



# Land South East of Cambridge VISION

February 2020



# Foreword

CEG is promoting the site on behalf of the landowners Guy's and St Thomas' Charity (GSTC) and Peterhouse College. The site lies to the north of Worts Causeway and to the south of Fulbourn Road and the existing Peterhouse Technology Park. Both parcels of land have been established in the recently adopted Local Plans as sustainable locations for urban extensions to Cambridge, in the form of allocations GB1, GB3, GB4 and E/3.

GSTC are a leading urban health charity and have a commitment to delivering high quality schemes championing the principles of health and well-being, sustainability and the supporting of future and existing communities. As a long-term landowner in Cambridge, they are committed delivering schemes that are exemplar in these areas in order to support future growth. The charity is also launching a programme into the health effects of pollution this year which will become a key consideration as part of development proposals to come.

Peterhouse is a long term landowner and wider stakeholder within Cambridge and the surrounding region. Peterhouse is mindful of its reputation both locally and more widely and therefore wishes to be associated with development schemes that make a positive impact on the local communities in which it operates, working collaboratively with those communities wherever it can. Current members of the College (students and Fellows) and its alumni are, in general, very interested in taking an aspirational approach to sustainability, the environment, health (including mental health) and wellbeing. Peterhouse recognises the importance of investing in place making and delivering high quality development in this context.

CEG is a privately-owned property company established in 1989. It is well funded by global capital in the form of AP4, the Swedish National Pension Fund.

Over a 20 year period CEG has managed a portfolio that has grown from £80m to £820m. It has a 5 million square foot portfolio of commercial space around the UK, home to



520 businesses.

It has 8,000 acres of land under promotion with ability to deliver 45,000 new homes. It adopts a master developer approach that is infrastructure-led.

CEG's approach is one of collaboration; working with partners to deliver locally responsive, design led solutions. CEG works with leading residential and commercial architects to secure award-winning new developments. Its Kirkstall Forge project in Leeds was master-planned by Feilden Clegg Bradley Studios (the architects responsible for Accordia) and was recently commended at the World Architecture Festival Awards – the only UK scheme outside London to be shortlisted.

In Cambridge, CEG has successfully supported the delivery of the initial phase of the expansion of Peterhouse Technology Park - new headquarters space for ARM Holdings PLC – and has been working extensively with Cambridge City Council in preparing an application for the GB1 site for up to 200 homes to the north of Worts' Causeway.

CEG is seeking to positively engage with Greater Cambridge in the development of its new local plan to bring forward strategic development on land at South East Cambridge, establishing an effective approach to continued delivery of employment and housing growth, which will build upon the success of Peterhouse Technology Park and the existing allocations at Worts' Causeway.

With the rapid growth of the Cambridge Biomedical Campus and ARM Holdings, South East Cambridge has emerged as a natural focal point for further growth over the next local plan period.

These proposals are brought forward in the wake of the growing desire of employees, particularly within the tech industry, to both live and work within an urban context.

Furthermore, the south of Cambridge is currently relatively poorly served by shops and services. Development at the appropriate scale in this location could also bring forward local centres, community space and a primary school to serve existing residents as well as new.

CEG has no fixed view on its proposals at South East Cambridge, the options in this document are intended to stimulate a conversation and joint working over what might be possible through the new Greater Cambridge Local Plan. We believe South East Cambridge presents strategic advantages for new development that is sustainable, meets economic needs, and supports what makes Cambridge special.



# Vision Principles



## Sustainable Location

the location benefits from proximity to existing neighbourhoods and employment opportunities. The highly accessible site can encourage low-carbon transportation use: building on existing habits in this location and enhancing local cycling and walking networks to limit private car use.



## Supporting Communities

built at a scale that supports the necessary infrastructure improvements to function self-sufficiently on a day to day basis and meet the existing and evolving needs of the local communities. This includes gaps in local service provision in the south of Cambridge for community space and local shops and facilities.



## Well-designed places

with vibrant mixed-use offers that support a range of local employment types and premises, retail opportunities, recreational and community facilities as well as residential.



## Great Homes

offer a wide range of high quality, distinctive dwellings. Including affordable housing and a mix of tenures for all stages of life and all levels of income.



## Social Mobility

through integrated, forward looking and futureproofed accessible transport options that support economic prosperity and wellbeing for residents now and in the future as people patterns of travel evolve. Providing easy and sustainable access to jobs, education and services.



## Healthy Places

designed to provide the choices and chances for all to live a healthy life, through taking a whole systems approach to key local health & wellbeing priorities and strategies.



## Natural Space

generous, accessible, and high-quality green and blue infrastructure that promotes health, wellbeing and quality of life including a substantial country park and ecological corridors. Addressing the climate emergency through delivering biodiversity net gain, enhancing natural capital and taking the pressure off Local Nature Reserve in the locality.



## Future Proofed

designed to be a resilient place with durable landscapes and buildings that allow for changing demographics, future growth, and the impacts of climate change. Including adaptation for opportunities presented by technological change such as driverless cars and renewable energy sources.

# Wider Context

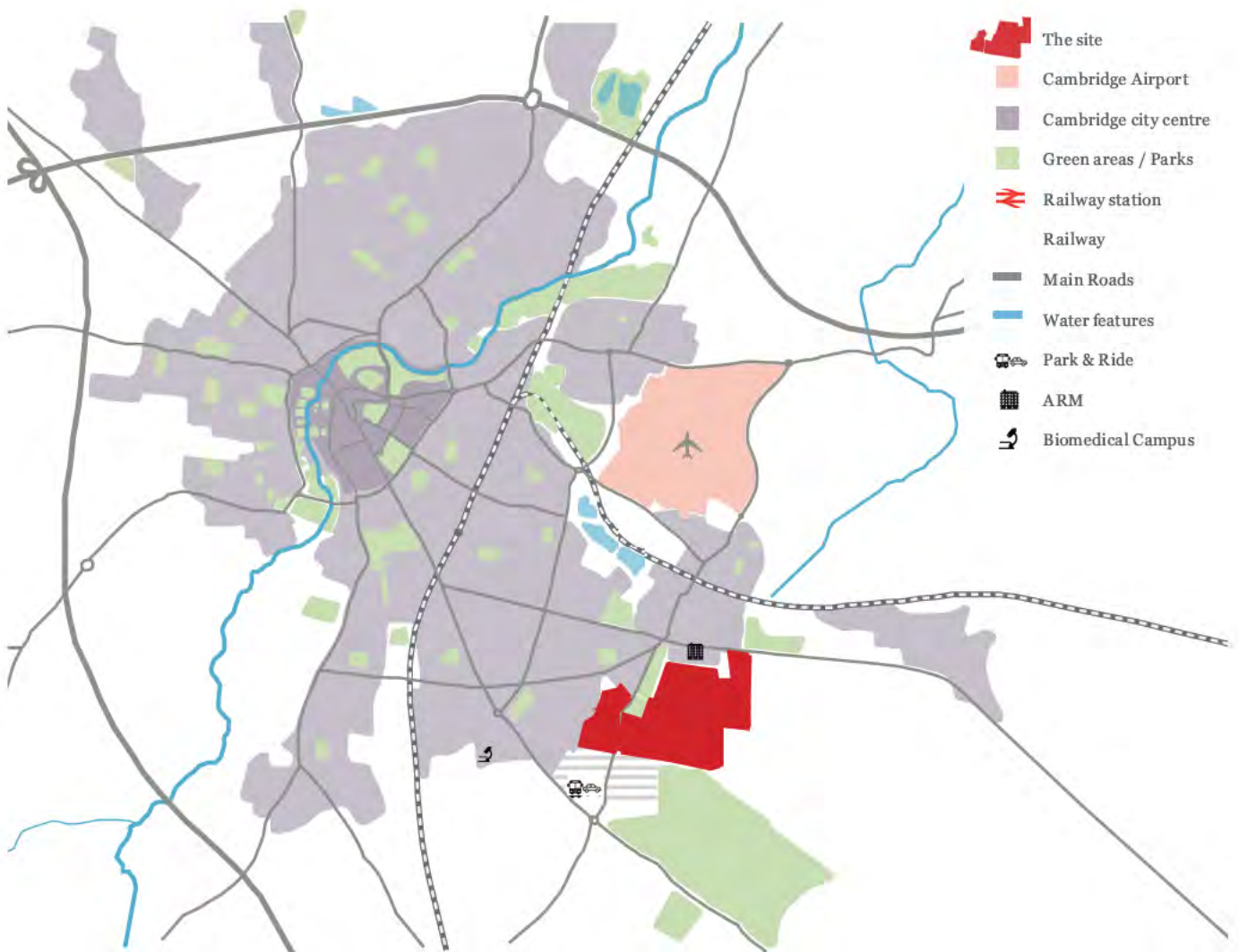
The site is located to the south-east of Cambridge, with land between Worts' Causeway and Fulbourn Road. The site benefits from the proximity to Cambridge Station (2 miles away), Addenbrooke's Hospital with its transport interchange, and it is an easy walk or cycle away from a wide network of public transport connecting to Cambridge city centre (2.8 miles away) and neighbouring towns.

The site offers the opportunities to deliver the below:

- A truly sustainable location for housing and employment within easy access of the city centre and the park & ride facility.
- The ability to build on the existing sustainable transport habits in this location, enhancing local cycling and walking networks and limiting private car use to help combat climate change.
- Ability for the site to deliver housing and employment space quickly as the land is immediately available for

development. The size of the site also gives potential for development to operate from two phases of the site at the same time to maximise output.

- The site is less reliant on large scale infrastructure projects, notably transport, to deliver a sustainable scheme.
- The site would integrate within a wider community rather than building a new community from scratch.
- There would also be benefits for those who already live in the south of Cambridge the scheme helping to fill a number of gaps in service provision including for community space and local shops and facilities.



# Wider Connections

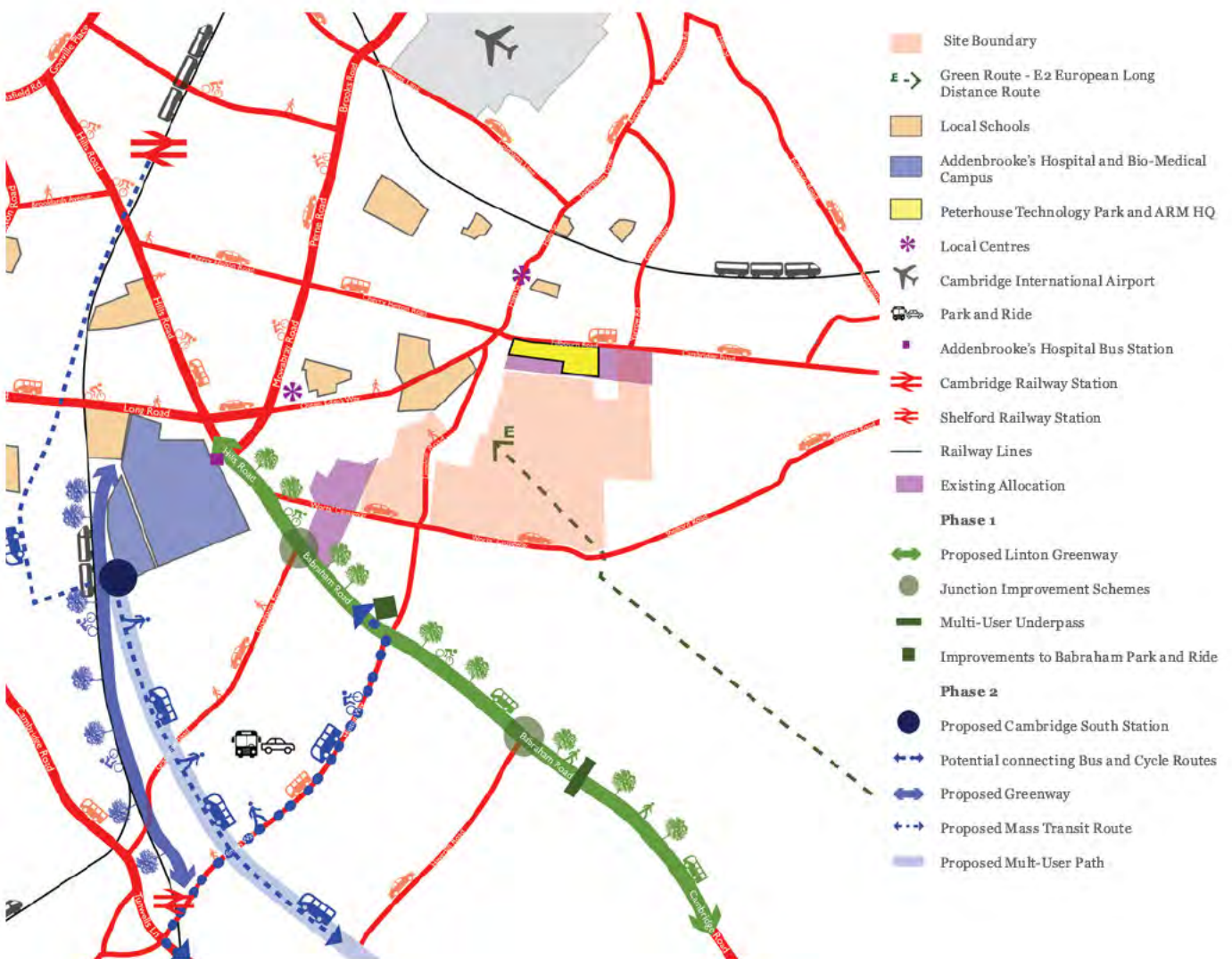
## SUSTAINABLE TRANSPORT OPPORTUNITIES

The growing Cambridge Biomedical Campus and ongoing success of ARM Holdings have added economic dynamism to the city's south east quadrant, which benefits from enhanced transport connections.

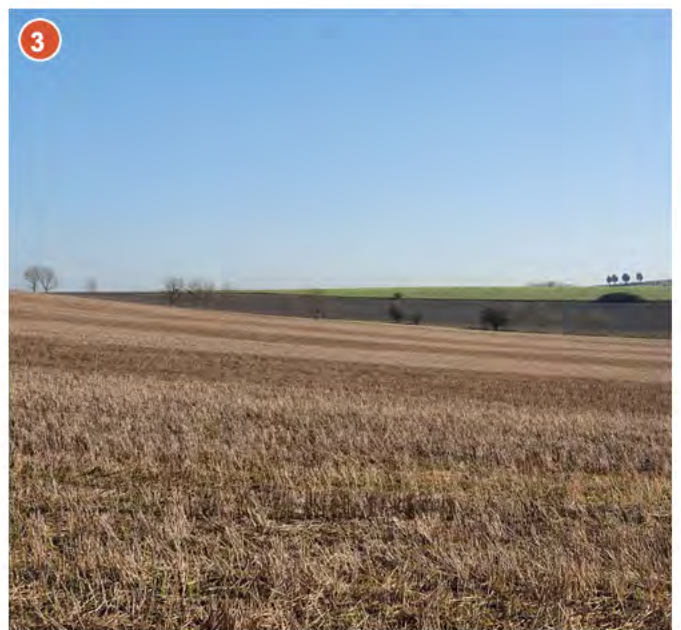
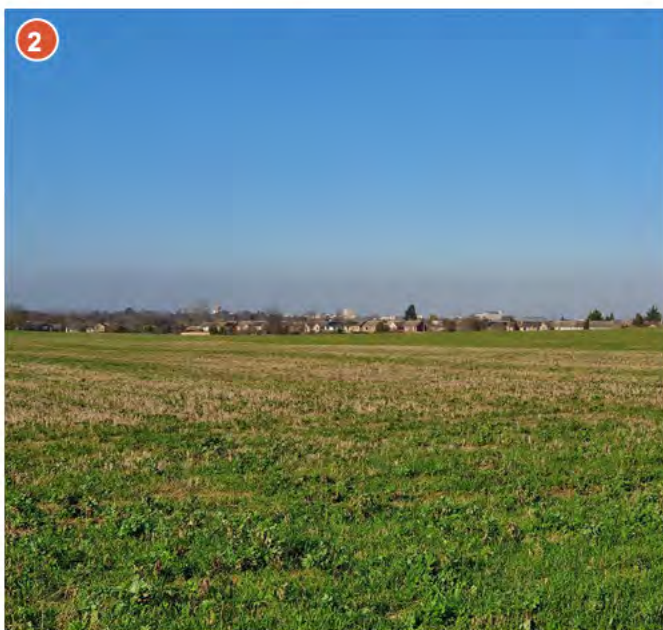
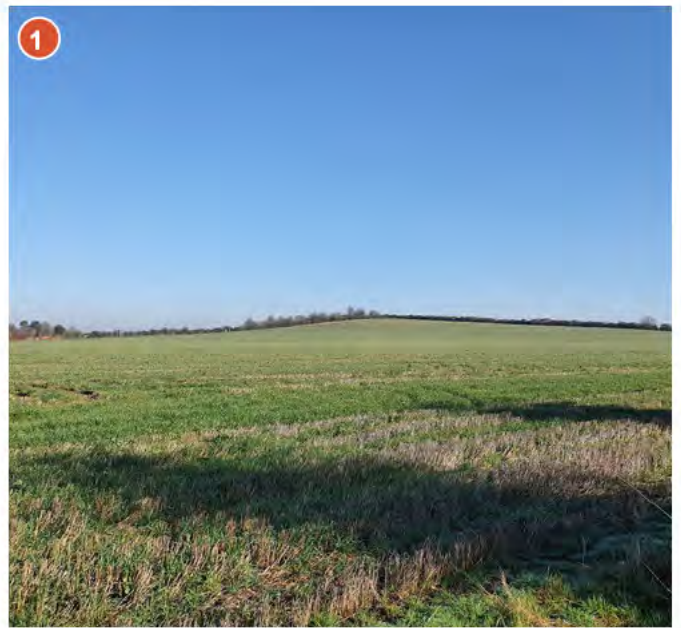
At its nearest point the Cambridge Biomedical Campus will be just 10 minutes walk from the site - which is expected to see 26,000 workers making a daily trip to the campus by 2031. This could also host the South Cambridge Station which is proposed to be located by the Biomedical Campus.

The recent study of transport for the Cambridge Biomedical Campus confirms that all the extra trips, even with all of Greater Cambridge Partnership's planned transport schemes and Cambridge South railway station, car traffic will be maintained at current levels by 2031.

Reducing car traffic will mean alternative measures, which must logically include locating more housing within walking distance from the campus. South of Fulbourn Road, the allocations of GB3 and GB4 has seen CEG lead on the initial expansion of ARM Holdings (the UK's largest technology company) at Peterhouse Technology Park (PTP) as part of ARM's corporate plans to double its head count to 3,500 by 2022. With land at E/3 to come forward in the short term, PTP has emerged as a nationally significant employment cluster where demand for further expansion beyond 2031 can be expected.



# Site Photos







# Constraints & Opportunities

## LOCAL SITE ISSUES:

- Lack of community facilities and shops in the south of Cambridge, this is a key requirement from the local community, which was raised during recent community events;
- Need for wider links to schools in the area;
- A lack of walking and cycling routes into the countryside surrounding the site;
- Parking issues associated with Addenbrooke's Hospital;
- Lack of affordable housing;
- Car traffic;
- Biodiversity issues;
- Water consumption;
- Overheating in urban areas; and
- Sustainable energy sources.

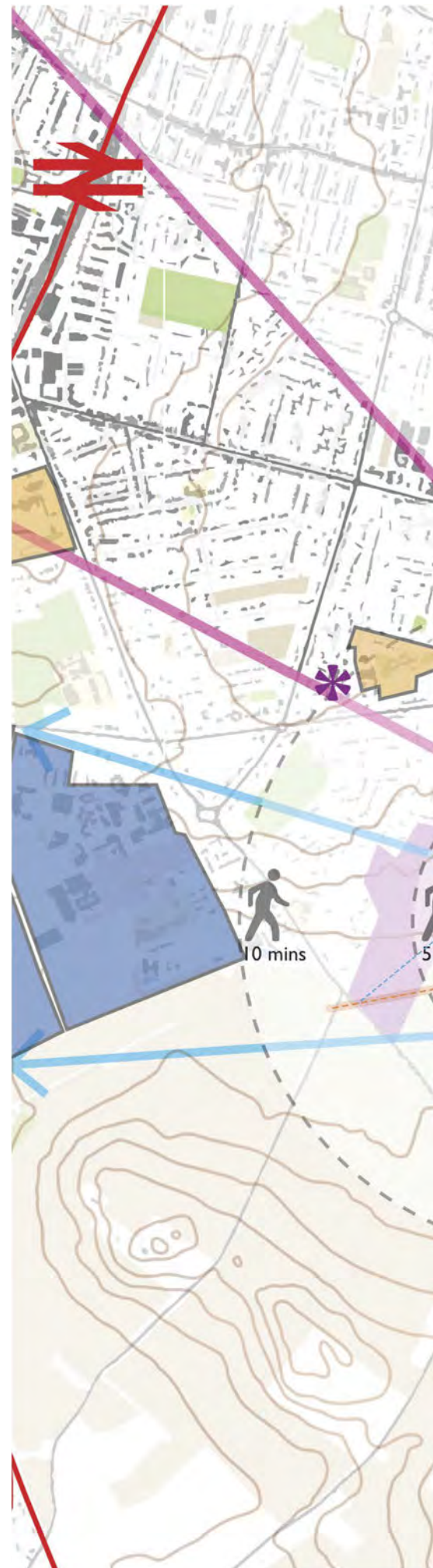
## CONSTRAINTS

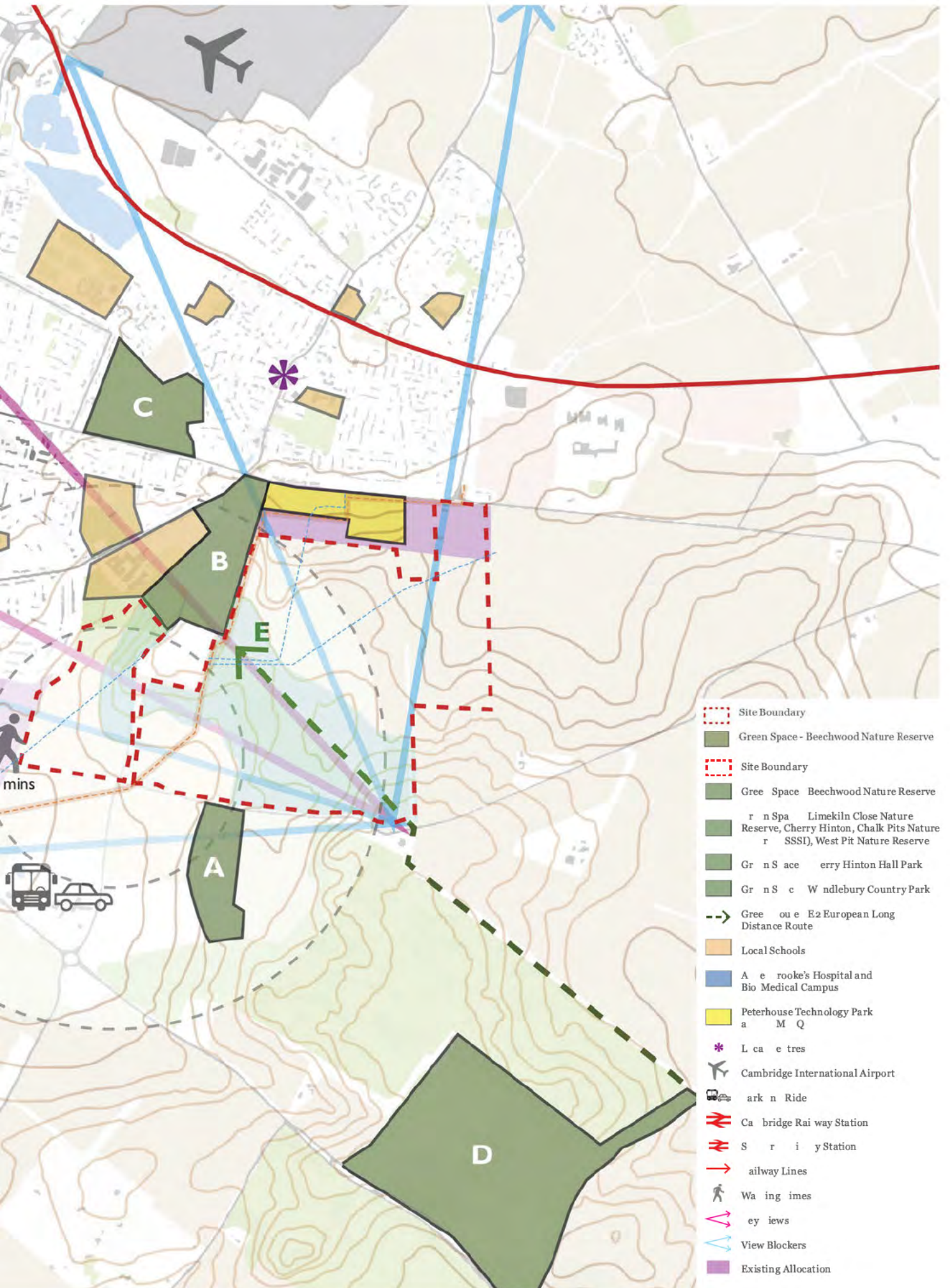
Understanding the constraints of a location and its context are central to informing and producing a sound masterplan. Key issues considered in this plan include movement routes, access, existing view lines and their relationship with certain contours on the site, land use and service infrastructure including a high-pressure gas main and water mains. Existing open space and landscape are also key considerations, including how this development can help take pressure off visitor numbers to Local Nature Reserves in the vicinity.

## OPPORTUNITIES

Key masterplanning opportunities at this site include:

- A sensitive, contextual approach to design.
- The opportunity to open-up and enhance existing views towards the City skyline from Limekiln Hill.
- Enhancement of green infrastructure and connectivity between the edge of Cambridge and recreational resources beyond the Site. But also providing opportunities within the site for recreation to take some pressure from other Local Nature Reserves and parks in the area.
- Potential to maximise development on lower-lying land.
- The opportunity to deliver local centres and community facilities within the scheme which would serve not just new residents, but those existing residents of south Cambridge.





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# Local Nature Reserve

Our design proposal is based on a landscape-led approach to placemaking, through restoring natural biodiverse habitats within the site and connecting them to existing reserves immediately adjacent, such as the Gogmagogs, Beechwoods and Lime Kiln Close SSSI.

These existing nature reserves were created through replanting arable fields (medieval and more recent intensive agricultural areas) and restoring them to their natural state (including some planting around the Beechwoods by the local community in the 1990s).

The proposals for a new Country Park continues the local legacy of community involvement and stewardship in restoring natural green space, and will include significant new woodland planting and meadows.

We have been engaging with the local Wildlife Trust on the progression of the GB1 application and we know that these nature reserves are coming under pressure from increasing visitor numbers. The delivery of a substantial country park

within the site would not only provide a leisure and recreation location for residents and employees of the new development, but also those in other parts of south Cambridge, to offset impacts on Local Nature Reserves.

## Gog Magogs

- Native trees, wild flowers and meadow grasses native to chalk grassland.
- Restored natural landscape, previously intensively farmed arable land.

## Beechwoods

- Originally planted in the 1840s on an arable field, the medieval plough terraces are still visible beneath the trees.
- West of the old wood, local people planted a new area of broadleaved trees in 1992. These trees will mature to provide a range of habitats that complement the old wood.



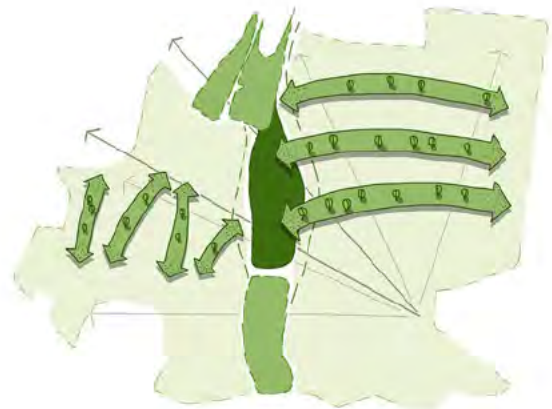
a small yet impressive  
wood of majestic beeches...

# Natural Infrastructure

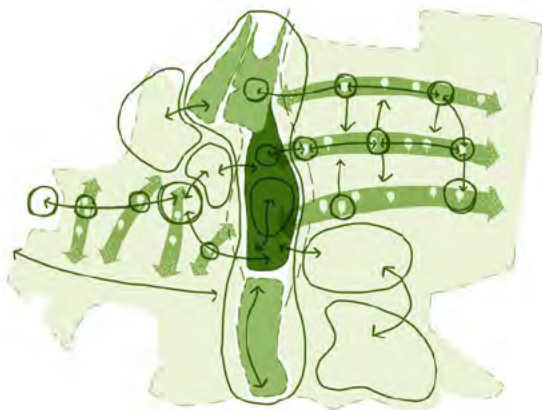
## Natural Benefits



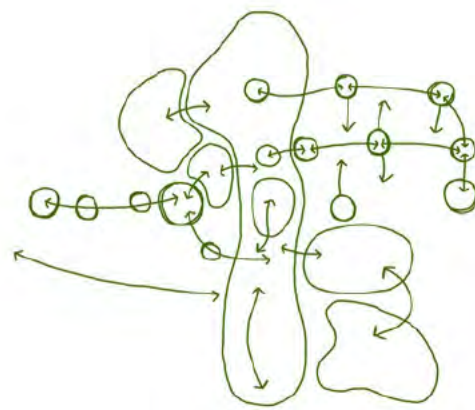
Protect, Connect & Enhance existing natural assets, landscape themes and historic remnants.



Create rich landscapes by linking isolated habitat, weaving landscape types and establishing biodiverse networks. Address long distance views to Cambridge with new green corridors of trees that create visual breaks in the skyline.



Stitch a sequence of special places together - giving everyone equal access to parks, meadows, orchards, woodlands, sports and play.



Integrate a network of spaces for outdoor life, promote healthy lifestyles, reconnect to nature and encourage reciprocal uses.



Introduce woodland and meadow planting alongside a mosaic of habitats to reduce the amount of carbon dioxide in the atmosphere.



Create opportunities for the wider community to become self-sufficient and benefit from their local environment.



Introducing a nature recovery network to reverse habitat fragmentation and create a diverse infrastructure that supports declining pollinator species.



Sharing the benefits that the landscape can bring with existing and new communities, improving wellbeing and creating healthy and inclusive communities.

# Concept Masterplan

## MASTERPLAN THEMES

The landowners and CEG have long term aspirations for the site and wish to have a positive and meaningful impact on the City. This includes benefits to existing communities through the creation of a new local centres and community facilities which will create the opportunity to work and live sustainably where there is a focus on health and wellbeing. Building on the highly accessible location of the site would also encourage low-carbon transportation use: building on existing habits in this location and enhancing local cycling and walking networks to limit private car use. The scheme will also include homes which are high-quality, energy efficient, and well-designed to promote low-carbon lifestyles. This is all to promote a potentially net zero carbon scheme.

The masterplan is informed by a landscape led approach and maximises the views to the city from Limekiln Road including analysis of the site's contours, links together a corridor of green spaces and factors in green corridors throughout the development to address long distance views to Cambridge with new green corridors creating visual breaks in the skyline.

There is an opportunity for the delivery of community facilities and infrastructure by the above parties either through a longer term masterdeveloper role or through undertaking delivery of infrastructure in partnership with housebuilders.

The landowners and CEG have aspirations to start delivery on site as soon as possible including the delivery of commercial space alongside new homes.

This will take forward the momentum already established with GB1 and ARM's expansion on GB3/GB4.

- 1 Country Park
- 2 Beechwoods
- 3 SSSI – Cherry Hinton Chalk Pits
- 4 Local Centres
- 5 Employment
- 6 Residential Neighbourhoods
- 7 Viewpoint from the Gogmagogs
- 8 Play & Amenity





# The Four Themes



## CLIMATE CHANGE

- Commitment to achieving a net zero carbon development.
- CEG has won a number of awards related to sustainability including the Property Week 'Property Wellbeing' award for Kirkstall Forge. CEG also won the BCO 'Commercial Workplace' award for the same development, with the judging panel impressed with its promotion of sustainable travel.
- The site is highly accessible location with easy access to sustainable travel options which would build on the existing habits in this location for high levels of walking and cycling.
- Enhancing local cycle and walking networks.
- New facilities, homes and spaces to promote low-carbon lifestyles including well designed, energy efficient buildings.
- A water efficient development.
- Natural shade within the public realm.







## BIODIVERSITY AND GREEN SPACES

- A welcoming and sensitively designed environment with a strong sense of identity, allowing nature and landscape to form an integral part of the development.
- Contribution to Cambridge's doubling nature vision.
- Achieving biodiversity net gain.
- Creating a substantial new country park.
- Working with the local Wildlife Trust to establish local nature recovery networks that are bigger, better and more joined up.
- Relieving pressure on existing nature reserves such as the Beechwoods.
- Opening up new green areas that are not publicly accessible.



# The Four Themes



## WELLBEING AND SOCIAL INCLUSION

- Engaging with the local community to co-create new places and spaces.
- Providing new facilities to serve the community and address existing local need.
- Well positioned to work in the early phases of development and stitch into the existing community fabric.
- Creating active public places that encourage social interaction, including a community hub, primary schools and local centres.
- Shorter, more pleasant journeys promoting health and wellbeing and access to the surrounding area.
- Access to a range of jobs close to home.
- Providing an improved access to nature and places to grow food locally.



## STRONG LOCAL VISION

- Co-created with community involvement and engagement with local stakeholders and businesses, leading on from the extensive community engagement undertaken for the GB1 planning application. This should include consideration of how the natural and historic environment of the local area is reflected and respected.
- CEG have won awards for the way we engage and consult. We have been heralded by Leeds City Council as exemplar and setting out mechanisms that other developers should follow.





## GREAT PLACES

- Co-locating mixed tenure housing with employment and local centres to serve a diverse community.
- Sustaining historic landscapes and improving biodiversity.
- Harnessing landscape character and views to create a new place that is locally distinctive.
- Delivering a place that will link into Cambridge's emerging sustainable transport network, encouraging more people travel sustainably.
- Integrating new and existing communities.

### A Great Place from Phase 1

CEG is committed to delivering community infrastructure in the early phases of development. This is not only to support 'pioneer' families that move into the first phases of development, but to also support the existing local communities surrounding the site.

At the South Bank Leeds development, CEG planned for meanwhile uses before development took place including various events. Third parties have hired outdoor space for theatre performances, big concerts and even Oktoberfest. The events focussed on creating vibrancy, making people feel safer in what was previously a derelict area and bringing families in.



