

D THE URBAN QUARTER AT CAMBRIDGE EAST

D1 THE STRUCTURE OF CAMBRIDGE EAST

POLICY CE/7 The Structure of Cambridge East

Cambridge East will develop:

Main Land Uses

- 1. High quality, high density housing accessible to services and facilities;**
- 2. A ~~linear~~ District Centre, located at the heart of the urban quarter, south of Newmarket Road and north of the Green Corridor;**
- 3. Distinct Local Centres forming a neighbourhood focus;**
- 4. High density B1 employment in mixed use developments within and adjoining the District Centre and located on stops on the dedicated busway;**
- 5. Small scale local B1 employment at each of the local centres.**

Other Services, Facilities and Infrastructure

- 6. Community services and facilities, leisure, art and culture focused in the District and Local Centres compatible with the role and function of those centres, which complement and do not compete with Cambridge City Centre;**
- 7. Sports and recreation facilities to serve the needs of the urban quarter, including an Urban Park north of Newmarket Road and local facilities to serve neighbourhoods;**
- 8. With the Green Corridor and a landscaped Country Park within walking distance of the urban quarter, providing for informal countryside recreation whilst also providing for wildlife and biodiversity;**
- 9. Flooding infrastructure, including a new large balancing lake in the “bell mouth” of the Green Corridor such that it also provides an attractive feature in the landscape;**

Transport

- 10. High quality infrastructure for non-car modes to encourage sustainable travel;**

11. **With a High Quality Public Transport system based on a dedicated local busway through the urban quarter linking into the ~~Guided Busway~~public transport system and serving key destinations in the City;**
12. **A high quality, highly accessible dedicated network of footpaths, bridleways and cycleways;**
13. **With potential for a new road access to the A14 if necessary, located and designed to integrate into the landscape and which minimises impact on, and minimises additional traffic through, the surrounding communities;**

Character, Design and Landscape

14. **With a Green Corridor running through the urban area pursuant to Policy CE/4 linking Coldhams Common to Teversham, forming an area of informal recreation and amenity for the urban quarter and an area of interaction between the parts of the urban quarter north and south of the Corridor;**
15. **With Green Fingers penetrating the urban quarter and connecting it to the network of open spaces, the Green Corridor and the surrounding open countryside;**
16. **With water integral to the design of the urban quarter and its open spaces in the Cambridge tradition;**
17. **Integrated and linked sensitively into the urban fabric of eastern Cambridge to preserve existing residential amenity;**
18. **Retaining and incorporating buildings and features that have an archaeological, historic or architectural interest particularly those reflecting its aviation history.**

D1.1 Cambridge East will be a large urban quarter within Cambridge and represents the largest urban extension to the City proposed in the Structure Plan. Although forming a new urban quarter, it will be important that it enhances Cambridge as an important and unique city rather than detracting from it. It will need to respect Cambridge as a compact city with a Green Belt setting comprising open countryside and villages which have their own distinct characters.

D1.2 The population of the new quarter will need to be served by a new District Centre and a number of Local Centres which should be the focus of services, facilities and employment. The District Centre should complement rather than compete with the City Centre in order to maintain the dominant focus of the City Centre consistent with the character of Cambridge.

- D1.3 The Green Corridor from Coldhams Common to Teversham and the open countryside will enable Cambridge East to continue the traditional character of Cambridge where a number of green corridors penetrate deep into the urban fabric. The opportunity should also be taken to reflect Cambridge where water, largely in the form of the River Cam, contributes significantly to that special character which is celebrated in the College Backs.
- D1.4 The development of the urban quarter at a high density and with mixed uses will facilitate travel by foot, cycle and public transport, keeping car use to a minimum, thus putting less strain on the transport network.
- D1.5 Cambridge East must be interesting and attractive if it is to be a successful place in which to live and work. It will need a good range of shopping and all the other services and facilities needed to serve the residents of the urban quarter. It will also provide an opportunity to locate other uses to serve Cambridge for which there are no suitable sites available in the City Centre. This could include restaurants, cafes, pubs and bars, library, cinema, health centres, police and fire station, sports halls, swimming pool, community centres and meeting rooms.
- D1.6 The development will need to have sufficient variety in its built form to create a sense of different places with landmark places and buildings. This may include taller buildings and structures which could help to create an attractive skyline but which will also need to respect the historic skyline of Cambridge.