

B VISION AND DEVELOPMENT PRINCIPLES

THE VISION FOR CAMBRIDGE EAST

POLICY CE/1 The Vision for Cambridge East

Cambridge East will be a modern, high quality, vibrant and distinctive new urban quarter for Cambridge which will complement and enhance the character of the City and protect and enhance the environmental qualities of the surrounding area.

- B.1 The Structure Plan identifies Cambridge Airport, land North of Newmarket Road and land north of Cherry Hinton as locations which together will provide a major urban extension to Cambridge (Policy P9/2c). It requires that provision be made for housing and mixed use development on land to be released from the Green Belt that should be treated as a priority for high density development. Also that any development must pay proper regard to the need to maintain the penetration of the countryside into the heart of the City provided by the Teversham Green Corridor which links with Coldham's Common.
- B.2 It is important that this vision is set out to help develop the urban quarter's own identity and to guide the policy framework in the Area Action Plan.

DEVELOPMENT PRINCIPLES

POLICY CE/2 Development Principles

- 1. A Strategic Masterplan and Strategic Design Guide will need to be submitted to and approved by the Local Planning Authorities prior to the granting of any planning permission to ensure that Cambridge East will develop:**

The Urban Quarter of Cambridge East

- a) As a new urban quarter of Cambridge of approximately 10,000 to 12,000 dwellings with appropriate employment, services, facilities and infrastructure;**

The Setting of Cambridge East

- b) Bounded by the Cambridge Green Belt, the boundaries of which will be defined to retain as Green Belt that land which is essential to maintain the purposes of the Cambridge Green Belt and which will constrain further growth;**
- c) Physically separate from surrounding villages especially the closest villages of Fen Ditton and Teversham where there will be Green Separation which will maintain their character and the**

- character of Cambridge as a city surrounded by open countryside and a necklace of villages;
- d) **Connecting the green spaces of Cambridge to the surrounding countryside, by maintaining a Green Corridor through the urban quarter linking from Coldhams Common to a new country park located to the east of Airport Way and south of Newmarket Road, and also to the National Trust's Wicken Fen Vision;**
 - e) **As an attractive and interesting feature in the landscape with which it is well integrated through a variety of edge treatments;**
 - f) **With a landscaped setting which respects and reinforces local landscape character;**

The Character and Design of Cambridge East

- g) **In a way which links the new development with the existing urban fabric of Cambridge and includes facilities which can help serve the existing population as well as the new community;**
- h) **A distinctive urban character which reflects innovative urban design and which engenders an inclusive, vibrant and diverse community with a strong sense of local identity and a well developed sense of community spirit;**
- i) **With an emphasis on housing which achieves an overall high density and which is well designed, and of a high quality;**
- j) **A balanced, viable and socially inclusive community with a good mix of house types, sizes and tenures (including affordable housing) attractive to, and meeting the needs of, all ages and sectors of society including those with disabilities;**
- k) **A flexible design, [energy efficient making best use of energy and other natural resources](#), built to be an exemplar of sustainable living with low carbon and greenhouse emissions and be able to accommodate the impacts of climate change;**
- l) **As a place where people can live a healthy lifestyle, in a safe environment and where most of their learning needs are met;**
- m) **The highest quality of built form and open spaces throughout, but particularly in the District Centre, fronting Newmarket Road and facing the Green Corridor, including retained and new landmark buildings and public art to give a sense of place;**
- n) **With well designed and landscaped urban and residential areas which are permeable and legible and create neighbourhoods with their own character;**
- o) **Green spaces and water features to contribute to the character of the area, provide a recreational resource and enhance biodiversity;**
- p) **With a net increase in biodiversity across the site;**
- q) **Reinforcing its individual identity and sense of place by incorporating specially commissioned public art;**
- r) **With Green Fingers running through the urban quarter which connect with other open spaces within and around Cambridge East and the wider countryside beyond;**

Transport

- s) As a compact and sustainable urban quarter with a low car dependency, which is highly accessible and permeable to all its residents by foot, cycle and High Quality Public Transport, and which has good links to the city centre and to existing major employment centres;
- t) With a well developed and highly accessible dedicated network of high quality footpaths, bridleways and cycleways to support sustainable transport, recreation and health within the urban quarter, and an improved network connecting it to the rest of Cambridge, neighbouring villages, the open countryside and the wider network;

Supporting Services and Facilities

- u) A District Centre which provides a vibrant focus to the area, whilst not competing with Cambridge City Centre, and meets most of the needs of its residents for shopping, leisure and entertainment on a scale and with the variety of facilities appropriate to a major urban quarter, with other uses consistent with the sub regional role of Cambridge but which cannot be located within the City Centre, which may include civic uses, a conference centre, concert hall, arts centre, and leisure facilities;
- v) With local centres to provide a community focus and meet the day to day needs of neighbourhoods, in particular the early development north of Newmarket Road;
- w) With landmarks and other points of interest, particularly in the District and Local Centres, including public art, to create a legible sense of place;
- x) Providing local employment to create a balanced community rather than a dormitory and meeting the needs of its residents but which ensures that the urban quarter also addresses the current lack of housing close to Cambridge;
- y) With an appropriate mix of jobs whilst providing for the continuing needs of the high technology research and development industry;
- z) With an appropriate level of services and facilities to meet the needs of its residents, including community uses, education, sport and recreation;
- aa) With the developers of the urban quarter providing necessary services, infrastructure and facilities, including provision for long-term management and maintenance;
- bb) Which includes opportunities for residents of nearby existing communities to access its services and facilities;

Land Drainage

- cc) With appropriate measures to minimise flood risk to the development and other communities, without compromising landscape and design quality;**
- dd) Making drainage water bodies-features an integral part of the design of the urban quarter so that they also provide for amenity, landscape, biodiversity and recreation;**

Implementation and Phasing

- ee) Phased to ensure that the necessary services, facilities, landscaping and infrastructure are provided from the start and in step with development and the needs of the community;**
- ff) To ensure that the early phase of development north of Newmarket Road can function independently as a stand-alone neighbourhood whilst the Airport is still operating but is also capable of integrating with the wider development in the longer term;**
- gg) Minimising the impact of development during construction on both the existing and new communities;**
- hh) With Local Masterplans, Design Guides and Design Codes for each phase of development, submitted to and approved by the Local Planning Authorities prior to the granting of any planning permission.**

- B.3** Before Cambridge City and South Cambridgeshire District Councils can grant any planning permission for Cambridge East, they will need to ensure that the development will be delivered consistent with the principles set out in the Area Action Plan.
- B.4** The Structure Plan requires the provision of a strategic masterplan for Cambridge East before the commencement of any development in the area, which should include provision for early landscaping, recreation access and biodiversity improvements, including for those areas that may not be programmed for development until after 2016.
- B.5** A Strategic Masterplan and Design Guide will create the framework within which a quality environment can be achieved. Local Masterplans and Design Guides and Design Codes for individual phases of development will ensure that the development principles are taken forward.