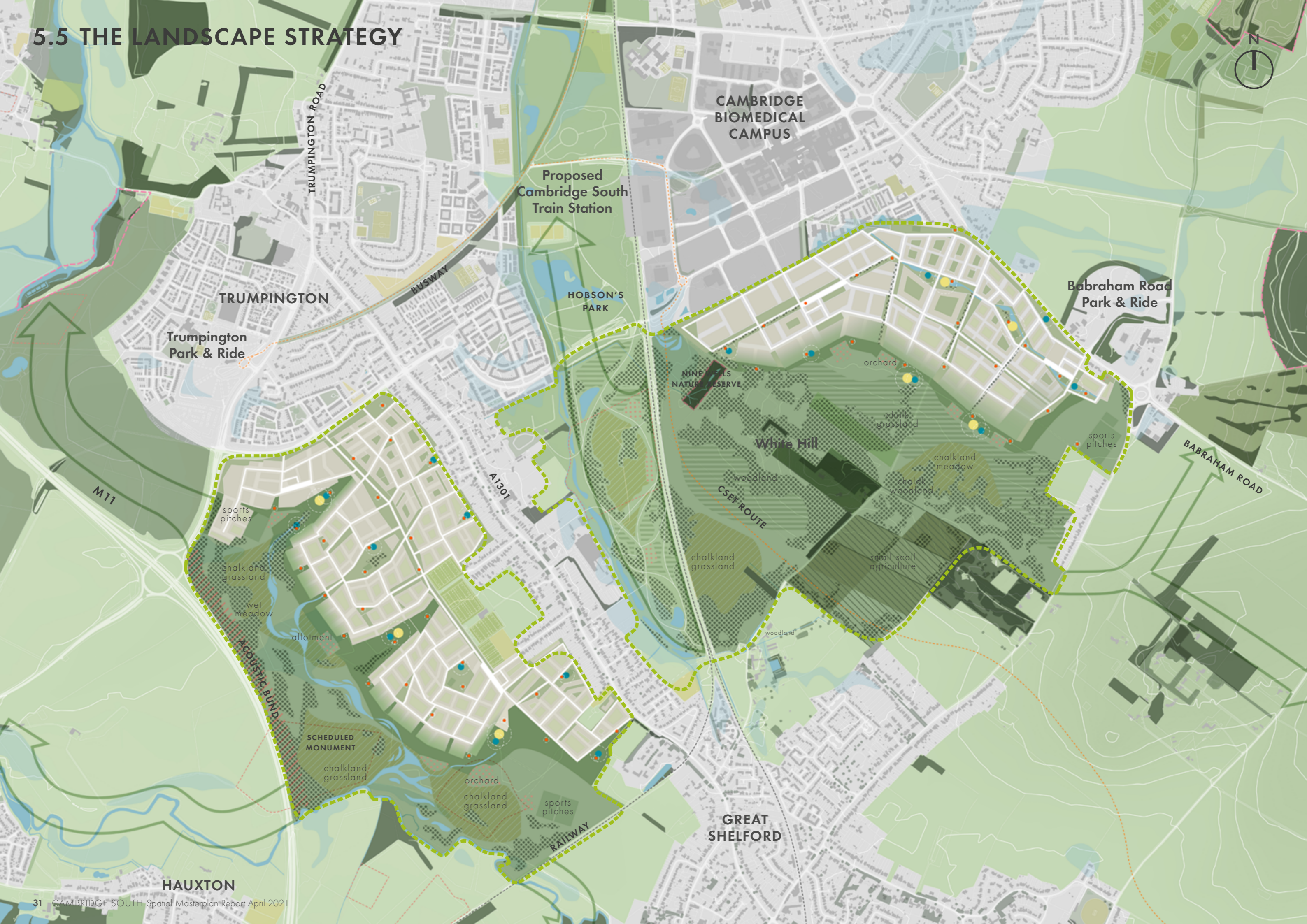


5.5 THE LANDSCAPE STRATEGY



STUDY AREA WEST



- STUDY AREA**
- courtyards
 - informal open space
 - sport pitches
 - chalkland grassland
 - hay meadow pasture
 - acoustic bund
 - allotments and orchards
 - woodland
 - play LAP
 - play LEAP
 - play NEAP
 - strategic nature link

- CONTEXT**
- wildlife site
 - woodland
 - nature reserve
 - water
 - flood risk
 - allotments and orchards
 - recreation sties
 - sport fields
 - scheduled monuments
 - proposed CSET route
 - railway

STUDY AREA EAST

- STUDY AREA**
- courtyards
 - informal open space
 - sport pitches
 - chalkland grassland
 - hay meadow pasture
 - small-scale farming
 - acoustic bund
 - allotments and orchards
 - woodland
 - play LAP
 - play LEAP
 - play NEAP
 - strategic nature link

- CONTEXT**
- wildlife site
 - woodland
 - nature reserve
 - water
 - flood risk
 - allotments and orchards
 - recreation sties
 - sport fields
 - scheduled monuments
 - proposed CSET route
 - railway



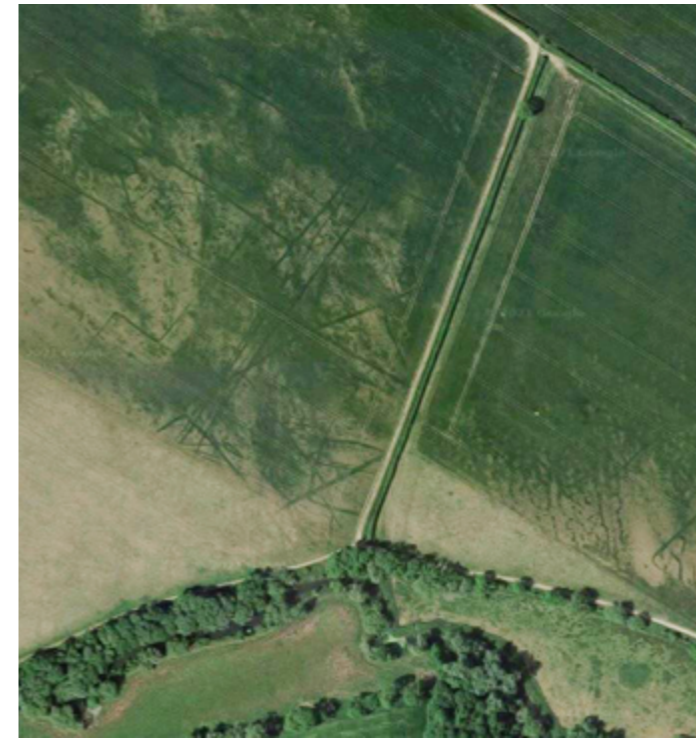
5.6 THE FOUR STRATEGIES FOR GREEN BELT ENHANCEMENT

The future of the Green Belt remains important and the opportunity exists to enhance its quality to better serve the new community and South Cambridgeshire. With the aim of providing one hectare of Green Belt enhancement for every hectare of development, this will include improving the biodiversity, recreational, cultural and agricultural performance of the land.



Biodiversity

In line with national, regional, and local policies, the existing arable agricultural fields can be transformed and enhanced to greatly improve their environmental performance and provide better biodiversity. Existing areas of nature designation can be enhanced and linked to better encourage species movements. The creation of a new Country Park and other open space designations can include enhanced habitats such as chalk meadows and wet woodlands which would be endemic to this part of Cambridge.



Cultural

This area is rich with history including scheduled monuments dating back to Roman and Bronze Ages. The scheduled monument sites are enveloped by the arable agricultural fields which reveal changes in the soil structure during dry times of the year. The opportunity exists to better recognise and interpret the archaeology of these sites. In addition are other modern cultural sites which are also important destinations within the wider landscape. Contemporary interventions such as public or environmental art could be opportunities to add to the cultural legacy of this part of Cambridge.



Recreational

Opportunities exist to improve both active and passive recreation. The parklands immediately adjacent to the new community can serve the active recreational requirements of development including sports, active travel, and play. Passive recreation improvements include the creation of new linkages to existing long distance walking and cycling routes.



Agricultural

The general trajectory of agriculture and food production are changing. The opportunity exists to transform remaining agricultural fields to become benchmarks for sustainable, local food production which can support South Cambridgeshire directly.

5.7 A FAMILY OF OPEN SPACES



Open Spaces

A diverse range of open spaces providing residents with the opportunity to seek out different activities and experiences when exploring the new community. The open spaces will act as social hubs drawing residents of all ages together. Urban parks and formal recreation areas provide opportunities for play, sport, and casual recreation. Sweeping meadows, and woodland edges provide informal recreation sites rich in biodiversity and ecology. At a more granular level are squares, pocket parks, allotments and play areas which are distributed so every resident is no more than a five-minute walk from a community open space.



Habitats and Ecology

The green infrastructure network of integrated open spaces and a verdant public realm will greatly increase the site-wide ecology and biodiversity. The sustainable drainage, blue infrastructure, network of conveyance swales, attenuation swales, and attenuation wet meadows will embed the dynamics of natural systems into the new community.



Play, Recreation and Leisure

An active lifestyle is essential for every resident regardless of age and ability. Within the new community at an integrated network of open spaces, routes and equipment will encourage daily walking, running, cycling, sport, and play around the community. Play areas are proposed for ages 0-18 and to be distributed throughout the community with residents never more than five-minutes from a playable space. Play space will vary between equipped play areas, and informal, natural play areas – offering a variety of experience and choice for children.



Public Realm

The collection of streets and spaces overlaid with active travel and ecology circuits will create a unique public realm for the community. Streets will carefully balance vehicular access, car parking and pedestrian priority. Major streets will have dedicated, segregated cycle lanes while quieter side streets will have ample pavement space for comfortable, safe access for all.

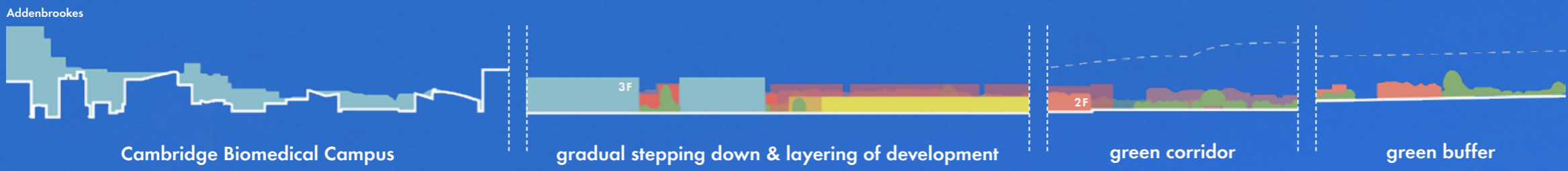
5.8 LONG RANGE VIEWS



This is a strategic view from Little Trees Hill identified in the *Local Plan (2018)* as part of Policy 60 Appendix F: Tall Buildings. It is also mentioned in the *Inner Green Belt Study* as one of the key elevated viewpoints at the edge of the Gog Magog Hills affording views across much of Cambridge. The reduced green edge and abrupt edge condition of relatively tall buildings at the CBC, is mentioned as one of the existing detracting characteristics of the view.

The contrast of the edge of CBC is evident against the predominant soft green edge condition of the city towards the east side, where most of the development has been characterised as 'post-war suburban housing' in the *Green Belt Study*. A mature hedgerow extending from dense areas of woodland to the west, screens most of the southern aspect of White Hill and CBC.

STRATEGIC VIEW 7 – EXISTING



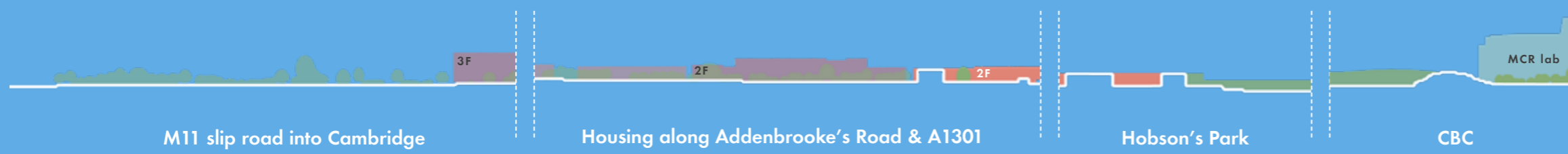
Most of the proposed development footprint will be screened by the existing mature hedgerow located on the west side of the view. The visible area of development is therefore located within a relatively limited area where the edge of CBC is more evident. The density and heights of the proposed blocks are gradually reduced from north to south in order to create a southern prospect that steps.

There is therefore an opportunity here to create, through development, a more nuanced southern prospect to CBC with a soft green edge that will integrate and visually merge over time with the rest of the city. down and breaks up to reduce the existing abrupt edge at CBC.

STRATEGIC VIEW 7 – PROPOSED



STRATEGIC VIEW 7 (ZOOMED) — PROPOSED



21st c. mixed use development
Supportive townscape

CAMBRIDGE BIOMEDICAL CAMPUS
visually detracting townscape

Rhee & Bourn Valleys
Connective Landscape

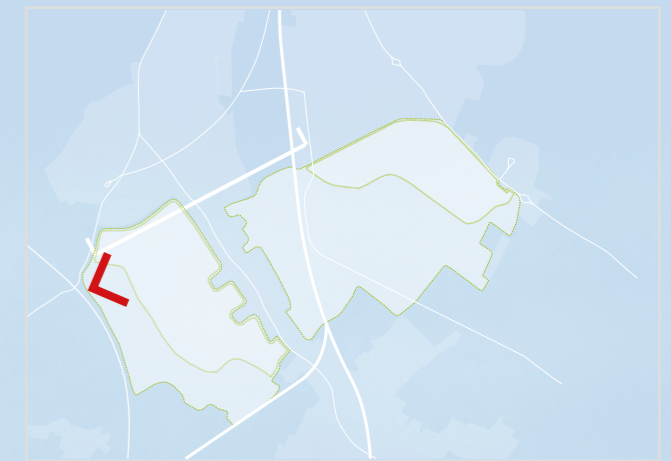


This is another strategic view identified in the *Local Plan (2018)* as part of Policy 60 Appendix F: Tall Buildings due to its elevated viewpoint and for being one of the gateways to the south of the city. The edge condition at Glebe Farm/ Trumpington Meadows is mentioned in the *Green Belt Study* as part of the analysis of Sector 8.

The agricultural fields with low hedgerows are the most prominent feature on the foreground of this view and along most of the approach from the M11. This is mentioned in the

Green Belt Study as helping to achieve a visual separation between Cambridge and the villages to the south. The background however is formed by an edge of recent development along Addenbrookes Road and the row of back gardens along the A130. Both conditions form a hard edge to the city that is amplified by the contrast with the agricultural fields on the foreground.

STRATEGIC VIEW 6 — EXISTING



By shifting the existing edge of the city towards the west, the proposed development will be delineated through an undulating line broken down by fingers of green spaces that gradually recedes from the edge of the M11. This will create a softer and more organic edge facing an area of enhanced and accessible Green Belt land, featuring a combination of landscape strategies ranging from new areas of woodland planting, water features and chalk grasslands.

The opportunity on this location is therefore to create a more considered city prospect with a soft green edge facing a generous area of enhanced Green Belt, which will help to maintain the visual separation between Cambridge and the villages to the south.

For illustrative purposes

STRATEGIC VIEW 6 – PROPOSED

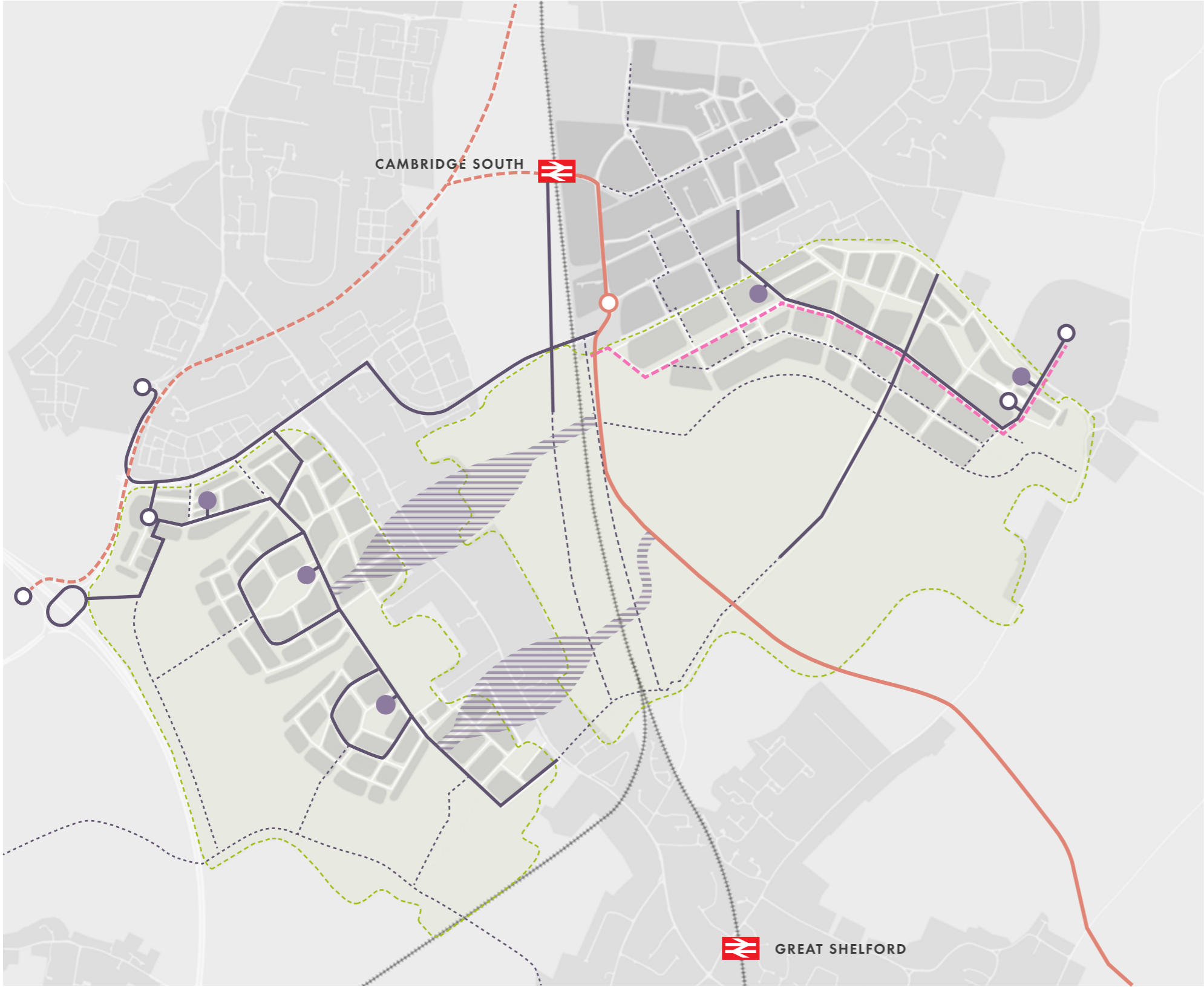
6

DEVELOPMENT PRINCIPLES

This section will describe in more detail the seven principles of the development following a similar structure to the one conceived for CBC's *Vision 2050* and the strategic masterplan.

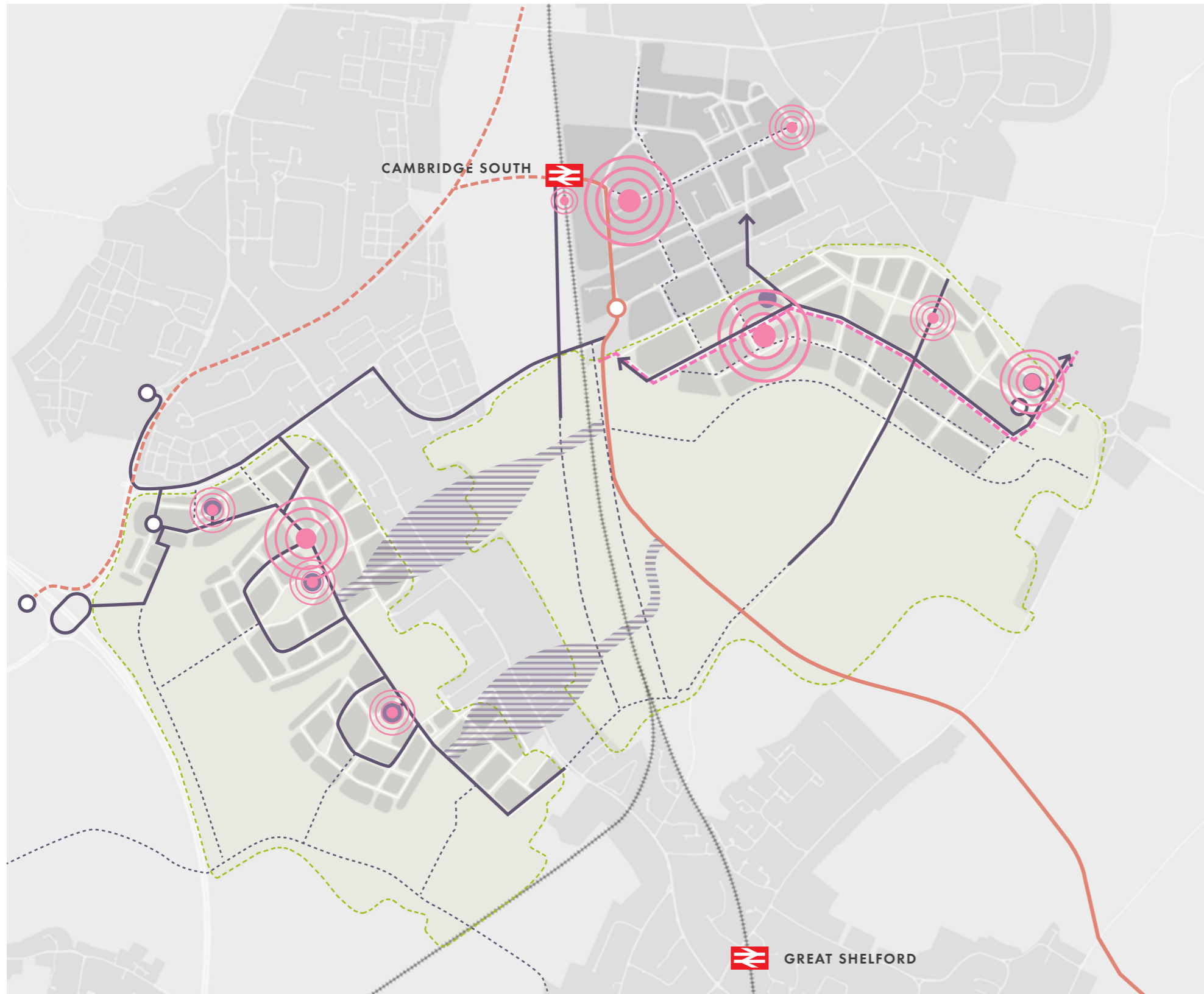
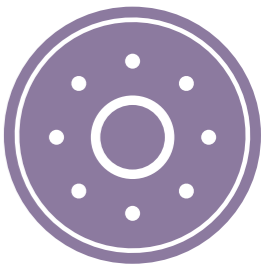


A WELCOMING PIECE OF CITY



Through permeable boundaries and generous public spaces, the new development will strive to create an inviting and accessible environment for the enjoyment of residents and the wider community. The location of Cambridge South relative to CBC and existing and emerging mobility corridors, will ensure people can live locally with sustainable transport options available for wider travel. A design centred around people and not vehicles will be achieved through low car parking provision, mobility hubs, active travel corridors and the consolidation of deliveries. The result will be a network of streets and open spaces that are carefully knitted into its surroundings.

COMPLETE AT EVERY STAGE

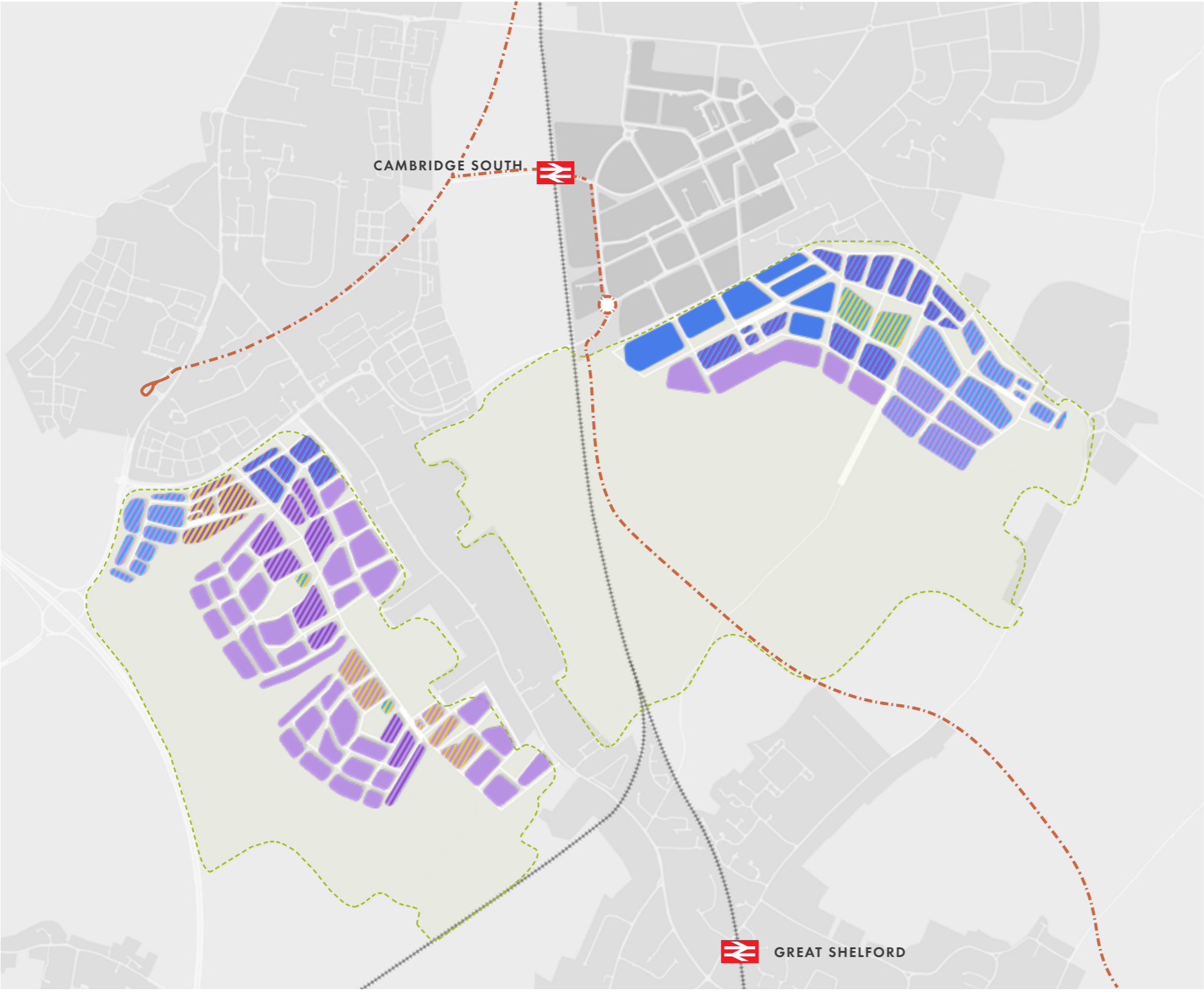


- Study area
- Nodes of activity
- Area of focus
- Main mobility spine



The development will be planned around nodes of activity offering a range of community supporting uses from day one. These nodes will be focused on mobility hubs that will form a network of connectivity based on sustainable transport including car sharing and cycling. This can be complemented by other uses such as delivery pick up points, leisure centres and local shops that are linked to public spaces to create a critical mass of activity and areas of focus. The careful distribution of these nodes will provide the flexibility to introduce a phasing strategy to the development.

NURTURING FUTURE GROWTH

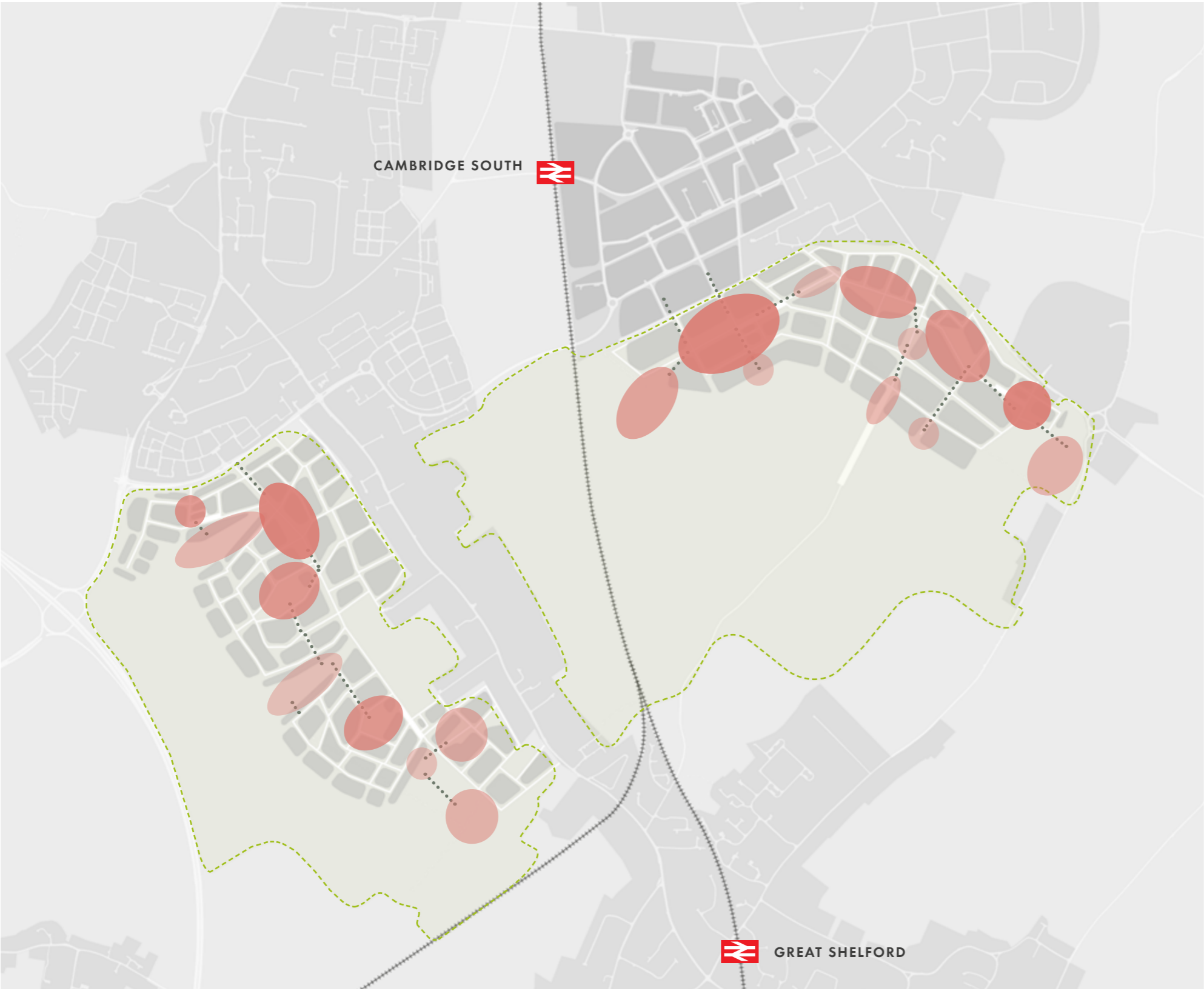


- | | | | |
|---|--|-------------------------------|----------------------------------|
| Predominant Life Sciences commercial | General commercial and low density homes | Predominant low density homes | Community and low density homes |
| Life Sciences other commercial and high density homes | General commercial and community | High and low density homes | Community and high density homes |



A clear hierarchy of streets defined by simple plots with fronts, back and sides will form a well-defined and flexible underlying block pattern. The aim is to create a place that is easy to navigate, yet interesting to explore and discover. A balanced distribution and mix of uses will ensure the two study areas complement each other. The east side will have a higher concentration of commercial uses in response to its proximity to CBC. The commercial use bracket will include clinical, research, R&D, support workspace, logistics and education. Supporting uses include hotel, conferencing, retail and leisure.

MADE UP OF MEANINGFUL PLACES

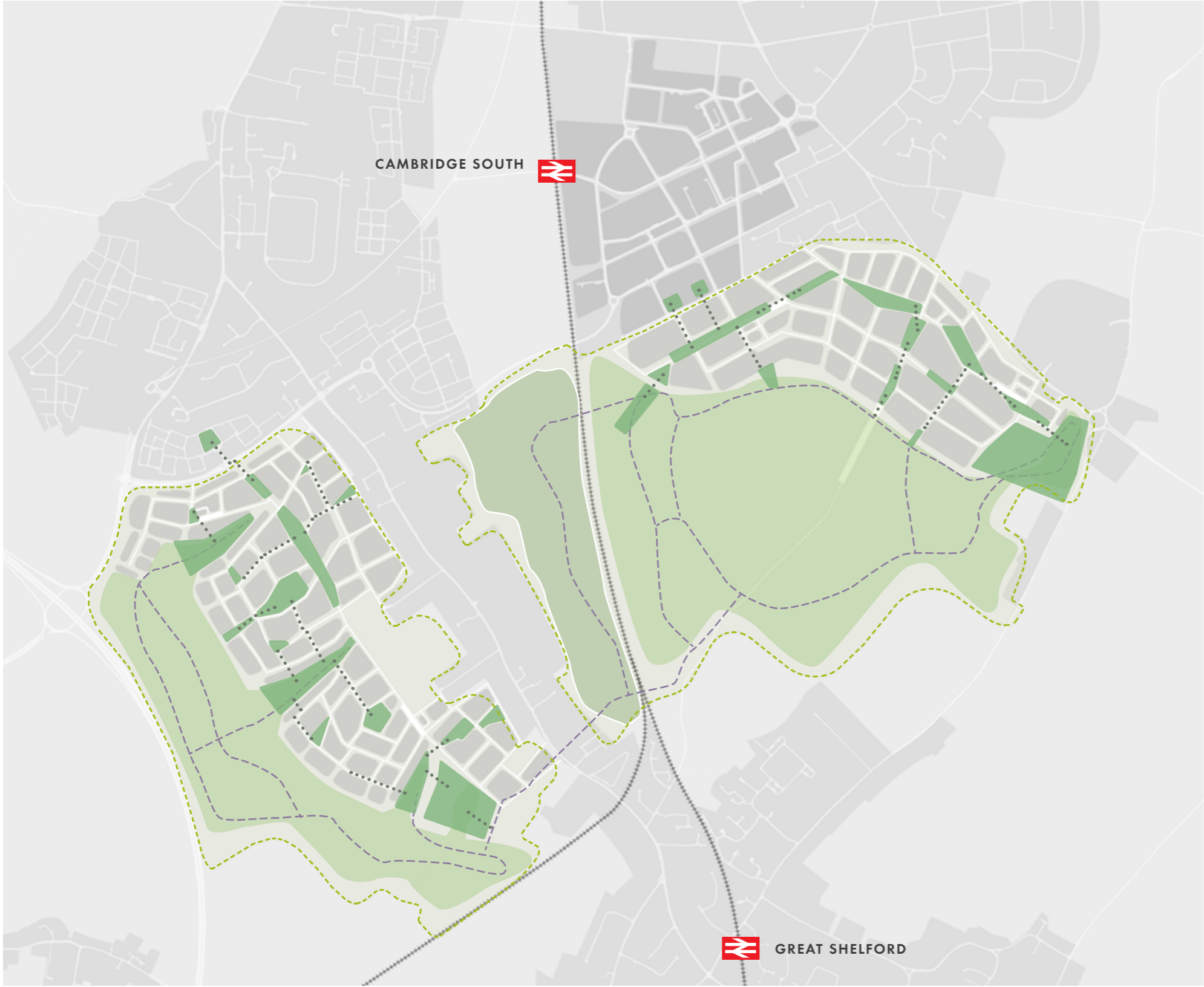


Study area Network of places



A network of vibrant spaces with a rich mix of uses that becomes the backdrop to everyday life; play spaces, popping out for a coffee, meeting colleagues and friends for lunch, or just taking a walk in the sun. Amenity spaces such as creches, bars, or gyms, shared between CBC occupiers from different institutions, will provide for those who live and work here, encouraging connections between organisations. They will create recognisable environments and provide pockets of activity linked to the active travel network.

WELLBEING BEYOND WALLS



● Study area
 ● Open spaces
 ● Green Belt enhancement areas
 - - - Walking paths



The public spaces could be complemented by a network of intimate external green spaces located in the heart of development plots and serving specific developments. These spaces would have a different focus, whether it be play areas, spaces for quiet contemplation or group activities for private organisations, the spaces will enhance the quality of everyday life for residents and workers. The larger areas of Green Belt enhancement with its walking and cycling trails will complement this backdrop of open green spaces to promote a healthy lifestyle in touch with nature.

A CLEAR AGENDA FOR CLIMATE CHANGE



The masterplan will align its principles to minimise the impact on the environment and strive for carbon neutrality. In addition to a sustainable mobility strategy and following the highest standards for energy efficiency in buildings, embedded in the landscape will be strategies to increase biodiversity, achieve net gain, mitigate flooding at source and promote carbon sequestration through planting. This ultimately requires a multi-pronged approach where two key drivers can underpin a strategy for the future: establishing a strategy for sustainable development, and a governance structure to oversee its implementation and provide guardianship.

A RECOGNISABLE PART OF CAMBRIDGE



The new neighbourhood of Cambridge South will be nestled in its surroundings complementing and enhancing the city's setting. It will have its own identity which will be firmly rooted in the existing natural and urban character. Most importantly, it will be a natural extension to the south establishing a bridge between city and nature.

7

SUPPORTING INFORMATION



7.1 INDICATIVE DENSITY AND QUANTUM OF AREAS

RESIDENTIAL: INDICATIVE HOUSING MIX					
Size of unit	%	overall number	avg size sqm GIA (GLA)	size GEA sqm	avg size GEA sqm
1 bed	30%	1,500	54	79.92	95
2 bed	20%	1,000	75	111	
3 bed	27%	1,375	100	110	113
4 bed	23%	1,125	106	117	
Total	100%	5,000			104

RESIDENTIAL LANDTAKE CALCULATION: 5000 HOMES / 40:60 SPLIT FLATS:HOUSES						
Homes	avg size GEA sqm	total area sqm	40:60 split sqm		/ FAR sqm	land take sqm
5000	104	521,900	Flats	208,760.0	130,475.0	217,458.3
			Houses	313,140.0	569,345.5	948,909.1
						1,166,367.4
						116.64

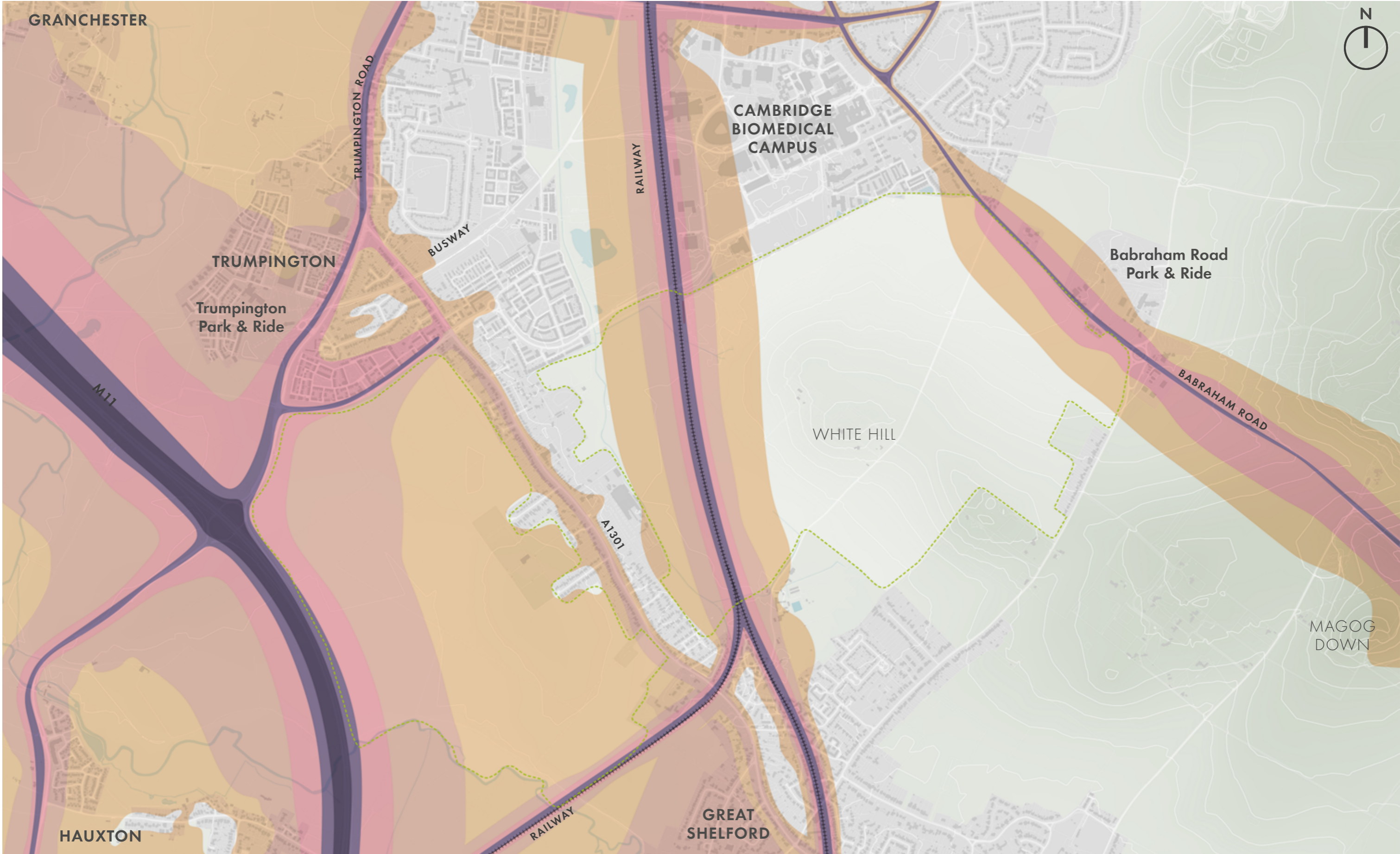
DENSITY ASSUMPTIONS		
Road/active network land take	30%	adopted public highways (carriageways, adopted footpaths, etc.)
Open spaces (not in GB enhancement)	10%	includes formal play areas and , green connections, public squares, etc
FAR Residential (houses)	0.55	
FAR Residential (flats)	1.6	
FAR commercial	2.2	

PROPOSED DEVELOPMENT AREA					
	ha	ac	sqm	sqft	%
East	73.0	180.4	730,000	7,857,647	43%
West	95.6	236.2	956,000	10,290,288	57%
total	168.6	416.6	1,686,000	18,147,935	100%

COMMERCIAL USE BREAKDOWN			
Uses split	GEA sqft	allowance for plant area	total GEA sqft
Clinical	680,000	170,000	850,000
Research	1,220,000	305,000	1,525,000
Commercial R&D	1,610,000	241,500	1,851,500
Support office space	600,000	30,000	630,000
Logistics (micro-consolidation centre)	100,000	-	100,000
Education	150,000	7,500	157,500
Total commercial	4,360,000	754,000	5,114,000
Retail / Leisure	215,000	10750	225,750
Hotel Conference	225,000	11250	236,250
Total	4,800,000	776,000	5,576,000

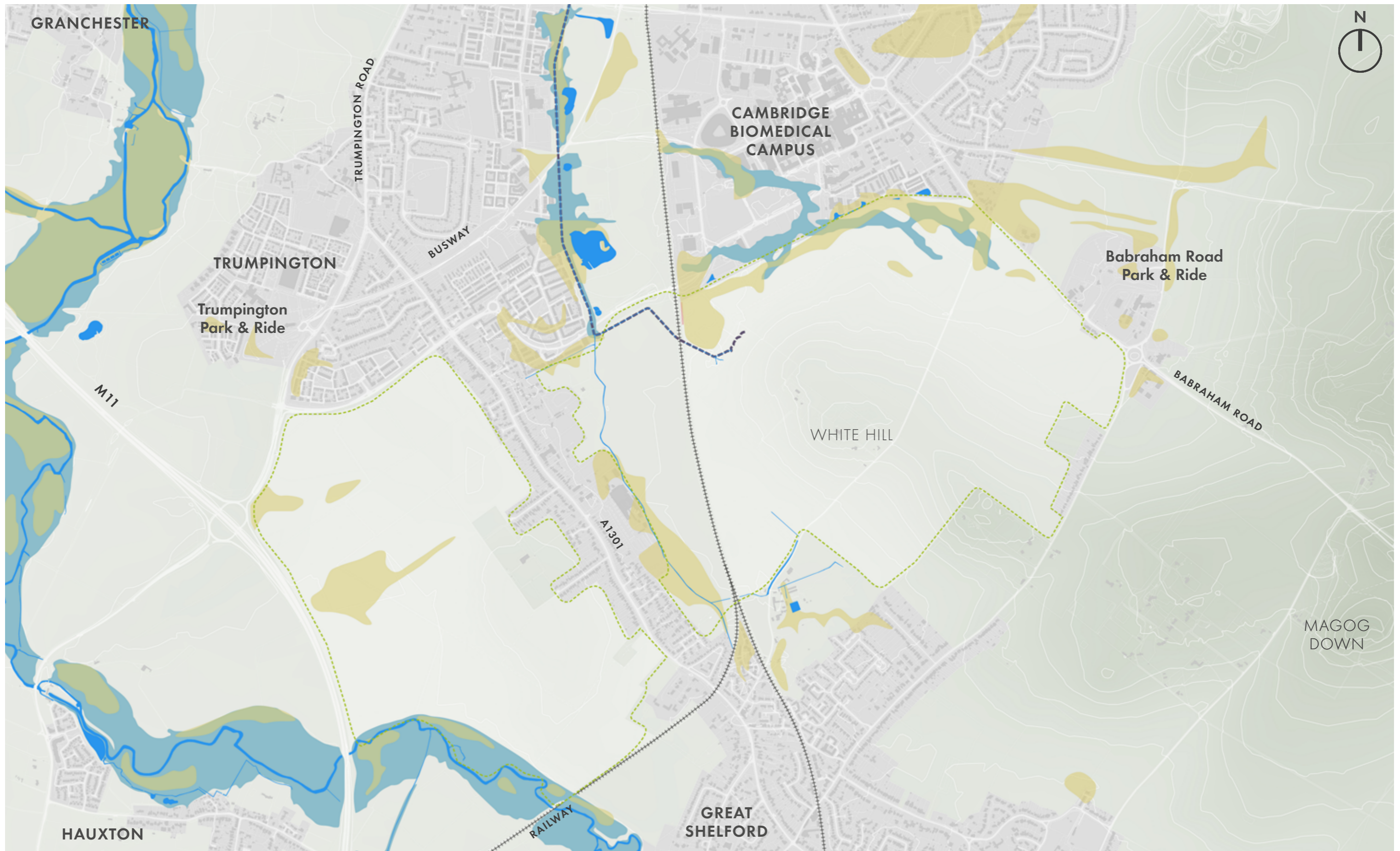
QUANTUM OF AREAS BY USE					
Uses	Land take area (sqm)	Plot areas (- 40%) sqm	FAR / GEA sqm	FAR / GEA sqft	Land take %
Residential (flats 40%)	217,458	130,475	208,760	2,247,072	13%
Residential (houses 60%)	948,909	569,345	313,140	3,370,608	56%
Commercial	360,000	216,000	475,200	5,115,005	21%
Retail / Leisure	15,900	9,540	20,988	225,913	1%
Hotel / Conference	16,800	10,080	22,176	238,700	1%
Parking + park and ride	47,000	47,000	47,000	505,903	3%
Schools	80,000	80,000	80,000	80,000	5%
Total	1,686,067	1,062,440	1,167,264	11,783,201	100%
ha	168.6				

7.2 CONSTRAINTS AND OPPORTUNITIES MAPPING



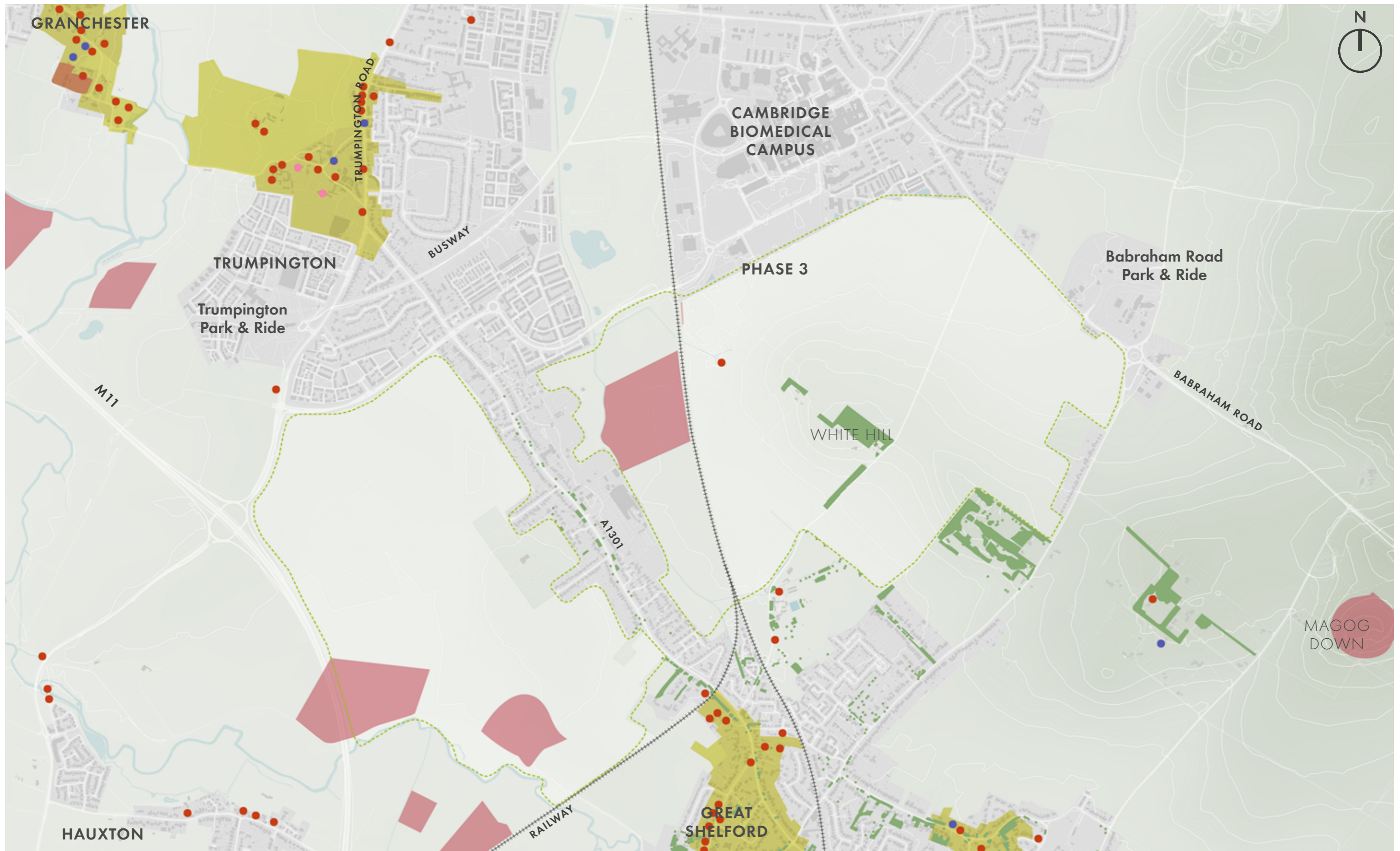
Noise





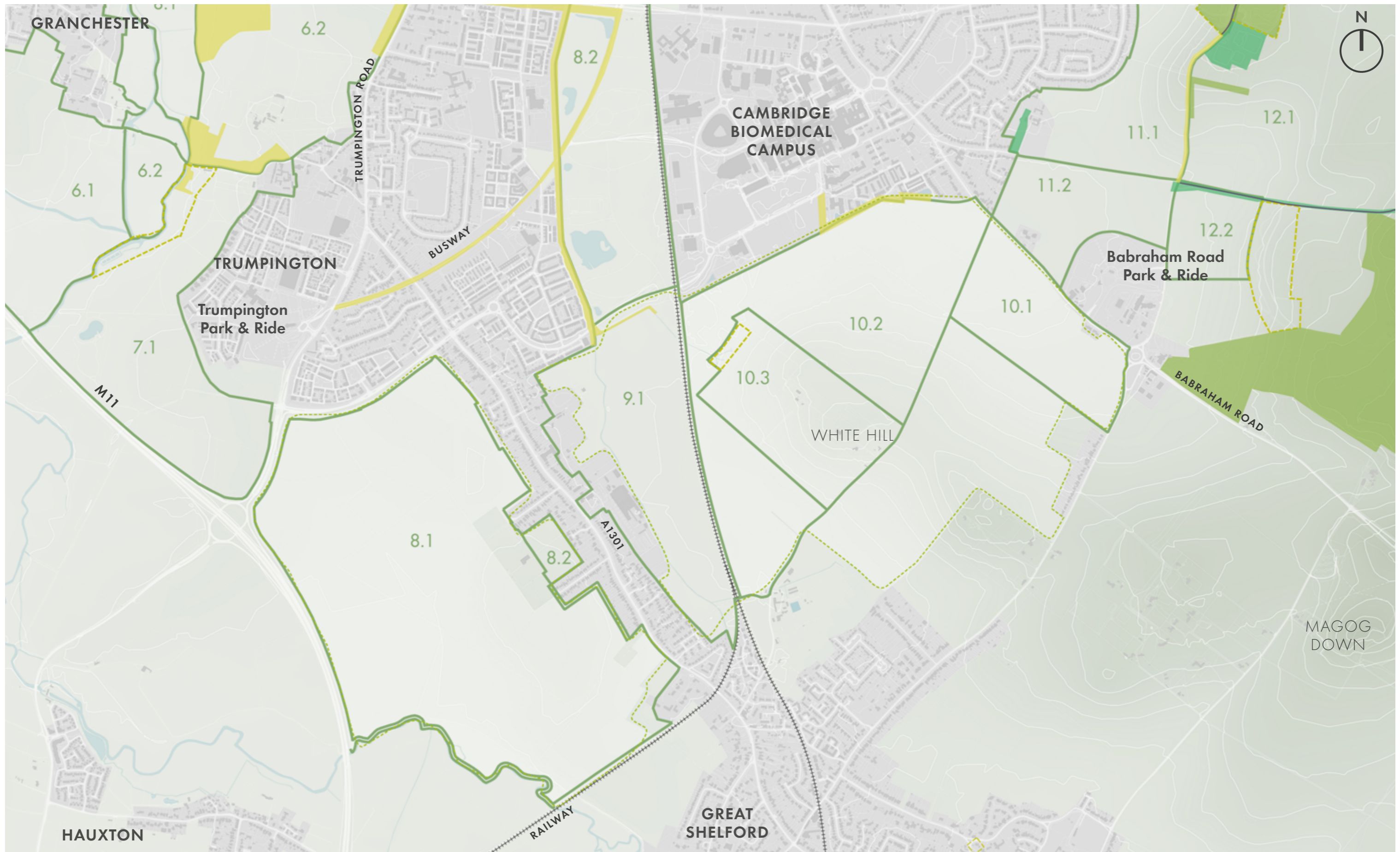
Flooding

- - - Study area
- Floor zone 3
- Waterways
- Surface water flood risk
- - - Hobson's Conduit



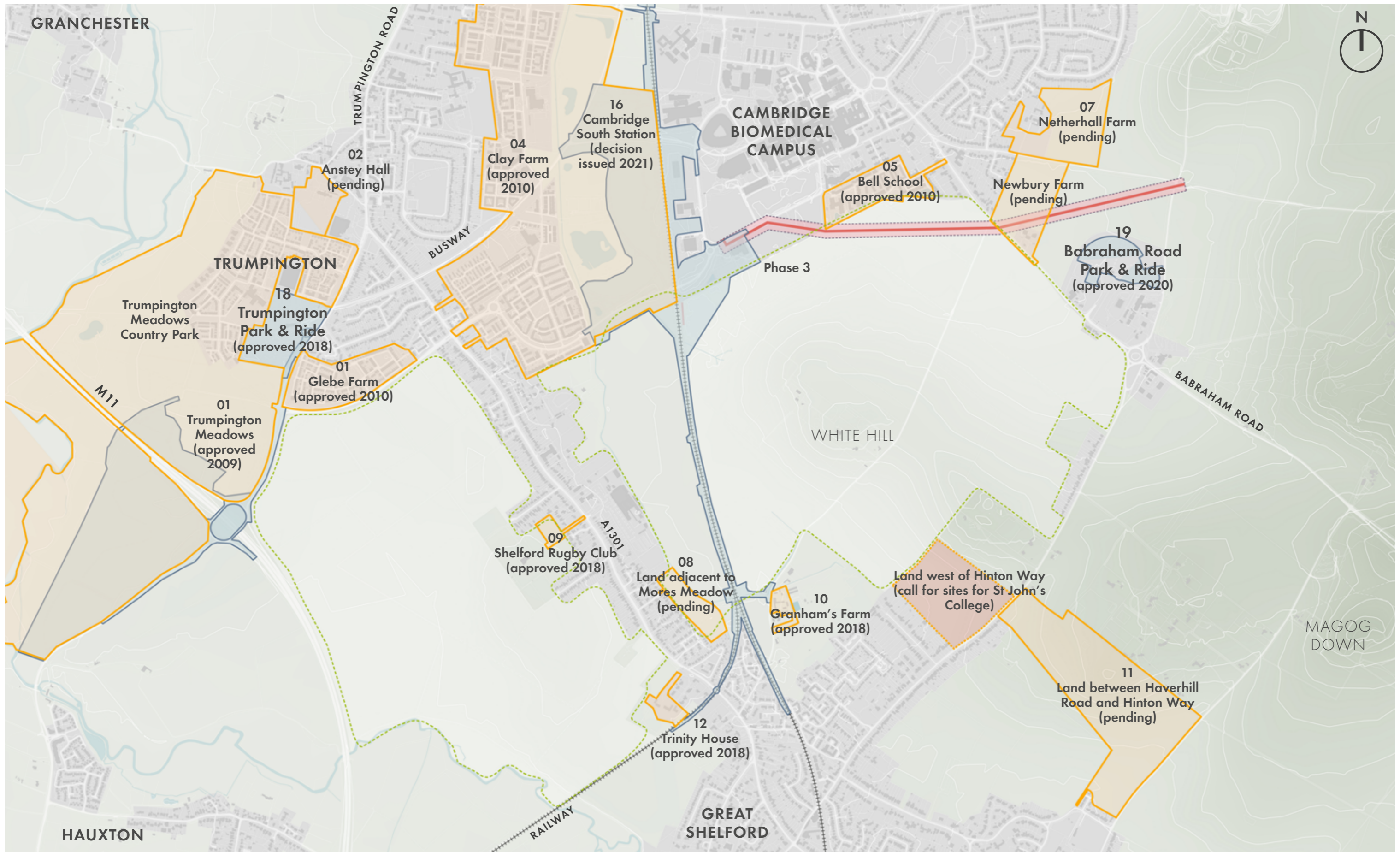
Heritage and conservation

- Study area
- Scheduled monument
- Grade I listed building
- Grade II listed building
- Conservation area
- Grade II* listed building
- Tree preservation order



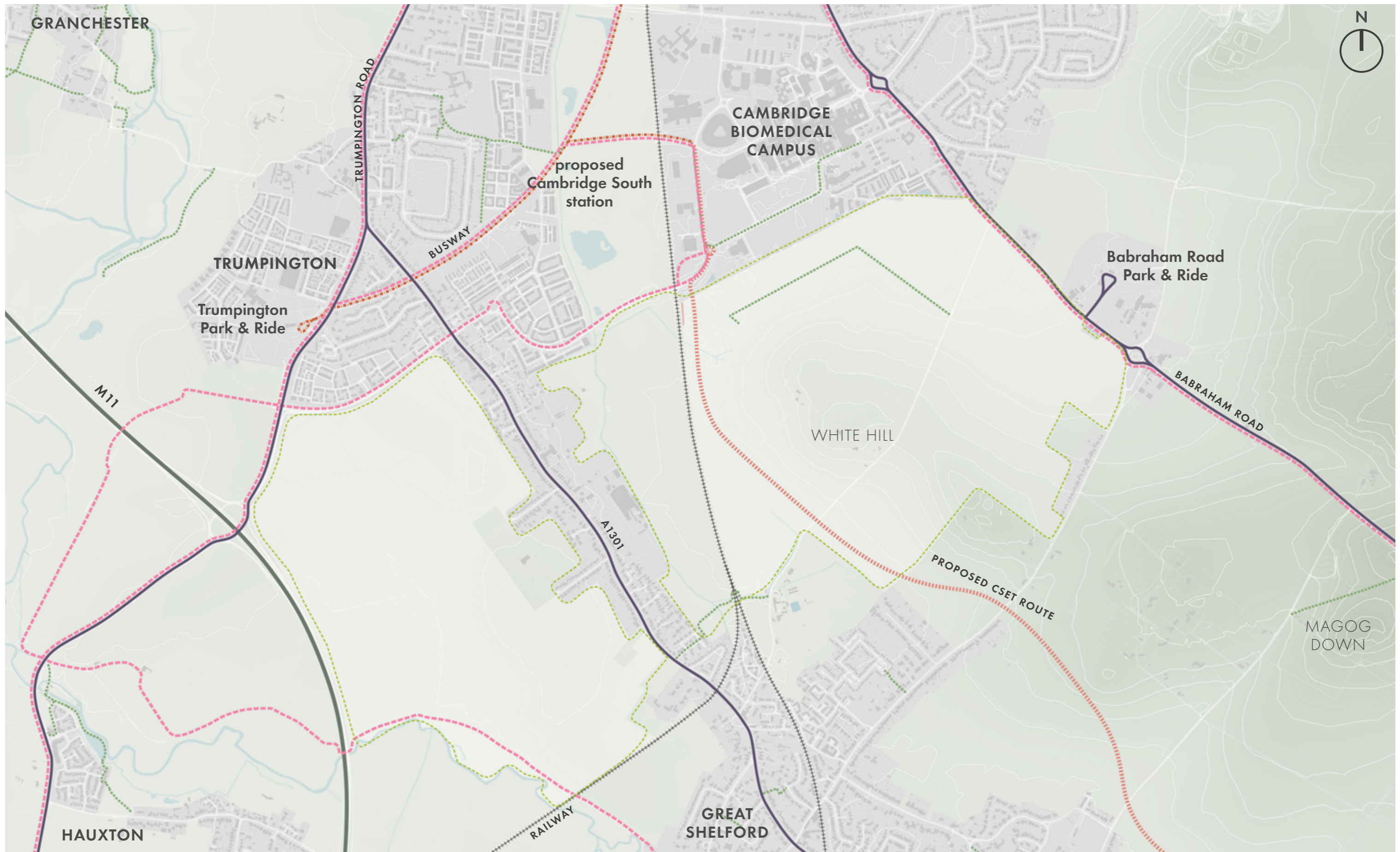
Ecological designations

- Study area
- Site of scientific interest
- County wildlife site
- Protected road verge
- Local nature reserve
- City wildlife site
- Green Belt sector

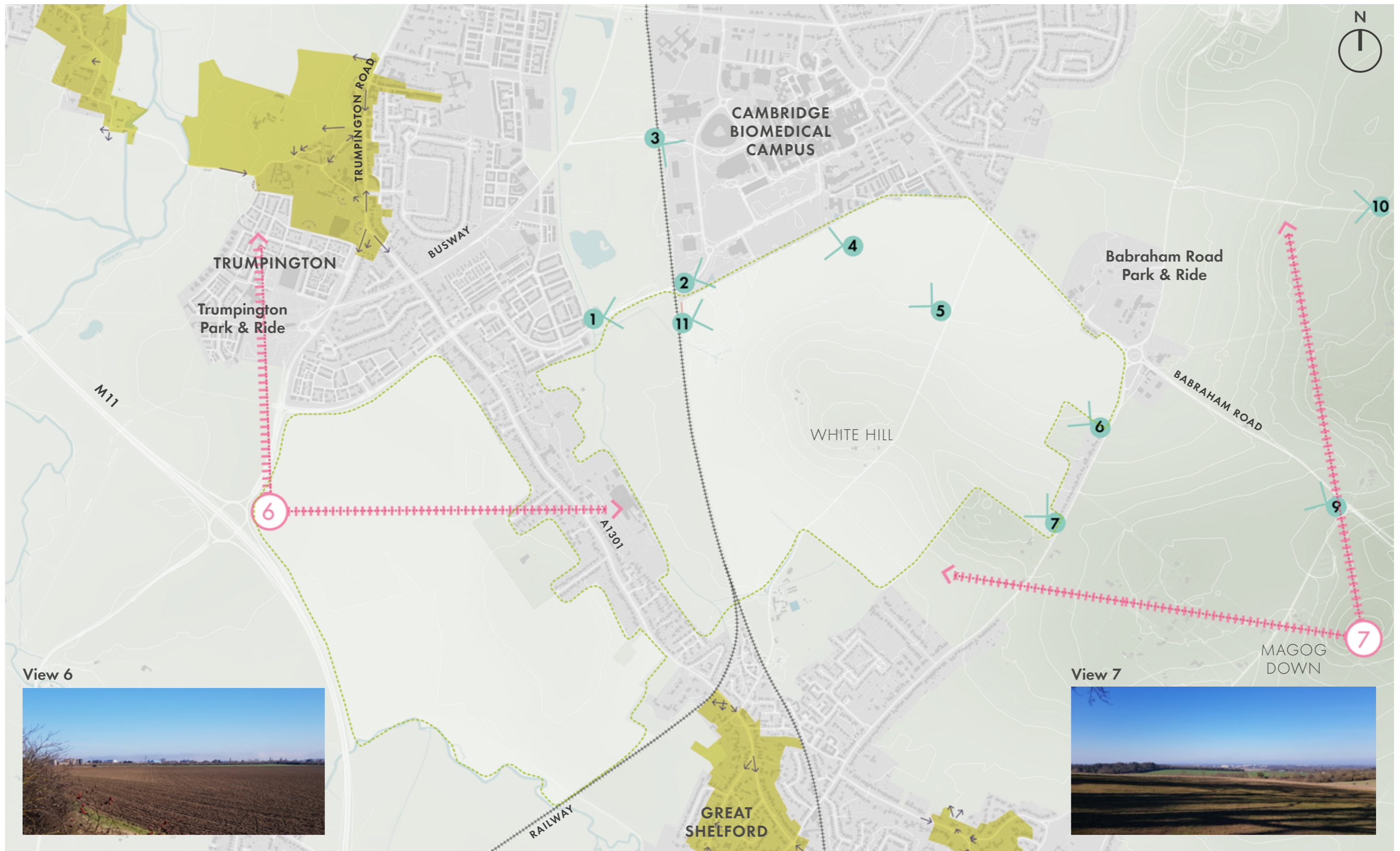


Development context

- Study area
- Transport infrastructure
—Planning application boundary
- Residential development sites
—Planning application boundary
- ⊙ Call for sites development boundary (residential)
- High pressure gas pipeline
- Easement zone (28.6m either side of HPGP)
- Building proximity BDP (29m either side of HPGP)



Movement



View 6



View 7



Key views

--- Study area

● Conservation area

⊗ viewpoints from CBC Phase 2 LVIA

⑦ Little Trees Hill, Magog Downs (strategic view)

← Important views in conservation area appraisal

⑥ M11/A1309 elevated roundabout (strategic view)

Issue register

DATE	ISSUE	NOTES
16/04/2021	Final Draft	
19/04/2021	Final Draft Rev 1	

