

Land North of Cherry Hinton
Cambridge East Community Forum
23 June 2021



Pollard
Thomas
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Bellway



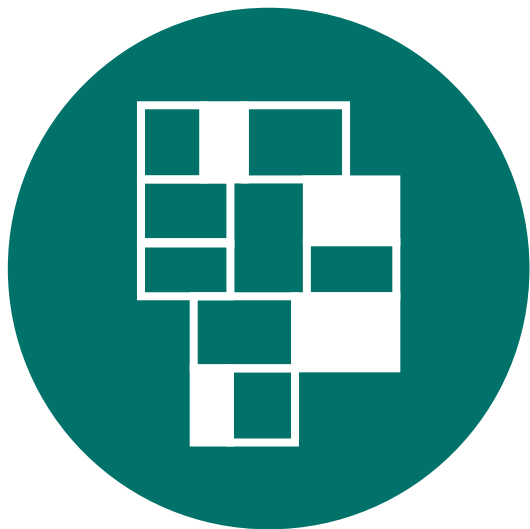
Who we are

This will be a joint venture partnership between Bellway, one of the UK's largest house builders, and Latimer Homes, the UK's largest provider of affordable housing.

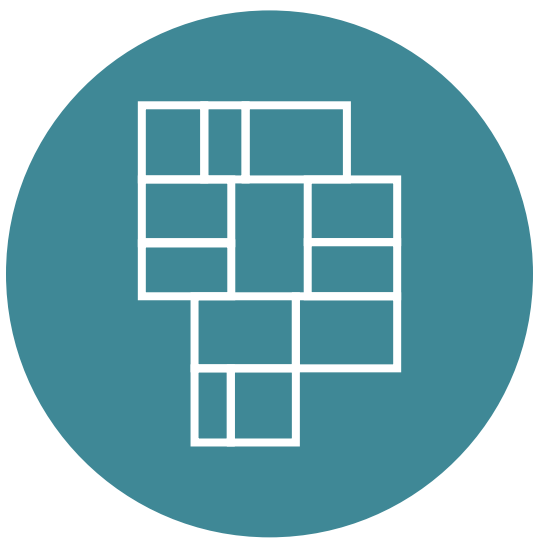
- The site was acquired by the joint venture earlier this year.
- The development will form a special new part of East Cambridge.
- The site is linked to the existing North edge of Cherry Hinton.
- Outline planning permission for a mixed-use development was granted in Dec' 2020.
- A total of 1,200 homes will be provided along non residential uses.
- A new local centre will create a walkable landscaped neighbourhood.
- Providing a range of homes for all incomes.
- Creating flexible ways of working from home in a post pandemic world.
- The vision is to create a flagship community that prioritises pedestrians and cyclists.
- Built in phases, with an estimated completion date of 2030.



The Design Team and what we are doing



Site Wide Design Code



Enhanced Masterplan Layout



Reserved Matters Applications
Infrastructure, Sales Village &
Detail Phases



The Site

The site, covers both Cambridge City Council and South Cambridge District Council and falls between the town of Cherry Hinton, Cambridge Airport and Airport Way.

KEY

Application Boundary

Outline consent boundary within Cambridge City Council jurisdiction

Outline consent boundary within South Cambs District Council

An aerial photograph of the Cambridge area with a map overlay. The map shows the city of Cambridge to the west, the airport to the north, and rural areas to the east. A red line outlines the 'Application Boundary'. Within this boundary, an orange-shaded area represents the jurisdiction of Cambridge City Council, and a teal-shaded area represents the jurisdiction of South Cambs District Council. The site is labeled 'SITE 55.93 ha'. Various locations are labeled with text boxes: Cambridge North Railway Station, Cambridge Railway Station, Marleigh, Cambridge Airport, Teversham, Fulbourn, and Cherry Hinton. The A14 road is also visible on the right side of the map. A north arrow is located in the bottom right corner.

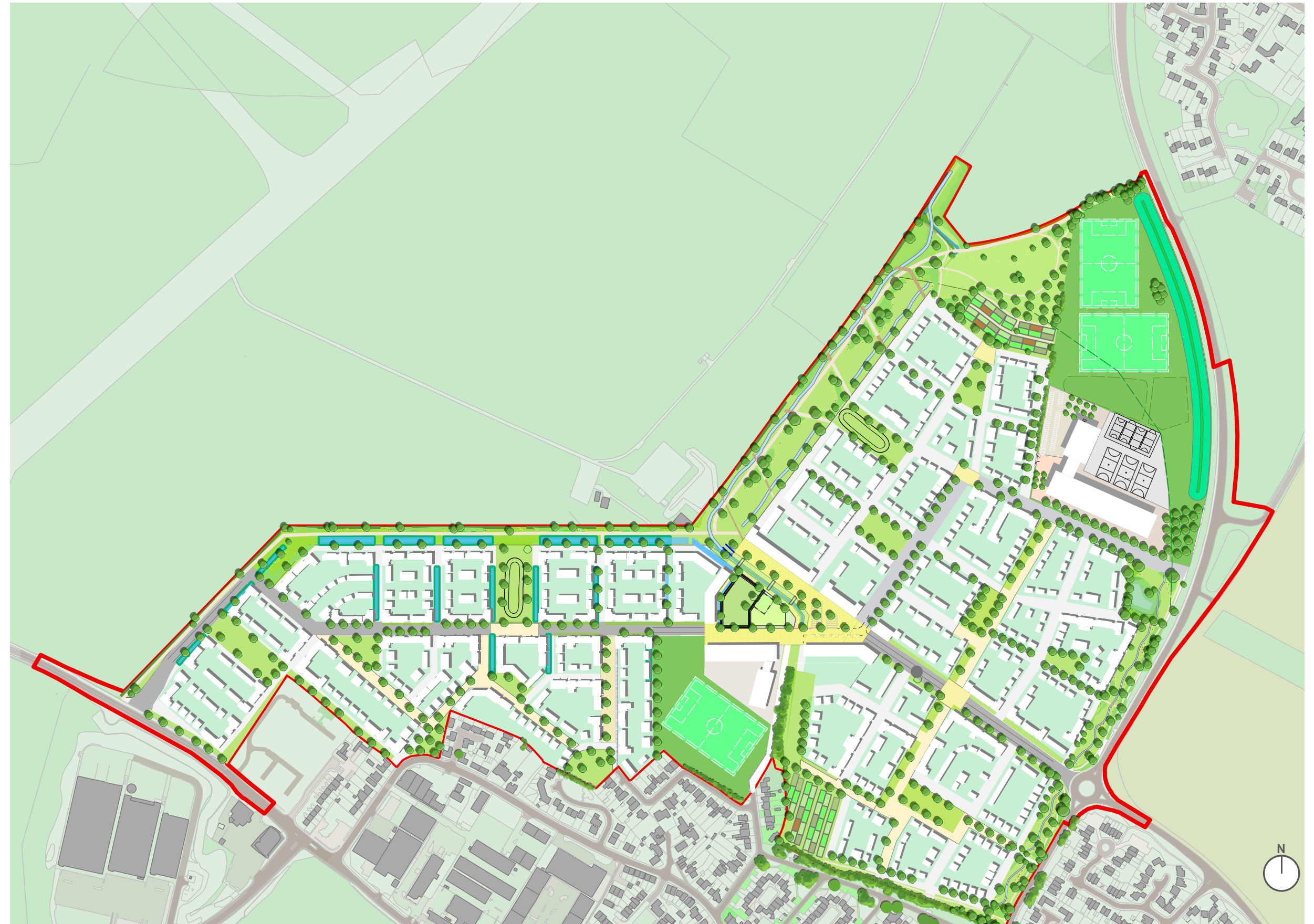
Outline Planning Permission

Outline planning permission was granted in December 2020.
A summary of the outline consent is provided below:

- 1,200 homes of mixed type and tenure
- 40% affordable housing.
- Provision of a Local Centre
- Primary school, including a sports field.
- Secondary school, including 4ha of sports pitches.
- Three points of access: from Coldhams Lane, Cherry Hinton Road and Airport Way.
- Road connecting Coldhams Lane with Cherry Hinton Road/Gazelle Way.
- Approximately 11 ha (or 27 acres) of public open space
- A landscape led sustainable drainage system (SuDS).

The adjacent illustrative master plan demonstrates one way in which the proposed development could be brought forward in compliance with proposed parameters.

Illustrative master plan drawing prepared by Terence O'Rourke on behalf of Marshall Group Properties and Endurance Estates.



Evolved Masterplan Diagram: Key Enhancements

This page contains interactive functions and must be viewed in Adobe Acrobat Reader

Click
button
to activate

Move 4 - Community, Education and Retail uses integrated into network of routes and spaces



Enhanced Green / Blue infrastructure

Increased quantum and diversity of public open space and reinforced network of Green Spaces which includes the Trim Trail.

- 1. Linear Park along Primary Street , edged with planted rain gardens containing extensive street tree planting.
- 2. Pedestrian and cycle priority Greenways along important pedestrian connections.
- 3. Larger Village Green with enhanced facilities and landscape
- 4. Enhanced landscape strategy for the Open Space along Teversham Drift and Cherry Hinton Road
- 5. Soft planted rain gardens in place of hard engineered rills
- 6. Reinforced Greenway with extensive tree planting.



Enhanced community / non-residential uses

Improvements to the masterplan will result in a more sustainable and vibrant community that knits into the surroundings.

Non-residential uses aligned relative to primary pedestrian/cycle network. Improved visibility and more inclusive retail uses for neighbouring communities whilst maintaining pedestrian and cyclist accessibility for those within the development.

1. Delivery of retail and community uses earlier in the development programme.
2. Village Green retained at the heart of the masterplan framed by community uses and formalised by amendments to the geometry of the street network.
3. The proposed Sales Village (includes sustainable homes and temporary community facility) will have street presence and will be easily accessible from Junction 2.



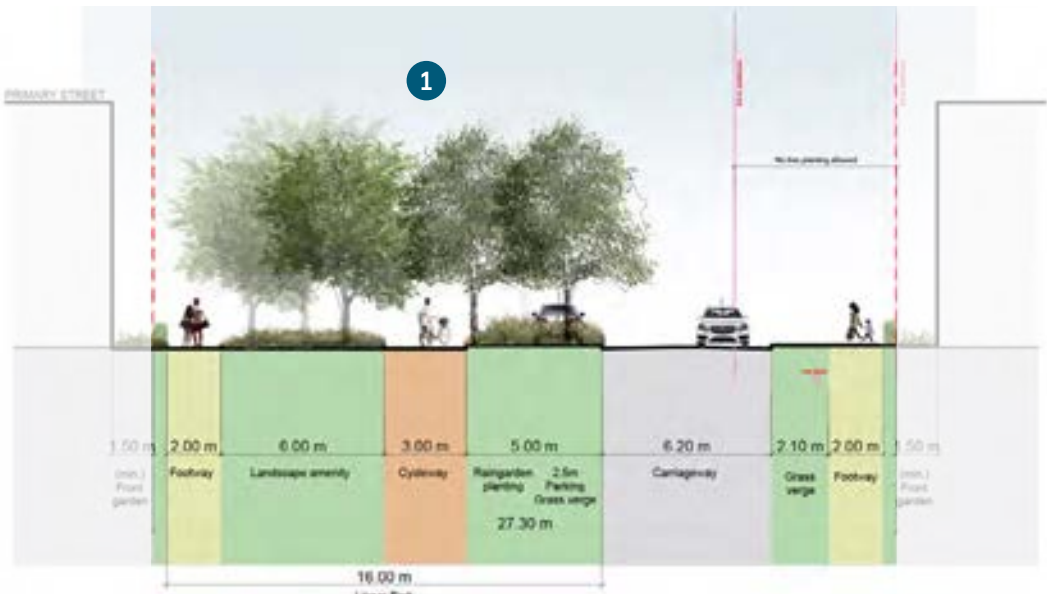
Greenways – cycling and walking within landscape

Convenient alternatives to the motorcar providing high quality infrastructure to connect residents with the world beyond.

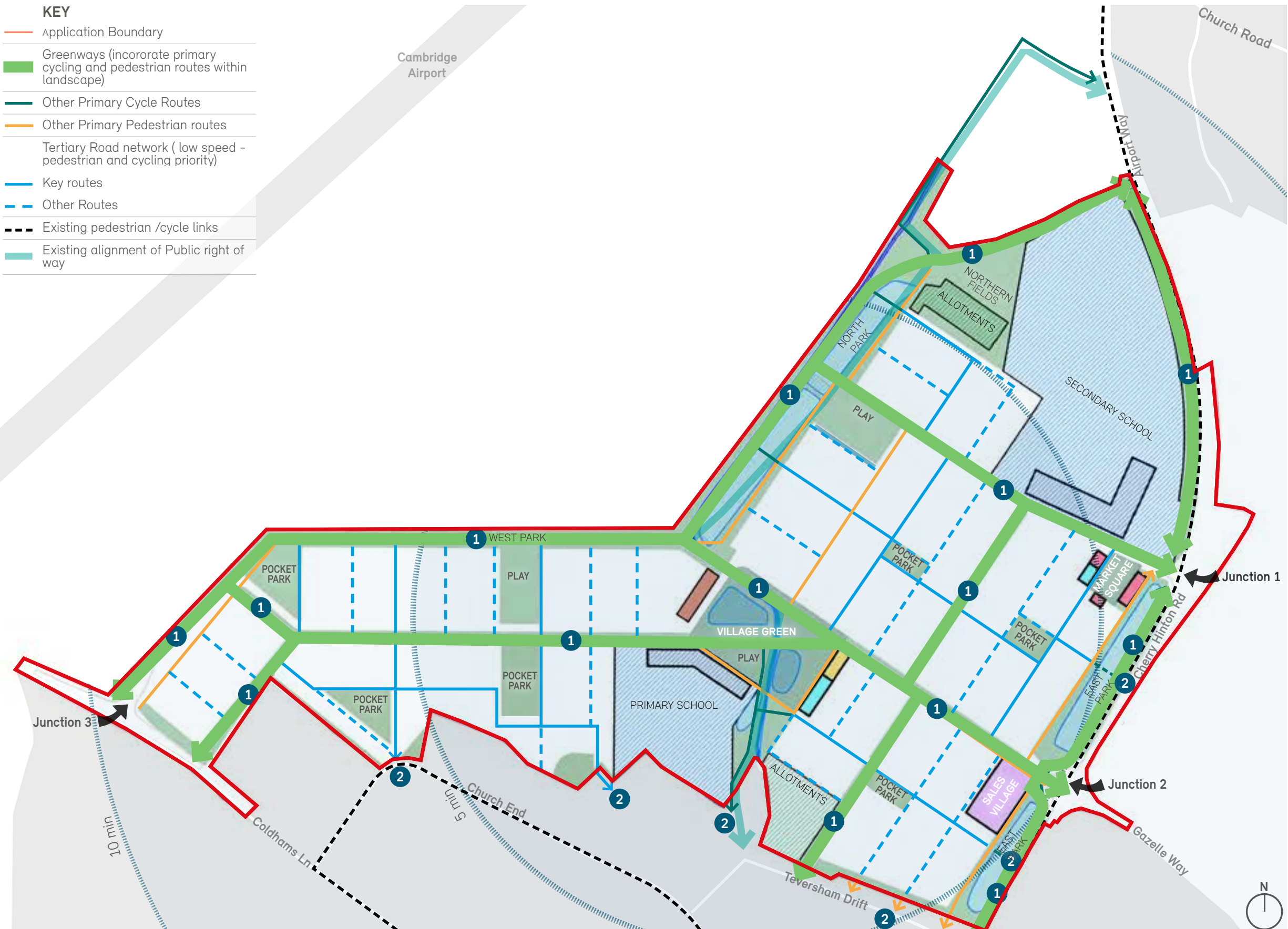
Reposition primary pedestrian and cycling movement network within enhanced landscaped corridors and away from road infrastructure.

- 1. Designated pedestrian and cycling routes through Linear Park and Greenways
- 2. Improved pedestrian connectivity.

Primary Street Section



Primary Street Plan



Landscape and architecture precedents

15 minute Neighbourhood
Creating a walkable neighbourhood, scaled for pedestrians. Providing spaces for local interactions to help build a strong community.

Social Sustainability
Create active centres with shops, schools and other ‘social infrastructure’.



Mixed Communities
Providing a diverse range of homes for all household sizes and incomes for the post pandemic world to support home working.

Variety of Public Spaces
Create a series of distinct outdoor spaces with varying uses. Introduce social amenities and facilities integrated into the landscape.



Next Steps

Indicative Consultation Timeline



Stakeholder Engagement
Summer 2021

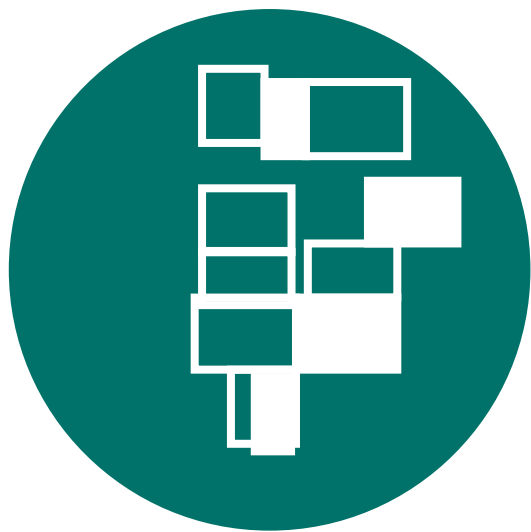


Consultation Website launch
Autumn/Winter 2021



Public Consultation
Spring / Summer 2022

Anticipated Programme



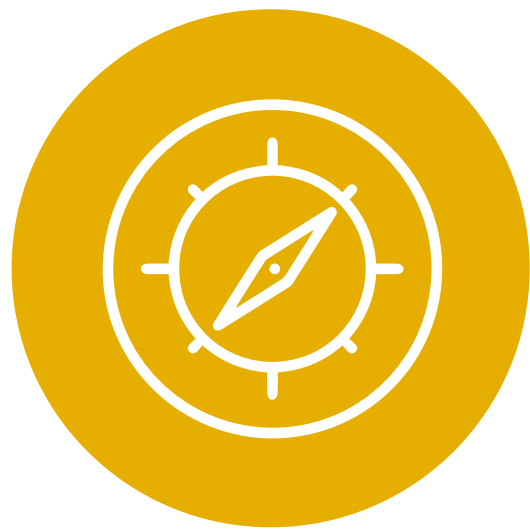
Site Wide Design Code
Preparation and submission for approval
3 months



Start on Site
Enabling and Preparation works
3 months



Reserved Matters Applications (RMAs)
Preparation and submission of first RMAs
6-9 months



Junctions/Access Roads
Commence construction
Spring 2022



New Homes
Commence construction
Autumn 2022

Thank you

Q&A



**Pollard
Thomas
Edwards**