

INTRODUCTION

Welcome to today’s exhibition about proposals to create an exemplary, healthy new community on the edge of Cambridge.

The new neighbourhood will promote healthy living, a variety of places and spaces for interaction or quiet contemplation, with new homes responding sensitively to their surroundings, reflecting the unique character and materials of Cambridge. **Our early thinking includes:**



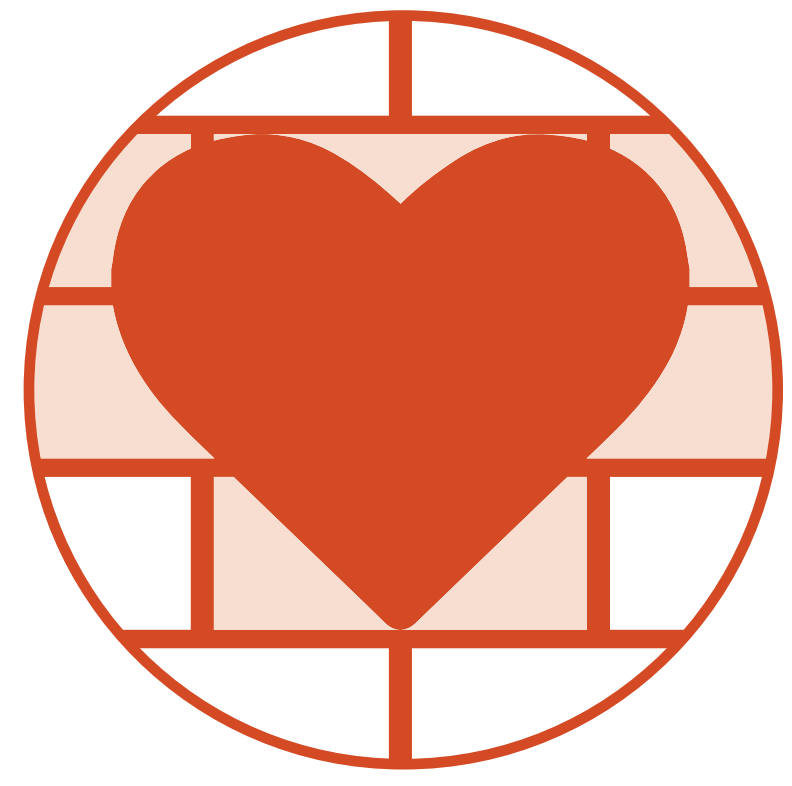
1. Complementary to neighbours – Through sensitive design, green spaces and new landscaping.



2. Linked Landscapes – Provide a wide variety of well connected, linked spaces throughout the site: courtyards, greens, existing and proposed landscape features.



3. Pedestrian and Cycle Priority – A place where the car is catered for but does not dominate, and the pedestrians and cyclists always come first.




4. Healthy Living – Encourage active living with integrated walking, cycling and running trails, in a vibrant neighborhood.



5. Homes for Everyone – A variety of typologies, sizes and tenure of homes across the site to create a strong sense of community.

WE WANT TO SHARE OUR THOUGHTS WITH YOU, SO WE CAN UNDERSTAND THE ISSUES THAT ARE IMPORTANT TO YOU

.....

 The team is here today to discuss the proposals in more detail and we are keen to understand your views. Please complete a comment form and provide your input to inform the masterplan as it progresses.



DELIVERING NEW HOMES

The population is increasing and we are living longer compounding the UK-wide housing shortage. As a result, an ‘unassisted’ first-time buyer is now almost 40 years old.

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.

Cambridge Local Plan

Policy 27 of the Cambridge Local Plan sets out criteria required for development of the sites to be supported. How this will be achieved is summarised below:

- Landscaped buffer and sensitive design of buildings to adjoin existing housing
- A number of ecological studies have been undertaken and biodiversity enhancements and an ecological corridor between both sites is progressing
- A generous landscaped edge to the eastern side of site is planned, including pedestrian and cycle links
- Pedestrian and cycling linkages within and between the sites
- The country lane appearance and character of Worts’ Causeway is retained with use for buses only during peak periods
- The emerging internal street layout integrates the development into the edge of the Cambridge setting
- Sustainable drainage measures are integrated on site
- Trial trenching for archaeological remains has been undertaken and preservation in situ is not required



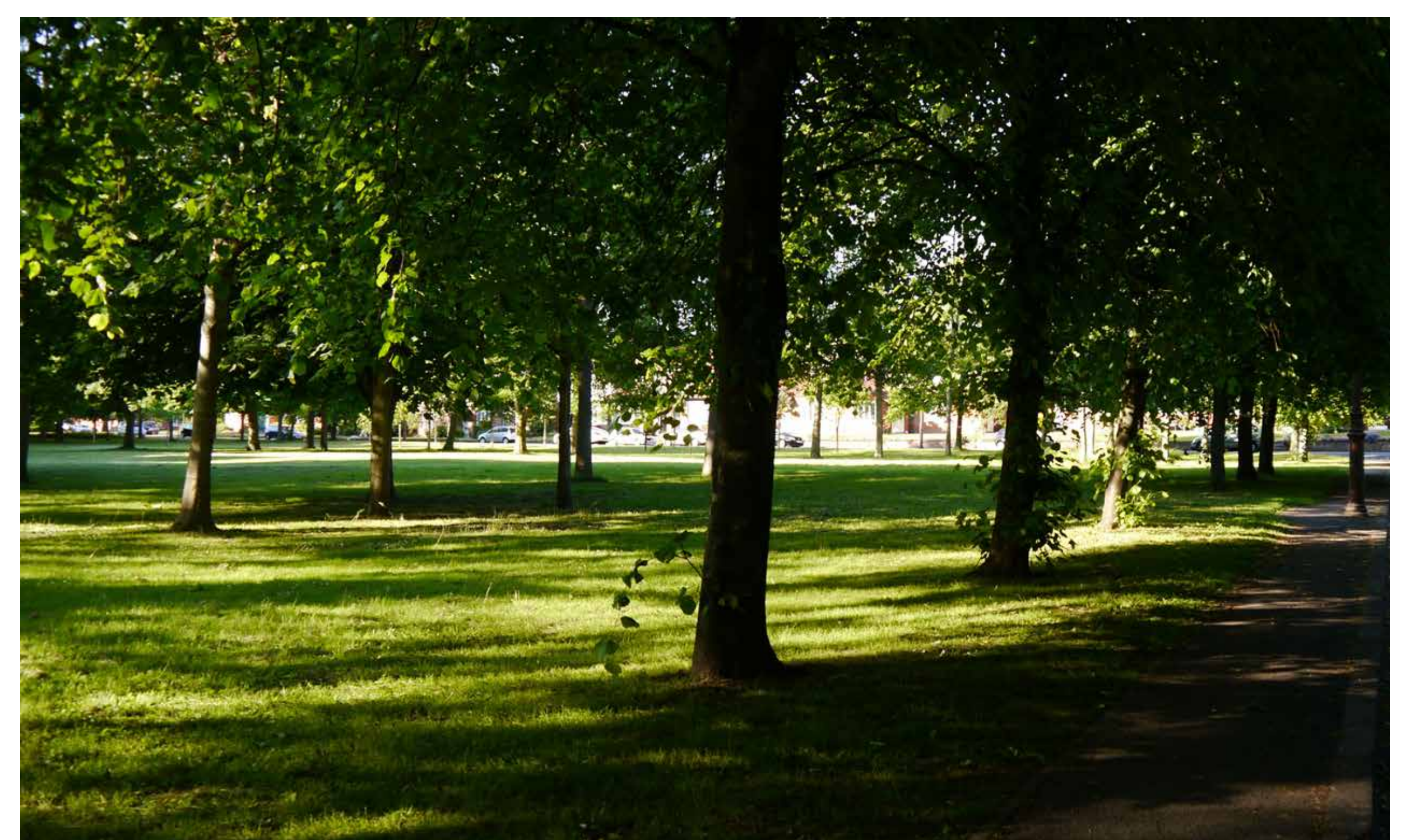
- Contributions by way of a S106 will be made towards community facilities and services
- Sensitivity is given to development around the Netherhall Farm Meadow County Wildlife Site as well as enhancement of the landscaped setting of the buildings of local interest.



ECOLOGY AND ENVIRONMENT

Biodiversity:

- **Important sites for biodiversity:** Netherhall Gardens contains a designated wildlife area; Netherhall Farm Meadow County Wildlife Site. This will be retained and protected and will form part of an ecological network of habitats to the west
- **Birds:** Low numbers of species such as skylark have been recorded. Bird habitats within Netherhall Gardens will include grasslands, scrub, hedgerows, tree lines and bird boxes
- **Bats:** Bats were recorded and a wider sensitive lighting strategy will be developed to minimise impacts on bats and other nocturnal creatures. A small roost of the rare Barbastelle bat is thought to be present in Netherhall Farm. Other common species such as pipistrelles and brown long-eared bat were also found. Green spaces and dark corridors and bat boxes will be established through Netherhall Gardens to ensure bats can still use the area
- **Badger:** Badgers are using the area in and around Netherhall Gardens and the open green spaces will ensure that they have areas to forage and build setts
- **Biodiversity opportunities:** Netherhall Gardens is designed to deliver net gains in biodiversity. A network of green spaces has been integrated within the proposals. The farmstead courtyards will have features for wildlife that will mimic those found on farmyards, such as roosting provisions for bats in the buildings, and areas for house sparrow to nest. The linear gardens will have biodiversity features such as green roofs and the green edge will contain larger gardens with habitats for species such as hedgehogs



Landscape

We are Sensitive Designing for

- Views towards Cambridge Skyline from the Gog Magog Hills and Limekiln Hill
- Open slopes and landform of Limekiln Hill
- Mature trees and hedgerows around Netherhall Farm providing setting and structure
- Rural character of Wort's Causeway, including grass verges and hedgerows
- Trees and hedgerows to gardens providing distinct green edge to the city
- Scale and character of adjacent development – predominantly two storey houses
- Properties on Beaumont Road overlooking the site with gardens backing onto the northern boundary

Opportunities and Mitigation Measures

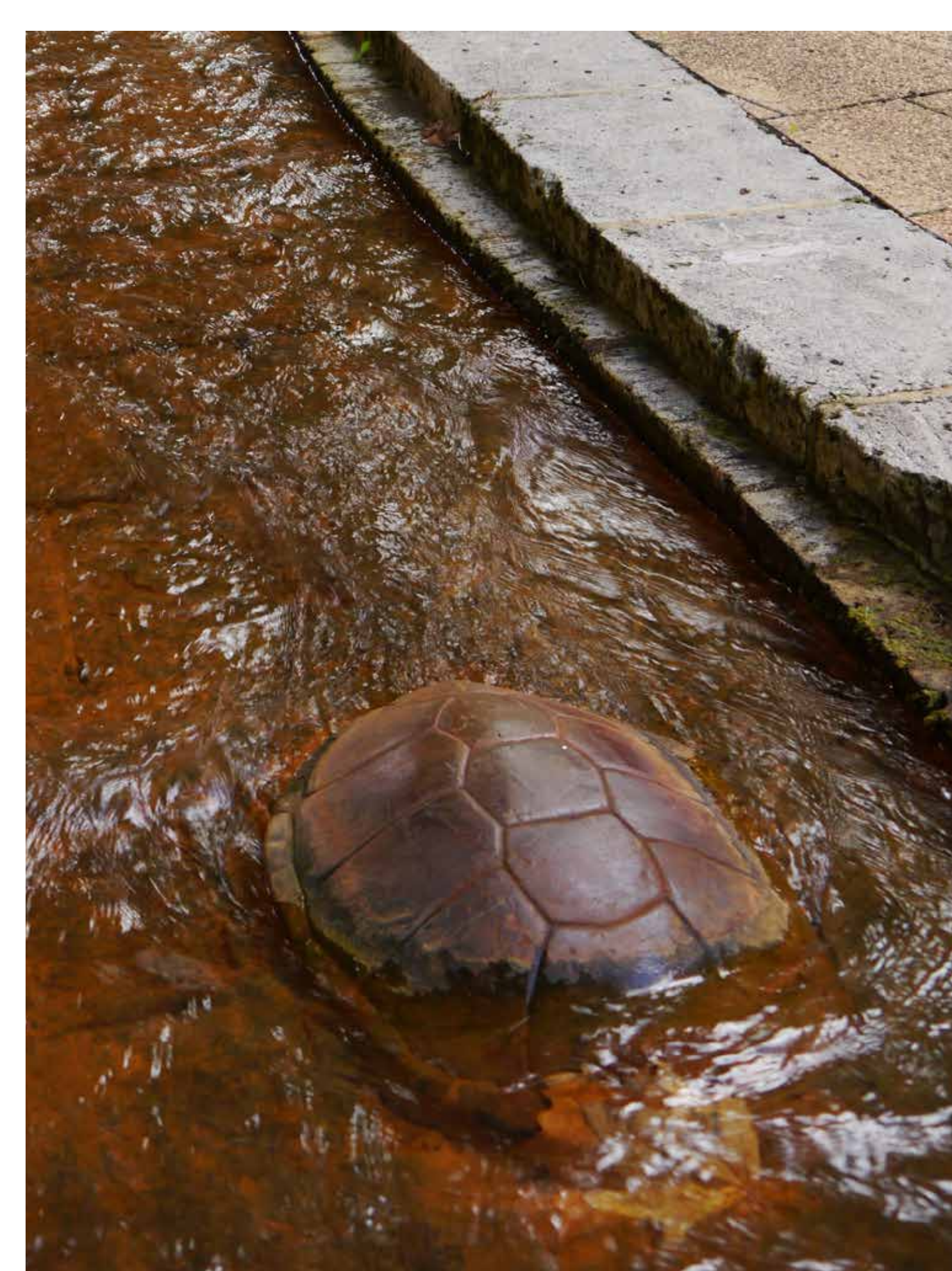
- Provision of substantial areas of new publicly accessible open space set within a landscape-led development
- Creation of a landscaped edge and buffer at the interface with the countryside incorporating recreation routes, open spaces and opportunities for wildlife and biodiversity enhancement
- Hedgerows and trees to eastern boundary to provide a soft transition and filter views of development at interface with the wider countryside
- Retention of wildlife site and management for biodiversity and community benefits including opportunities for an orchard and wildlife areas
- Green fingers of open space through the development, linking with the eastern landscape buffer and connecting with the wider countryside
- Tree planting to respect the visual amenity of neighbouring properties on Beaumont Road
- Opportunities for strengthening of hedgerow boundary along Wort's Causeway and planting of hedgerow trees to provide structure and retain rural character of the lane
- New homes designed to respect the scale and character of adjacent properties and development on the south-eastern edge of Cambridge



Heritage /Archaeology

There are no listed buildings or scheduled ancient monuments within the site and it is not located within a Conservation Area. Netherhall Farm is identified by Cambridge City Council as a Building of Local Interest.

A substantial amount of assessment work has been undertaken to ascertain the level of archaeological remains and we will liaise with the Local Authority to agree the scope of best practice archaeological mitigation measures prior to any development.



A GREEN AND HEALTHY DEVELOPMENT

The proposals provide for approximately 200 new homes, including a 60-bed care home with the remainder of the housing incorporating a diverse range of house size and a policy compliant level of affordable housing in a characterful development with extensive green spaces, including landscape buffers to existing homes, planting to provide habitat opportunities, recreation space and a variety of play areas for children.

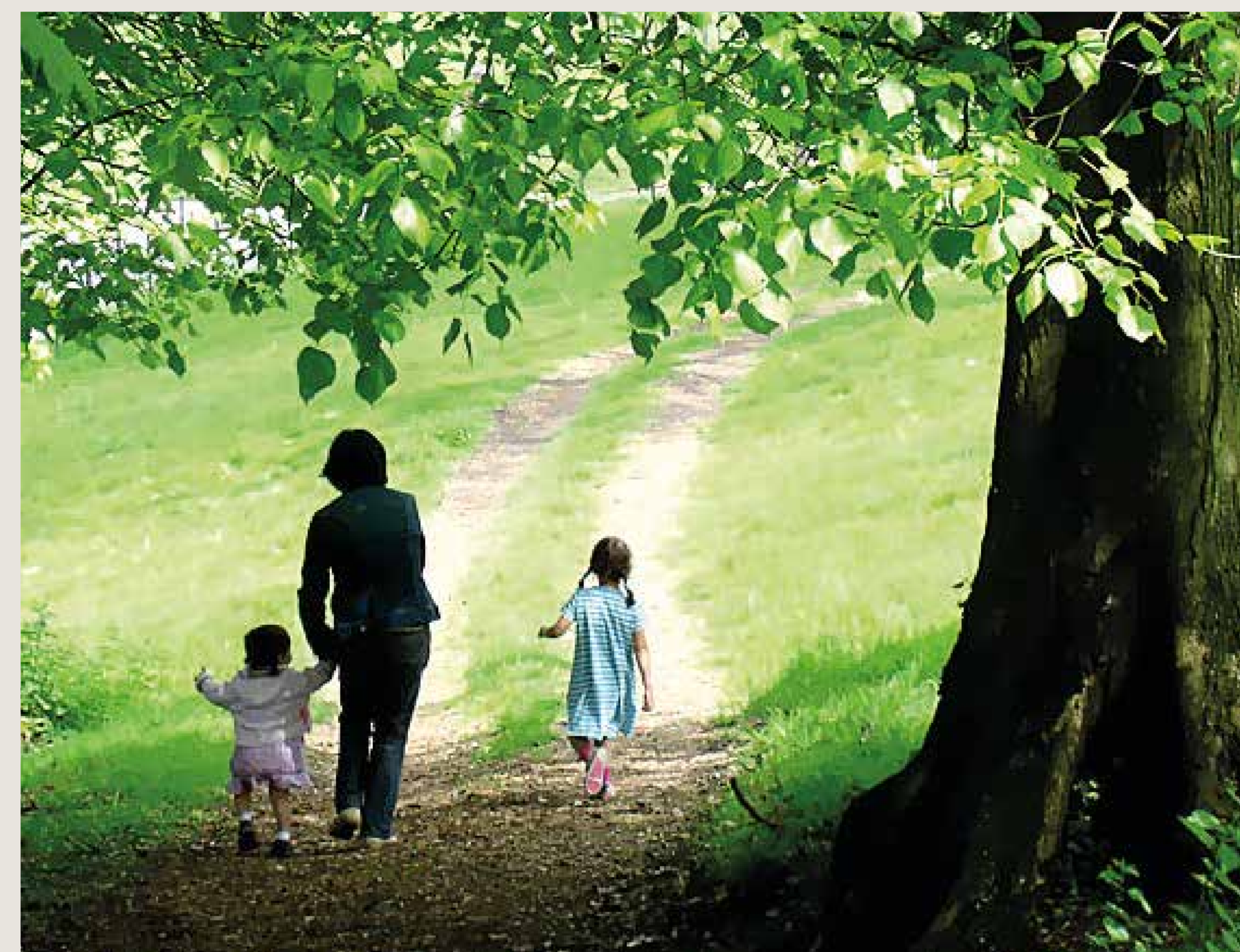
Healthy design

The way settlements of all sizes are planned and connected has a major part to play in alleviating a wide range of health problems. Built form, open space, movement and parking all need to be balanced to create sustainable, liveable, healthy environments.

Actively designing healthy, sustainable environments for both new and existing residents is an important part of our design process and an inherent part of good placemaking.

We do this through the following:

- **Urban Planning** – Healthy places begin with good urban planning
- **Neighbourhood Building Blocks** – Healthy places work down to the very local level
- **Walkable Communities** – Healthy places are built on walkability
- **Movement Networks** – Healthy places are underpinned by sustainable and accessible transport

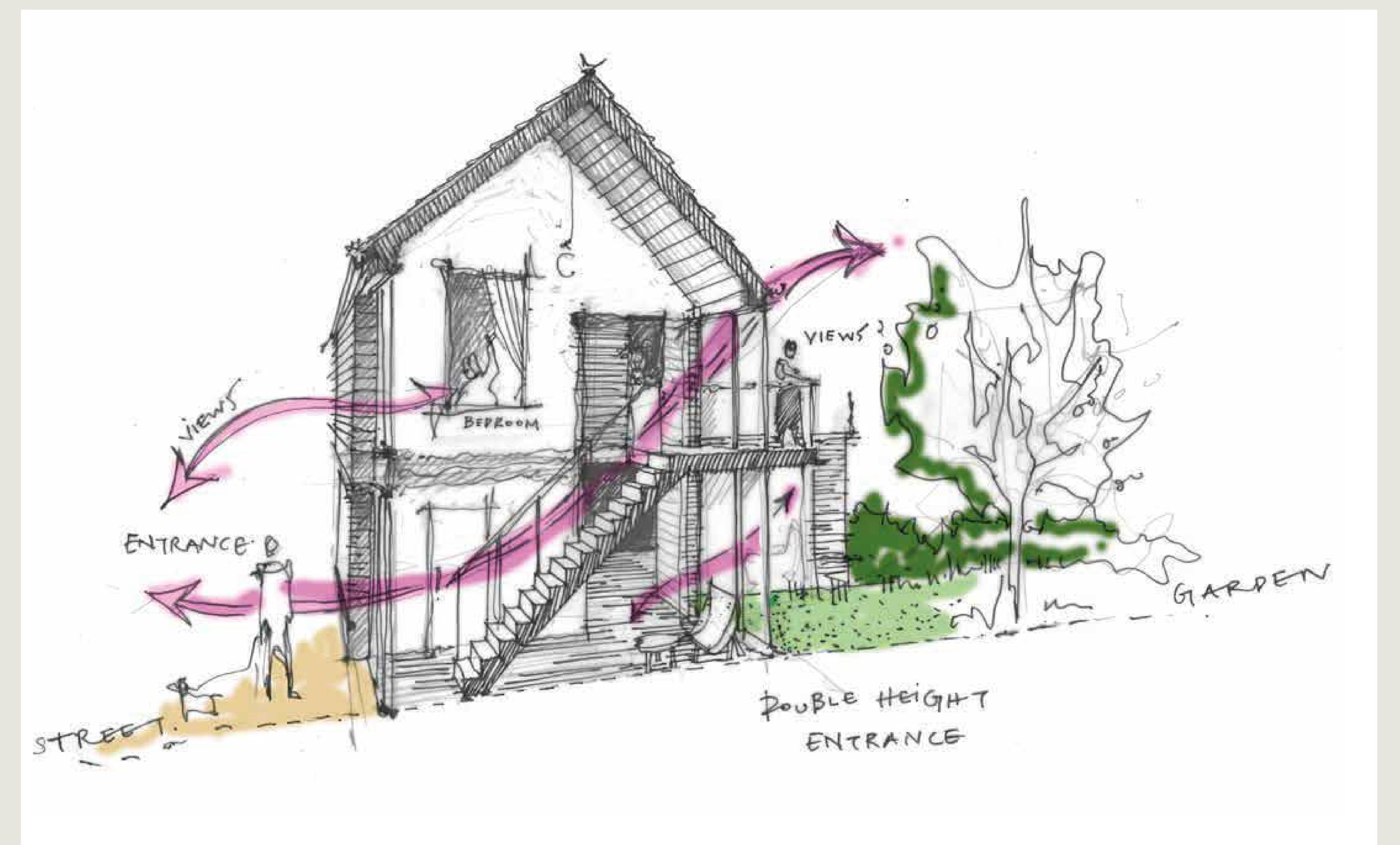


- **Environmental Integration** – Healthy places prioritise green infrastructure and create public spaces
- **Community Empowerment** – Healthy places are rooted in early and ongoing community involvement
- **Biodiversity Gain** – Delivery of net biodiversity gains
- **Wildlife Habitats** – Restore, recreate and connect wildlife habitats

A Flexible Home:

The detailed design of new homes at Netherhall Gardens will aim to fulfil several design objectives and opportunities:

- **Indoor & outdoor living** – Strong links between the internal spaces and gardens through large amounts of glazing and large sliding doors
- **Volumetric interest** – Exposed rooflights and double height voids create a variety of space and atmosphere within each home
- **Lightness, airiness & responding to orientation** – Balconies and glazing are positioned to give the resident the maximum amount of sunlight
- **Flexible spaces which flow** – An open plan layout with sliding doors gives the opportunity to create a variety of spaces
- **Strong identity** – Visually stunning, internally and externally!
- **At least 3 wows for every home** – Something that takes your breath away as you walk through the front door like double height voids, open plan spaces and views into the garden
- **A hearth not a tv** – Rooms are designed with people in mind and how they relate to the spaces



TRANSPORT



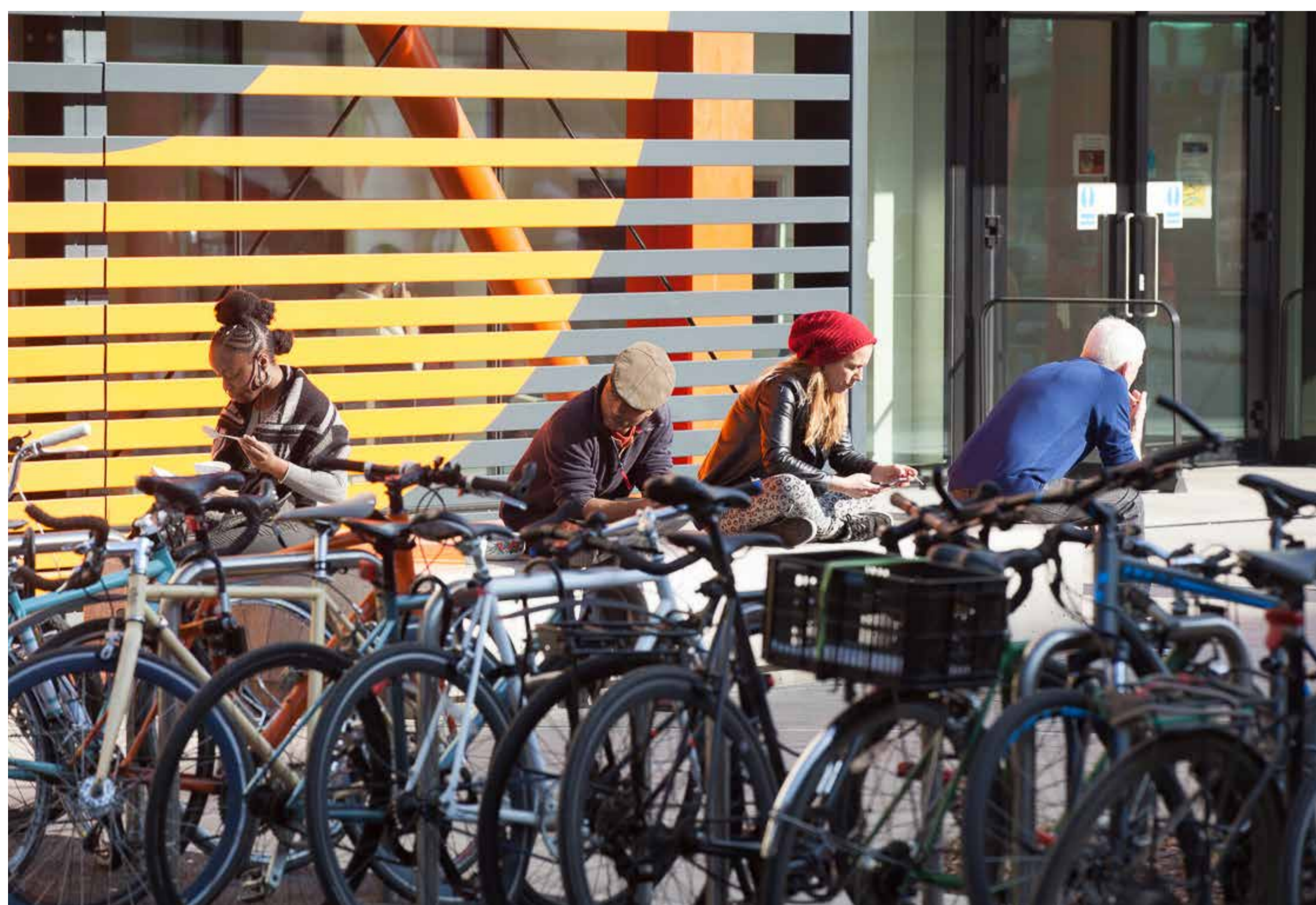
Access

- Vehicular access into the site to be taken from Worts' Causeway to the east of the existing bus gate
- Opportunities for alternative pedestrian/cyclist only at western edge of the site onto Worts' Causeway that will promote and deliver sustainable transport choices
- Retention of Worts' Causeway's use for buses only during peak periods
- Facilitates the delivery of a crossover between GB1 and GB2 in accordance with Policy 27 of the Cambridge Local Plan 2018



Internal Layout

- The street pattern generates natural surveillance
- The internal layout encourages low vehicle speeds and therefore creates an environment where pedestrians and cyclists are not intimidated by motor traffic
- The journey to work by mode of travel data from the census data for the adjacent Queen Edith's Ward shows that 75% of residents travel by sustainable modes of transport
- The proposed development will therefore generate a limited number of vehicular movements of around 1 vehicle per minute during peak periods and less at other times which will disperse on the wider local highway network



Transport improvements and Travel Planning

- A package of transport improvements will be proposed to mitigate the effect of the development. These are under discussion with the Local Highway Authority
- The Travel Plan will seek to agree measures to encourage sustainable transport option such as the use of public transport and cycling



Public transport

- Excellent accessibility to Babraham Road Park & Ride services operating at a frequency of 1 every 10 minutes in both directions
- In addition to the Park & Ride services Babraham Road is also served by 2 to 3 buses per hour in each direction
- Addenbrooke's Bus Station provides access to around 60 bus services per hour serving Cambridge and beyond



Footpaths and cycleways

- Designed as a walkable neighbourhood
- Providing a network of green spaces, and new, quality routes for pedestrians and cyclists that will tie into the existing excellent comprehensive pedestrian and cycle network surrounding the site.

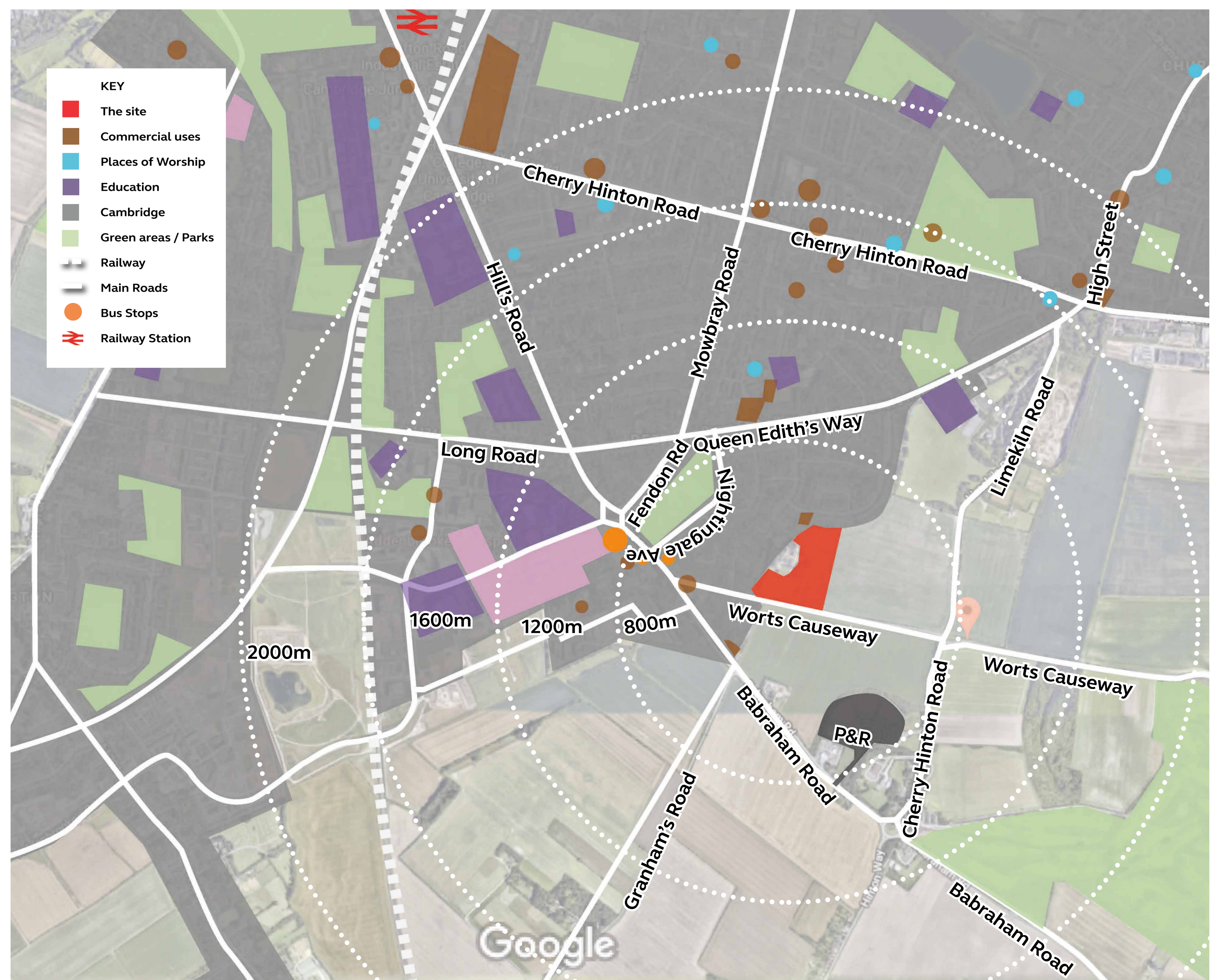
Road improvements

- We are assessing local roads and junctions to ascertain if/where we will need to invest in improvements
- Our studies will identify any local issues relating to highways and transport and will identify any measures necessary to mitigate for any significant issues associated with this development



Parking

- Car parking will be designed to ensure that enough is provided on site without resulting in overspill parking into adjacent areas but still recognising the level of sustainability and accessibility by all modes of transport at the site
- The design will ensure that the need to provide for the car is not a dominate feature



MASTERPLAN

The masterplan illustrates a suitable layout for the proposed housing development. Homes for all will be set in an integrated network of footpaths, trees, stopping points, and nature trails, encouraging walking and cycling through the site and towards the neighbouring facilities, promoting healthy living and sustainable travel modes.

The proposed development will accommodate a mix of dwelling typologies and tenures addressing local needs and character, and includes extra care accommodation.

1. Netherhall Farm



2. Green Edge



3. Retained and enhanced green buffer



4. Central equipped play area



5. Greenways



6. Farmstead courtyards



7. Townhouses



8. Orchard



9. The gardens



10. Pedestrian and cycle links



11. Attenuation ponds/swales



12. Extra Care building



MEET THE TEAM

CEG

At CEG, we don't just build houses, shops, schools and offices; **we build communities.** We make space for lives to flourish, for neighbourhoods to grow and for businesses to develop.

We build the features that turn an area from somewhere many people simply live, into a vibrant **neighbourhood.** Our approach puts placemaking and people first in order to deliver sustainable, well-designed environments that meet local needs and aspirations.

Some of our recent projects include:

Stamford, England's first conservation area

- We worked closely with Stamford Town Council to deliver a new sympathetic development of 400 homes, a local centre and employment space



Thame, historic Oxfordshire Town

- We worked collaboratively with Thame Town Council to deliver around 400 homes
- This was first greenfield site in the UK to receive planning permission having been allocated in a Neighbourhood Plan



"The cooperation which we have received from CEG has contributed significantly to the radical new approach of Neighbourhood Planning. The work we have done with them has been a refreshing and important part of the process and presents a model of how to run an inclusive and responsive consultation."

MIKE DYER, THAME TOWN COUNCILLOR

JTP

JTP creates places where life in all senses can flourish; places that are economically thriving, artistically stimulating, environmentally footprint-free, with a strong sense of identity. In short, places where people feel they belong. This means putting people at the heart of the creative process, unearthing the real needs of a community, empowering stakeholders, creating goodwill, inspiring community spirit and building consensus. Far from imposing ready-made off the shelf solutions, we build a vision together. This leads to places that are vibrant, valued and sustainable from the outset.



WE DRAW TOGETHER



WE DEBATE



WE LISTEN



WE CREATE NEW PLACES AND BREATHE LIFE INTO OLD ONES

