

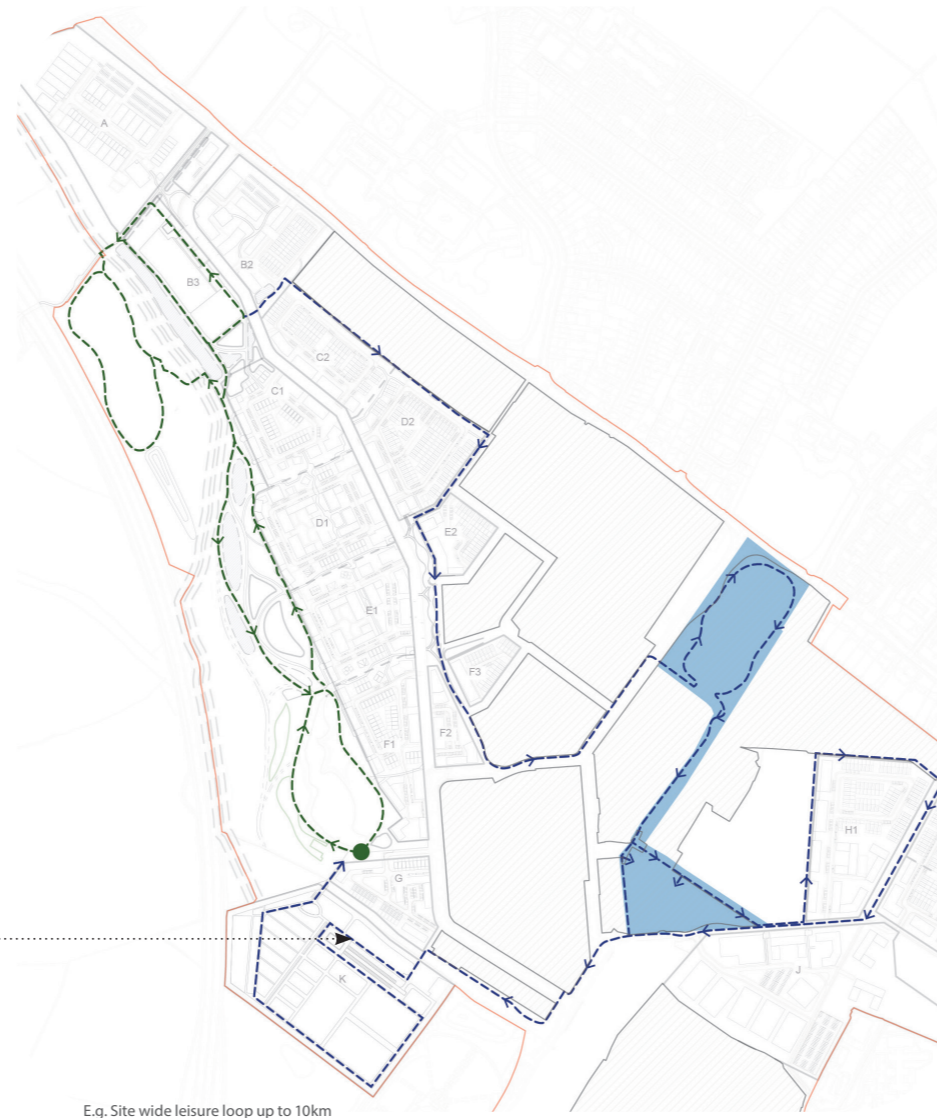
## 05 Open Space, Sports, Amenity & Play

### Site wide trails supporting health & wellbeing - Sports & Leisure, Nature & Discovery

05.5 Supporting the masterplan in promoting health and wellbeing. There is a series of site wide trails supporting sports, play and nature discovery set up a network of amenity linking sports clusters, neighbourhoods and the local centre throughout Eddington.



- Site Wide Leisure Loops Key:
- Existing Local Connection
  - Existing Public Right of Way (PROW)
  - Cycling Commuter Route
  - Walking and Cycling Quiet Route
  - Active Leisure Adventure Route
  - Neighbourhood Connectors
  - Exploration Routes



10km route

E.g. Site wide leisure loop up to 10km



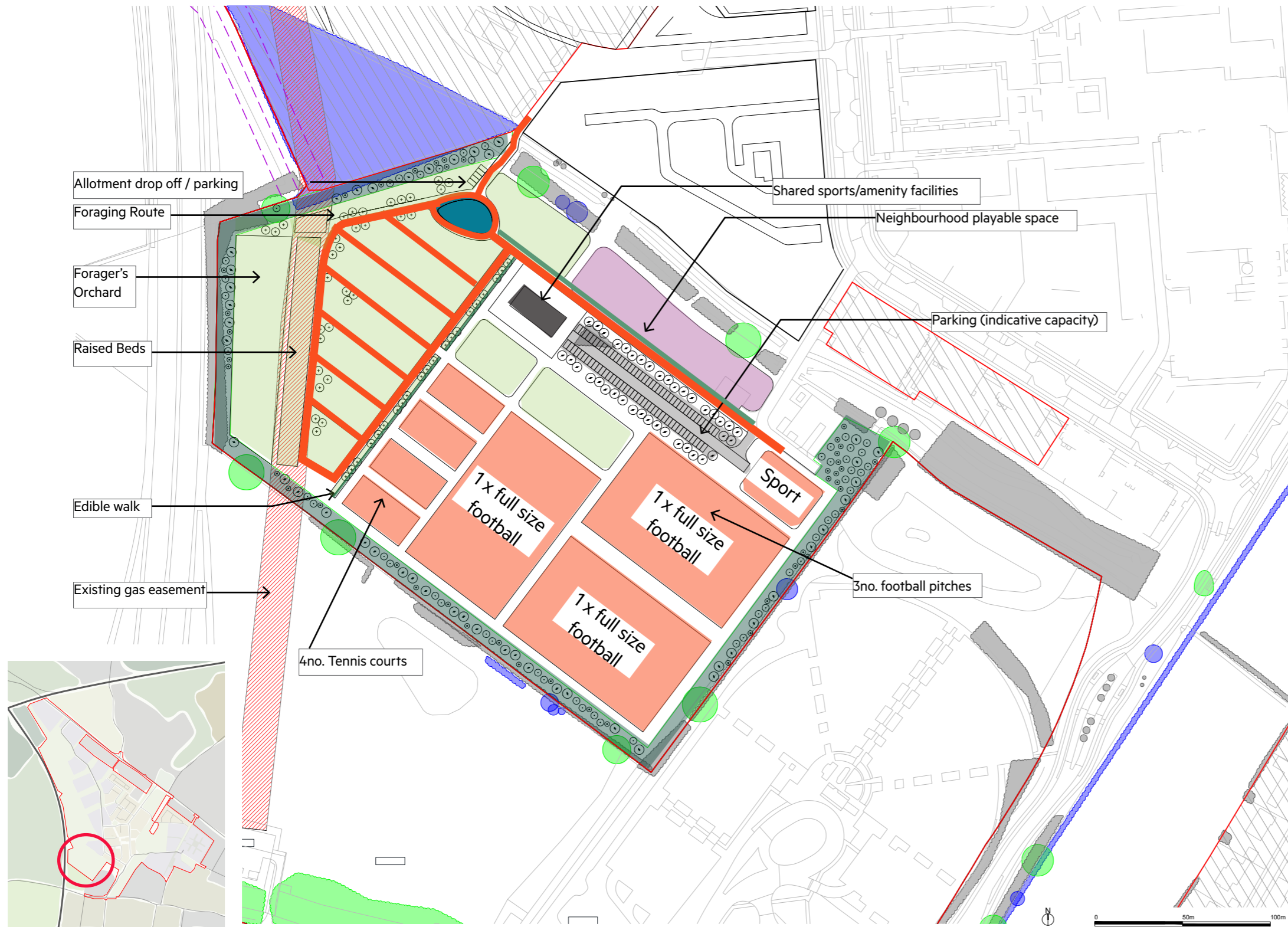
Nature discovery trails



Playable trails

## 05 Open Space, Sports, Amenity & Play

### Amenity cluster C - outline arrangement



05.6 Located immediately west of the existing Park and Ride facility, this sports & amenity cluster is ideally positioned for valuable formal sports and allotments provision.

Vehicle access to parking and a combined community facility building is via Turing Way. Further limited vehicle access may be provided in the north-west corner as car access for allotment uses, with a small drop off/parking facility.

In addition to formal provision, informal trails, foraging and habitat areas are proposed. A generous neighbourhood play park is also incorporated.

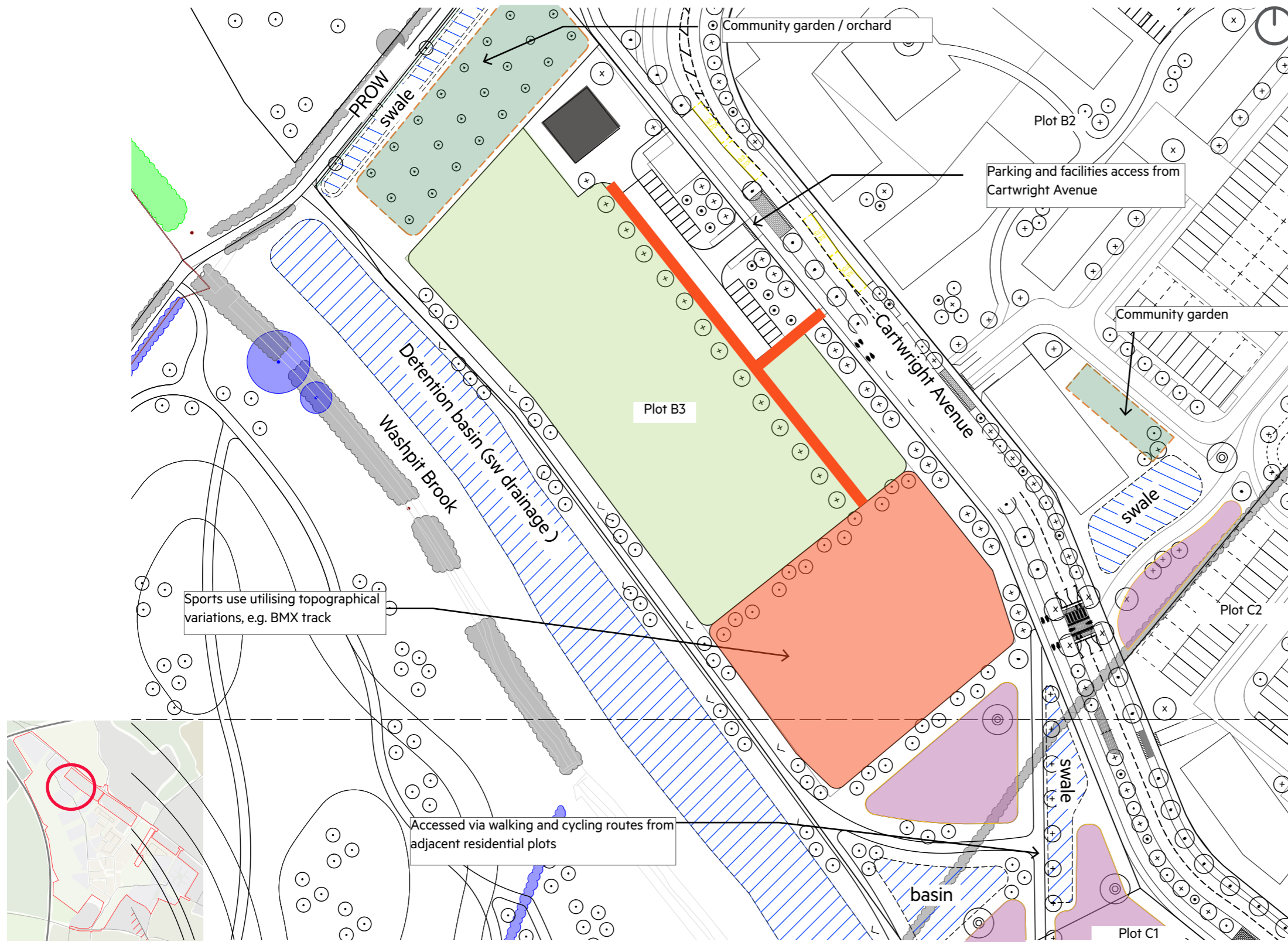
Buffer zones offer flexibility in the layout to respond to sensitive site features e.g. wildlife corridors, existing trees and hedgerows.

Through pre-application consultation, the position of the facilities hub has been amended, to a more pivotal location, easily accessed from all activity zones.

- Key to proposals:
- Allotments (incl. zones of raised beds and forager's orchard)
  - Circulation and trails
  - Neighbourhood playable space
  - Formal (3G) sports pitches/courts
  - Facilities hub plus parking (indicative provision)
  - Native woodland planting, meadow or pollinator corridors
  - Pond (replacement habitat for temporary haul road pond)
  - Native species hedgerow

## 05 Open Space, Sports, Amenity & Play

### Amenity cluster D - outline arrangement



05.7 Located close to the northern plots, immediately adjacent to Cartwright Avenue, this sports & amenity cluster serves the northern neighbourhoods and wider community with valuable formal sports and allotments provision.

Vehicle access to parking and a combined community facility building is via Cartwright Avenue.

Formal provision is supplemented with a community garden (proposed as orchard) and well connected walking and cycling access to wider site recreation trails. A neighbourhood play space, and further local playable space within plot B2 are also incorporated.

Through pre-application consultation, the layout was refined to re-locate growing space and sports use in order to associate play and sports use tangentially. Vehicle access and parking zone were identified for sports and allotment users.

Proposed tree belts and woodland planting were drawn out more strongly to provide a strong green framework tracing contours in the topography, supporting an approach of filtered views and buffering potential wind exposure.

Key to proposals:

- Allotments
- Proposed Neighbourhood and local playable spaces (located within adjacent plots)
- Proposed sport provision, for example, pump track or BMX
- Facilities hub plus parking (indicative provision)

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**06** | **PLACES  
BROOK LEYS**

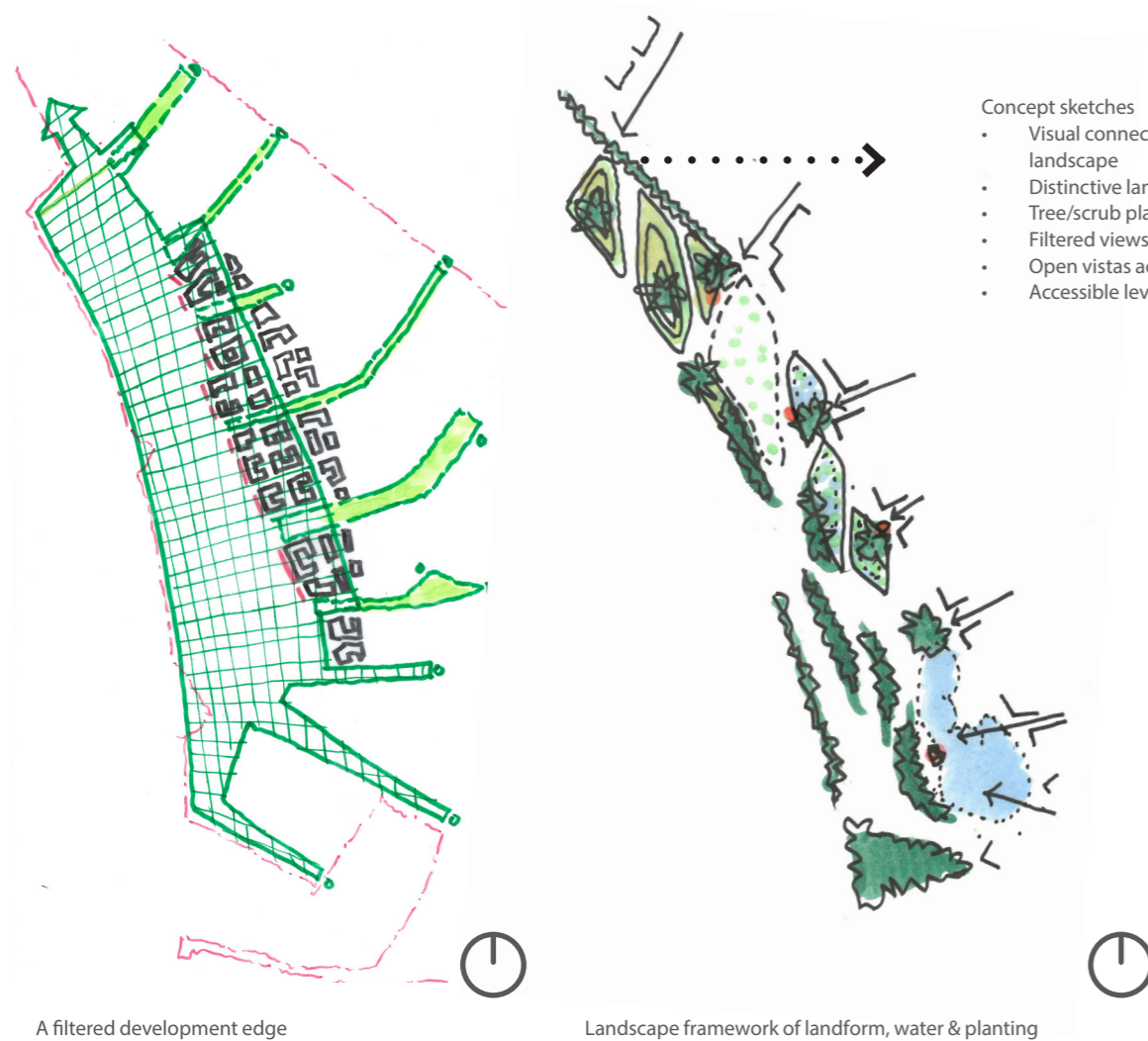
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## 06 Brook Leys

### Character and function

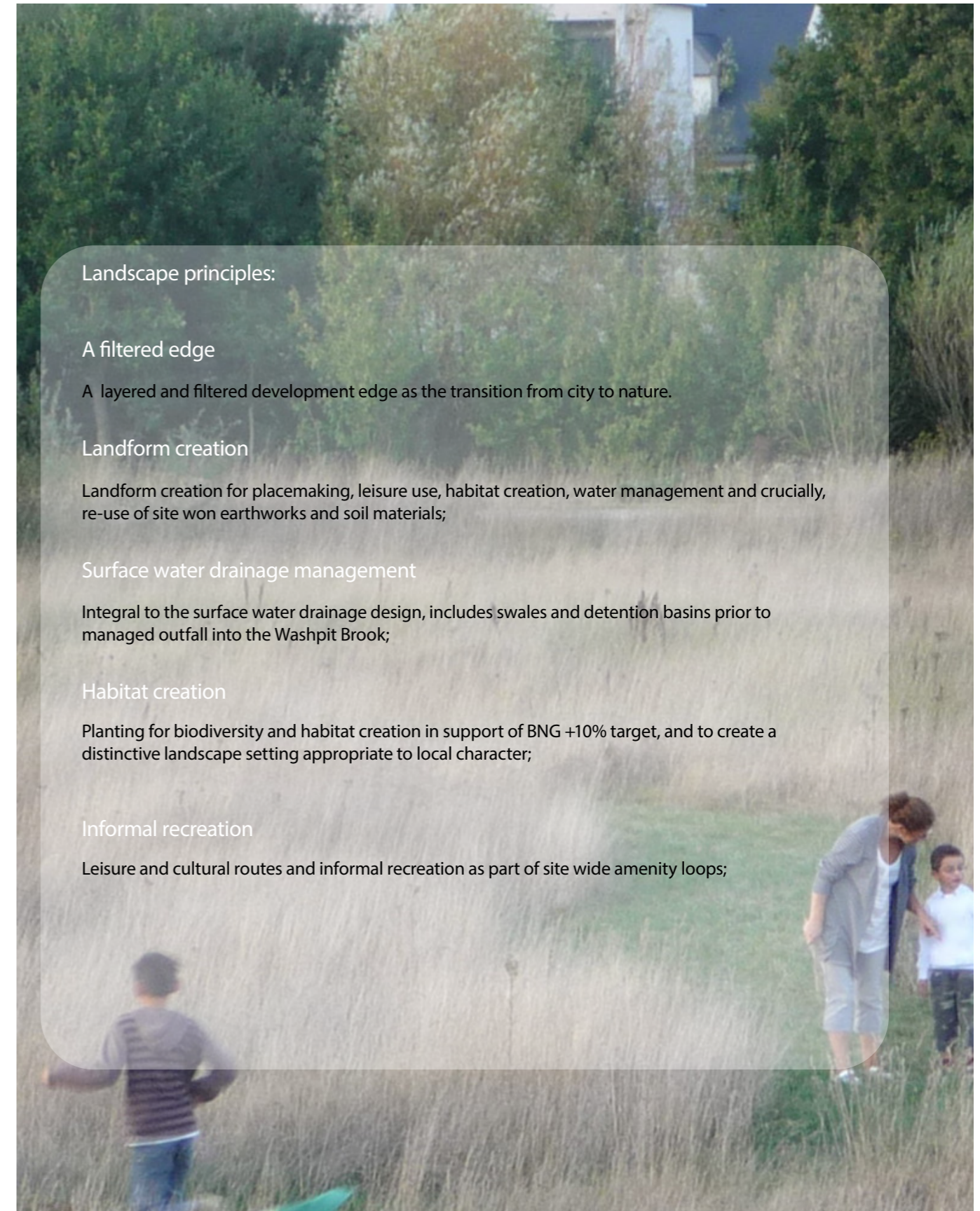
06.1 Brook Leys is existing open land within the Green Belt which acts as a buffer between the NWCM development edge and M11 corridor. It provides the opportunity to create a distinctive landscape interface between city and country; a green and biodiverse front doorstep to Eddington.

Existing features include swales and channels linked to the Washpit Brook watercourse along with existing vegetation. Phase 1 interventions include habitat rich natural spaces, Brook Leys lagoon and leisure routes which are to be retained and where appropriate, enhanced for biodiversity and amenity purposes.



A filtered development edge

Landscape framework of landform, water & planting



#### Landscape principles:

##### A filtered edge

A layered and filtered development edge as the transition from city to nature.

##### Landform creation

Landform creation for placemaking, leisure use, habitat creation, water management and crucially, re-use of site won earthworks and soil materials;

##### Surface water drainage management

Integral to the surface water drainage design, includes swales and detention basins prior to managed outfall into the Washpit Brook;

##### Habitat creation

Planting for biodiversity and habitat creation in support of BNG +10% target, and to create a distinctive landscape setting appropriate to local character;

##### Informal recreation

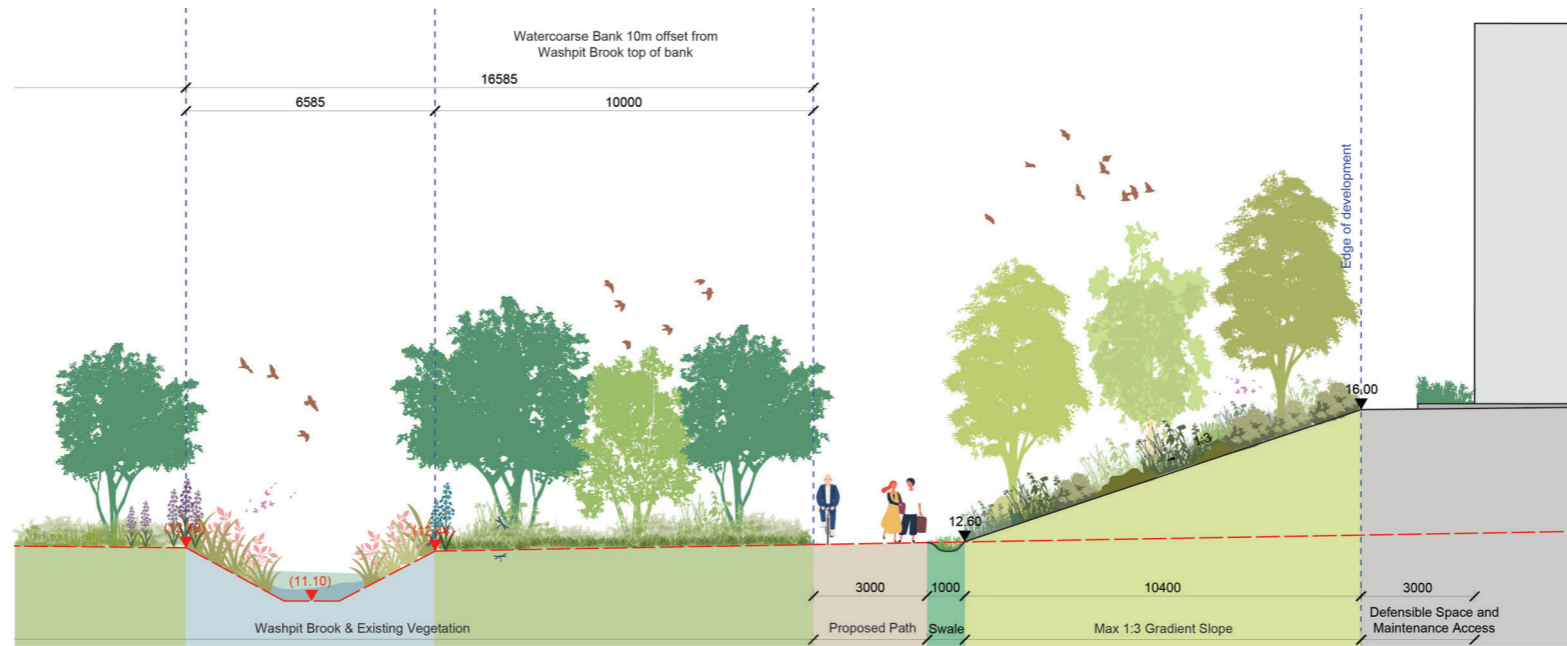
Leisure and cultural routes and informal recreation as part of site wide amenity loops;

## 06 Brook Leys

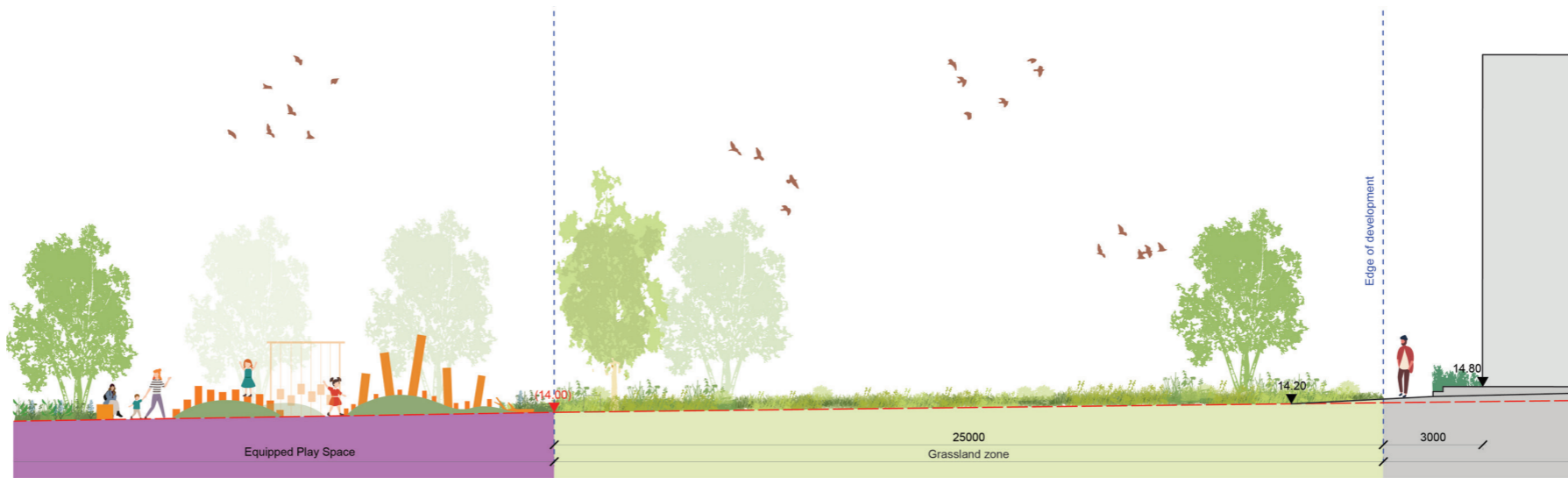
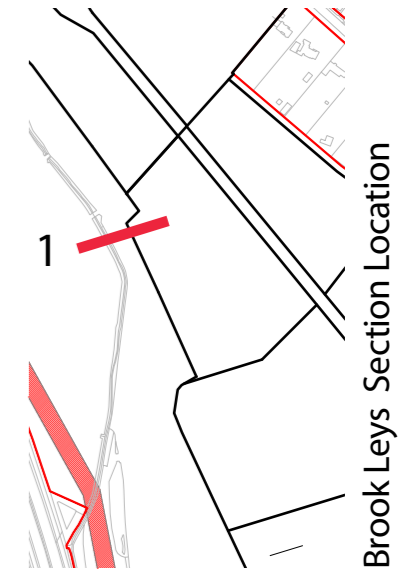
### Illustrative Cross Sections

06.2 Brook Leys forms a soft development edge and helps to mediate level changes at the edge of development plots. In some locations, Brook Leys narrows in response to existing site features and in these locations some degree of level change is required. Slopes are natural and no greater than 1:3, with accessible routes to shared gardens and homes provided. In more expansive areas of Brook Leys, the level differences are less and the interface allows for existing topography to be maintained.

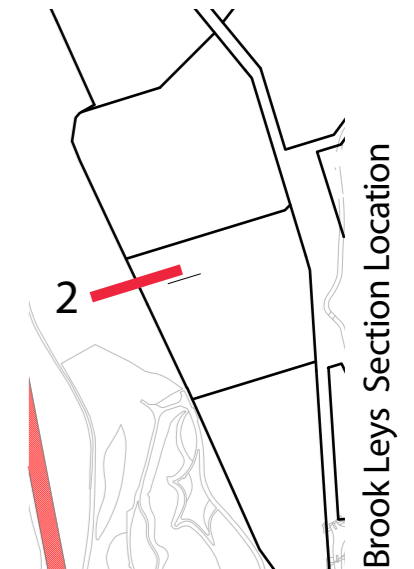
Illustrative sections demonstrate how the different scenarios can be realised.



Illustrative Section 1: Plot C1



Illustrative Section 2: Plot E1



## 06 Brook Leys Landscape strategy

06.3 The landscape strategy incorporates the re-use of site won soils for gentle landform creation, with a framework of woodland stands and open meadow habitat offering filtered views in towards, and out from, Eddington's new Brook Leys.

This also opens up, frames or controls views out from the development edge. Landmark trees and woodland groups are carefully planned to mark breaks in the built form, signalling landscape connection points into the development.

Water management strategy incorporates zones for water conveyance and storage in times of heavy rainfall, adding to habitat diversity.

Amenity uses include playable spaces, foraging and community growing close to homes and recreation routes.



Tree Strategy



Hard & Soft Landscape Strategy



- Key
- Existing swale
  - - - Proposed rain gardens
  - - - Proposed swale
  - - - Washpit Brook
  - Proposed detention basin
  - Existing lagoon

SuDS Strategy

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# 07 | PLACES SHARED GARDENS

## 07 Shared Gardens

### Landscape strategy

07.1 The 2013 OPP Consented Masterplan included 6 no. Green Fingers (ref. Extract from Open Space Parameter Plan below):



NWCM proposals include a change of name from the 2013 OPP term 'Green Fingers' to 'Shared Gardens' to better describe integrated useable green open spaces with distinctive character and greater value amenity use relevant to the masterplan vision. For further details and design evolution please also refer to the Design & Access Statement Places Chapter.

07.2 The Shared Gardens are informal, publicly accessible open spaces providing opportunity with more variety, complexity and visual interest than the OPP Green Fingers.

Importantly, vehicular movement is removed from the Shared Gardens, creating safer spaces for people of all ages and freeing up useable space for community amenity.

Shared Gardens include communal growing space, SuDS, biodiversity and active travel routes.

Landscape design principles include:

- Maximising useable space to support the core themes
- Mediate level changes between Cartwright Avenue and Brook Leys with accessible shared routes linked to the wider network
- Vary in width to form a legible sequence of spaces, control views and make space for amenity and forest scale trees
- Provide a variety of experience
- Provide informal growing space and edible landscape
- Incorporate doorstep playable space and play on the way
- Accessible from doorsteps, overlooked by homes
- Support variety of SuDS elements with some below ground connections where necessary to maximise useable space
- Bring nature to doorsteps, with a planting character that reflects a transition from rural to urban (Brook Leys to Cartwright Avenue)
- Invite social interactions with dwell space and carefully placed complimentary combinations of furniture and amenity
- Provide a setting for public art interventions and initiatives
- Be welcoming and inclusive.

Shared Gardens Location and Character Summary

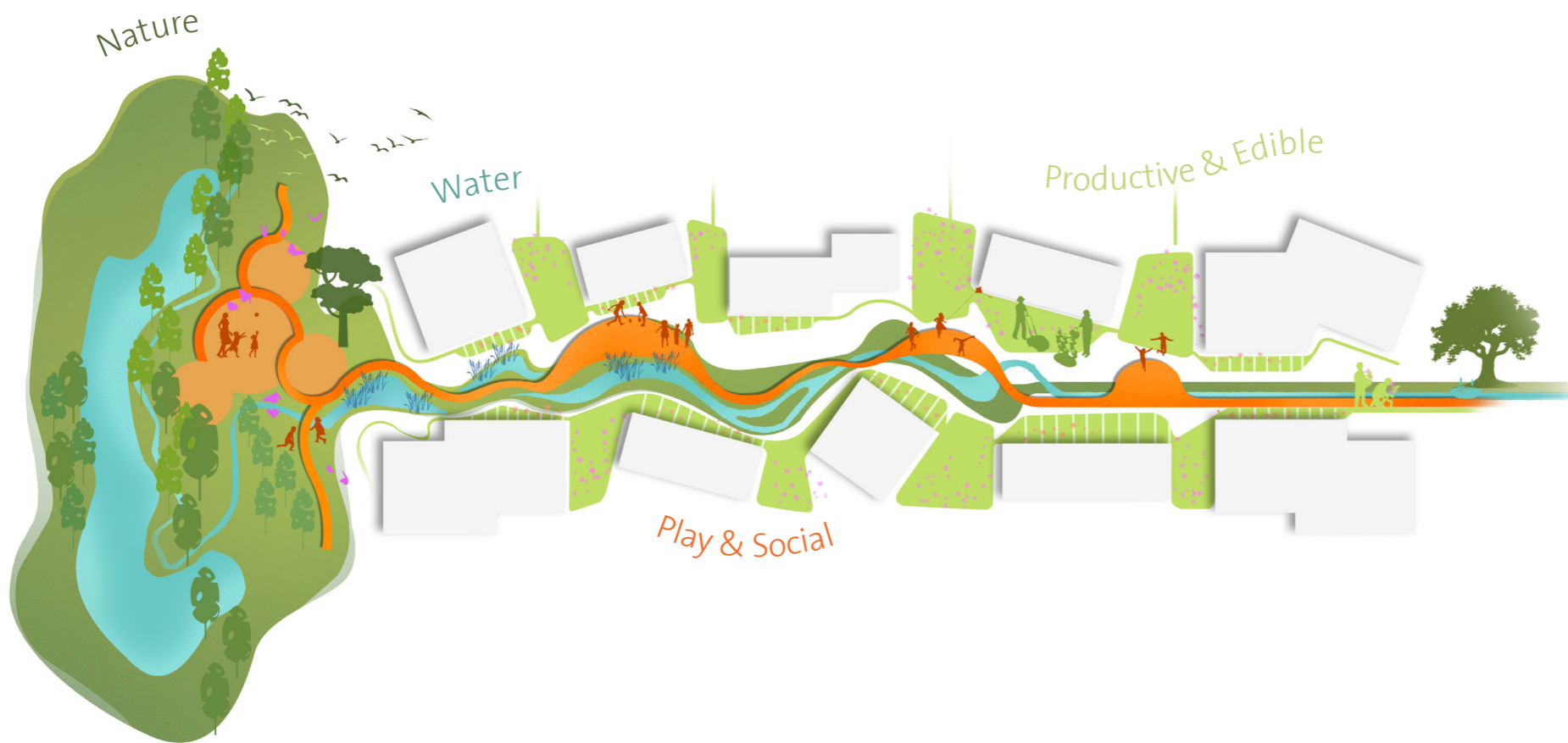


## 07 Shared Gardens

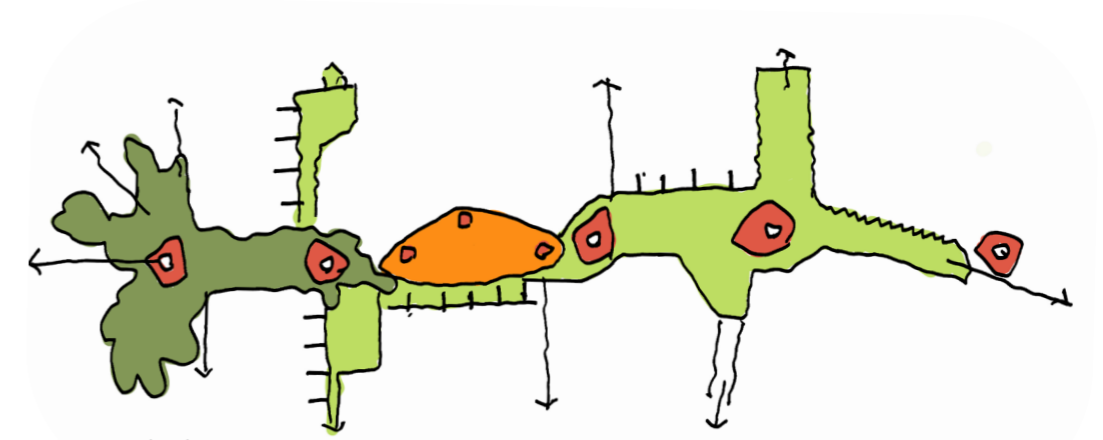
### Landscape concept

07.3 Shared Gardens conceptual design development included capturing a sense of transition between a wilder naturalistic character of Brook Leys and a more controlled urban character at Cartwright Avenue and The Common.

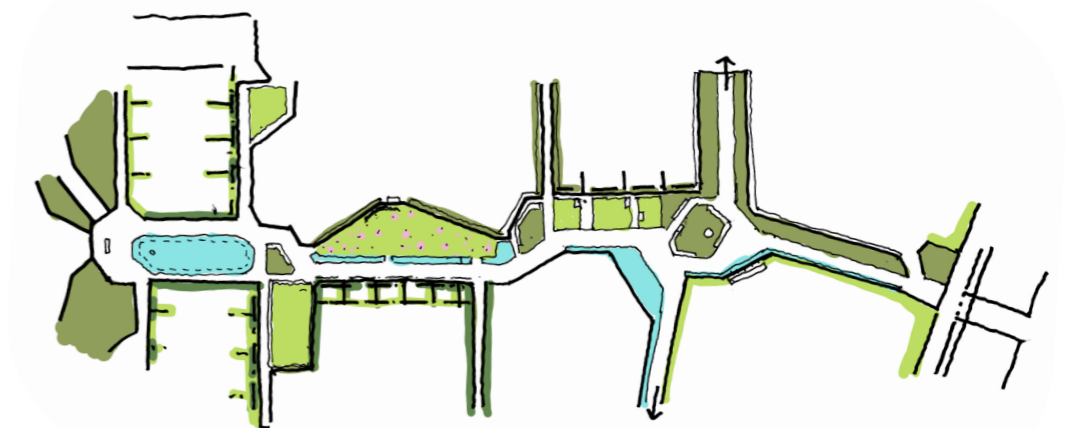
Planting character and amenity uses vary along the length of the gardens to reinforce this concept. The threshold spaces at each end of the gardens gain significance in this conceptual approach offering dwell space reflecting their position in the gardens, e.g. formal and planted with native/semi-ornamental species to informal, set in naturalistic planting.



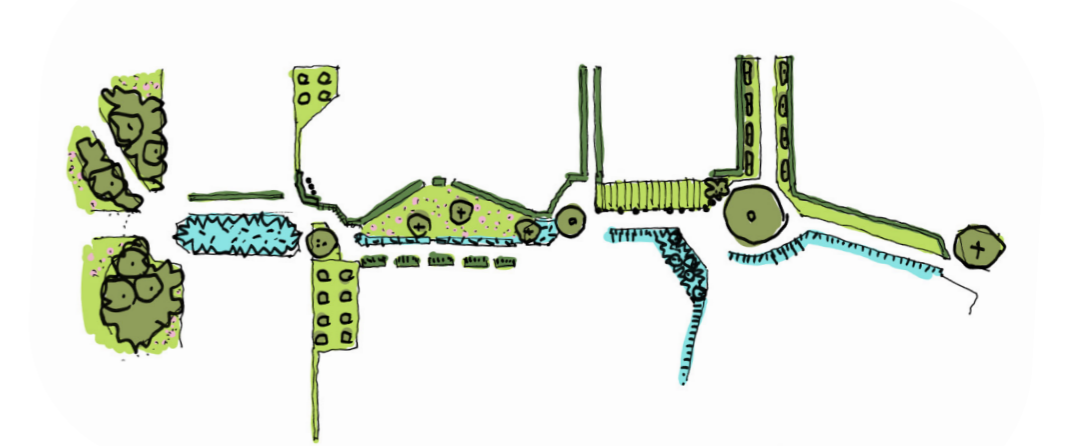
Concept sketch:  
Core themes woven into an expression of a transition in character between rural and urban.



Concept sketch:  
Character and amenity changes along the length of the gardens, interspersed with dwell spaces



Concept sketch:  
Planting character shifts between naturalistic to a greater formality moving west to east



Concept sketch:  
Tree planting adds structure, rhythm and orientation, reinforcing the transitioning planting character.

## 07 Shared Gardens

### Amenity use

07.4 Core themes of play, productivity, nature and water are interwoven into the Shared Gardens, with recognised benefits for both people and nature. The ability to maximise use of space to support the masterplan population with a rich and informal provision of amenity close to homes is a core design principle.

Landscape design principles include:

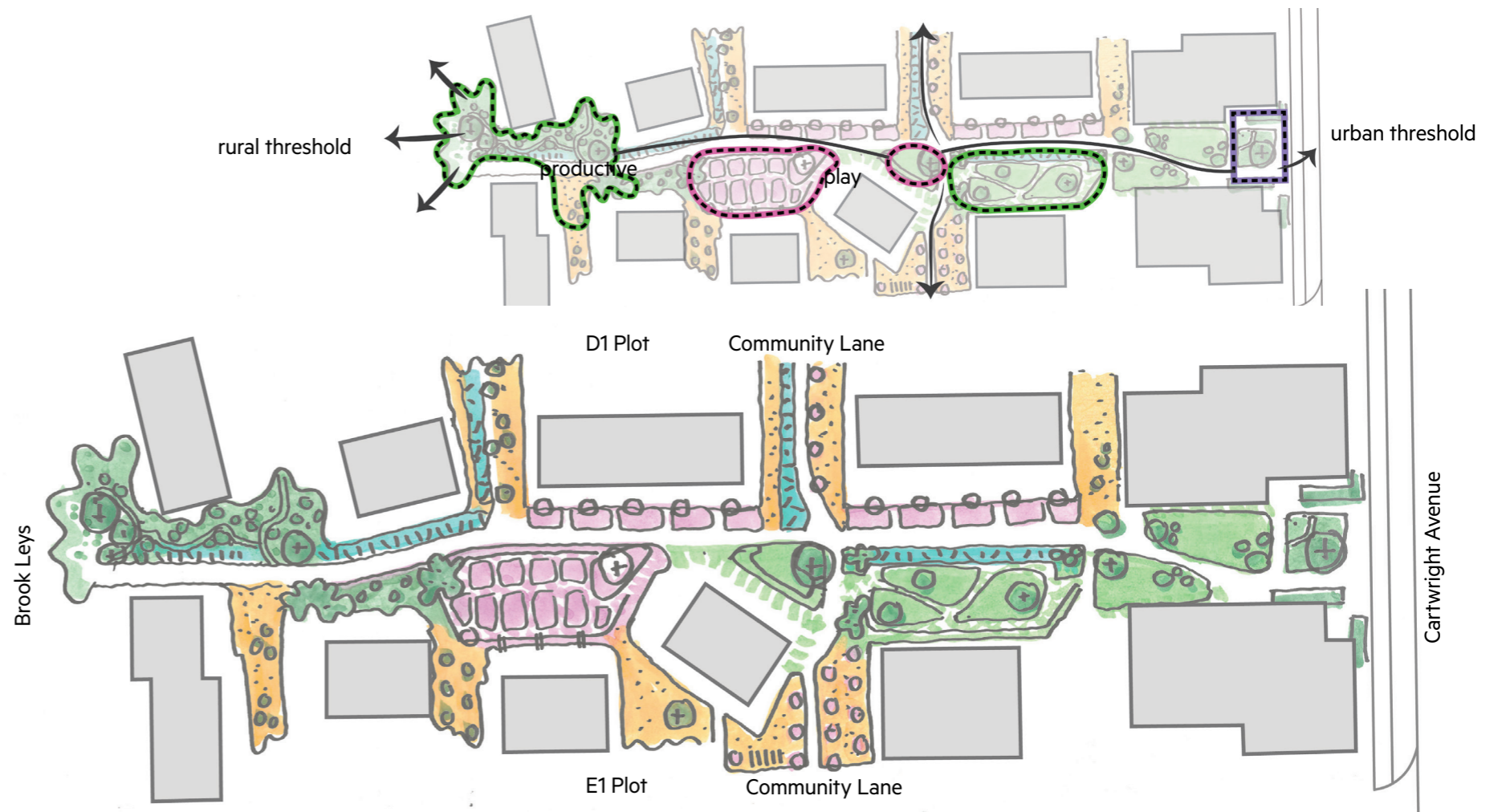
Core theme: Play & Social

- Incorporate doorstep playable space and play on the way;
- Spatial division from movement corridors, which may double up with rain gardens or edible planted boundaries;
- Overlooked by homes for passive surveillance and with doorstep access;
- Below ground drainage connections and integrated play with rain garden zones
- Use of landforms within the play space, natural play elements and natural materials preferred;
- Social spaces close to play; moments to pause or gather with shade and shelter;
- Sense of place: celebrate visual links to the wider landscape with lookout points at the Brook Leys threshold.

Core theme: Productivity

- Community gardens which provide residents' growing space,
- Areas for raised beds and doorstep growing,
- Seating and communal edible landscape structure planting;
- Water point provided
- Incorporates social space for neighbourly interactions.

There are strong opportunities for public art interventions and initiatives linked to the core themed of play and productivity which can be developed with a Public Art coordinator.



Concept sketches:

Testing how spatial relationships between amenity, SuDS and circulation support the landscape concept and core themes. Recognising the importance of visual connectivity and sense of prospect at the Brook Leys threshold.



Precedent images: Native species planting, sharing community garden produce, community growing, playable and social space

## 07 Shared Gardens

### Tree Strategy

07.5 The core principles of the site wide tree strategy are realised in the Shared Gardens. Tree species assist with way finding and in the Shared Gardens are used to visually connect to adjoining spaces. The Common and Brook Leys threshold spaces transition into the Shared Gardens with a special condition such as landmark or a specimen tree or small grove.

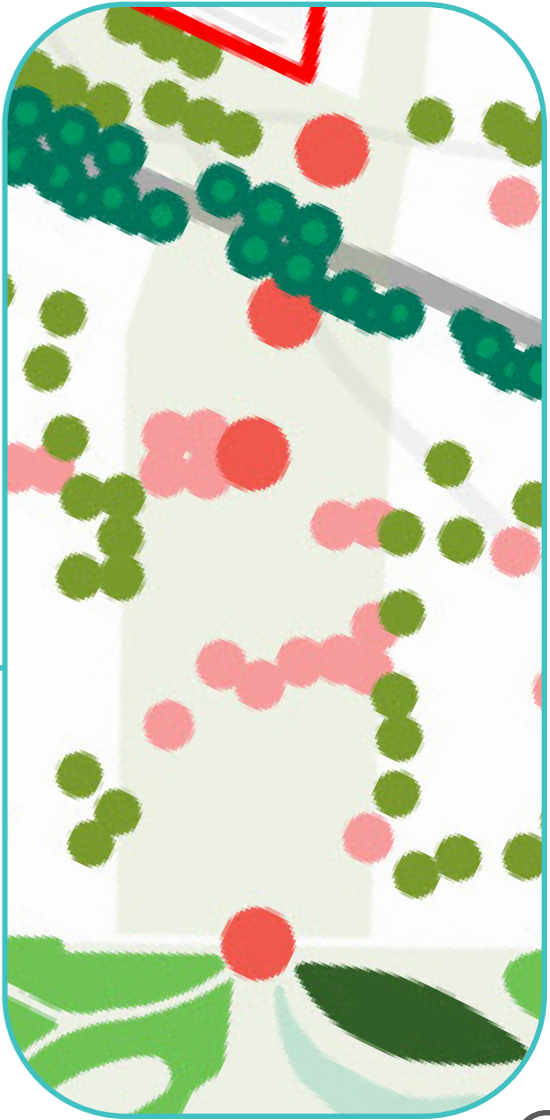
Core themes of play, productivity, nature and water are interwoven into the Shared Gardens, with recognised benefits for both people and nature. The ability to maximise use of space to support the masterplan population with a rich and informal provision of amenity close to homes is a core design principle.

The Shared Gardens tree strategy will:

- Use tree species to support the Shared Gardens concept of a transition in character;
- Includes a diversity of species and variety of mature forms and scales;
- Support edible landscape themes, species for foraging and food production;
- Include forest scale trees for long term canopy height and structure, in the wider sections of the shared gardens.
- Large scale or specimen trees with a particular special form or interest used as markers for way finding and beauty.



Extracts from the site side tree strategy identifying an example of a Shared Garden.



Key

- Existing trees and vegetation
- Landmark or specimen trees
- Woodland and informal tree groups
- Street and structure trees
- Cartwright Avenue spine trees
- Fruiting and flowering trees

## 07 Shared Gardens

### SuDS strategy

07.6 SuDS solutions in the Shared gardens will vary according to available space, location within the masterplan character and striking a balance with the amenity uses of the same spaces. Principles have been tested by Aecom to ensure a sliding scale of intervention can be achieved and still meet Lead Local Flood Authority (LLFA) requirements. This gives some flexibility in the extent of open swales or some spaces which can use a hybrid approach of surface level SuDS and below ground connections.

The Shared Gardens underpin the site surface water drainage strategy, slowing the flow and absorption of rainwater through SuDS such as linear rain gardens and larger rain garden beds or swales. These features express water collection at surface level encouraging informal interactions such as playing in surface water during rainstorms. They act as conveyance routes between building development zone attenuation, downstream to detention basins within Brook Leys.

An emphasis on soft landscape, with permeable paved surfaces within the Shared Gardens minimises surface water run-off.

The Shared Gardens SuDS strategy will:

- Use a variety of SuDS features appropriate to scale, form and function of the individual space(s) including rain gardens, swales and permeable surfaces
- Combine with planting proposals for habitat creation and climate resilience
- May double up as informal amenity, incorporating playable natural elements, nature discovery interventions or interpretation.

Shared Gardens SuDS Typology Summary



Precedent images from the top:  
Rain gardens, Swale, playable elements incorporated into a rain garden



Image courtesy of Andy Brown/Tom Broadhurst

## 07 Shared Gardens

Example study: Accordia, Cambridge

07.7 Although form and character may differ, the concepts used at Accordia (landscape by Grant Associates) delivered similar core theme elements. Now almost 20 years old and successfully established.



Precedent: 12.5m wide shared 'Street Gardens' social space and communal growing beds.



Precedent: Scented and edible walkways



Precedent: Raised herb and vegetable beds



Precedent: Doorstep seating



Precedent: 23m wide 'Central Gardens' doorstep play space and forest scale tree

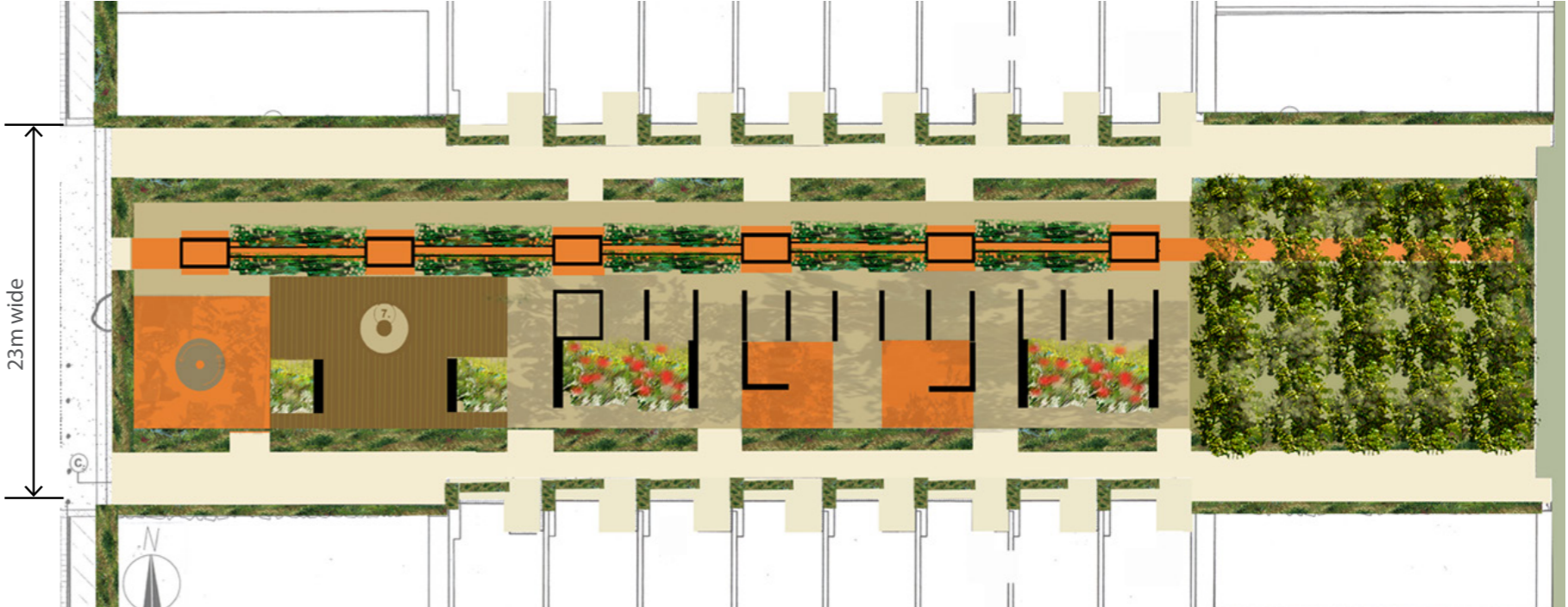


Image: Central Gardens concept plan

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08

PLACES  
CARTWRIGHT AVENUE

PLACES  
CARTWRIGHT AVENUE

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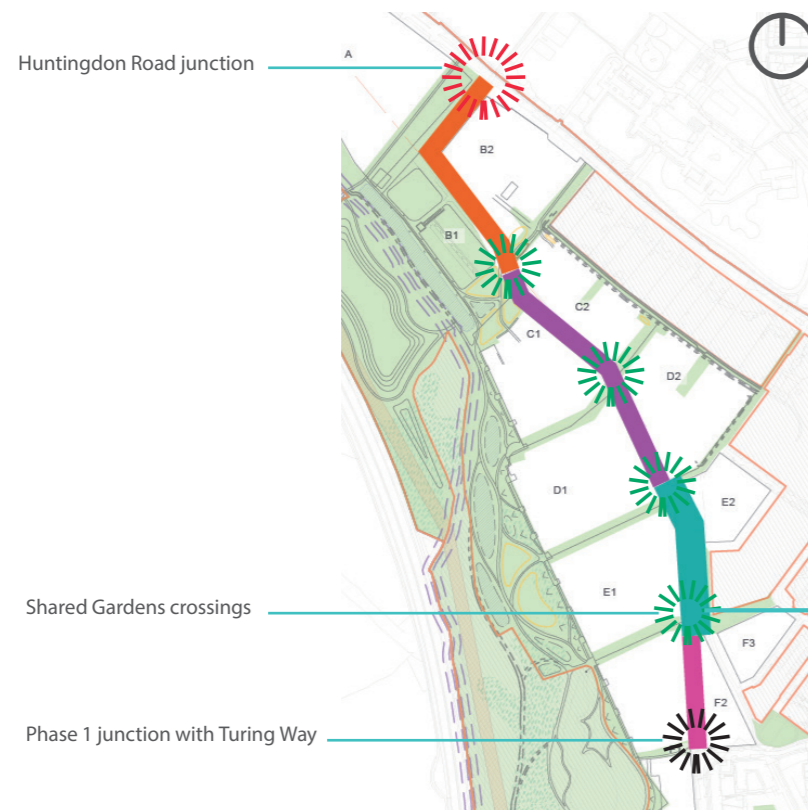
## 08 Cartwright Avenue

### Landscape Character

08.1 Cartwright Avenue is a spine providing vehicular access to the western area of the Future Phases.

The route is defined by its varied conditions along its length, including (describing the journey northwards from Phase 1), a street with uni-directional cycle lane linking to the existing Turing Way, a linear open space managing levels and different forms of movement (The Common), a street with bi-directional cycle lane and a generous landscaped corridor with open views to the wider landscape. Landscape character zones are illustrated in the following pages.

Crossings for pedestrians and cyclists ensure continuity of movement across and along the spine. The tree planting strategy has been designed to reinforce the different character zones, and key crossing points, such as those connecting Shared Gardens, as illustrated on this page.



### Cartwright Avenue Typical Crossing Treatment

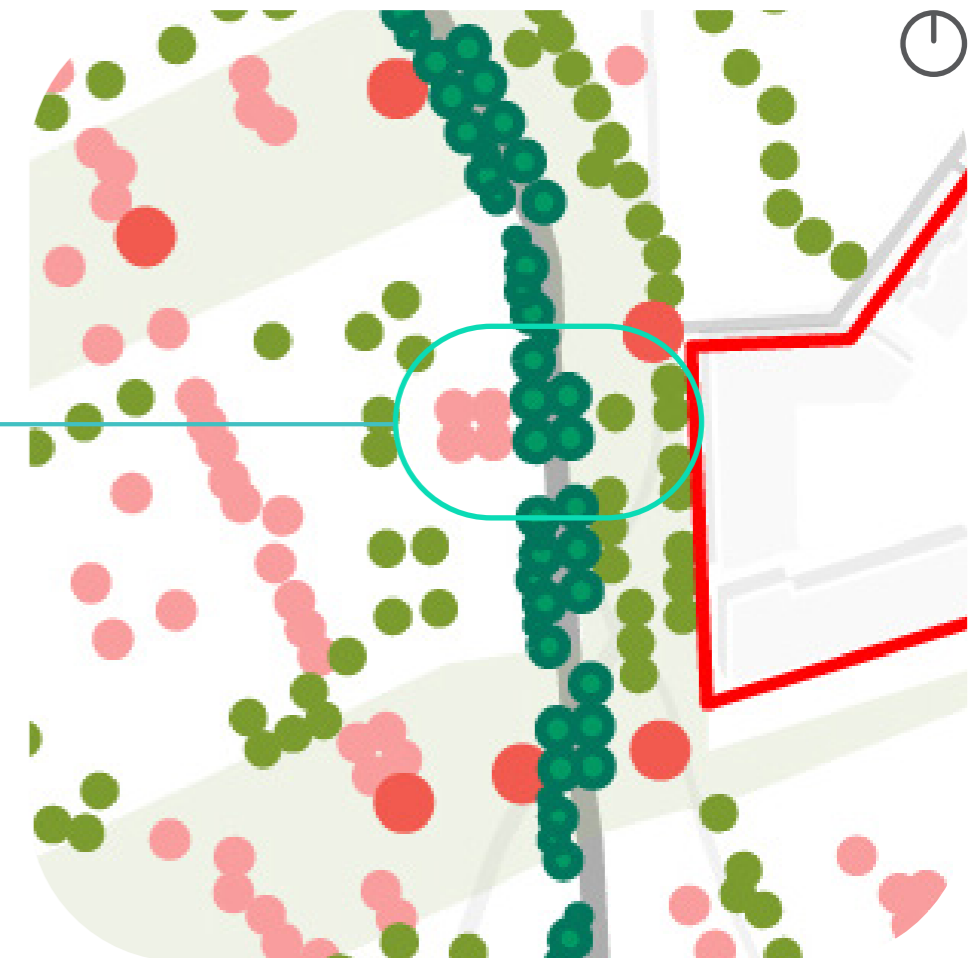
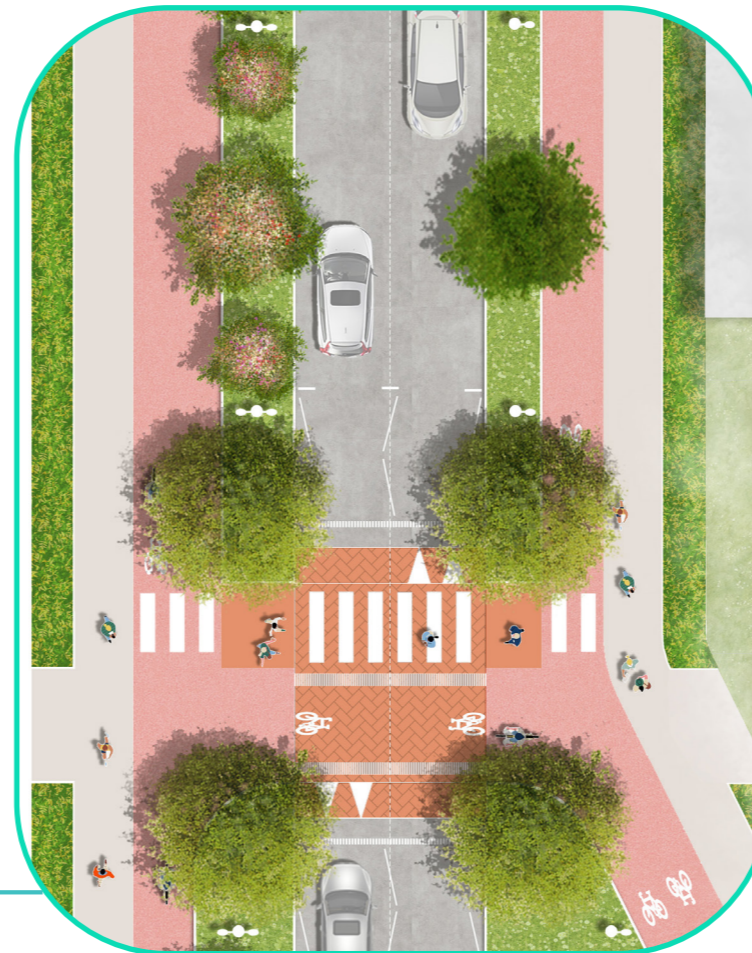


Image courtesy of YTL

08.2 An Asymmetrical avenue of tree planting is proposed along Cartwright Avenue. Standard form trees are arranged in pairs across the street and one side of the street are interspersed with smaller varied forms of trees to create a naturalistic character.

Standard form tree species vary within character zone 1-4 for orientation and to emphasise differing neighbourhood characters.

Junction trees mark key crossings, arranged at the four corners of the crossing to reinforce way finding messaging and public realm legibility.

Example image: distinctive tree species used to mark key crossings forfor orientation and legibility

## 08 Cartwright Avenue

### Cartwright Avenue Character Zones - Typical Cross Sections

#### Cartwright Avenue Landscape Character Zone 1

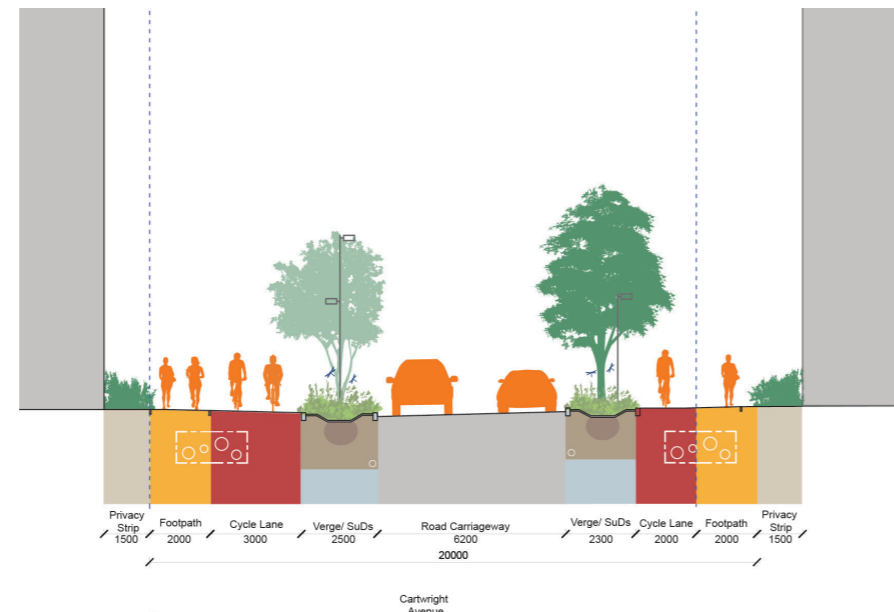


Image courtesy of YTL  
Example: Street tree planting with distinctive form and presence, aiding legibility and reinforcing neighbourhood character

#### Cartwright Avenue Landscape Character Zone 2 (refer also to the The Common)



Example: Forest scale tree within open space as a marker and pivot point for circulation routes

## 08 Cartwright Avenue

### Cartwright Avenue Character Zones - Typical Cross Sections

#### Cartwright Avenue Landscape Character Zone 3

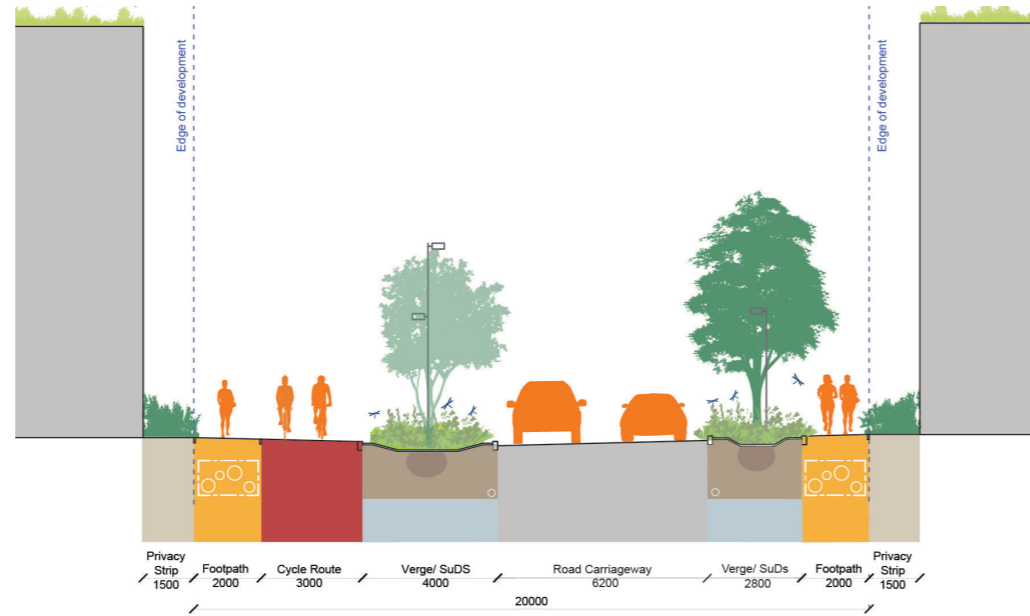
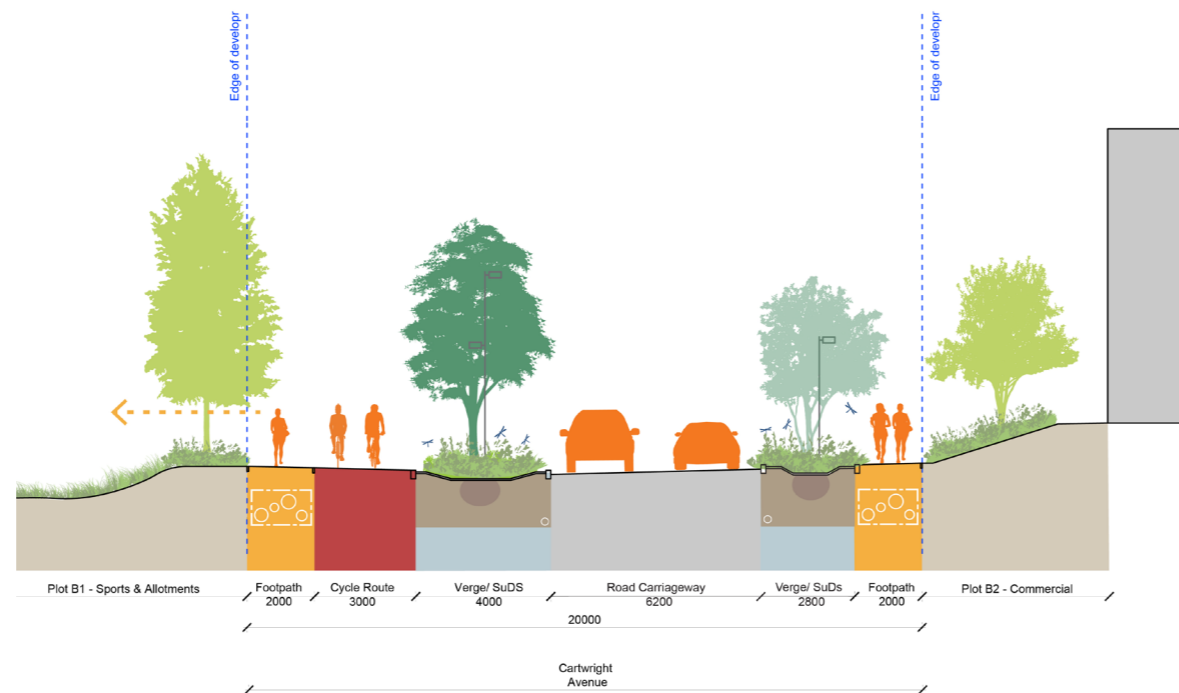


Image courtesy of YTL

Example: Rain gardens verges with mixed tree forms creating a softened, naturalistic character

#### Cartwright Avenue Landscape Character Zone 4



Example: Clear stem tree forms maintaining open views beneath the canopy line.

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**09** | **PLACES  
THE COMMON**

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## 09 The Common

### Landscape strategy

09.1 The Common is a linear open space along the Cartwright Avenue spine incorporating play, seating and attractive planting.

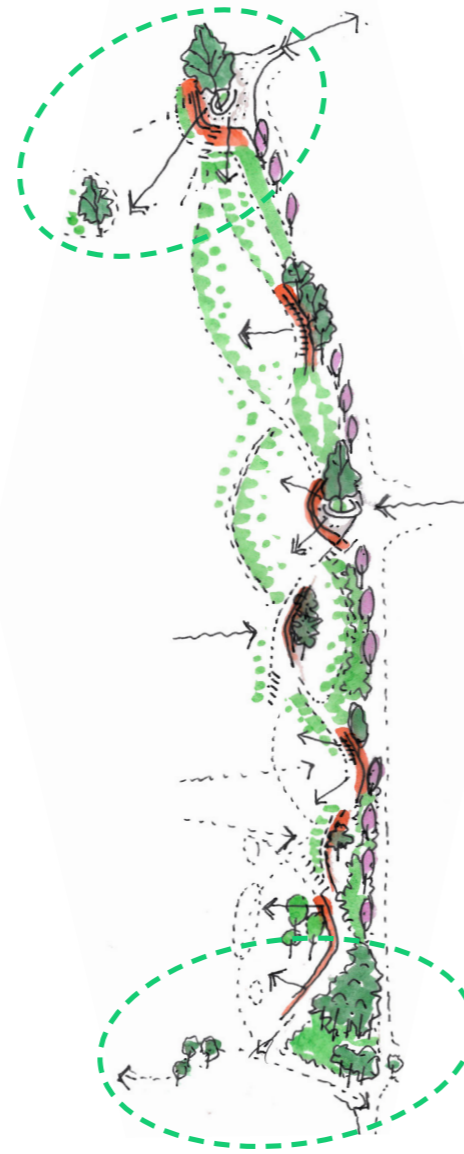
The Common works hard as a mobility hub and urban park, encouraging local residents to take sustainable travel options at a convergence of the Ridgeway and Cartwright Avenue. The varying routes navigating complex changes in levels across The Common creating a level of spatial complexity.

Distinctive tree line and public realm edge delineate and celebrate the elevated Ridgeway forming a strong backdrop to the Common. The elevated position of the Ridgeway along the eastern perimeter of the space offers the opportunity to create a series of vantage points with dwell space for orientation.

Playable open space forms the mid-terrace zone through the Common, using the natural break of planted slopes to form soft lines of division from movement corridors.

A clear and defining tree structure from landmark scale on key sight lines with sufficient space to grow specimens aligned with crossing points, and flowering groves in dwell space.

At the lower level of Cartwright Avenue, areas of flexible use hard standing allow for free flow circulation and temporary uses such as pop up food stalls or other programme activities.



Celebrating the Ridgeway: elevated dwell spaces and vantage points for orientation



Tree planting providing structure and identity



A connected neighbourhood landscape. Landmark or specimen trees used to create markers in the public realm, aligned with breaks in built form massing to create a series of inter-connected view lines for orientation and legibility.

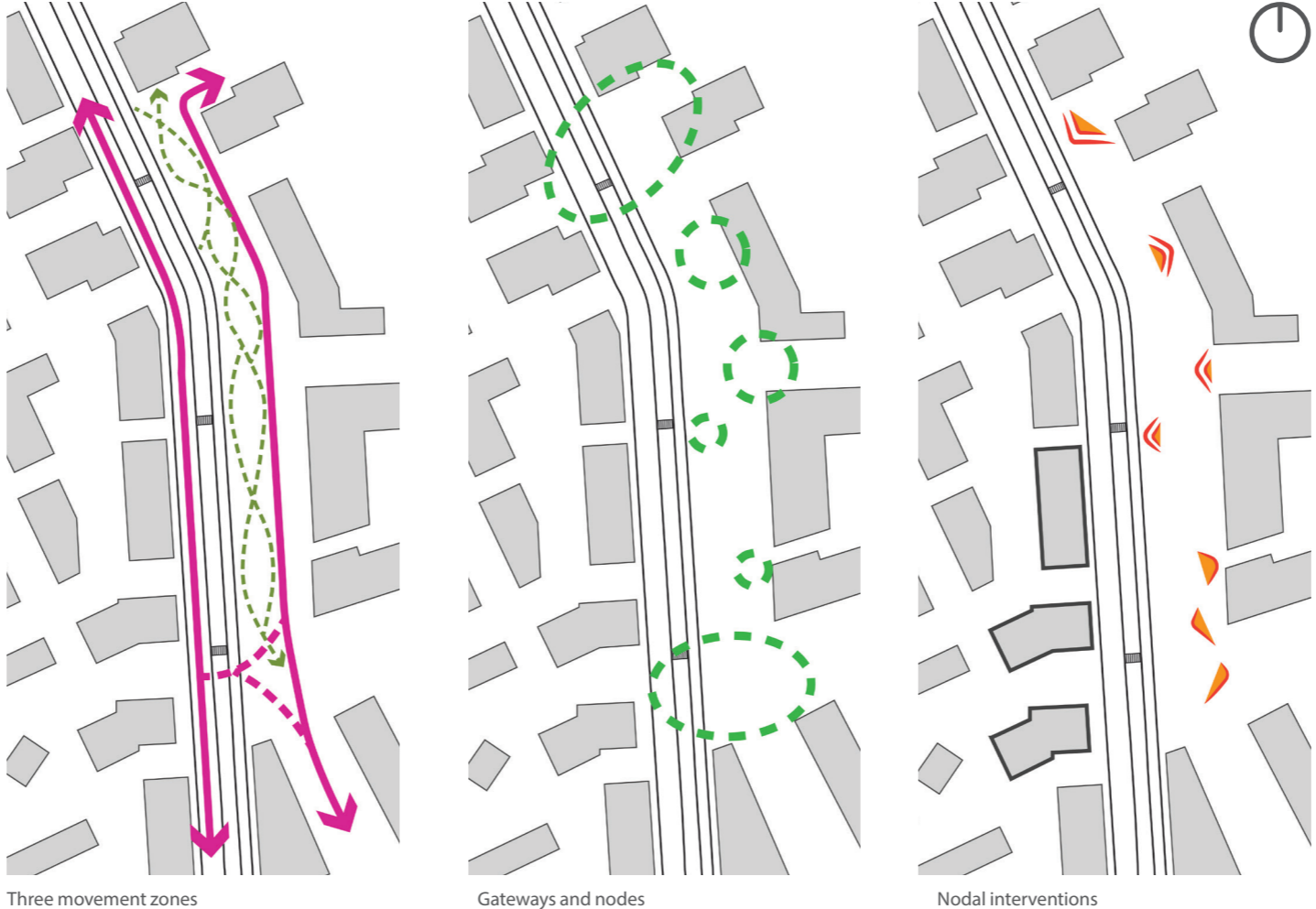


Location plan

## 09 The Common

### Landscape strategy

09.2 The spatial structure of the Common is defined by movement desire lines, sloping topography, breaks in massing and gateway spaces that connect Shared gardens or adjacent streets, and associated moments in the landscape that mark these interfaces as place to pause.



Local playable space



Enclaves of seating



Subtly navigating level changes



Slow routes away from primary movement



Landmark trees

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10

**PLACES  
NEIGHBOURHOODS &  
COMMUNITY LANE**

## 10 Neighbourhoods and Community Lane Landscape strategy

10.1 The NWCM is made up of a series of Neighbourhoods. Further information is contained within the Design Code and Design & Access Statement, They both define the Future Phases to the north and west of Phase 1 focused along Cartwright Avenue.

The Neighbourhoods are defined by their streetscape. Buildings and landscape contribute to define multi-use streets that have a pedestrian character but allow different forms of movement and cater for the practical needs of each home.

For human comfort and future resilience, the public realm includes planting and water management, communal uses for play and growing, lighting and seating along easy walking / cycling routes. Active travel via a network of streets and lanes is promoted.

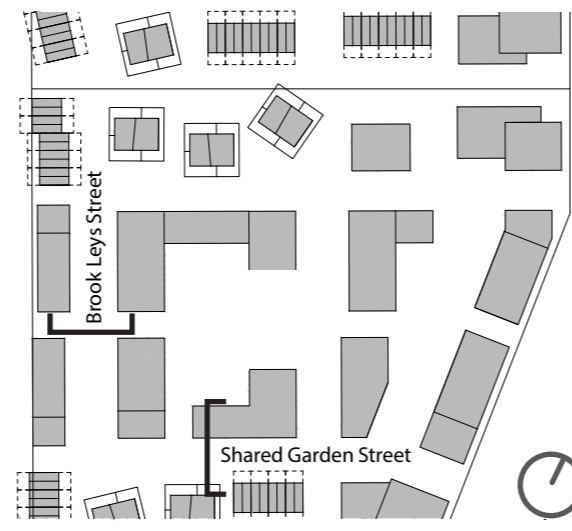
Streets must accommodate building services, including emergency vehicle, parking and refuse strategy.

Public realm design principles include:

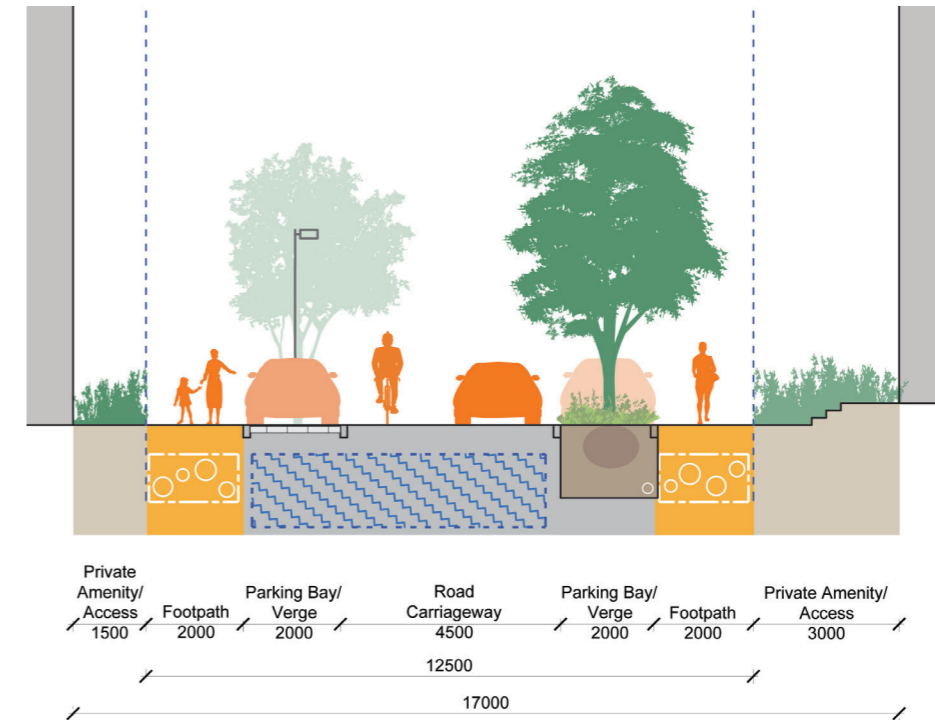
- Typically shared surface treatment to carriageways with minimum 2m width footpaths
- Asymmetrical soft verges to include street tree planting, SuDS and on street parking positions to further reduce vehicle speeds.
- Crossing points clearly demarcated using simple material and spatial arrangements, reinforced by strategic tree planting.
- Defensible planting zones to residential frontages. To mediate level changes across plots, in some locations this zone must accommodate stepped or ramped access to homes.
- Accessible public realm ensuring gradients for user comfort, and regular resting points.
- Permeable surfaces to be sought wherever possible, e.g. to parking and circulation routes.
- Materiality and lighting to reinforce movement hierarchy for legible streetscape.

10.2 Illustrative cross sections demonstrate the spatial requirements of the masterplan above and below ground, including finished levels, utilities, drainage and parking, coordinated with the hard and soft landscape.

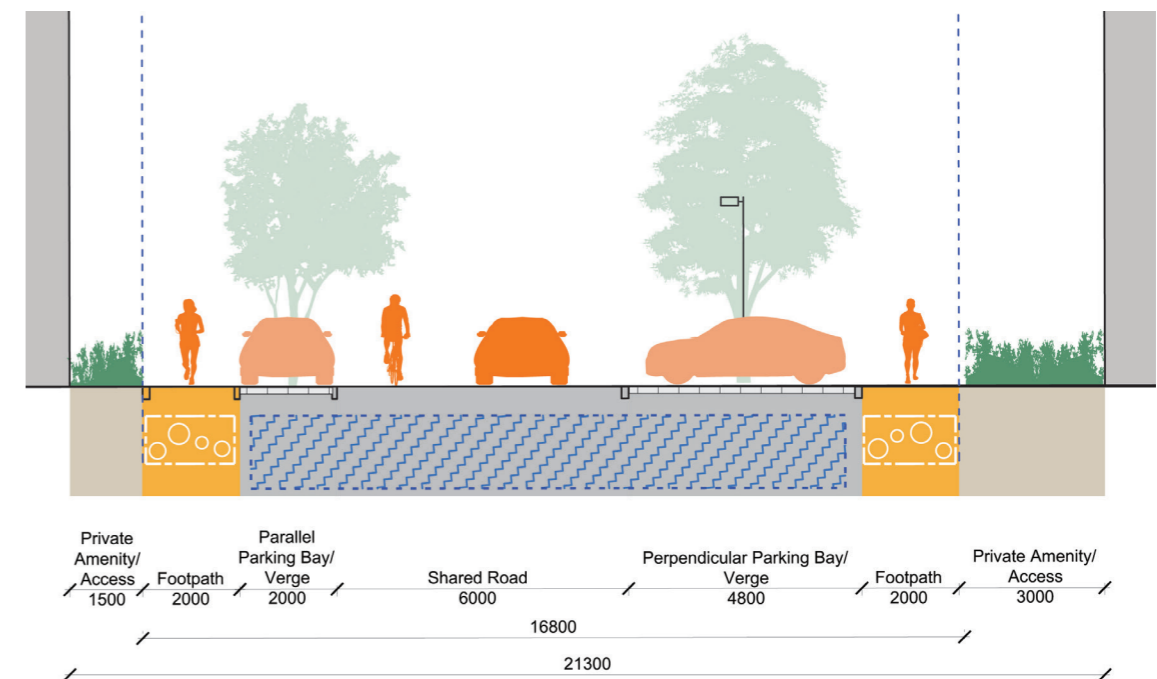
An early analysis of Phase 1 street widths led to rationalised cross section widths, tightening up under-utilised space between buildings whilst maintaining a distinct character, function and high quality public realm.



Location Plan: Typical Neighbourhood illustrative layout, e.g. Plot E1



Typical Cross Section - Brook Leys Street



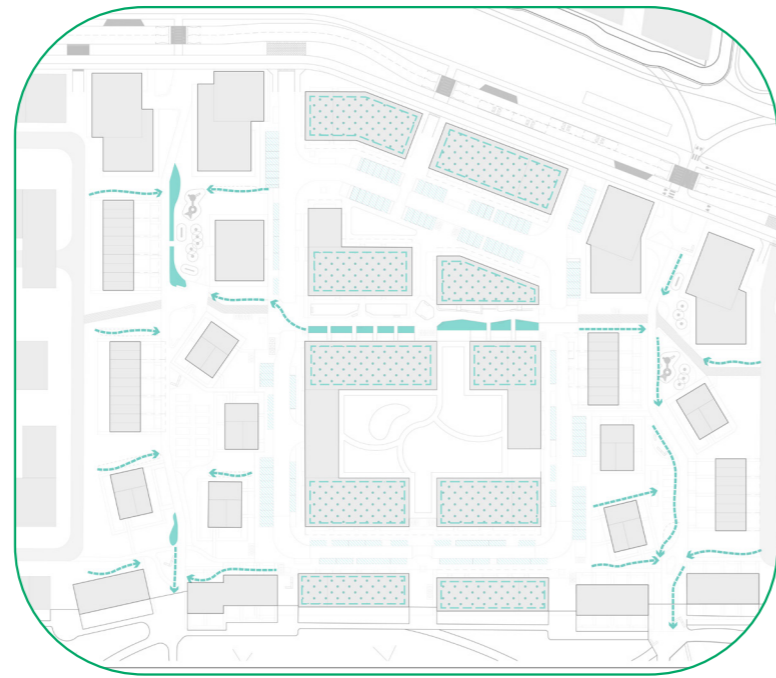
Typical Cross Section - Shared Garden Street

## 10 Neighbourhoods and Community Lane

### Landscape strategy

10.3 Illustrative concept plans demonstrate how the themes of SuDS, play, growing space and topography can be integrated into a typical Neighbourhood plot based on the Illustrative Masterplan layout.

#### SuDS



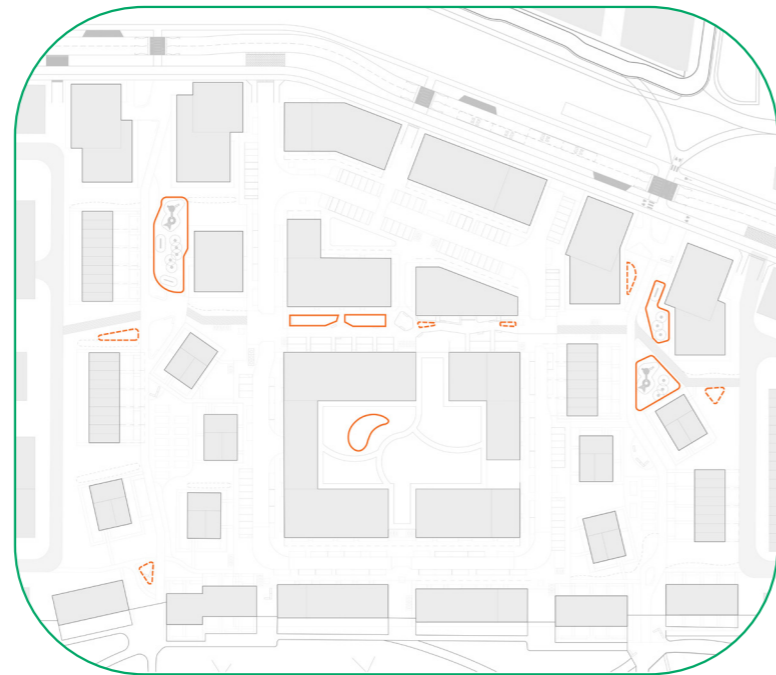
- Rain garden beds
- Linear rain garden
- Opportunity for living roof
- Permeable surface
- E.g. Parking bays, playable spaces

#### Community Growing



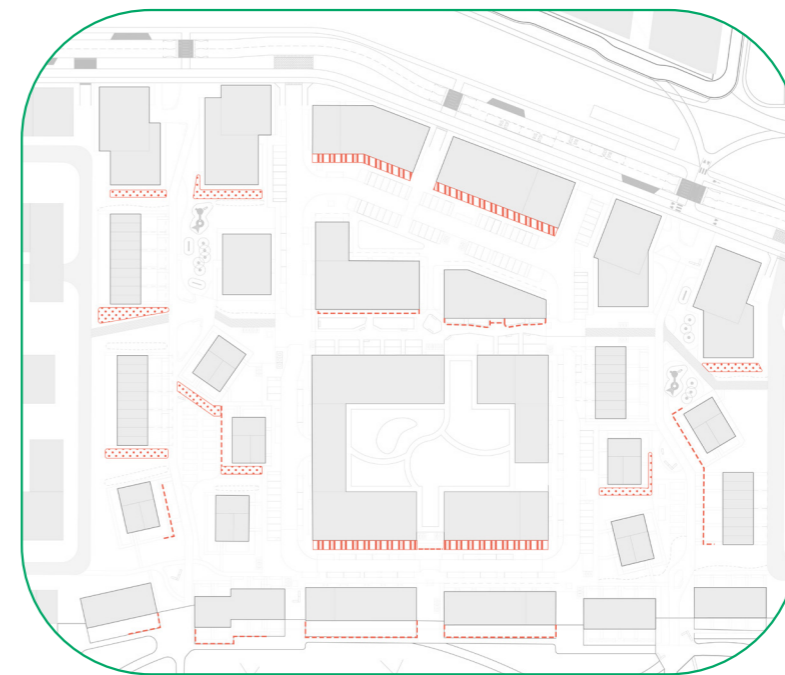
- Growing Space
- Foraging Space
- Edible Boundary

#### Play



- Playable Space
- Play on the way

#### Level Change

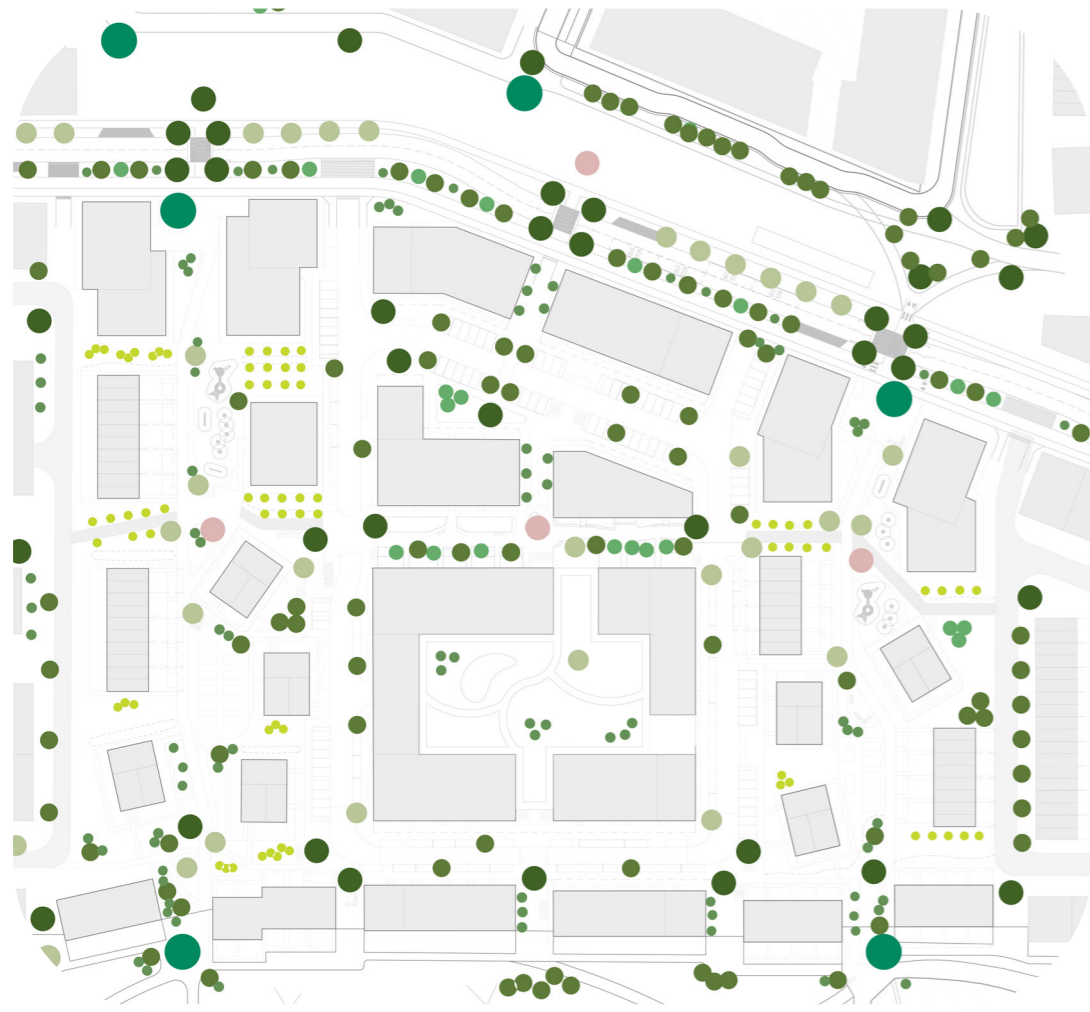


- Up to 0.5m level change to building frontage, mediated via access steps/ram
- Up to 0.5m high retained edge / seating wall doubling as private garden boundary
- Graded level change, up to max. 1:3 slope

## 10 Neighbourhoods and Community Lane Landscape strategy

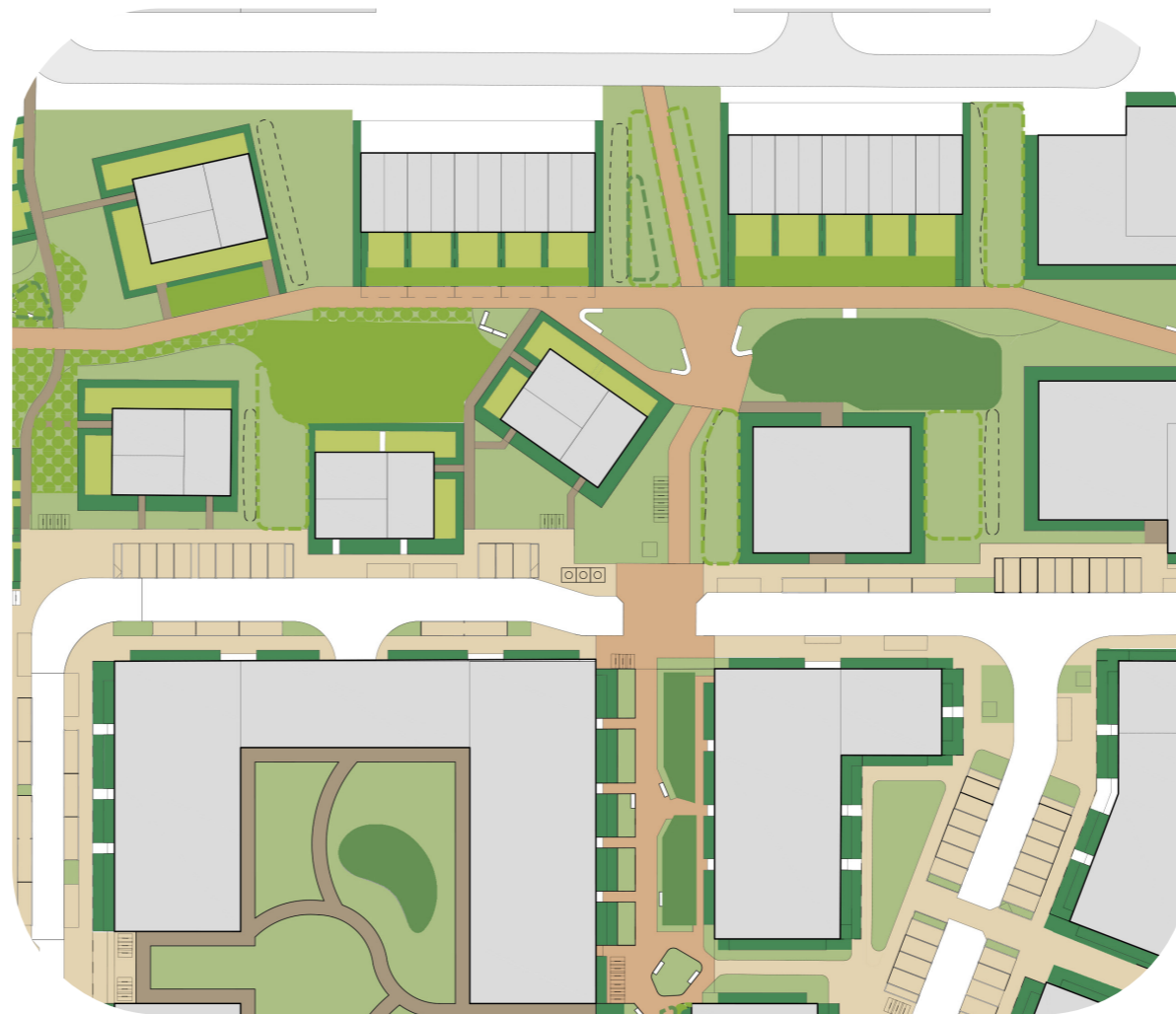
10.4 Illustrative concept plans demonstrate how the themes of tree strategy, hard and soft landscape strategy can be applied to a typical Neighbourhood plot based on the Illustrative Masterplan layout.

Proposed Tree Strategy



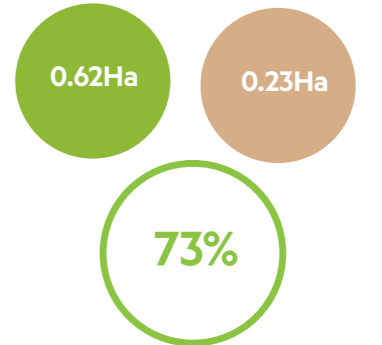
- Multi Stem Tree
- Junction Tree
- Street Tree
- Fruit Tree
- Standard form Tree
- Landmark Tree
- Specimen Tree (variety of forms)
- Forest Scale Tree

Hard and Soft Landscape Strategy



- Boundary condition
- Soft landscape zone
- Growing space
- Foraging space
- Edible boundary
- Private garden/amenity
- Footpath in streetscape
- Community Lane
- Secondary paths
- Playable space
- Play on the way

Concept study testing the approximate percentage split of hard / soft landscape achievable in a Shared Garden



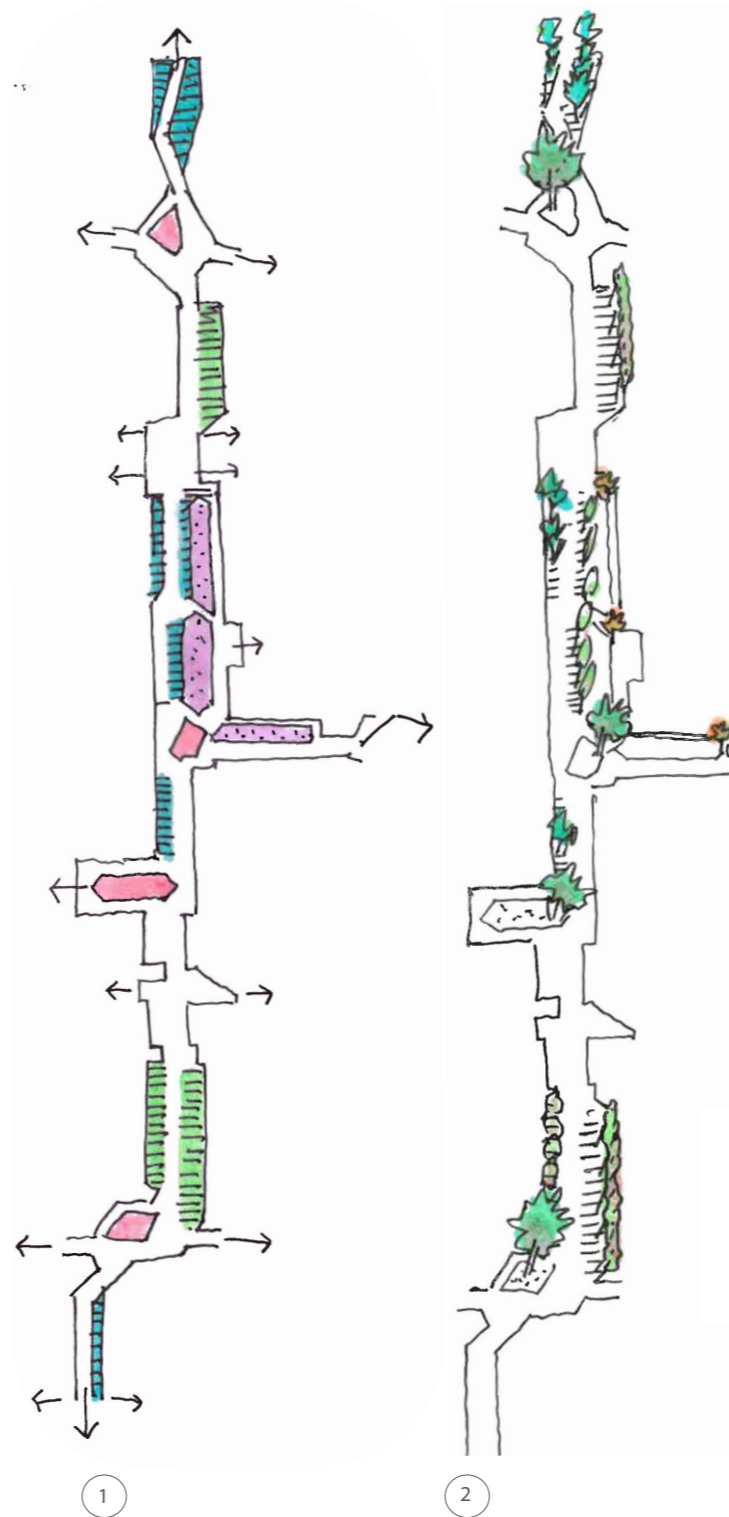
## 10 Neighbourhoods and Community Lane

### Community Lane Public Realm

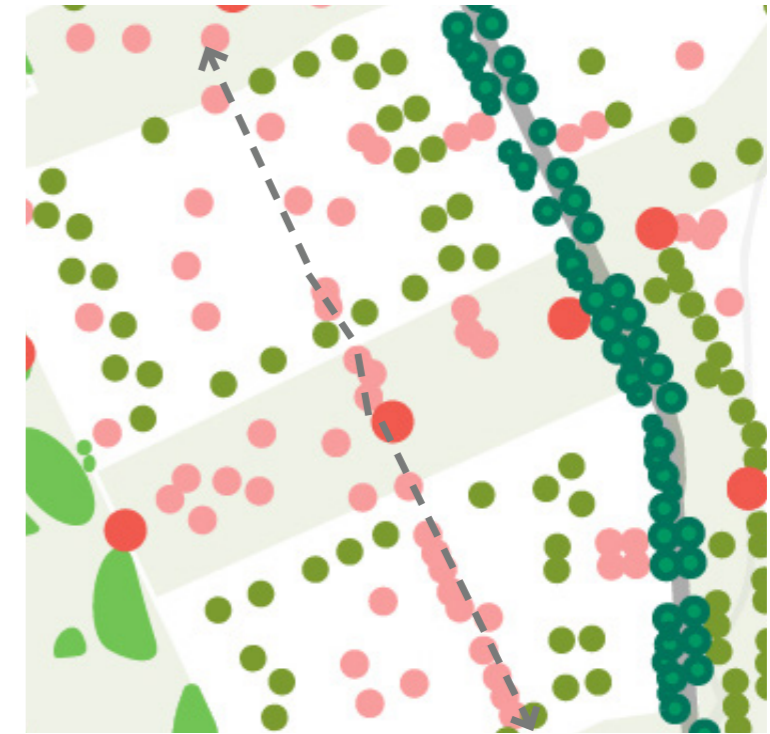
10.5 The Community Lane is a pedestrian priority, safe and leisurely street. It connects the school, community centre, Local Centre, the formal sports and growing areas to the north. It is a quiet lane which weaves through neighbourhoods and crosses Shared Gardens for local walking / slower cycle journeys.

The corridor varies in character, responding to the particular Neighbourhood conditions and varies in width to work hard to be more than a street.

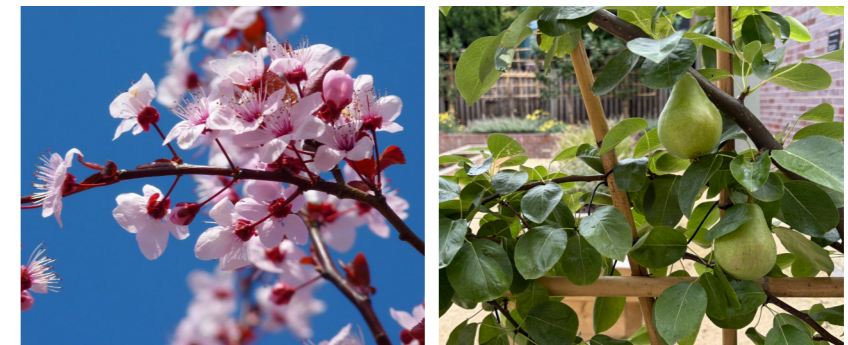
As a green corridor, the Community Lane also incorporates pocket growing spaces, playable space and social dwell points. It is overlooked by and accessed from individual homes. There are clear crossing points to make safe connections at junctions with streets. Planting character and special moments are linked to the crossroads of routes, communal entrances or a natural generosity in the urban form to aid legibility and orientation.



Concept sketches:  
 1. A green street of varied width punctuated with amenity and spaces to pause or meet neighbours.  
 2. A coherent hierarchy of tree and lower level planting define the route and mark special moments along the way



Tree strategy defines the route and signals special moments or changes in condition



Reference images: Species selected for wildlife and productive value



Reference images: Species selected for seasonal interest and form.

## 10 Neighbourhoods and Community Lane

### Community Lane Public Realm

10.6 The Community Lane illustrative cross sections demonstrate the varying width and changing condition of the route.



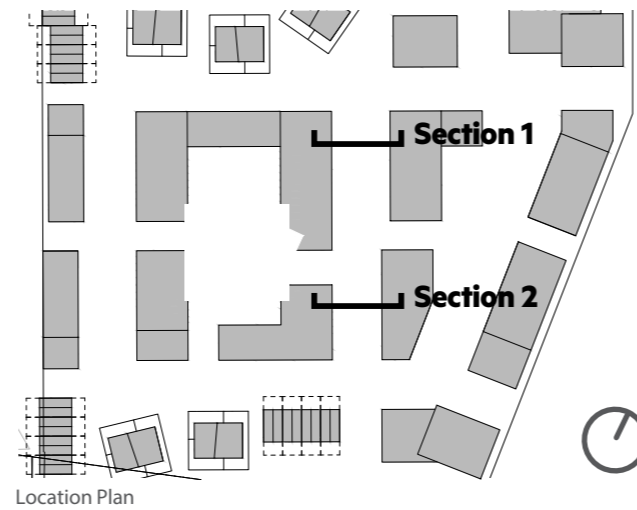
Image Credit: Michael Gove

Example: Quiet, car-free Neighbourhood connection with space to play.

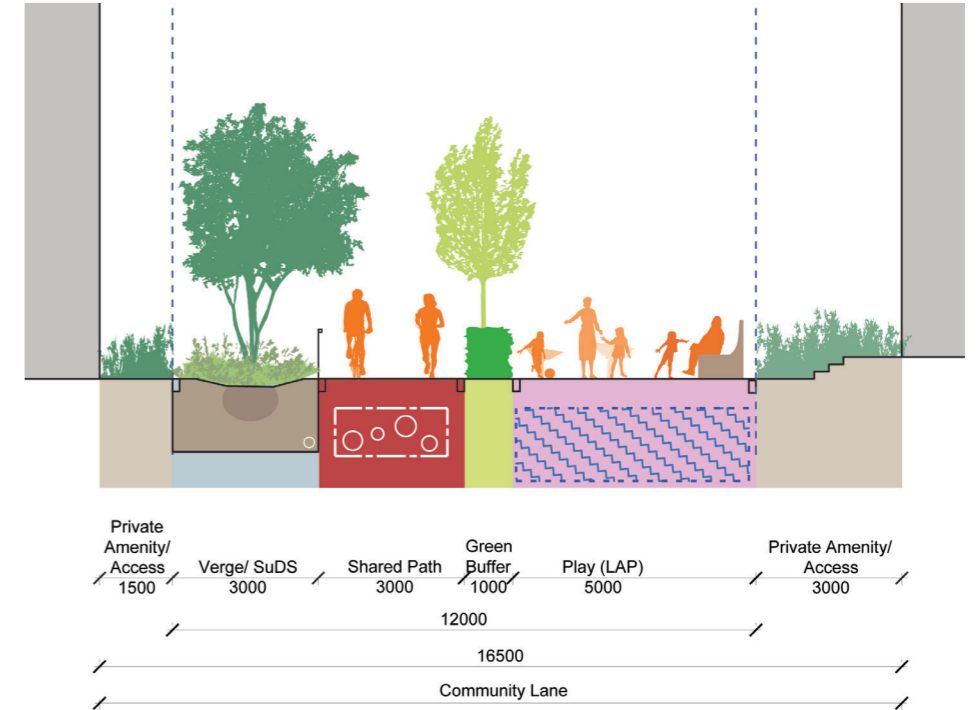


Image Credit: Tim Crocker

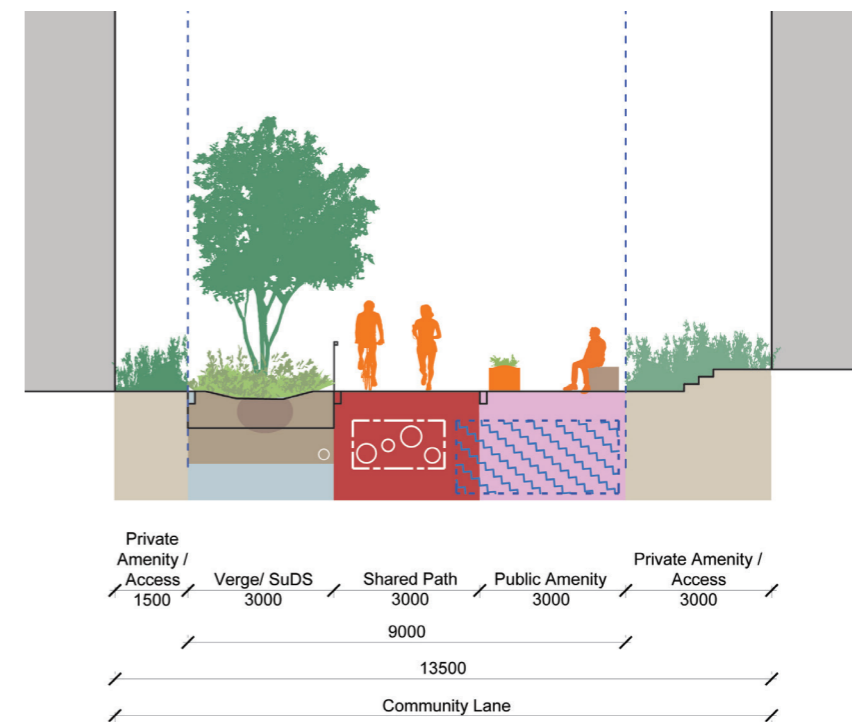
Example: Activated frontage to homes, defensible zone and seating addressing the public realm



Typical Illustrative Cross Section 1



Typical Illustrative Cross Section 2



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11

**PLACES  
INNOVATION STREET**

**PLACES  
INNOVATION STREET**

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## 11 Innovation Street

### Landscape Strategy

11.1 Innovation Street is a makers quarter that provides facilities for mid-tech industries and employment space.

This area of the masterplan is defined by a mature existing hedgerow that acts as a natural boundary line and visual buffer to the adjacent northern portion of the masterplan.

A strong landscape framework connects the wider masterplan and the northern hub. The existing hedgerow and tree line which follows the existing Public Right of Way (PRoW) is retained for its high ecological value for local bat populations who use the hedgerow as a feeding route.

Active travel routes link to the adjacent allotment, orchard, sports and play cluster to the south.

Simple, strong tree lines and landmark tree planting clearly signal the connection between Innovation Street and Cartwright Avenue corridor.

Landmark trees terminate key vistas, and mark public realm space. Tree lined routes lead instinctively between building entrances and link public realm spaces.

Grassland and scrub habitat wraps up into Innovation Street from the adjacent Washpit Brook corridor. Planting character references the wider natural landscape, including new native hedgerows, seasonal colour, pollinator friendly species and grassland habitats.



Example image: Landmark tree for orientation, marking dwell space



Example image: Distinctive public realm character frames movement route, combining planting, seating and active travel



Example image: Community orchard and foraging



Extract from the Hard and Soft Landscape Strategy

## 11 Innovation Street

### Landscape Strategy - a green framework

11.2 The existing perimeter tree line is strengthened with native woodland and hedgerow buffer planting presenting a positive green frontage to Huntingdon Road.

Clear and deliberate breaks signal the Innovation Street access and Cartwright Avenue junction.

A combination of the amenity hub built form and landmark tree mark a pivot point of access routes, clearly visible on the approach along Cartwright Avenue and from the Huntingdon Road junction.



Concept sketch: Innovation Street amenity connections and landscape spatial arrangement



Concept sketch: Innovation Street green framework

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12

PLACES  
GRAVEL HILL

## 12 Gravel Hill Landscape Strategy

12.1 Gravel Hill is the eastern most part of the masterplan, separated from Phase 1 by significant green infrastructure (Girton Gap), it has a unique setting. Gravel Hill includes the partial extents of the Traveller's Rest Pit SSSI and it's 10m buffer zone.

Defined by a mix of uses including an academic quarter with student accommodation to the south and residential accommodation to the north, Gravel Hill acts as a hub for the eastern area.

### Existing landscape setting

Gravel Hill is adjacent to and partially includes the Girton Gap, part of the Cambridge Green Belt. Areas of green open space and woodland in Green Belt land are retained, with habitat enhancements.

Traveller's Rest Pit SSSI and it's 10m buffer zone are respected with only strategic habitat management interventions under the masterplan proposals.

Chestnut Avenue is a line of TPO Horse Chestnut trees running north-south through Gravel Hill, retained as a valuable amenity asset and strong green armature in the masterplan layout. To facilitate vehicle access to the H2 and H3 plots, a widening of the current Storeys Way cycle route corridor would be necessary. This would impact on at least 1 no. TPO tree in Chestnut Avenue. The proposed tree planting strategy includes replacement tree planting at this location.

Existing woodland at Storeys Wood, Cricket Pitch Wood and individual trees of significance (e.g. a Category A Oak tree) are retained, with additional woodland planting and appropriate breathing space given to woodland fringes and standalone trees.

To the site perimeter, a 20m buffer zone to built form from existing private garden boundaries is respected.

Landscape and built form proposals respect and seek to enhance the valuable existing green infrastructure elements of Gravel Hill.

### Key

- Existing trees and vegetation
- Landmark or specimen trees
- Woodland and informal tree groups
- Street and structure trees
- Cartwright Avenue spine trees
- Fruiting and flowering trees



Extract from the Site Wide Tree Strategy

## 12 Gravel Hill Landscape Strategy

12.2 A framework of existing trees, woodland and open grassland provides an immediate mature setting for new homes and academic buildings. Proposed tree planting adds a new layer of structure and legibility to the streets and open spaces of the new development. Native hedgerow species are used as lines of definition and new wildlife corridors link with existing habitats.

Rain gardens and permeable paving are proposed to capture and direct local surface water runoff within streets and neighbourhood green spaces. Where space allows, swales provide low level spatial definition.

The Girton Gap (Green Belt) and Traveller's Rest Pit SSSI within it, provide an expansive open green setting to Gravel Hill. This character influences Gravel Hill landscape proposals; grassland habitats with enhancements to boost biodiversity run through open spaces and flow into development zones, wrapping the built form and washing into neighbourhood green spaces.

Neighbourhood green spaces are welcoming informal gardens incorporating playable space and growing opportunities close to people's homes.

Open spaces and streets make the most of easy connections to existing open spaces on the doorstep, and quick access to existing walking / cycling routes along Gravel Hill and Chestnut Avenue.

Neighbourhood streetscape principles can be applied to the main loop road circulation within Gravel Hill. In this neighbourhood, there is also a quieter street type, serving low numbers of homes which may have a single sided built form frontage looking out onto neighbourhood green space.



Extract from the Hard and Soft Landscape Strategy (based on the Illustrative Masterplan)

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# APPENDICES

NWC.32\_Proposed Tree Planting Strategy.

Refer to Drawings

[NWC.32\\_PROPOSED TREE PLANTING STRATEGY 1\\_MARCH 2026](#)

[NWC.32\\_PROPOSED TREE PLANTING STRATEGY 2\\_MARCH 2026](#)

[NWC.32\\_PROPOSED TREE PLANTING STRATEGY 3\\_MARCH 2026](#)

[NWC.32\\_PROPOSED TREE PLANTING STRATEGY 4\\_MARCH 2026](#)

[NWC.32\\_PROPOSED TREE PLANTING STRATEGY 5\\_MARCH 2026](#)

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