

NETHERHALL GARDENS

February 2020 update



Thank you for participating in the public consultation for the new community proposed north of Wort's Causeway.

Cambridge City Council's Local Plan 2018 allocates this site (GB1) for 200 new homes as part of the 14,000 homes needed across the city by 2031.

CEG aims to create an exemplary, healthy new neighbourhood with ample green spaces for nature, play and recreation. Sensitively reflecting the unique character and materials of Cambridge, the development will help meet local housing needs for this, and future generations, in a sustainable way, aligning with This Land's adjacent GB2 site.

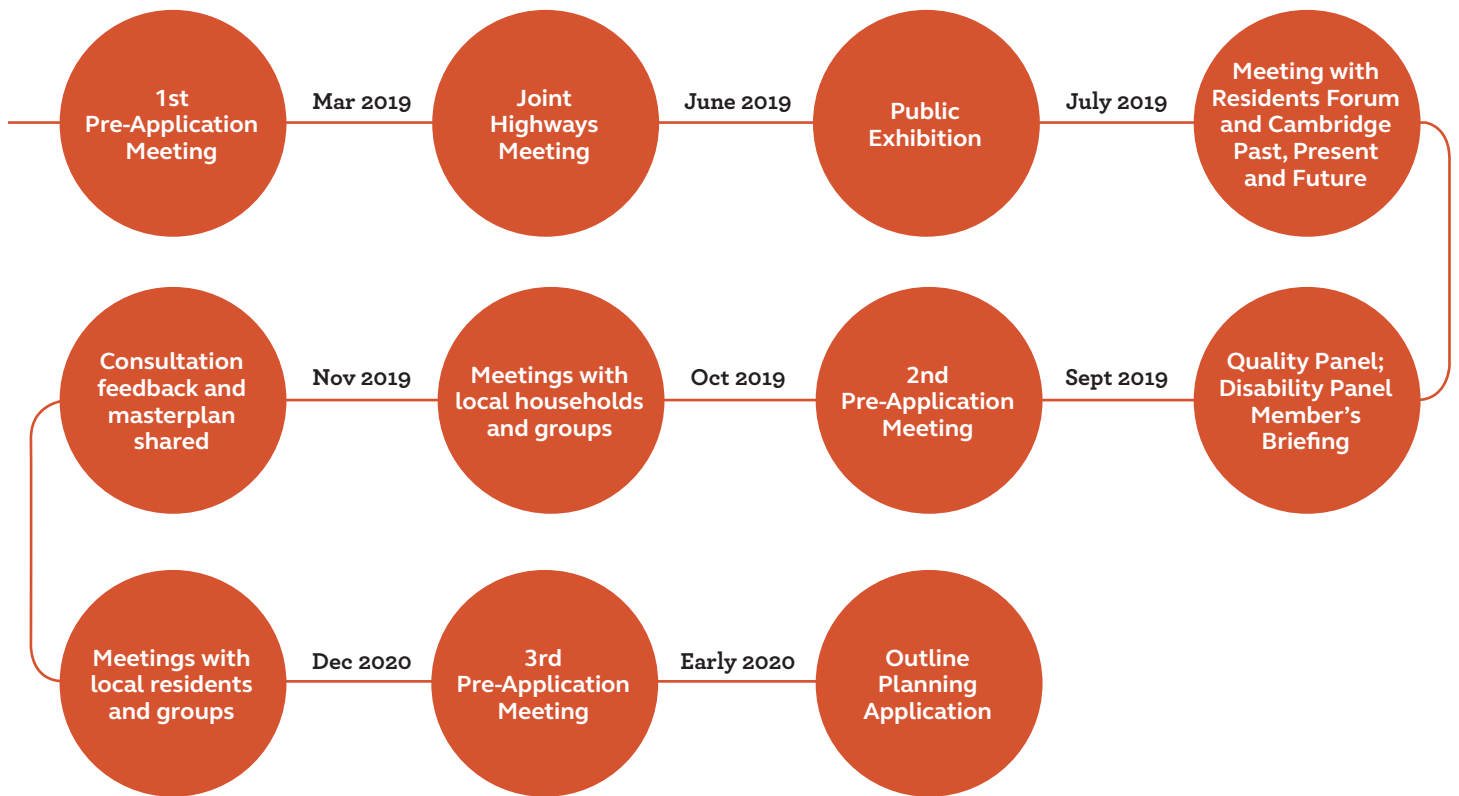
CEG held a public consultation event at Netherhall School on 3rd July 2019, sending more than 3,000 leaflets via the Royal Mail to local homes. The exhibition materials can still be viewed at www.netherhall-gardens.co.uk. More than 80 residents attended the event, spoke to the team and 48 respondents formally provided their feedback at the event, via the post and website.

We have also met with nearby residents, local groups and resident forums, as well as attending a series of design panels and pre-application meetings with Cambridge City Council to discuss the masterplan in detail.

We have gathered feedback and this leaflet explains how that has been considered as the masterplan has evolved.

We are now preparing our outline planning application for the development, we welcome any feedback you may have. Please email netherhallgardens@ceg.co.uk or write to CEG Sloane Square House, 1 Holbein Pl, Belgravia, London SW1W 8NS.

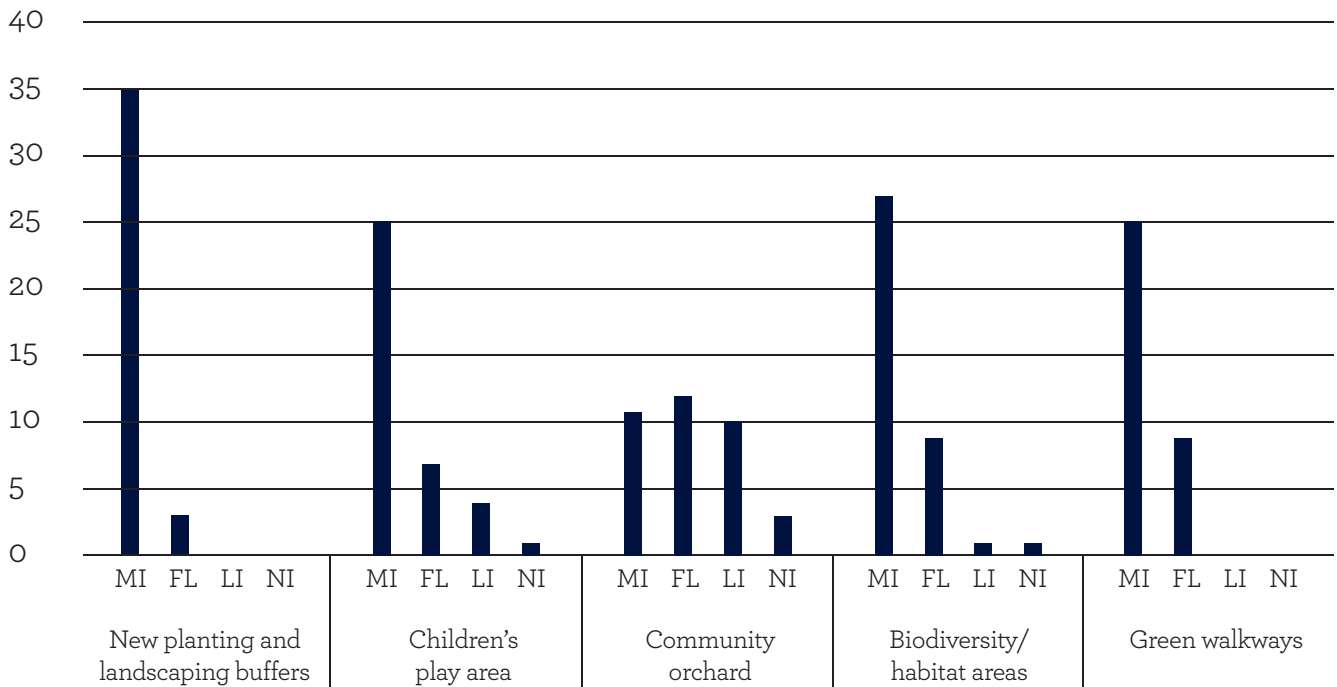
Masterplan Evolution





Green Infrastructure and Environment

When asked about the type of uses preferred within the green spaces, you told us:



Key: MI: Most Important FI: Fairly Important LI: Less Important NI: Not Important

You also asked us to consider:

- Facilities such as community hall, shops, bank, café, food outlets as well as doctor and school provision
- Allotments
- Large green areas and mature trees on the boundaries with housing to the north and Netherhall Farm
- Need for net biodiversity gain, more native grassland, large, accessible open space and footpath connectivity
- Design to minimise anti-social behaviour in play areas/green spaces
- Flood prevention
- One larger play area with facilities for all ages

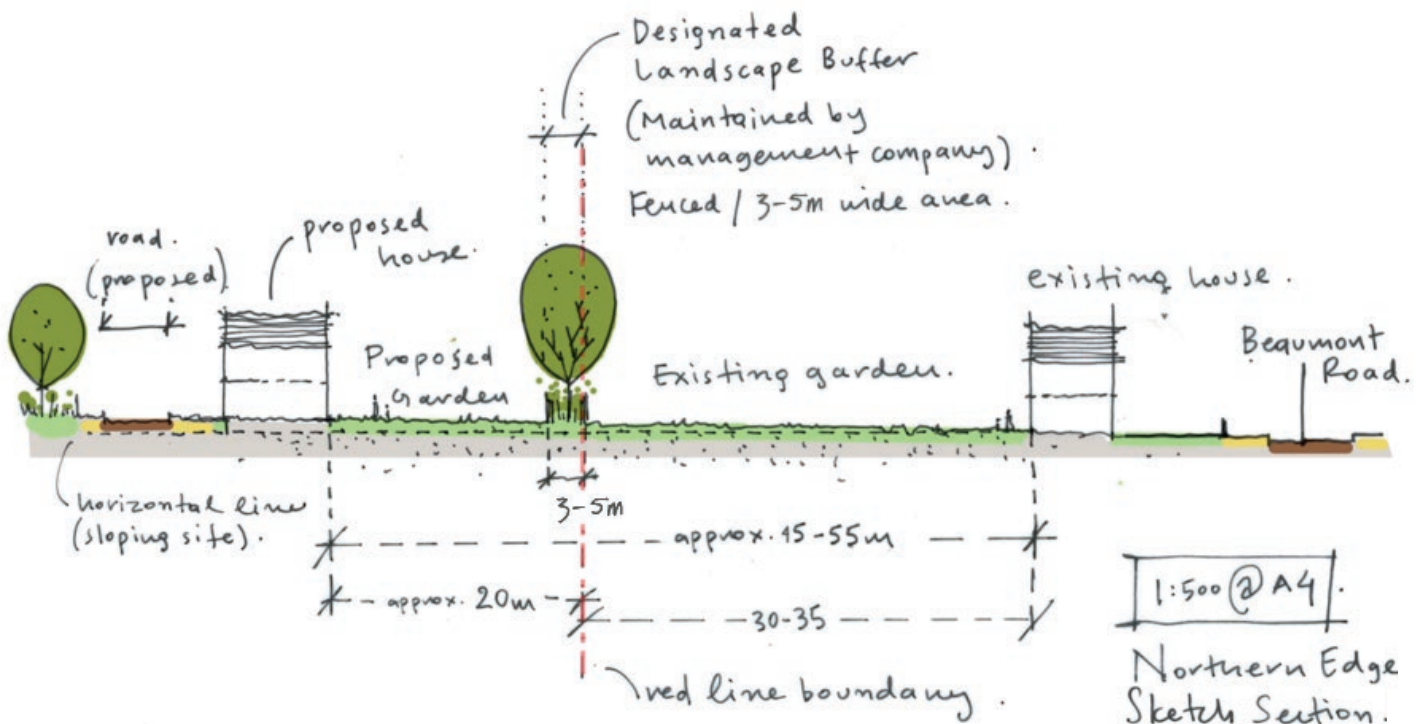
A mix of views were expressed by residents regarding the north of the site. The majority wanted to see green space, landscape buffer or sustainable drainage ponds (SUDS) rather than new gardens abutting existing. Some felt that having the SUDS along the boundary would result in an area of dead space, with the potential for anti-social behaviour.

In responding to the feedback from the consultation, the proposals will include:

- An extensive landscape buffer to the eastern edge
- Protection of Netherhall Farm Meadow County Wildlife Site
- Biodiversity enhancements to ensure net gain, providing a network of green spaces with features for wildlife including roosting provisions for bats, grasslands, scrub, hedgerows, tree lines and bird boxes to encourage bird habitats. Linear gardens and green edges provide permeability for species such as hedgehogs
- Green spaces for a variety of uses including landscaping, sports and recreation, a variety of high quality and well-equipped play areas for children and an area of fruit trees on the western boundary as well as a covered events pavilion as a focus for community activity
- Footpaths provide circular walks, links to recreation and play spaces, with green fingers connecting with the wider countryside and GB2



- In addition to financial contributions towards improved sports and recreation facilities in the locality, we will also make a financial contribution towards community facilities, the Council will decide if it wishes to use these funds to improve existing facilities and/or the provision of new, such as the 400 sq m of floorspace included within the GB2 development for community uses such as retail, food, drink, business, health, crèche and /or leisure
- Retaining the rural character of Wort's Causeway, including grass verges and strengthening hedgerows to provide structure and retain rural character
- New planting including trees, hedges, shrubs and grasses in a range of sizes and maturity
- The biodiversity and landscape strategies which will be submitted with the planning application will provide extensive detail
- Discussions have been ongoing between the Council and our drainage consultants to deliver a drainage scheme which accords with local policy and provides additional capacity to ensure it responds to climate change
- To the north of the site, between the existing and new properties, we are proposing a private fenced off 3-5m tree buffer which would be planted with mature trees and protected by the green space management company looking after the site. This, coupled with extensive gardens to these new properties, will ensure separation and screening are provided by the protected planted buffer as shown in the diagram below:



Movement, Transport and Accessibility

What you said:

- Enhanced bus service needed in the area
- Pedestrian and cycle access to Babraham Road – a mix of views were expressed about the ‘Dutch’ style roundabout scheme being delivered at the Fendon Road/Queen Edith’s Way roundabout
- Footpath access to schools to the north east of the site should be provided across the fields or linking up to Almoners’ Avenue
- As there is an aim to increase the current 30% cycling in the city to 50%, ensure that there is secure and easy to access cycle storage space provided for each member of a household and consider reducing the amount of car parking.
- Consider raised cycle lanes
- Good disability tracks needed
- Pleased that there will be electric charging points per household
- Area wide strategy regarding car parking provision is needed as Addenbrookes overspill is a nuisance
- Concerns over carriageway widths and speeds of Wort’s Causeway and Limekiln Road, desire expressed for lower speed limits
- Keen to see engagement with Smarter Cambridge Transport and ensure joined up thinking
- The initial layout has a more attractive feel with curved frontages. The main through routes should be designed to reduce speeds to 20mph
- A mix of views were expressed regarding access routes and linkages to GB2 with a number of suggestions made, these are being discussed with the highways authorities which will ultimately determine the preferred solutions and mitigation measures required to manage vehicles arising from these developments
- Suggestions, as well as concerns, were raised about key routes and junctions in the area including Lime Kiln Road and Babraham Road



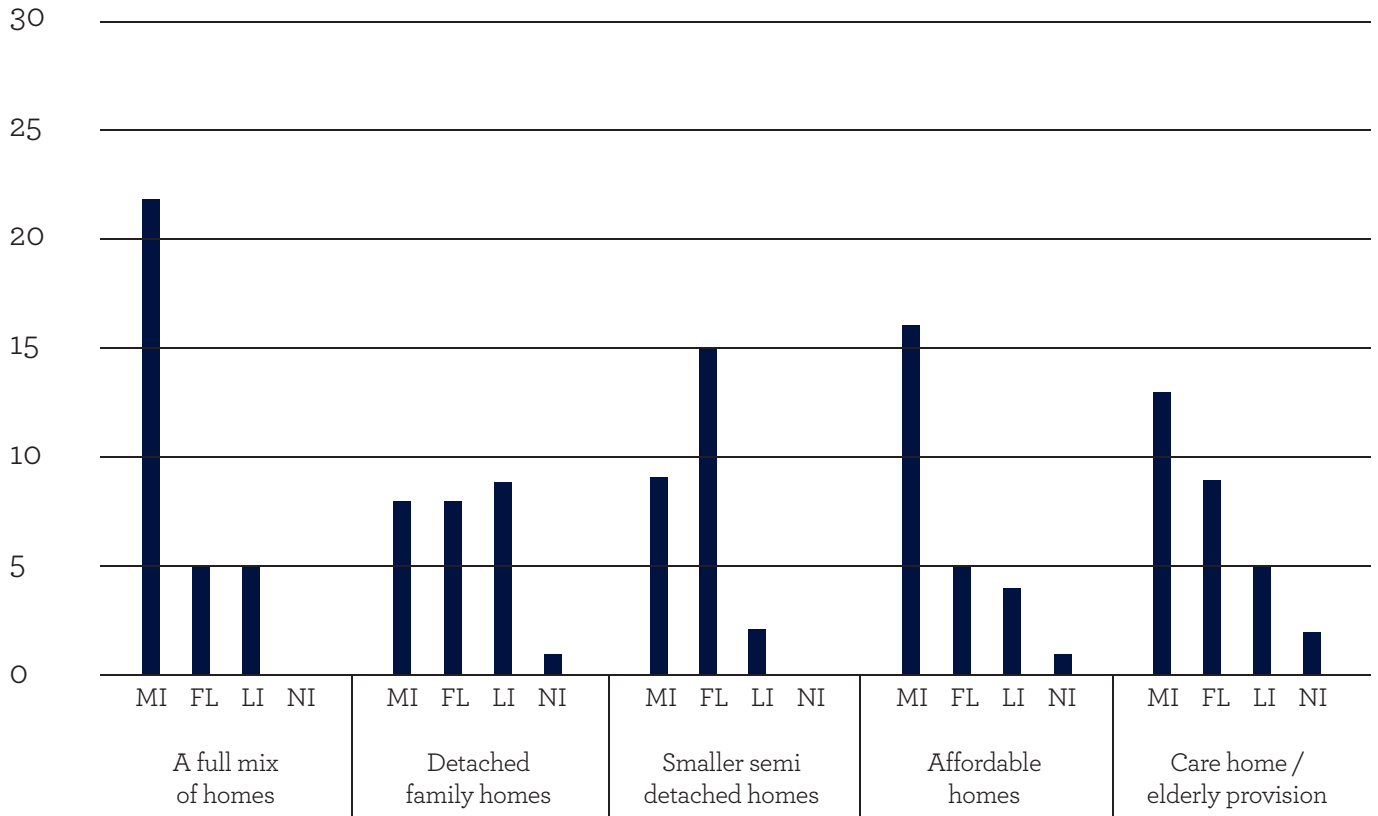


How the proposals respond:

- We have noted the importance of surfacing material and wayfinding signage as raised by the disability panel
- We are talking to the school and landowners about the potential for a green walking and cycling route over the fields to the north east of the site to assist with school access, however this would require land in third party control so while this cannot be delivered at this immediate stage we will continue to engage with the school and the Council to seek to deliver the link in the future
- We will link with footpaths and cycleways in GB2 to ensure greater connectivity around the wider area
- Garages will be large enough for both cars and cycles
- In terms of existing car parking challenges in the local area, we are liaising with the Council regarding parking provision to ensure there is a joined-up strategy and discussions with Addenbrookes and the Local Authority will take place. We are also considering whether parking permits might be a solution
- All of the properties within the proposed development have appropriate levels of parking in line with the relevant policies in the Local Plan
- We will include 20mph speed limits within the proposal and we are talking to the authorities about reducing the speed limit on Wort's Causeway to the proposed entrances to GB1/GB2
- In terms of the parking issue on Wort's Causeway, we will raise the yellow lines and parking restrictions with County Highways during our discussions
- A comprehensive Transport Assessment will form part of the planning application. This will consider and assess the cumulative impact of the trips by all modes of travel generated by GB1 and GB2 on Worts Causeway and the surrounding highway network. This assesses all of the key junctions in the wider area and looks at where mitigation measures and transport solutions need to be designed to accommodate the development. A planning application has already been submitted by GB2 and includes a Transport Assessment and we have reviewed this in detail as well as holding joint strategic highways meetings with the authorities, the developers of GB2 and ourselves. A Travel Plan will also seek to agree measures to encourage sustainable travel. GB1, GB2 and County Highways have come to an agreement that transport data will also be shared.

Housing and Design

When asked about the types of homes most needed in the local area you said:



Key: MI: Most Important FI: Fairly Important LI: Less Important NI: Not Important



You asked us to consider:

- Environmentally friendly housing
- Social housing, shared equity, family homes, bungalows and assisted living
- Affordable homes, particularly for key workers in Cambridge
- Homes for local people
- Two storey homes were preferred and there was a request to limit heights to three stories
- If there was a need for a care home; concerns were raised about the suitability of the location, parking, rent and social housing mix and transport/parking implications
- Solutions to prevent overlooking
- Designing out anti-social behaviour
- Parking provision designed to prevent overspill outside of the site



How the proposals respond:

Sustainability measures will be integrated into the home through better insulation and water saving measures for example.

A sustainability statement within the planning application documents will explain eco-initiatives, waste management, construction materials, recycling and transport. The development will be fully compliant with the sustainability targets and measures as defined by UK Building Regulations.

New homes would be designed to respect the scale and character of adjacent properties and development on the south-eastern edge of Cambridge.

- Provision is made for a full a range of housing types and policy compliant levels (40%) of affordable housing – The mix and tenures of these will be agreed with the Local Authority and key worker homes will be raised as part of those discussions
- Secure by design will be a feature across the site, including the play area
- The northern edge of the site will be two-storey. The eastern edge of the site will be up to 2.5 storeys. The remainder of the site will be a mix of 2, 2.5 and 3-storey housing, siting these carefully.
- Having taken concerns regarding the care home on board, we have now removed this from the proposal. On the westernmost parcel of the site, we now envisage a farmstead courtyard typology of buildings reflecting the character and orientation of Netherhall Farm buildings, the detail of which would be agreed at reserved matters stage.



Community Facilities

You asked us to consider:

- Lack of accessible quality local shops and community facilities. Suggestions included shop, café, pub, doctors, bowling green
- Pressure on doctors, hospital and schools, particularly primary provision and therefore a need for education and healthcare investment
- Existing local facilities need to be enhanced

How the proposals respond:

In terms of healthcare provision, we have reviewed Edubase and NHS data and understand where there is capacity in these facilities. Within a 2-mile radius this includes:

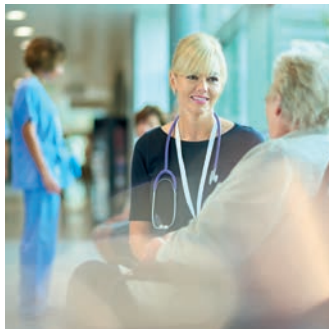
- The Queen Edith Medical Practice – not accepting new patients
- Staff Health Centre – accepting new patients
- Cornford House Surgery - accepting new patients
- Cherry Hinton & Brookfields Medical Practice - accepting new patients
- Cherry Hinton Surgery - accepting new patients
- Shelford Medical Practice- accepting new patients
- Woodlands Surgery at Eden House and Brookfields Health Centre are both accepting new patients

In terms of education provision, school spaces are limited.

Financial contributions will be made as required to accommodate children from the development. The education authority will determine how those funds are best spent.

We will continue to engage with the healthcare and education authorities. Although the scheme is not big enough in itself to sustain a school or doctor's surgery for the new residents, it will provide S106 payments to contribute to either a new facility designated by the authorities or to expand existing facilities as determined by the education and healthcare authorities.

In terms of wider existing facilities, we will discuss with the City Council the potential for the S106 fund to include funds towards improving existing community provision, as they are responsible for determining the key priorities for investment in the area.





Next Steps

We are preparing an outline planning application for consideration later this year by Cambridge City Council. This will provide further technical details and mitigation measures. There will also be a Formal consultation process, run by the Local Authority, once the application is submitted to Cambridge City Council. Representations would be considered as part of the application process.

A reserved matters (detailed) planning application would subsequently need to be consulted upon and considered by the Council before any development could begin. It is likely that the earliest homes could be delivered would be 2022/23

We continue to liaise with the developer of GB2 and many of the consultancy team are working across both sites, such as the ecologists.

A planning application has now been submitted for GB2 and we will be reviewing this in detail as we prepare our planning application. The Local Planning Authority will take a strategic view about forthcoming applications to ensure the effects of both developments are considered in tandem not in isolation.

We will keep you informed by posting updates on our website www.netherhall-gardens.co.uk where you can also contact the team with any comments or queries. Once a planning application is submitted there will be a formal consultation organised by Cambridge City Council.

How the Masterplan has Evolved

The masterplan has evolved through the engagement process and delivers a sustainable scheme that adheres to policy and considers comments from the local community, groups, the Council and design review panels.

Three pre-application meetings with the Council and a joint highways meeting with the developer of GB2 have helped to identify and discuss key areas of the site that needed further investigation and to ensure these are adequately addressed at the early stages of the development. The technical consultant team has also held discussions with statutory consultees to inform the evolution of the masterplan.

A draft masterplan was shared at the public consultation event. Comments raised during the consultation process by residents, resident forums and local organisations were shared with the Council prior to the second pre-application meeting. The team explored some other potential design solutions to address comments, including:

- Enhanced landscape green buffer around Netherhall Farm
- Redesigned main road to reduce speeds and create more interesting views, allowing spaces for trees and footpaths on either side of the road
- Homes proposed on the northern edge moved to allow open green space as a buffer between homes on Beaumont Road and homes within the new development
- Enhanced planting incorporated along the central green corridor to strengthen wildlife orientation/crossings
- Vehicular access and linkages to GB2 shown to reflect discussion at the joint highways meeting

In September 2019, the team attended a second pre-application meeting with Council officers to share this revised masterplan, reflecting the latest green infrastructure and drainage strategy, and omitting the extra care home. Following discussions with officers, further amendments included:

- Updated drainage strategy – Retention basins have been moved to the front of the site along Wort's Causeway. Swales have been added to the scheme along main routes in the site to aid drainage and provide additional points of interest
- Creating a 3 – 5 metre fenced, planted and protected buffer along the northern edge, with extended back gardens of 20 – 25 metres to ensure that privacy is maintained
- Redesigned south-western parcel to reflect the buildings within Netherhall Farm
- Enhancing the north south green corridor and pedestrian connection strengthened
- Proposal for one equipped central play area and additional natural areas of play along the eastern edge
- Creation of a central community space
- Introduction of incidental green spaces along the main road, allowing for tree planting

The team then presented these evolving proposals to the Quality Panel, Disability Panel and Members in November 2019. Discussions provided an opportunity to explore further key areas of the masterplan to ensure that a community-led design is reflected within the final proposal and that this is a development that this, and the next generation, can be proud of.





The comments raised at these presentations were addressed through the following:

- Western gateway redesigned to create a more pedestrian and disabled friendly environment, and to create a central green space for community use. The green space will be designed to be an integral part of the green infrastructure network and to be an early focal point of the development, offering opportunities for the community to come together. The space could accommodate hard and soft landscaping, seating areas, a community pavilion as a focus for community events and activities as well as the opportunity for other seasonal community uses
- Parking within the farmstead courtyard typologies has been arranged in landscaped courtyards, that could potentially become multifunctional spaces in an eco-friendly future when car usage is reduced
- Central north-south green link reinforced and widened to allow pedestrian and cyclist permeability, overlooked from adjacent properties facing the green route

- Integrating pockets of green along main route for additional tree planting
- Additional east-west green link towards northern edge of the site, connecting eastern green corridor to the larger swale. This five-metre corridor is an additional opportunity for additional tree planting to enhance ecology

This proposal, taking on board the Panel's comments was discussed in depth at the third pre-application meeting in December 2019, allowing debate into key areas, such as the massing and design of the farmstead style buildings to the south west and the access road character.

The latest masterplan is shown overleaf.

We welcome your feedback, please email netherhallgardens@ceg.co.uk or write to **CEG Sloane Square House, 1 Holbein Pl, Belgravia, London SW1W 8NS.**

Updated Masterplan

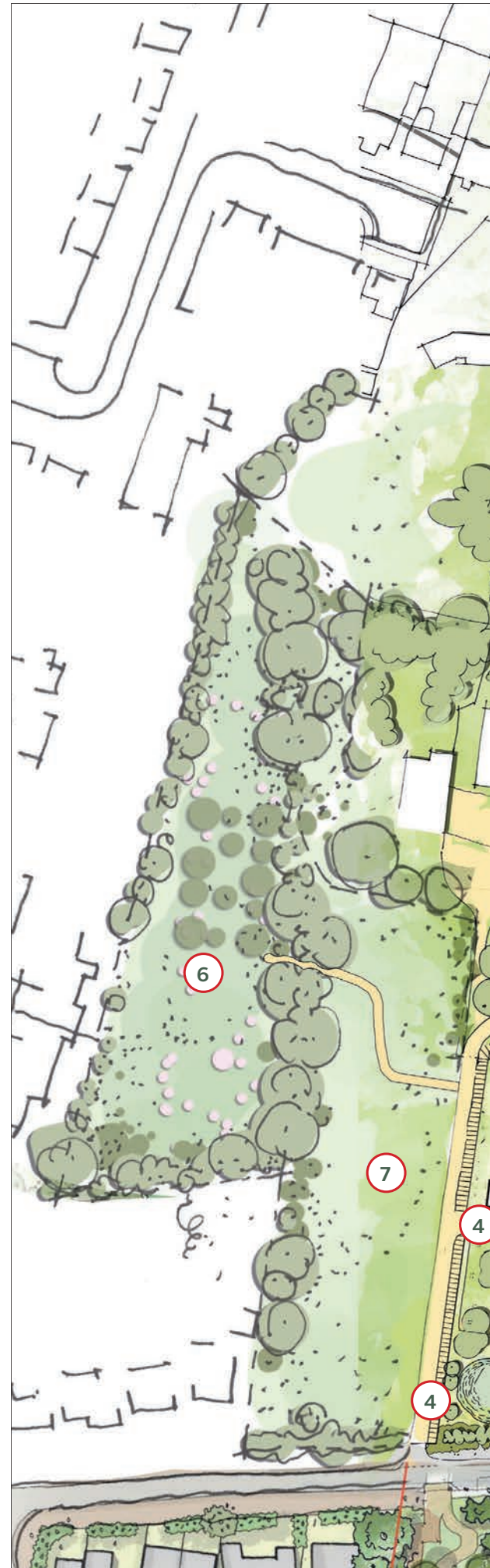
The latest masterplan is shown opposite:

MASTERPLAN KEY

- ① Netherhall Farm
- ② 3 - 5m wide protected mitigation buffer
- ③ Netherhall Gardens gateway
- ④ Emergency and pedestrian/ cycle access
- ⑤ 20-25m extended back gardens backing onto existing properties
- ⑥ Community open space
- ⑦ Netherhall Farm Meadow County Wildlife Site

Typologies:

- ⑧ Farmstead courtyards
- ⑨ Townhouses
- ⑩ Green edge
- ⑪ Greenways
- ⑫ Designated pedestrian and cycle links
- ⑬ Attenuation ponds/ swales
- ⑭ Equipped play area
- ⑮ Community green
- ⑯ Community pavilion
- ⑰ Local green square
- ⑱ Green pockets
- ⑲ Pumping station





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