

D8 LANDSCAPE

OBJECTIVES

- D8/a To create within the urban area a pleasant and attractive external environment to contribute to local character and provide legibility to meet the needs of those living, working and visiting the urban quarter;**
- D8/b To ensure a high degree of connectivity between green areas within the urban quarter for wildlife and people;**
- D8/c To create a network of green spaces within the urban quarter which integrate well with the development, contribute to legibility, are pleasant and attractive;**
- D8/d To enable landscape areas to provide an environment suitable for the mitigation of any adverse impact on wildlife and to maximise benefits to wildlife in order to increase biodiversity;**
- D8/e To enable landscape areas to contribute to the informal recreation needs of those living, working and visiting the urban quarter;**
- D8/f To ensure that any alterations to topography within the urban quarter are appropriate to local landscape character;**
- D8/g To make the best use of the existing tree resource on site as a setting for the development;**
- D8/h To develop an appropriate management strategy to ensure high quality, robust and effective implementation, adoption and maintenance of the landscape areas.**

LANDSCAPE PRINCIPLES

POLICY CE/16 Landscape Principles

Landscape Strategy

- 1. A Landscape Strategy for Cambridge East must be submitted and approved prior to the granting of planning permission. It will be implemented as part of the conditions / planning obligations for the development of the new urban quarter. The strategy will:**
 - (i) Create a quality environment within the urban quarter for residents, workers and visitors;**

- (ii) Establish the principles for structural landscaping within and on the countryside edges of the urban quarter.
- (iii) Ensure a high degree of connectivity between green areas within the urban quarter;
- (iv) Create a network of green spaces within the urban quarter which are pleasant and attractive and contribute to legibility;
- (v) Enable the landscaped areas within the urban quarter to provide an environment suitable to mitigate against any adverse wildlife impacts and to maximise the benefits to wildlife thus increasing biodiversity;
- (vi) Enable the landscaped areas to contribute to the recreational needs of the urban quarter;
- (vii) Make best use of and enhance existing tree and hedge resources as a setting for the development whilst ensuring that these minimise separation from the existing urban structure of Cambridge;
- (viii) Ensure that any alterations to topography within the urban quarter are appropriate to local landscape character;
- (ix) Include appropriate management systems to ensure high quality, robust and effective maintenance of the landscape areas;

Treatment of Construction Spoil

2. A Strategy for Construction Spoil will be required as part of a Design Guide and Masterplan which will need to be approved by the Local Planning Authorities prior to the granting of any planning permission. The Strategy will ensure that spoil is retained on-site in a manner appropriate to the local topography and landscape character.

Water as a defining feature in the landscape

3. Water in the form of lakes and watercourses will be a defining characteristic of Cambridge East.

Existing Landscape Features

4. Existing landscape features on the Cambridge East site [which are appropriate to the local landscape character](#) will be retained in order to assist the creation of a mature landscape within the urban quarter at an early stage in its development.

Phase 1 North of Newmarket Road

5. The existing tree belt around the edge of the site will be retained and enhanced as strategic landscaping to the development. This could include extensions to the tree belt to vary its width creating

a more interesting natural form, with selective additional planting with predominately native species and management of the existing tree belt.

Landscape Strategy

- D8.1 The Landscape Strategy for the areas outside of the built areas of Cambridge East is addressed in Part C: Site and Setting. This chapter considers the landscape within the built areas, including strategic landscaping on the countryside edges of the urban quarter within the identified sites. It will be important for the landscape within the built-up area of Cambridge East to be determined at an early stage in the planning process in order to guide the development of the urban quarter and to allow structural planting and landscaping to be implemented at the earliest opportunity. The landscape strategy will assist in delivering a quality environment to meet the needs of residents and visitors. Connections between the landscaped open spaces will add to their overall value for both people and wildlife. Effective maintenance and management is essential to the long term strategy.
- D8.2 The landscaping of the edges of Cambridge East will be addressed through a variety of measures to integrate the urban quarter into its surroundings and also to protect the amenity of existing residents surrounding the site and the new community of Cambridge East. This will include appropriate structural landscaping along Airport Way and at the outer edge of the built up area of north of Newmarket Road.
- D8.3 In general, the structural landscaping areas and green fingers should be characteristic of Cambridge in terms of drainage, topography and species and habitats and be robust and require minimum maintenance.

Construction Spoil

- D8.4 There will be significant amounts of construction spoil generated by the removal and the airport runway and development of buildings and roads. The majority of this should be distributed over a wide area within the site to reinforce its flat and gently contoured character. There may be limited opportunities to form higher ground features, but only where this is consistent with the appropriate urban and landscape characters identified in the Strategic Masterplan, Strategic Design Guide and Landscape Strategies and provided that would not adversely affect visual amenity or the landscape.

Water as a defining feature in the landscape

- D8.5 Water is a key element in the landscape of the fens and fen edges. It is also an important feature in Cambridge. The use of water as an urban feature therefore would be consistent with these characteristics and would enliven and enhance the built environment. Reflecting the special character of Cambridge these could have a variety of treatments including the formality of Hobson's Conduit and along the Backs or more informal lakes and ponds. There is also the opportunity for the green fingers to include linear features reflecting the canals, dykes or lodes in the Cambridgeshire fenland tradition. To be effective water features these features will need to contain water permanently rather than only in certain seasonal conditions. There will be a variety of treatments for water features depending on their location. Within the urban fabric a more formal approach may be appropriate whilst in other areas such as on the edges of the urban quarter a more informal and naturalistic approach may be appropriate.

Existing Landscape Features

- D8.6 Within the built-up area there will be opportunities to incorporate existing tree belts, groups, individual trees and hedges where such features can make a significant contribution to the urban environment. The design of the urban quarter should therefore be guided by the need to incorporate this important resource. In the exceptional circumstances where this is not possible, every effort will be made to transplant existing trees to new locations within the development.

Phase 1 North of Newmarket Road

- D8.7 It is crucial that the existing tree belt around the edge of the site is retained and enhanced as part of the development to provide strategic landscaping. This could include, for example, extensions to the tree belt to vary its width creating a more interesting natural form, with selective additional planting with predominately native species and management of the existing tree belt. The tree belt should also be linked to other green areas such as the urban park on the Park & Ride site and Green Fingers through the development to provide a network of green spaces which would enhance their value for amenity, recreation and wildlife.

Management Strategy

- D8.8 The landscaping of Cambridge East will only be effective if it is managed to the highest standards. In order to achieve this, it will be necessary for all landscaped areas to be maintained by the same organisation. This will need to take into account the varying requirements of the different functions which open space has to perform. It will only be successful if the local communities

using this open space recognise its needs and are fully involved in its development and maintenance as key stakeholders. There will therefore be the need to develop appropriate management strategies to ensure high quality, robust and effective implementation, adoption and maintenance arrangements are in place ahead of any planning permission being granted. This is dealt with in the Phasing and Implementation policies.

LANDSCAPING WITHIN CAMBRIDGE EAST

POLICY CE/17 Landscaping within Cambridge East

Green Fingers

1. **A series of Green Fingers will be created into and through the urban area, which may be based on:**
 - (i) **Drainage infrastructure,**
 - (ii) **Existing landscape features,**
 - (iii) **New landscape character areas.**
2. **Water will be a central feature in many of these Green Fingers.**
3. **They will have landscaping and biodiversity value and also perform a recreational function for both informal recreation and children's play. Public access will include provision for walking and cycling.**
4. **Road and bus crossings through the Green Fingers will be designed to limit any safety implications for people and be low key in character to limit adverse affects on the landscape. Safe and appropriate crossing facilities for wildlife will also be provided, such as tunnels under roads and ditches alongside roads where appropriate**

Existing Edge of the City

5. **Sensitive integration of the urban quarter into the existing urban fabric of Cambridge will be achieved through a variety of appropriate landscape treatments.**

The Landscaping of the Built Environment

6. **The built environment will be landscaped with high quality design, materials and planting; this will be addressed in the Strategic Design Guide required by the Local Planning Authorities which will need to be approved prior to the granting of any planning permission.**

The Urban Park

- 7. Pursuant to Policy CE/24 (Recreation) the Urban Park will respect and enhance the existing wooded and treed landscape which will help form an amenity focus in this northern part of the urban quarter.**

The Landscaping of Open Spaces

- 8. Open spaces which have a recreational or utility function will be landscaped to the highest quality and be sympathetic to the distinctive character of Cambridge East and local landscape character.**

Green Fingers

- D8.9 A number of Green Fingers will penetrate into and through the urban area, drawing upon the character of Cambridge, and based on drainage infrastructure, existing landscape features and the opportunities to create new landscaped character areas. As well as having a visual amenity, these will offer varied recreational opportunities and will also act as wildlife corridors. For all these functions it is important that they connect to other key internal open spaces within the urban quarter and to the Green Corridor, larger 'green' areas on the periphery and the surrounding countryside. Water will be a central feature of these Green Fingers thus enhancing this aspect of the character of the new urban quarter.
- D8.10 These Green Fingers will offer landscape and biodiversity value as well as recreational use and are likely to range in width from approximately 15m to achieve cycleways, footpaths, verges, planting and water/drainage features to around 100m of informal open space, recreation and children's play areas. There may be potential for the wider areas of the Fingers to accommodate some formal sports provision without detracting from their overall landscape and biodiversity role.
- D8.11 The Green Fingers will be accessed from areas of built development by footpaths and cycleways and connect to each other, to the Green Separation with neighbouring villages and with the surrounding countryside in order to maximise their value in creating a complete network. They will also link to other neighbourhood community facilities, and in particular the primary schools, offering recreational amenity for children and parents between home and school. In addition they can offer sustainable access links to areas of formal sports pitches and facilities.
- D8.12 In order that the Green Fingers can safely fulfil their landscape, recreational and biodiversity functions for both people and wildlife, the number of road crossings of these will be limited. Any crossings must be well designed and complement the local landscape character.

The Landscaping of the Built Environment

- D8.13 Within the urban area high quality streetscapes should be created through the use of attractive, durable materials which reflect the character of the locality and include sufficient practical space to incorporate green landscape elements, such as avenues and formal ornamental planting primarily in the public areas to create a varied and legible environment.

The Urban Park

- D8.14 Although primarily a recreational resource, the Urban Park will be a crucial element in the design and character of the northern part of the urban quarter. In this high density development provision of a significant area of landscaped open space will be a key attribute and will have an important amenity value for those living or working in this part of the urban quarter which is furthest from the Green Corridor (see also Recreation chapter).

The Landscaping of Open Spaces

- D8.15 All open spaces should be designed and landscaped to a high standard and link to and integrate with other landscaped and amenity areas so that they contribute to the overall quality of the urban fabric of Cambridge.

LINKING CAMBRIDGE EAST TO ITS SURROUNDINGS

POLICY CE/18 Linking Cambridge East To Its Surroundings

Access Roads

- 1. New roads linking the urban quarter to the existing network will require landscaping which is consistent with local landscape character and which mitigates against any adverse impact on the landscape. This will need more substantial planted areas in blocks beyond the highway boundary and in association with balancing ponds as well as planting trees and hedgerows along the highway boundary.**

Connecting to the Wider Landscape

- 2. The landscaped areas and Green Fingers within Cambridge East will be designed to connect to each other and to the green areas on the periphery of the urban quarter including the Green Corridor, the country park and the wider countryside beyond to create a comprehensive green and landscaped network.**

Access Roads

- D8.16 It will be important to minimise any adverse landscape and visual impacts of the highway infrastructure, including any new road link to the A14, and associated drainage areas including balancing lakes by means of appropriate tree and shrub planting and unobtrusive earth shaping. The new roads linking Cambridge East to the existing network should be appropriately landscaped consistent with the existing landscape character so that the roads and their landscaping do not appear as alien features.

Connecting to the Wider Landscape

- D8.17 The value of the landscaped areas and Green Fingers within the urban quarter will be enhanced by being linked together to form a network with the landscapes created on the periphery of the urban quarter, in the Green Corridor, in the country park and through to the wider countryside. Such landscaping should respect local landscape character.