of dwellings to create an intergenerational community. The homes have been designed to meet the needs of diverse households, creating an intergenerational and supportive community, not just houses. The walk-up apartments are aimed at mixing two generations vertically, with front doors next to each other to create a sense of neighbourliness.

Further which can be considered to create an intergenerational community are include age-in place cottages - a home which will attract a younger older person who may have just retired. Apartment buildings within the local centre, close to the amenities of the retirement village, can provide a range of apartment typologies for older people, younger people and wheelchair users.



Multi-generational house

Many families want to live together over several generations or next door to relatives. Focussed around a shared courtyard, the home is inclusive facilitating family longevity to establish roots in the community.

The multi-generational house, designed by PRP, at Chobham Manor, London aspired to address modern family demands through promotion of social interaction and well-being.

The layout is developed to be flexible and adaptable internally, whilst providing annexe accommodation for a grandparent, a student returning to live with their family, a young couple saving to get on the housing ladder, or a relative requiring a carer whilst wanting to retain a degree of independence and privacy.

There is also flexibility for the annexe to be used as an informal office space offering opportunities for working from home.



Embedding inclusive design within the masterplan requires consideration of the different needs of the future community. The starting point is to understand the families themselves.

<p>A FAMILY - functional and accessible homes to cater for the changing needs of a family at different stages of life</p>	<p>SINGLE PEOPLE - looking for an affordable first home</p>	<p>YOUNG COUPLES - looking for a new home or wishing to rent so they can build on their first steps into their future</p>	<p>MULTI-GENERATIONAL FAMILY - large flexible houses with shared access sharing a private garden</p>	<p>A YOUNG FAMILY - looking for a home to grow into within a safe neighbourhood; close to the community green</p>	<p>FAMILY WITH TEENAGERS - Families with older children, maybe children who are off to university.</p>	<p>OLDER PEOPLE - looking right size, or be located close to amenities and potential support and care</p>
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HEALTH, WELL-BEING AND SOCIAL INCLUSION

Generously landscaped, diverse and well-maintained green spaces will promote good outdoor air quality, improve existing ecological habitats, enhance biodiversity and provide biophilic features that support mental health and wellbeing.

At the heart of the vision for the new community at Land East of Gazelle Way is a strategy to create an inclusive and intergenerational community. The vision seeks to ensure positive social value outcomes to improve the quality of life for residents who of the new, and existing communities, through the creation of a neighbourhood that is thriving, inclusive, sustainable, resilient and healthy. We hope to create an inclusive community that maximises the potential of every individual within the community, and to ensure that social well-being are at the heart of our proposals.

The creation of an inclusive community with positive social value outcomes can be related across all of the Big Themes of the Issues and Options Consultation and the 4 C's of the Cambridge Quality Charter for Growth.

Cambridge Quality Charter for Growth

- Community
- Connectivity
- Character
- Climate

Cambridge Greater Local Plan Issues and Options Key Themes:

- Great Places
- Climate Change
- Biodiversity and Green Spaces
- Well-being and Social Inclusion



- Promoting local jobs and inclusive economic growth.**
 - Creation of workspaces and shops to provide a platform for local businesses, creative and SMEs to flourish and engage with the new community
 - Use of innovative and flexible co-working environments to allow flexible training and skills sharing spaces
 - Consideration of opportunities to engage with local businesses and employ local labour to create job growth

- Community
- Character
- Great Places
- Well-being and Social Inclusion

- Providing the best opportunities for all, including vulnerable members of society**
 - A focus on inclusive community creation, with retirement living at the heart, ensuring that commercial and housing provision is designed with future residents and vulnerable groups in mind, and that business, employment and learning opportunities are made available to all.
 - The vision provides the opportunity to create a vibrant and active centre that will bring together a diverse range of people from all ages and walks of life, with accessible facilities, shopping and learning, whilst sustainably connected to Cambridge and existing employment centres
 - Accessible, and walk-able public realm and ecological corridors aim to enhance connectivity to adjacent neighbourhoods through animated, safe and secure, routes that encourage positive social interaction and provision for cycling.
 - Innovative housing typologies, including intergenerational living and multi-generational homes, starter homes and self-build and custom-build will bring together different generations and enable them to live harmoniously together.
 - The focus on the integration of older people's housing in the heart of the development provides opportunities for them to integrate with the wider community and lead active, healthy lifestyles.
 - Establishing flexible business spaces and co-working facilities provide opportunities to support local businesses and entrepreneurs and enable flexibility for young families.

- Community
- Character
- Great Places
- Well-being and Social Inclusion



- Providing robust infrastructure and strong communities to build resilience to future climate and socio-economic change**
 - Ensure longevity of designs; adaptable workspaces will be designed to consider open plans and high ceilings to allow for future adaptation to changes in use and demand
 - 'Electric revolution' ready features such as electric charging points
 - Build a resilient communities through the provision of shared spaces, meeting facilities and a vibrant local centre and mix of ages to strengthen community cohesion
 - Creation of a development in conjunction with the community and ensure it provides for a diverse range of community groups, promote community engagement and develop a strong sense of local ownership
 - A development which respects and protects heritage, in particular the at risk scheduled monument. Draw on the heritage of the surrounding area and respect the agricultural past of the site, creating opportunities for local growing.

- Community
- Character
- Climate
- Great Places
- Well-being and Social Inclusion
- Climate Change



- Designed for resource efficiency, ecological enhancement and a better quality of life for future generations**
 - Homes and workspaces will be built to high energy efficiency, maximising opportunities for clean energy, on-site renewable energy generation, energy storage and consideration of district energy systems within the retirement village and employment zones in particular.
 - Existing ecological and green and blue features within the site have been retained within the masterplan and will be enhanced to create bio-diversity net gain, alongside active and vibrant public greenspaces.
 - Implementation of electric bike schemes and connectivity to the Fulbourn Greenway and new leisure routes will promote active lifestyles and reduce car usage.
 - Opportunities for allotments, community orchards and food growing schemes, including fruit trees promote community cohesion. There is opportunity to link the retirement village to community food growing, and maximise relationships with the new primary school to built on the principle vision for an inclusive and intergenerational community.
 - Planting will provide habitats for species, in particular considering bees and local species.

- Community
- Character
- Climate
- Connectivity
- Great Places
- Climate Change
- Biodiversity and Green Spaces



- Promoting physical and mental well-being**
 - Creation of a local centre, alongside retirement living and associated facilities, that is well connected by sustainable transport, cycle paths and safe, secure walking routes will bring the community together.
 - Maximise the sustainable location of the site, proximity to buses, cycle routes and the Fulbourn Greenway to encourage healthy and sustainable commuters
 - Promote good air quality throughout the development through provision of electric car charging infrastructure, generous landscape corridors, new tree planting and well planned cycle routes.
 - Promotion of healthy eating through provision of allotments and community orchards
 - The integration of landscape corridors, outdoor fitness trails and social spaces for 'natural' interaction - not only with other people but also with nature - to assist in the promotion of mental health
 - Playable, safe landscapes, connecting surrounding local open spaces, parks and Wilbraham Fens SSSI to promote a better connection with nature and active living.

- Community
- Climate
- Connectivity
- Great Places
- Well-being and Social Inclusion
- Bio-diversity and Green Spaces





A DAY IN LAND EAST OF GAZELLE WAY

A typical day will offer opportunities to work, learn, create, live, play and eat 365 days a year, all centralised around high quality interactive and renewable public realm and landscaping.



CONCLUSION

Response to the Greater Cambridge Local Plan Issues and Options Key Themes.

Climate Change

- Offer alternatives to the car:** located adjacent to existing and emerging sustainable transport modes, such as the Fulbourn Greenway, potential future rail, and existing Citi 1 bus route, the site has the potential to provide convenient alternatives to car travel.
- Low-carbon lifestyles:** mixed-use community and ability to provide new to support local and community opportunities for growing food, through allotments and community orchard.
- Tree Planting:** Enhancing existing woodland areas through new tree planting to contribute towards carbon offsetting within the site.
- Future-proofed buildings and spaces:** homes which are resilient and adaptable to meet the needs of changing technologies, energy generation and the changing needs of households.
- Strive for carbon-neutrality:** the new community will embrace sustainability from the outset and strive towards carbon-neutrality. Create an exemplary place to live, a new neighbourhood which is thriving, inclusive, sustainable, resilient and healthy.

Well-being and social inclusion

- Inter-Generational Living:** Promote true inter-generational living with homes where older people can remain within their community as they age, where different generations live next to one another, and with homes flexible layouts.
- Multi-generational living:** consideration of a range of typologies and new ways of living that tackle individualism and isolation, including opportunities for self-build and custom-build homes.
- Support the existing community:** provide space for existing local business, trades and creatives to create hubs of focus and shared knowledge and skills.
- Linear Wellbeing Parkland:** Linear wellbeing parkland including play, fitness, sports pitches, gardens, community growing, orchard and education trails.
- Flexible workspace:** start-up, incubator employment opportunities to allow people to work closer to home. Flexible and adaptable places and buildings that are able to respond to the community that will grow.

Biodiversity and green spaces

- New wildlife corridors:** opportunity to improve wildlife value of the network of ditches and drains present within the site, including enhancing and safeguarding the Caudle ditch and its connectivity with the Wilbraham Fens SSSI
- Fenland Park:** Create a Fenland Park between Teversham and Fulbourn to recreate the natural fen edge landscape of the area with naturalised water courses, scrapes, reed beds and copses.
- Net Gain:** deliver biodiversity net gain across the site through a mix of publicly accessible and dedicated wildlife areas.
- Retention of existing ecology:** existing hedges and woodland will be enhanced with native planting and maintained for nature conservation
- Playable, safe landscapes:** connecting surrounding local open spaces, parks and accessibility to the surrounding Green Belt to promote a better connection with nature and active living.

Great Places

- Strategic Green Breaks:** providing separation between Teversham and Fulbourn
- Protecting the Ancient Monument:** a new common created as a public open space provides protection to a currently at risk feature and provides opportunity for education
- Logical Layout:** providing recognisable architectural and landscape features to aid general wayfind and areas of focus
- A distinctive hierarchy of routes:** with vistas and linear parks assisting with orientation within the site and wider community

Homes

- A variety of high quality and affordable homes, for first time-buyers, existing Cambridgeshire residents
- An intergenerational masterplan with provision for later-living
- A range of typologies which exceed Category 2 and are designed as enabling, care-ready environments, allowing people to age in place in their later years

Infrastructure

- Adjacent the Fulbourn Greenway: provision of new homes and jobs along the proposed Fulbourn Greenway, allowing future residents to safely cycle into the City Centre and to other key employment locations.
- Access to Citi 1 bus route: provision of new homes and jobs along the Citi 1 bus route, providing sustainable connectivity between the site and the Cambridge Biomedical Campus.
- Potential link into CAM network: Potential for the site to link into the future CAM network by providing a high-quality bus route between the site and Newmarket Road at the junction with Airport Way. This could be an extension of the CAM and / or an enhancement of the conventional bus service.
- Potential new railway station: the site's proximity to the existing railway line opens up opportunities to facility a new railway station within the site to provide further public transport benefits to the new and existing community and local businesses.

Jobs

- The new community will benefit from a range of employment opportunities, including the potential for flexible workspaces, and opportunities for co-working within the employment area and local centre.
- The local centre, shops, retirement village and primary school all provide opportunity for employment
- The proposals will create further in-direct employment opportunities, during construction and through associated facilities and services relating to the operation and management of the new community

