

# North West Cambridge

## Future Phases of Eddington

September 2025

Landscape Strategy





## Contents

Document to be read in conjunction with the Design Code, Design & Access Statement and Parameter Plans

01 | Introduction

02 | Landscape Context & Character

03 | Phase 1 Review

Site Wide

04 | Landscape Strategy

05 | Open Space, Sports, Play & Amenity

Places

06 | Brook Leys

07 | Shared Gardens

08 | Cartwright Avenue

09 | The Common

10 | Neighbourhoods & Community Lane

11 | Innovation Street

12 | Gravel Hill

Appendices

• Proposed Tree Strategy

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# 01 | INTRODUCTION



## 01 Introduction



### 01.1 Proposed Development

The University of Cambridge (“the Applicant”) is seeking Outline Planning Permission (“OPP”) for the future phases of the North West Cambridge Masterplan (“NWCM”). The Outline Planning Application (“OPA”) seeks planning permission for:

Outline planning application (all matters reserved except for means of access to the public highway) for a phased mixed use development, including demolition of existing buildings and structures, such development comprising

- Living Uses, comprising residential floorspace (Class C3/C4, up to 3,800 dwellings), student accommodation (Sui Generis), Co-living (Sui Generis) and Senior Living (Class C2);
- Flexible Employment Floorspace (Class E(g) / Sui Generis research uses);
- Academic Floorspace (Class F1); and
- Floorspace for supporting retail, nursery, health and indoor sports and recreation uses (Class E (a) – E (f)).
- Public open space, public realm, sports facilities, amenity space, outdoor play, allotments and hard and soft landscaping works alongside supporting facilities;
- Car and cycle parking, formation of new pedestrian, cyclist and vehicular accesses and means of access and circulation routes within the site;
- Highway works;
- Site clearance, preparation and enabling works;

Supporting infrastructure, plant, drainage, utility, earthworks and engineering works.

The OPA includes three Control Documents which define the Specified Parameters for the Proposed Development. These Control Documents are – (1) the Development Specification; (2) the Parameter Plans; and (3) the Design Code.

The Parameter Plans indicate which Development Zones may be suitable for which use and therefore manage where the proposed uses could arrive on the OPA Site. The Parameter Plans also identify features such as maximum building heights; areas of green infrastructure; and access and circulation routes. The Parameter Plans are set up to provide a level of flexibility for the detailed design of the scheme at a later date which will need to be approved by the local planning authority through subsequent Reserved Matters Applications (“RMAs”).

#### Site Description

The NWCM Site (“the Site”) is located approximately 2km north-west of Cambridge city centre. The Site is roughly triangular in shape and comprises land between Huntingdon Road (A1307), Maddingley Road (A1303) and the M11. The Site forms part of the emerging settlement of Eddington.

The Site covers a total area of approximately 114 hectares (“ha”) and is located across the administrative boundary of South Cambridgeshire District Council (“SCDC”) and Cambridge City Council (“CCC”) which are therefore the Local Planning Authorities

(“LPAs”) for the site. The Greater Cambridge Shared Planning Service (“GCSPS”) manages planning services on behalf of SCDC and CCC.

The Site predominantly comprises grassland fields, construction areas, and sections of Huntingdon Road (A1307) and Maddingley Road (A1303). Barcroft Centre and associated buildings are located within the most northerly extent of the Site, along Huntingdon Road. The Site contains areas of hard standing, including an area utilised for parking to the south of the Site. There are a variety of amenity and green spaces on the Site including swales, ponds, grassland, areas of woodland, hedgerows and individual trees. A storm water recycling system pond, which has never been commissioned, is located along the western edge of the Site.

Traveller’s Rest Pit Site of Special Scientific Interest (“SSSI”) is located within the eastern extent of the Site.

Washpit Brook passes across the Site, from the north-east to the south-west. The Washpit Brook is the closest watercourse to the Site which runs through the Site from southeast to the northwest. Much of the Site comprises topsoil and clay that emerged as a result of development undertaken pursuant to the 2013 OPP at North West Cambridge.

Vehicular access to the site can be gained via either Huntingdon Road to the north or Maddingley Road to the south of the Site. Huntingdon Road and Maddingley Road are linked via Eddington Avenue, which traverses the south-eastern extent of the site. Pedestrian access can be gained via the same routes. Pedestrian and cycle access can also be gained via Horse Chestnut Avenue and Bunkers Hill (from Huntingdon Road), as well as Storeys Way and Maddingley Rise to the east of the site. A Public Rights of Way (Footpath 99/5) crosses the site in the north-west corner, running between Huntingdon Road to Cambridge Road, and crossing beneath the M11.

The Site is bound by:

- a small portion of the A14 to the north, and Girton College, residential properties and agricultural fields which front onto Huntingdon Road (A1307) to the north and north-east;
- residential properties located along Huntingdon Road, Ascension Parish Burial Ground, Trinity Hall (University of Cambridge student accommodation) and Trinity Hall sports grounds to the east of the site;
- Maddingley Road Park and Ride, Maddingley Road (A1303), and residential properties and buildings associated with the University of Cambridge to the south; and
- the M11 motorway to the west, beyond which lies agricultural fields.



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Hawkins Brown Illustrative Masterplan

The landscape strategy has been prepared by Grant Associates in support of the above on behalf of the University of Cambridge (UoC). Proposals are based on the illustrative masterplan for Future Phases development, as prepared by Hawkins Brown

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# 02 | LANDSCAPE CONTEXT & CHARACTER





02 Landscape Context & Character

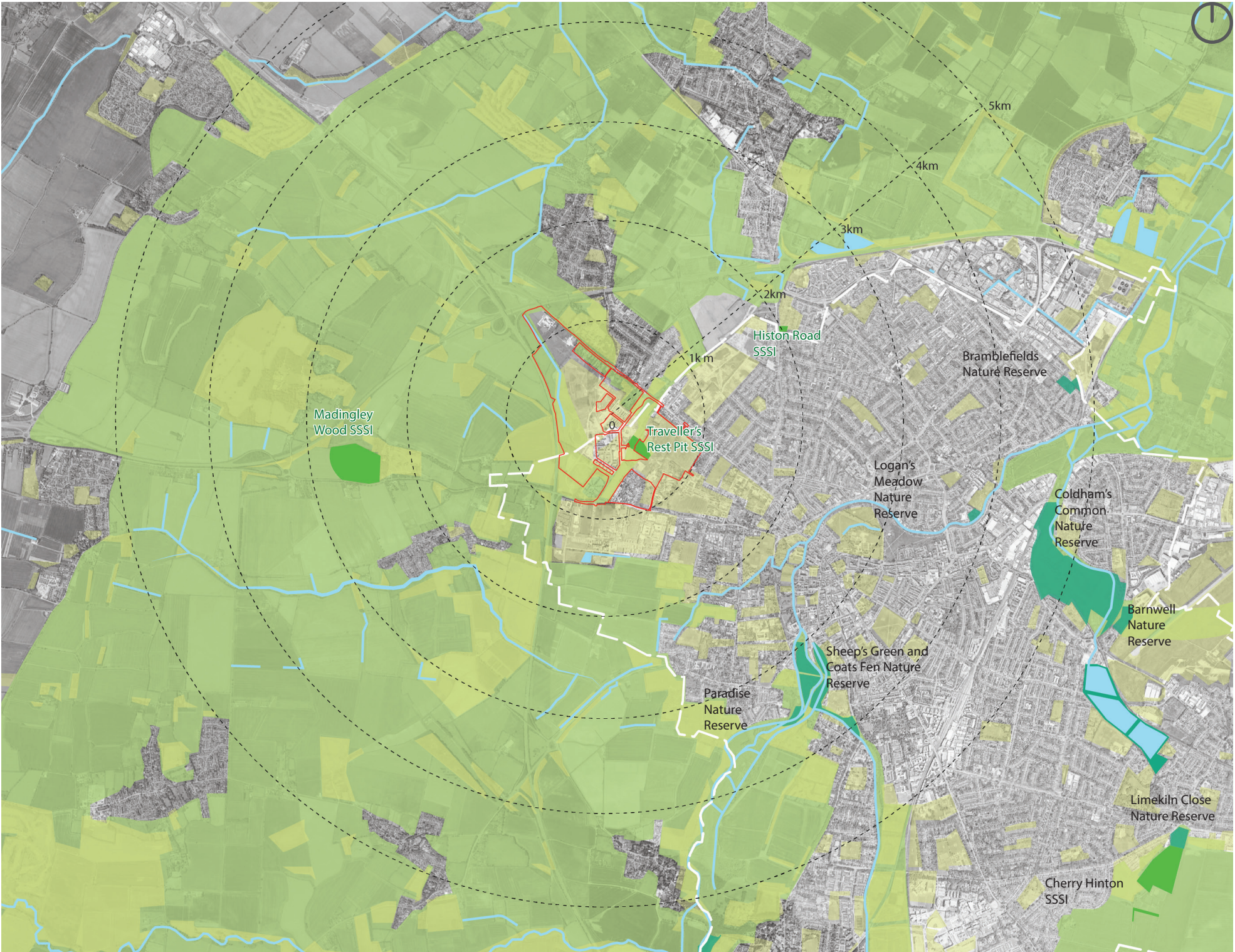
Site Context - Green Infrastructure and designated sites

02.1 The North West Cambridge Masterplan site ("the Site") is located at Eddington on the north-western edge of the City of Cambridge, to the south and west of the village of Girton.

Traveller's Rest Pit Site of Special Scientific Interest ("SSSI") is located within the eastern extent of the Site. The site area falls partially within the Cambridge Green Belt, including the Girton Gap. There are notable landscape and nature designations within approximately 5km of the application site boundary that are indicated on the adjacent diagram.

Key

- Site Boundary
- Local Nature Reserve (LNR) or Site of Special Scientific Interest (SSSI)
- Special Area of Conservation (SAC)
- Water Body
- Green Infrastructure
- Cambridge Green Belt





# 02 Landscape Context & Character

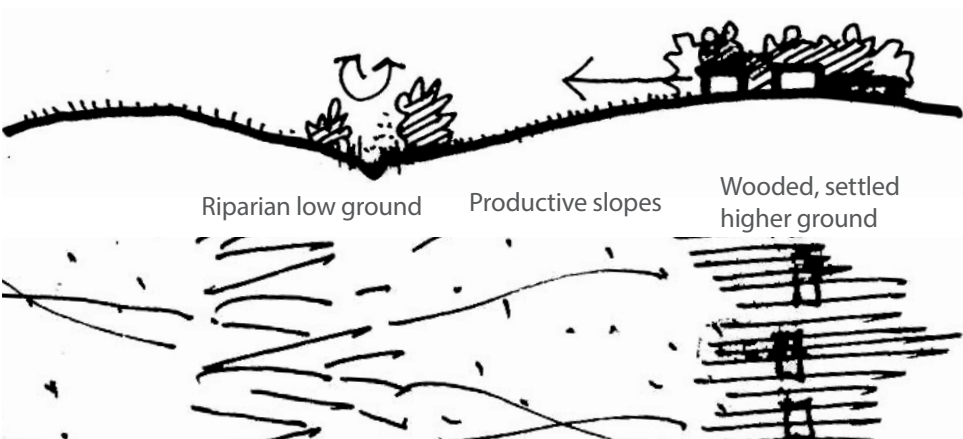
## Landscape Character

02.2 A Landscape Character Assessment and Landscape & Visual Impact Assessment have been carried out by the project LVIA Consultant in support of this OPA. Full details are available in the relevant Chapter of the Environment Statement.

In parallel to the formal technical appraisal, the landscape strategy has taken account of the specific local landscape character in developing a design response which informs the illustrative masterplan. This seeks to foster a strong relationship between the Future Phases development and the particular landscape context of Eddington. Themes and inspiration are recorded here.



Bedfordshire & Cambridgeshire claylands landscape



Conceptual character sketches

Reference Natural England’s National Character Area profile for the landscape adjacent to north west Cambridge:  
88 - Bedfordshire & Cambridgeshire Claylands: a broad, gently undulating, lowland plateau dissected by shallow river valleys.  
“Low-lying, gently undulating landscape with extensive vistas and large skies ... Dispersed settlement pattern of villages on raised landform”  
Ref. also Greater Cambridge Landscape Character Assessment relevant character area types.



Cambridge Backs - iconic cultural landscape, layered views through mature stands of trees



Brook Leys Lagoon, Eddington Phase 1 - high quality wetland habitat



Eddington, public realm and open spaces delivered to high quality



# 02 Landscape Context & Character

## Existing Trees & Vegetation

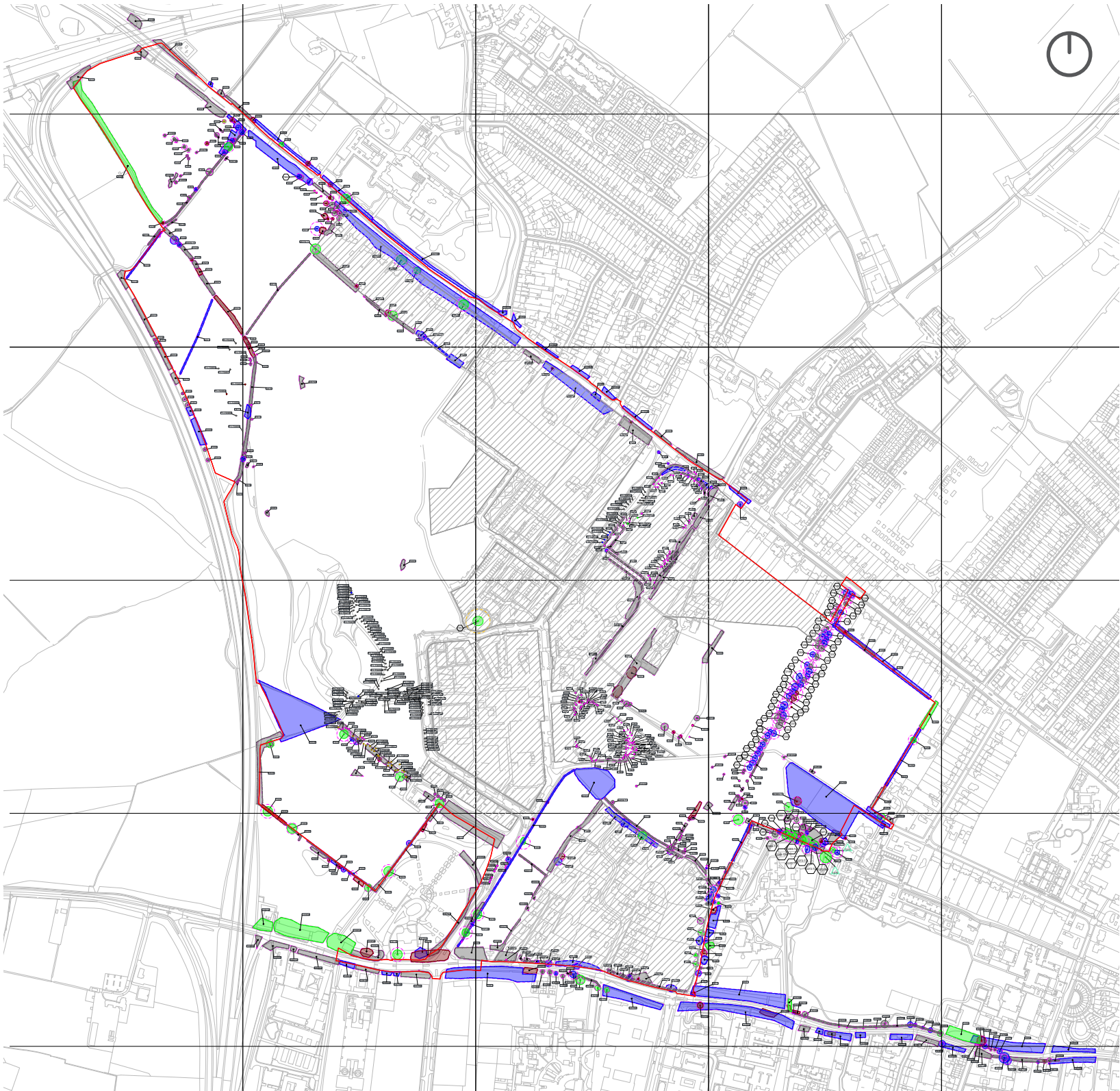
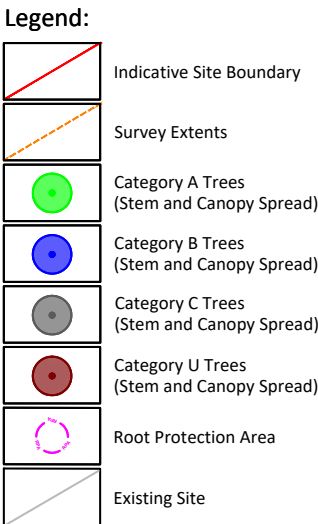
02.3 A Tree Survey was undertaken by Tree Frontiers in Feb 2025.

A number of trees have Tree Preservation Orders as recorded by the Tree Survey. All TPO trees are proposed for retention. Proposals retain the majority of existing trees of Category C status and above. All Category A trees are retained. Trees proposed for removal are limited to individual specimens of Cat B status removed to facilitate development or core infrastructure works, or trees identified for removal due to ill health or having already deceased.

A comprehensive tree planting strategy is proposed.

A number of hedgerows were recorded, the majority of which are remnant field boundaries. The majority of hedgerows are retained, with enhancement proposals to extend, strengthen or link with new native species hedgerow planting. In two locations, lengths of hedgerow (of Category B and C status) are proposed for removal, either to facilitate infrastructure or earthworks.

The site wide soft landscape strategy includes almost 4km of proposed native species hedgerow.



Tree Survey Overview (Tree Frontiers, Arboriculturalists)



## 02 Landscape Context & Character

### Ecological constraints and opportunities

02.4 The ecological constraints and opportunities summary is based on information provided by the project Ecologist. Landscape and Illustrative Masterplan proposals have been strongly informed by this, supported as this is, by technical assessment and surveys. Landscape proposals have been developed to support the project target 10%+ BNG score.

Further considerations relating to the constraints and opportunities for biodiversity enhancements across the NWCM include:

- Opportunities to enhance at micro scale within Phase 1, such as a review of management regimes to maximise biodiversity;
- Areas for potential enhancement include existing woodland areas, the ridge & furrow fields, Traveller's Rest Pit SSSI and areas of wet grassland within Brook Leys;
- Key wildlife corridors including Girton Gap (as a green open swathe, varied habitat along this, of varying quality), & Chestnut Avenue tree line, and the PROW hedgerow;
- Potential local wildflower meadow donor site near Coton to be considered (managed by Cambridge Past, Present and Future);
- BNG Watercourse Assessment defines 10m zones on either side of the length of the watercourse;
- Generally Phase 1 established areas are not fully accessible and benefit from this separation from human activity. Protection of such areas from recreation including dog walkers would be the preference to maintain quality and protect sensitive wildlife and their habitats. Direct access into new Future Phases areas and create habitats less vulnerable to activity e.g. meadow/scrub;
- Consider education and interpretation strategy to help signal areas for access and why some are best observed from a distance etc.



Established wetland habitat at Brook Leys Lagoon, Eddington



02 Landscape Context & Character

Ecological constraints and opportunities

02.4 Ecological constraints and opportunities, identified by project Ecologist provide the basis of a green infrastructure framework. By retaining and enhancing existing vegetation lines and movement corridors, respecting natural features and areas of established habitat, the landscape strategy responds positively to the existing site assets and strengthens them with new habitats and connections.

1. Extent of previous works to Washpit Brook channel.
2. Floodable zone between brook and swale very well established and important habitat for birds and mammals. Sensitive to disturbance, access not encouraged. Management of willows to curtail succession required.
3. Secondary channel (swale) - important water vole habitat
4. Washpit Brook channel
5. M11 balancing ponds
6. Phase 1 swale connects into Brook Leys lagoon. Water Voles present
7. Temporary haul road ponds, licensed relocation of protected species required.
8. Area of terrestrial habitat for protected species to be retained
9. Corridor with ex. ditch with trees and swale to be retained and opportunity to enhance.
10. Tree planting to be completed
11. Existing double hedgerow line to be retained and enhanced
12. Woodland enhancement opportunity
13. Washpit Brook
14. Consider lighting design to mitigate impact on light sensitive species, E.g. Bats.
15. PROW route: Existing hedgerow provides important wildlife movement corridor, to be retained and enhanced.
16. Ridge & Furrow fields: Opportunity for conservation grazing? Consider controlled informal recreation within these fields as well as enhanced meadow habitat? Control dog walking

Key

M11 balancing ponds (adjacent habitat - off site)

Washpit Brook channel

Veteran Oak tree retained (Phase 1 )

Traveller's Rest Pit SSSI

The Girton Gap





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# 03 | PHASE 1 REVIEW

03 | PHASE 1 REVIEW



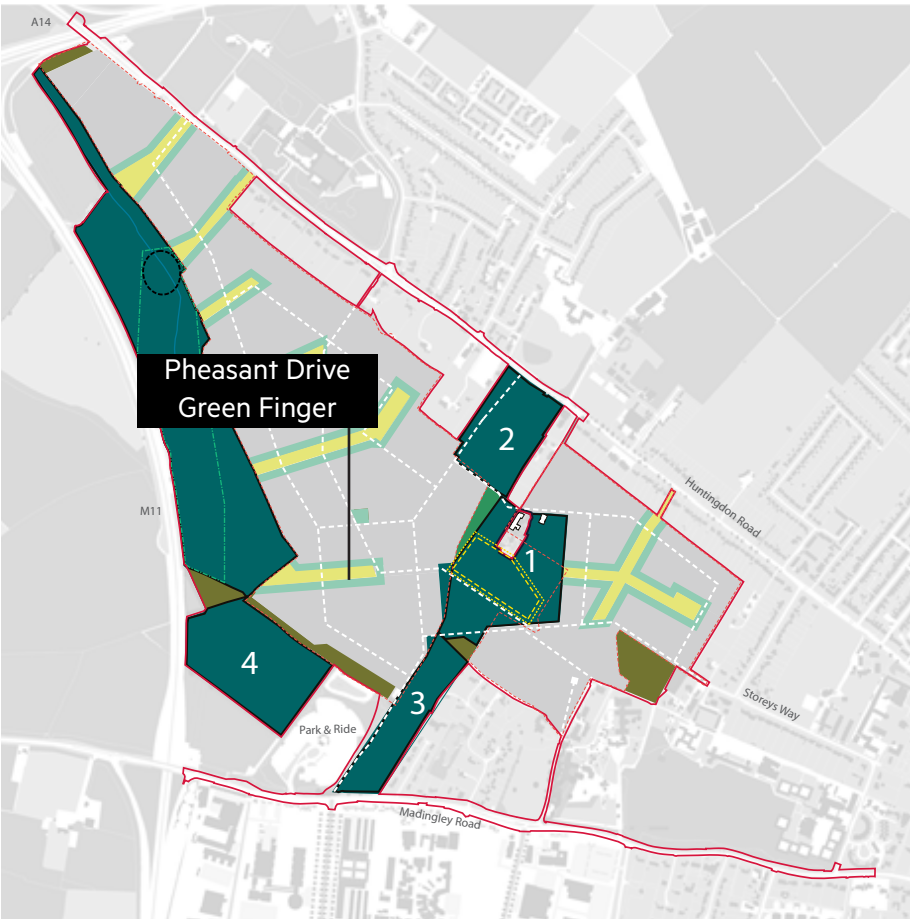
03 Phase 1 Review

Phase 1 Public Realm

03.1 Outline Planning Permission for Eddington was originally granted (application references 11/1114/OUT and S/1886/11) in February 2013 for a residential led mixed use development. Phase 1 includes residential development with the Eddington local centre and primary school providing a community centre.

The 2013 OPP open space strategy included linear green open spaces termed ‘green fingers’ which divided residential quarters with a green and blue resource. The green fingers connected between development zones to the open space on the western edge at Brook Leys, or the Girton Gap green open space on the eastern side of the site.

2013 OPP Open Space Parameter Plan including Green Fingers:



Extract from the 2013 OPP Open Space Parameter Plan



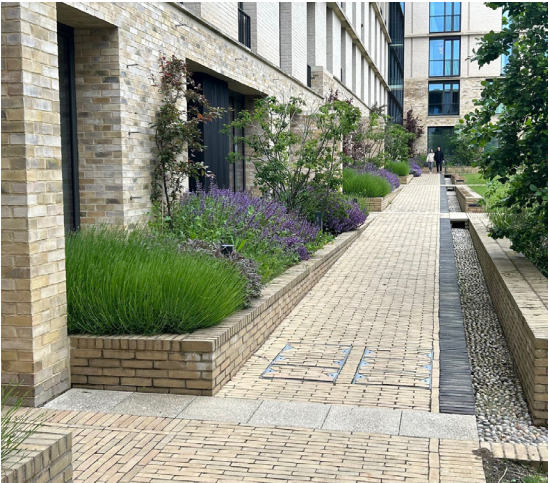
Aerial view of Eddington, Phase 1 in progress



03 Building on the success of Phase 1

Phase 1 Public Realm - Success and Opportunities

03.2 Within the Phase 1 public realm, attention to detail and a commitment to using a high quality materials palette contribute positively to the development. There are opportunities however for a greater emphasis on soft landscape, greater richness and diversity of the open space types including informal recreation space close to homes.



1. Rich and well executed details with integrated water management system



2. Physically accessible courtyard with natural vegetation and integrated SuDS. Space reported by University under-used



3. Well detailed small water feature as part of the SuDS strategy



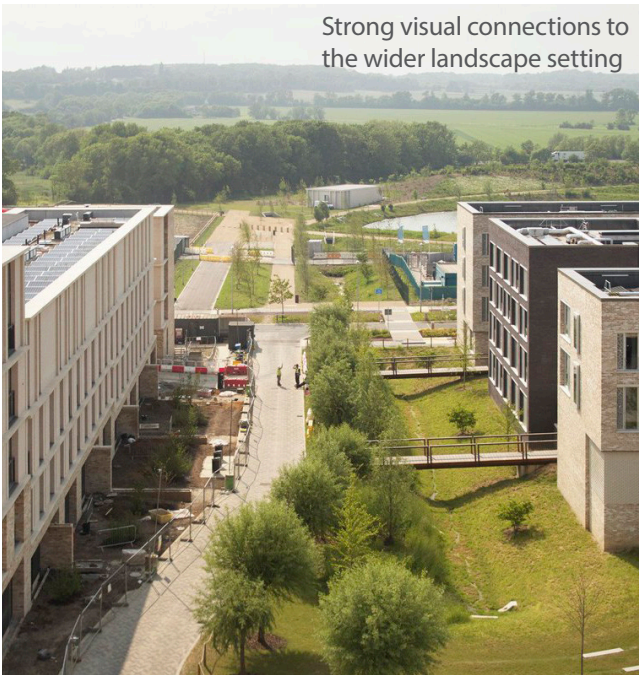
4. Hard landscape and hard edges in the public realm. Opportunity to soften and provide a more relaxed, cost effective solutions

03.3 Phase 1 Green Finger example: Pheasant Drive spatial analysis

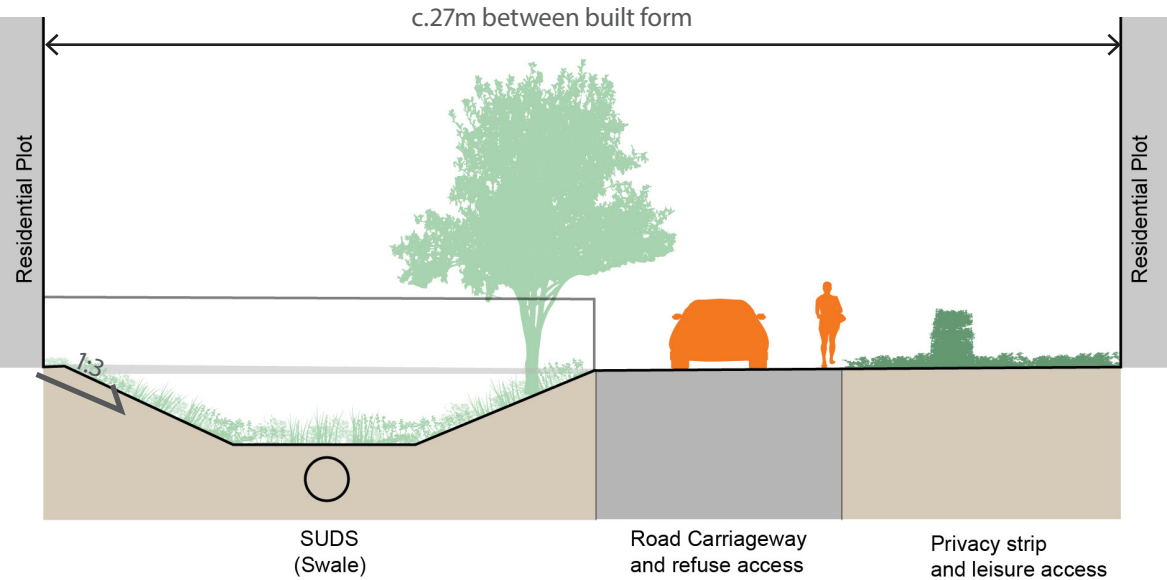
- Refuse route dominates accessible space
- Limited incentive for social interaction or dwell time
- Restricted / ambiguous access to green space
- Weak relationship to built form
- Biodiversity value reduced by inappropriate management



5. Bridge crossings are not the most effective and inclusive access solution



6. Pheasant Drive green finger primarily functions as a movement corridor for water and vehicles, with limited dwell space or incentive for amenity use.



7. Illustrative cross section: Existing Pheasant Drive 'Green Finger' showing the typical spatial breakdown



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# 04 | SITE WIDE LANDSCAPE STRATEGY

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# 04 Landscape Strategy

## Core Themes

04.1 The landscape strategy establishes a new landscape setting for the Eddington urban edge by creating a soft and filtered interface between the city and countryside.

Future Phases development sits within a strong landscape framework defined by well connected open spaces of differing scale and distinct character, offering a variety of experiences.

Promoting health & wellbeing, well connected open spaces support varied amenity uses, including:

- Formal sports and leisure, informal fitness and running trails;
- Equipped play, playable spaces and play on the way;
- A productive and edible landscape linking allotments, and community gardens with growing spaces brought to close to homes.

To the west, Brook Leys is defined by a wilder, naturalistic character. Shared Gardens meet Brook Leys at clearly defined nodes, and provide a transition, shifting in character from rural to urban. The Common is a collection point of movement routes absorbed and defined within an urban park character. Neighbourhood green spaces provide local shared amenity. To the north, east and south, boundary conditions vary, between respectful buffers to existing homes, green corridors for wildlife and visual containment or particular frontages which address, for instance, the open nature of the Girton Gap.

Landscape and public realm proposals will seamlessly extend and enhance the qualities of the completed Phase 1 works as well as reinforce Eddington as a neighbourhood in Cambridge, with a distinctive and sustainable, ecologically rich place for people and nature.

### Earthworks, Soils and Water

The landscape strategy makes reference to earthworks and landforms, the re-use of soils and surface water management; these are recognised as fundamental component parts of a healthy functioning and sustainable landscape.

### Core Objectives:

#### Be hardworking and multi-functional

- Rationalises public realm movement corridors
- Promotes appropriate dualities of open space use
- Delivers a playable and productive landscape
- Balances open space amenity use and habitat based BNG requirements
- Tree and planting strategies are appropriate to conditions, supporting both use and character

#### Be biodiverse and promote nature-based solutions

- Underpins +10% BNG target, promoting connected habitats appropriate to Eddington and local target species
- Reduce overall public realm proportion of hard landscape and increases the soft
- Integrates a range of biodiverse SuDS solutions
- Protects and enhances wider site and off-site connections for wildlife

#### Provide diversity of experience with distinctive character

- Provides a variety of open spaces, uses and experiences
- Defines special Shared Gardens with legible identity and diversity of uses
- Strengthens a wilder edge landscape, with a transitional character into future development plots
- Provides appropriate wider site boundaries and Phase 1 transition conditions
- Create a local distinctiveness of landscape character appropriate to Eddington

#### Provide democratic access to green space

- Provides an integrated green and blue landscape masterplan framework
- Integrates doorstep and inclusive access to green space
- Incorporates play and productive opportunities close to homes
- Defines spaces and everyday moments promoting social interaction and community-building

#### Target opportunities to minimise carbon

- Works with the topography to minimise earthworks movement
- Seeks to minimise soil handling & and maximise re-use on site
- Supports a green transport network with strong and legible neighbourhood connectivity
- Designed to promote biodiversity, food production, active lifestyles and social inclusivity

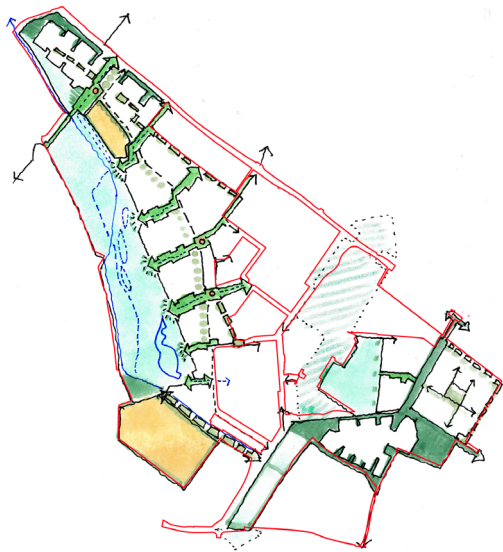


04 Landscape Strategy

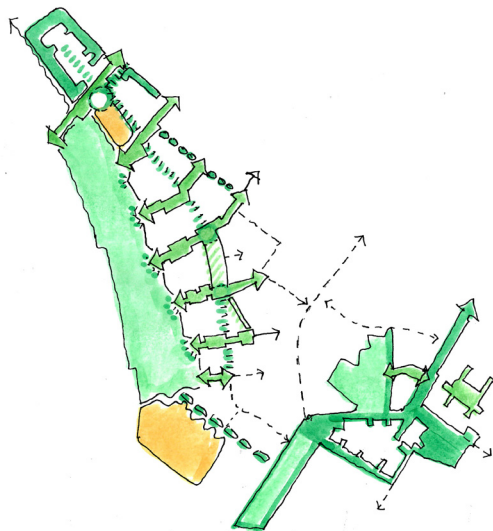
Landscape Framework



A green and blue landscape framework will establish a landscape setting to the Eddington urban fringe and create a soft interface between the city and countryside.



- Rich variety of open spaces providing diversity of experience with distinctive character;
- A connected network of amenity, promoting health & wellbeing;



- A distinctive and sustainable, ecologically rich network of open spaces, knitting in to Phase 1, forming a new landscape framework for Eddington.



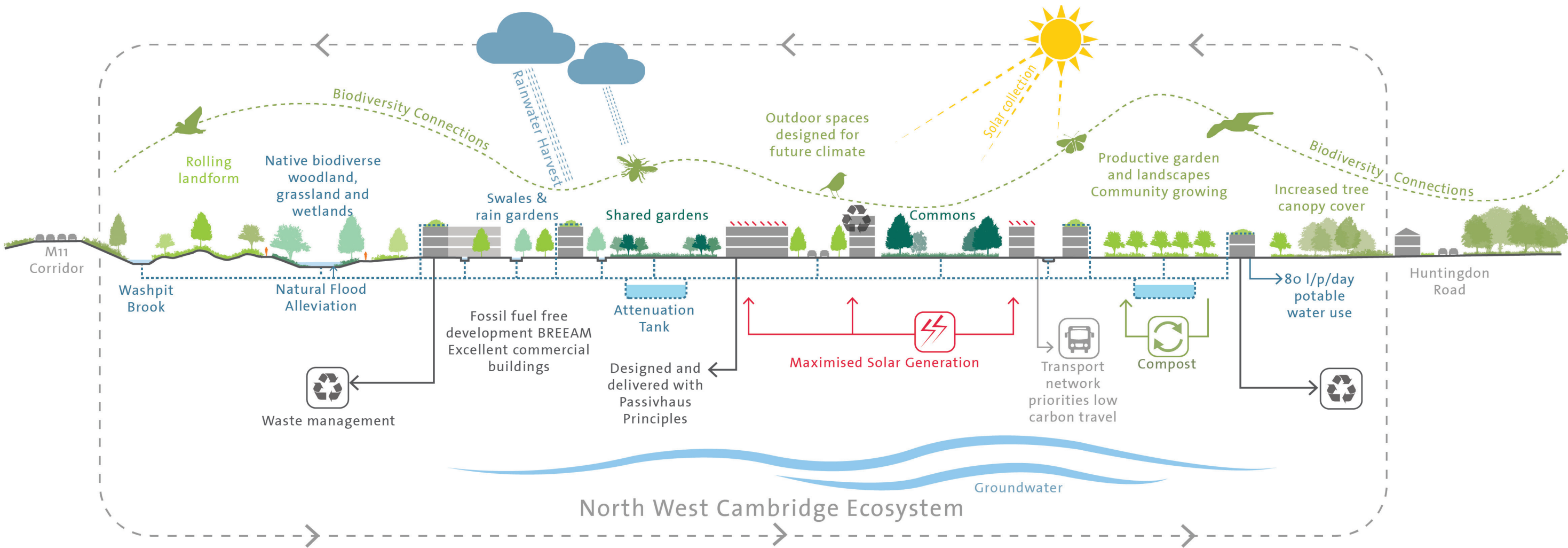
- Strong green framework defining development edges and connecting to the wider landscape setting;
- Coherent structure of existing and proposed tree canopy cover delineating key routes, defining spaces, filtering and framing views;



04 Landscape Strategy

A working ecosystem

The landscape approach supporting the masterplan vision themes of people, planet and future



- Working with the natural topography
  - Maximise re-use and retention of site won soils
  - Biodiversity enhancement & habitat creation
  - Holistic water management system
  - Waste management strategy
- Energy strategy
  - Green transport network
  - Car-light neighbourhoods
  - Neighbours, boundaries and connections
  - Open space distribution, character and identity
- Informal recreation, play and sports distribution
  - Productive and restorative spaces
  - Health & well-being - democratic and inclusive access to green space
  - Promote community-building and social interaction
  - 15 minute neighbourhood principles
  - Management and stewardship - a long term view



# 04 Landscape Strategy

## Topography & Levels

04.2 The existing site topography is gently undulating and it’s northern portion broadly falls from east to west, with the lowest lying land in Brook Leys, following the broad shallow valley of the Washpit Brook. Land to the east of Phase 1 is typically flatter with some localised slopes towards the south-eastern site edges.

The proposed finished levels have been designed to flow with the existing topography to minimise earthworks movement, maximise retention on site and respect the natural lie of the land.

Cartwright Avenue corridor is a key infrastructure element within the Future Phases development. It rises from the Phase 1 junction with Turing Way and broadly traces the existing site contours, before rising to meet Huntingdon Road in the north. Future Phases of the development plots served by Cartwright Avenue must meet the road corridor levels.

Key principles of the outline masterplan levels strategy include:

- Accommodate existing natural features, flood levels, surface water drainage design and ecological constraints;
- Target minimised soil handling and maximise re-use on site
- Development plots mediate level changes between Huntingdon Road, Cartwright Avenue and Brook Leys;
- Natural solutions for levels changes are preferred, i.e. slopes (to a maximum of 1:3 gradient), rather than retaining elements.
- Comfortable public realm levels and falls are designed to be inclusive access for all;
- Level access to homes. Where stepped access is unavoidable, an alternative level access route is provided;
- Allow some level change at the development edge as a positive landscape definition of the urban edge. Maximum 1:3 gradient, with accessible routes connecting to each Shared Garden.
- Create new landforms where space allows, re-using site won material to the west of the Washpit Brook.

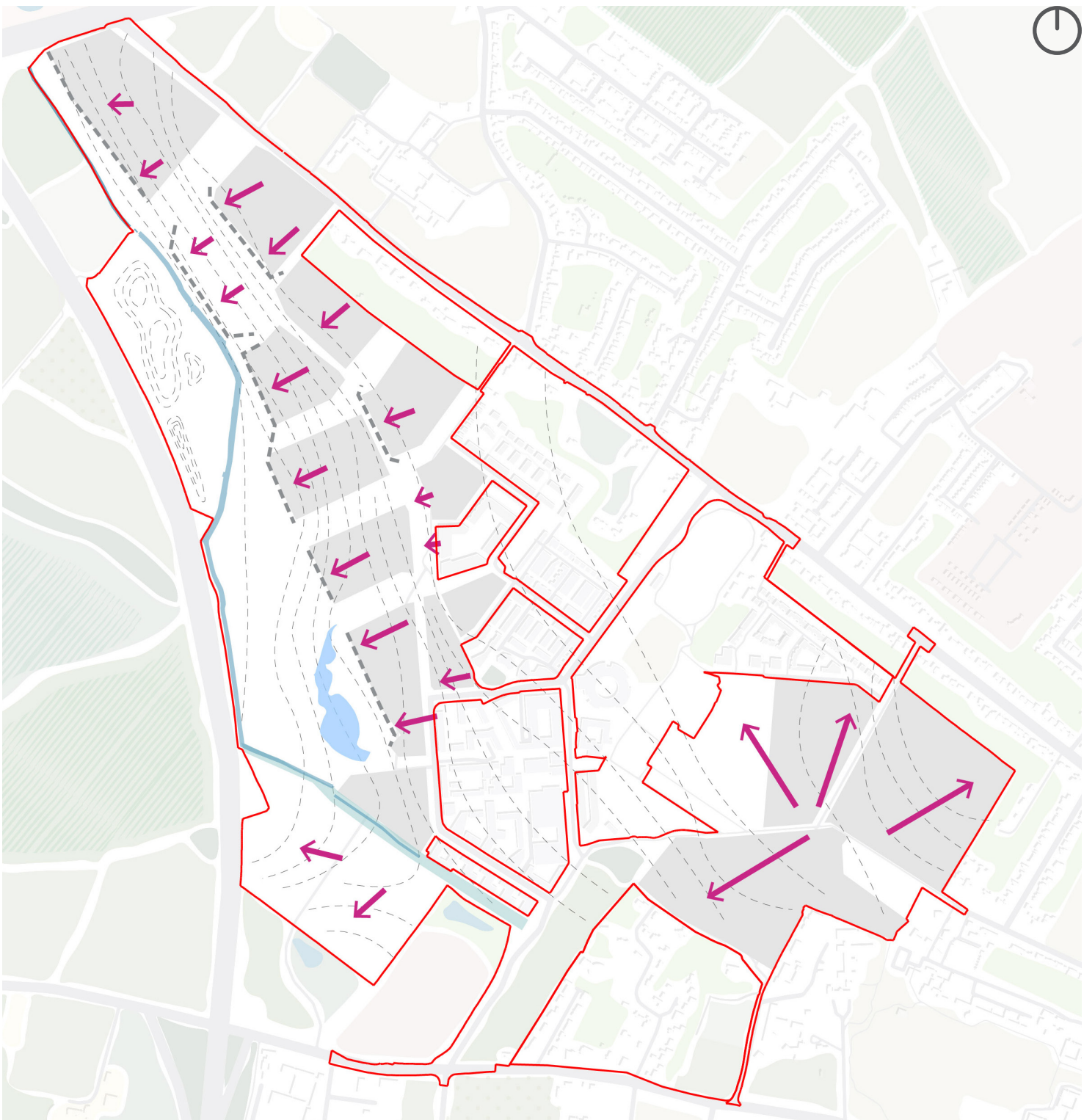
Key

Site application boundary

Proposed falls working with the natural topography

Nature based solutions to level change

Proposed landforms



Outline levels strategy



# 04 Landscape Strategy

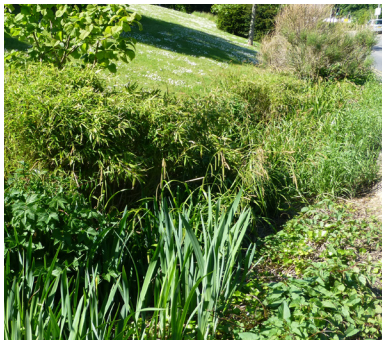
## Sustainable urban Drainage Systems (SuDS)

04.3 The approach to blue infrastructure evolves from Phase 1, combining above and below ground solutions.

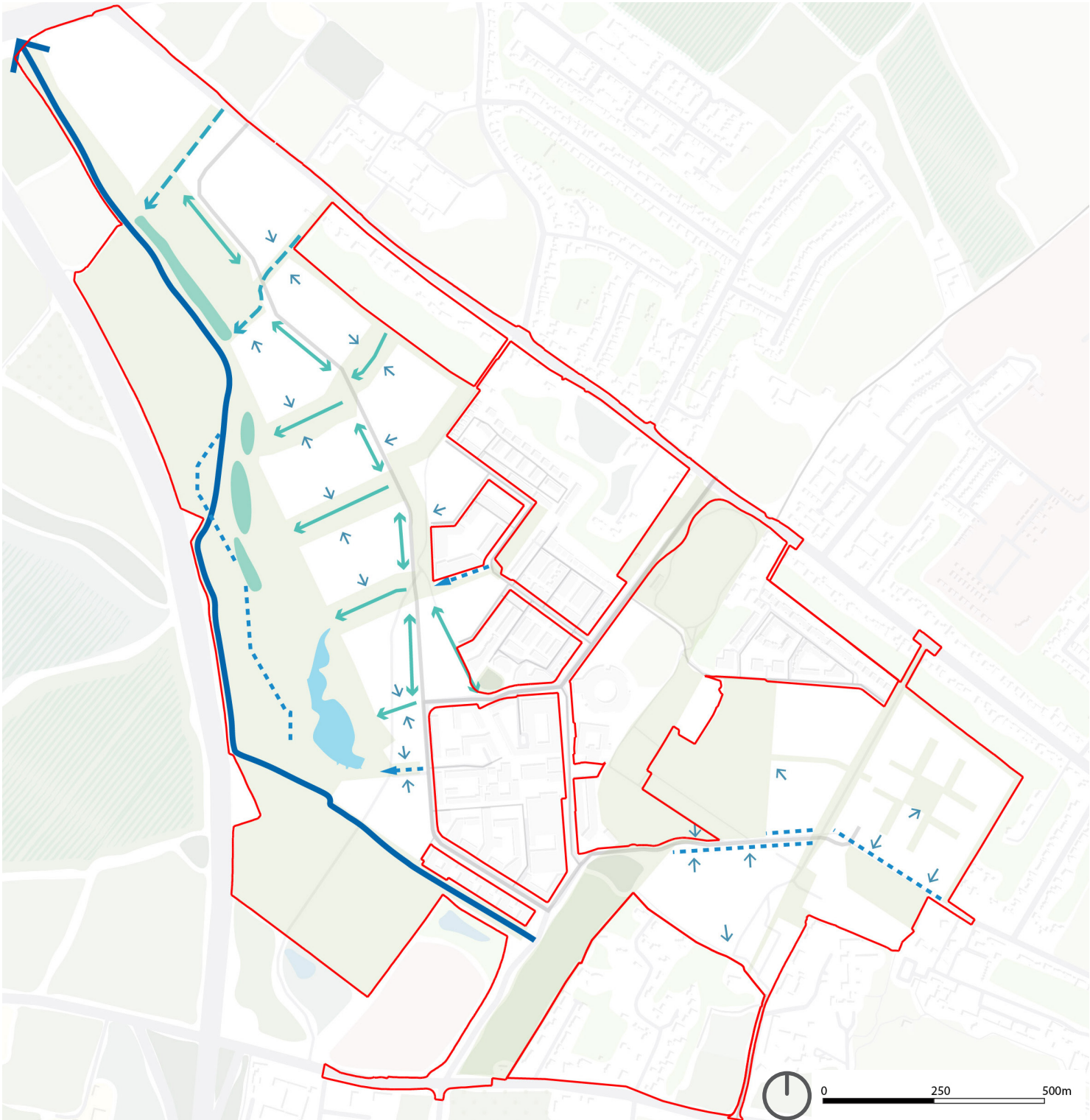
The landscape strategy incorporates surface water drainage systems which:

- Support biodiversity;
- Promote contact with nature for the benefit of health and wellbeing;
- Support the proposed landscape character;
- Maximise permeable areas;
- Maximise useable open space and particular focus when close to homes.

In some instances, below ground connection may benefit the wider site amenity provision and allow for greater flexibility of use in the open spaces or public realm. The extent of surface and below ground drainage solutions have been developed in conjunction with the infrastructure design, site wide amenity and biodiversity strategies.



1 and 2 above: Images courtesy of Andy Brown/Tom Broadhurst



- Key
- Site boundary
  - - Existing swale
  - ← Proposed rain garden
  - - Proposed swale
  - Washpit Brook
  - Proposed detention basin
  - Existing Brook Leys lagoon
  - Surface water drainage falls

Outline SuDS strategy



## 04 Landscape Strategy

### Soils & Planting

04.4 Areas of land proposed for building development zones under the NWCM are in effect in green field, presenting the opportunity for topsoil and subsoil stripping, storage and re-use. Not all soils salvaged from the site can reasonably be stored or re-used on site. Potential options for local re-use have been explored by UoC.

Soil strategy core principles:

- Plant species to be selected to suit as far as possible, site won soil types, either as dug or with improvements.
- Soil amelioration strategies to be developed in detail for Future Phases development zones with advice from the soil scientist to improve growing conditions prior to planting and maximise the potential for re-use of site won material, (e.g. using bio-char, supporting carbon capture).
- It is noted that some elements of the planting scheme may not be supported by site won soils, even with improvement, and may require import of material or specialist growing mediums e.g. components of some SuDS features and tree pits.
- The clay content of soils found in testing suggests that positive tree pit drainage should be considered, subject to local condition infiltration testing as Future Phases come forward.
- During soiling operations, stripped topsoil and subsoil to be stored separately, recorded and sorted prior to placement. Single operation handling in the recommended conditions is preferred whenever possible to minimise degradation of the soil.
- Site areas for temporary storage of soils to be planned in to Future Phases development phasing and logistics.
- Temporary management of soil heaps to be considered subject to programme e.g. application of green manures.
- Mulching of plant beds post planting and appropriate aftercare of both soils and planting to establishment required.



04 Landscape Strategy

Hard & Soft Landscape Strategy

04.5 Planting proposals rely on growing medium. To maximise the ability to re-use soils on site, planting palettes need to respond to the site specific conditions. Future Phases planting proposals are also strongly influenced by the NWCM +10% BNG target. An emphasis will be placed on native species and a naturalistic character in response; climate change predictions however indicate that for future resilience. It is appropriate to also consider suitable non-natives which may be better suited to changing conditions in the UK, and the south east of England specifically. Drought tolerance is of particular significance in the Cambridge area and must be a factor in plant species selection for the Future Phases of Eddington.

Red line boundary

Traveller's Rest Pit SSSI and buffer zone

Soft Landscape

Existing trees retained

Existing woodland retained

Existing hedgerows retained

Existing watercourse (Washpit Brook)

Proposed trees

Proposed hedgerows

Watercourse or water body

Soft landscape including grassland, shrub or semi-ornamental planting

Shared gardens soft landscape

Proposed native species woodland or scrub

Proposed sports facility

Private garden

Hard Landscape

Built form

Road

Shared surface street

Parking

Dedicated cycle or shared cycle/pedestrian routes

Primary paths

Pavements and secondary paths

Productive growing space

Meadow

SuDS features (e.g. swales & rain gardens)

Play spaces

Hard and Soft Landscape Strategy (Illustrative Masterplan)

UNIVERSITY OF  
CAMBRIDGE

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grant  
associates



# 04 Landscape Strategy

## Proposed Tree Strategy

04.6 As with lower level planting, the importance of growing medium and species selection for the site conditions, diversity for climate resilience, and biodiversity are key considerations to the tree strategy.

Core principles include:

- Existing tree canopy cover is retained and strengthened;
- A hierarchy of tree types to form a strong and coherent canopy structure to the masterplan layout;
- Diversity of species for habitat creation, amenity, shade & shelter, framing and filtering views;
- Species selection and placement to consider scale / form, seasonal interest, climate resilience, ground conditions, microclimate, sense of place, wildlife value and productivity;
- Tapestry of individual specimens, naturalistic woodland, scrub & informal groups, avenues, groves & orchards brings a variety of experience and delight which will support the open space strategy;
- Inclusion of forest scale trees in appropriately scaled spaces. These will create long-term, large-scale canopy heights that are capable of competing with built form massing;

For more details refer also to the Proposed Tree Strategy Plans included as an appendix to the Landscape Strategy.

Key

Existing trees and vegetation

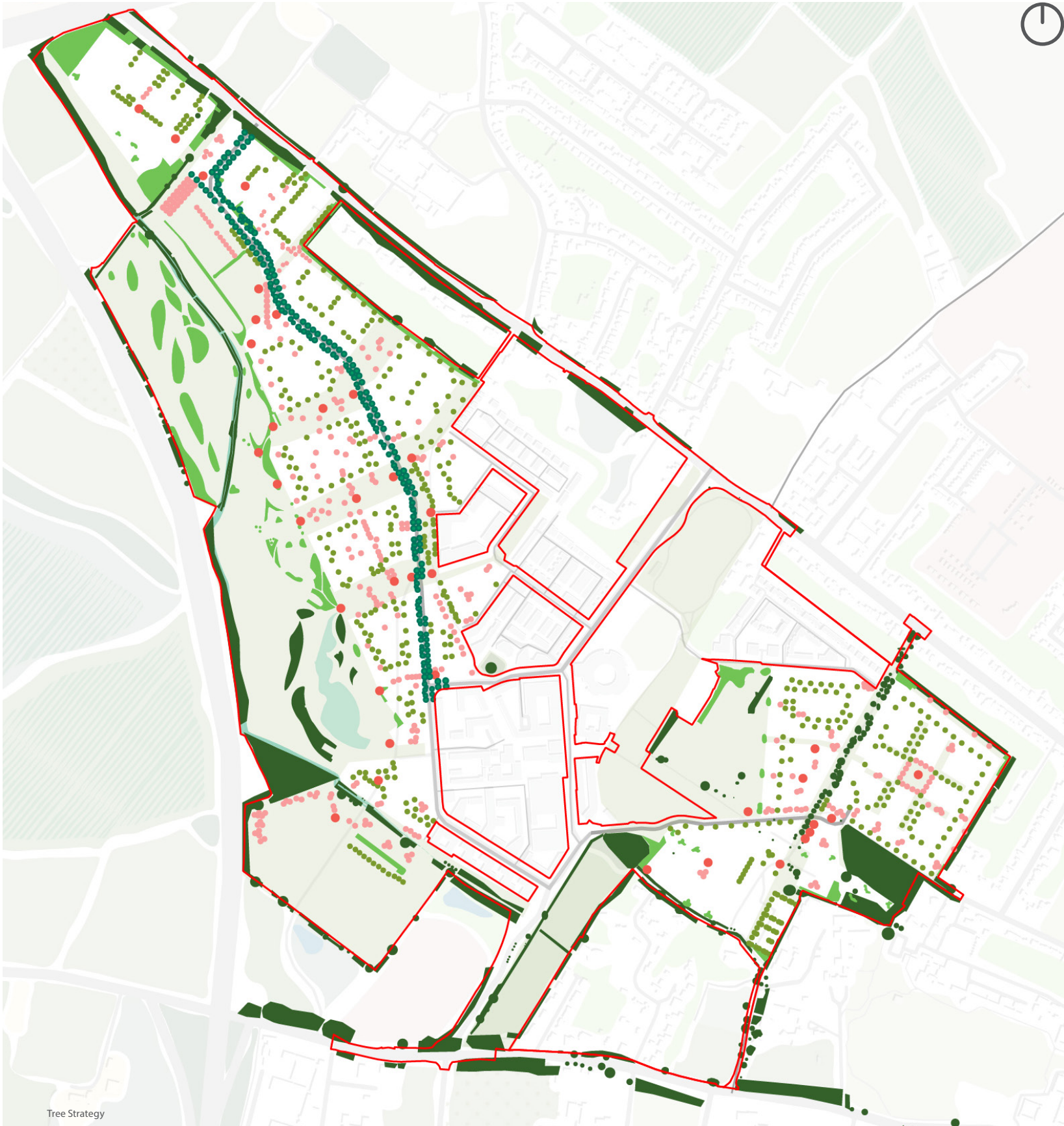
Landmark or specimen trees

Woodland and informal tree groups

Street and structure trees

Cartwright Avenue spine trees

Fruiting and flowering trees





## Planting & Biodiversity

Key considerations include:

- Phase 1 habitat creation successfully supports a range of species, including Protected Species and a wide variety of insect, bird, mammal and aquatic life.
- Future habitat creation to further support the existing diversity.
- Enhance and expand existing habitats for future resilience and continue to support Protected Species.
- Diversify habitats, consider robustness in contact with people, and appropriateness for Eddington.
- Protect and enhance site wide and off-site connections for wildlife.
- Employ appropriate wildlife mitigation measures where potential impacts are identified, e.g. light spill, temporary noise and new access routes.
- Consider climate adaptation and resilience measures to either protect or evolve habitats as appropriate to the ecological objectives.
- Strengthen habitat connectivity across Eddington with new and enhance wildlife corridors.
- Respect and promote the natural setting and landscape character of Eddington and it's local context.
- Promote contact with nature for health & well-being, however, tread lightly where necessary to protect habitats and use the tools of education and interpretation to encourage a deeper appreciation for nature and foster a collective sense of nurture.



- Site application boundary
- Existing grassland areas retained or enhanced to meadows
- Existing trees, hedgerows and woodland retained
- Brook Leys existing habitats, extended with naturalistic grassland, tree groups, scrub and wet-dry zones
- Shared gardens include growing spaces, edible planting and rain gardens
- Neighbourhoods public realm incorporating defensible planting zones, rain gardens and community growing spaces
- The Common - public realm gardens
- Amenity clusters include structure planting, grassland zones and orchards for foraging
- Habitat corridors
- Cartwright Avenue green spine planted verges and rain gardens
- Veteran Oak (Phase 1)



Planting for Biodiversity Strategy



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# 05 | OPEN SPACE, SPORTS, PLAY & AMENITY





# 05 Open Space, Sports, Amenity & Play

Masterplan strategy

05.1 In response to population demand, and to ensure policy compliant standards are met, a holistic approach is taken to the provision of open space and amenity at Eddington incorporating both Phase 1 and Future Phases. This provides a rich network of:

- Formal and informal sports provision
- Play spaces and play on the way trails
- Allotment spaces and community growing within the public realm

The location, distribution and supporting access and facilities for sports and amenity are accommodated.

Formal sports provision is clustered in three principle locations to make best use of common facilities for community use and provide an even distribution of amenity. Clusters C and D fall within the NWCM application boundary. Clusters A and B will be picked up in detail under a separate Reserved Matters Application (RMA).

The landscape strategy supports playable and productive themes woven throughout the public realm and open space.

A playable landscape includes:

- space for natural and imaginative play
- focused in spaces close to homes or clusters of activity
- along neighbourhood walking and slow cycling routes
- connected to equipped play and informal recreation spaces.

A productive landscape includes:

- allotments with water points, parking and communal facilities
- community gardens with informal or smaller growing spaces, combined with social space and located within neighbourhood open spaces close to homes
- doorstep growing
- promote active lifestyles and healthy living
- planting strategy that favours edible plants for people, especially along neighbourhood walking and slow cycling routes
- wider landscape foraging routes for wildlife.

Edible landscape and productive gardens threaded through the masterplan open space strategy



Doorstep growing



Orchards



Edible beds



Image courtesy of Play Equip

Equipped play



Image courtesy of Play Equip

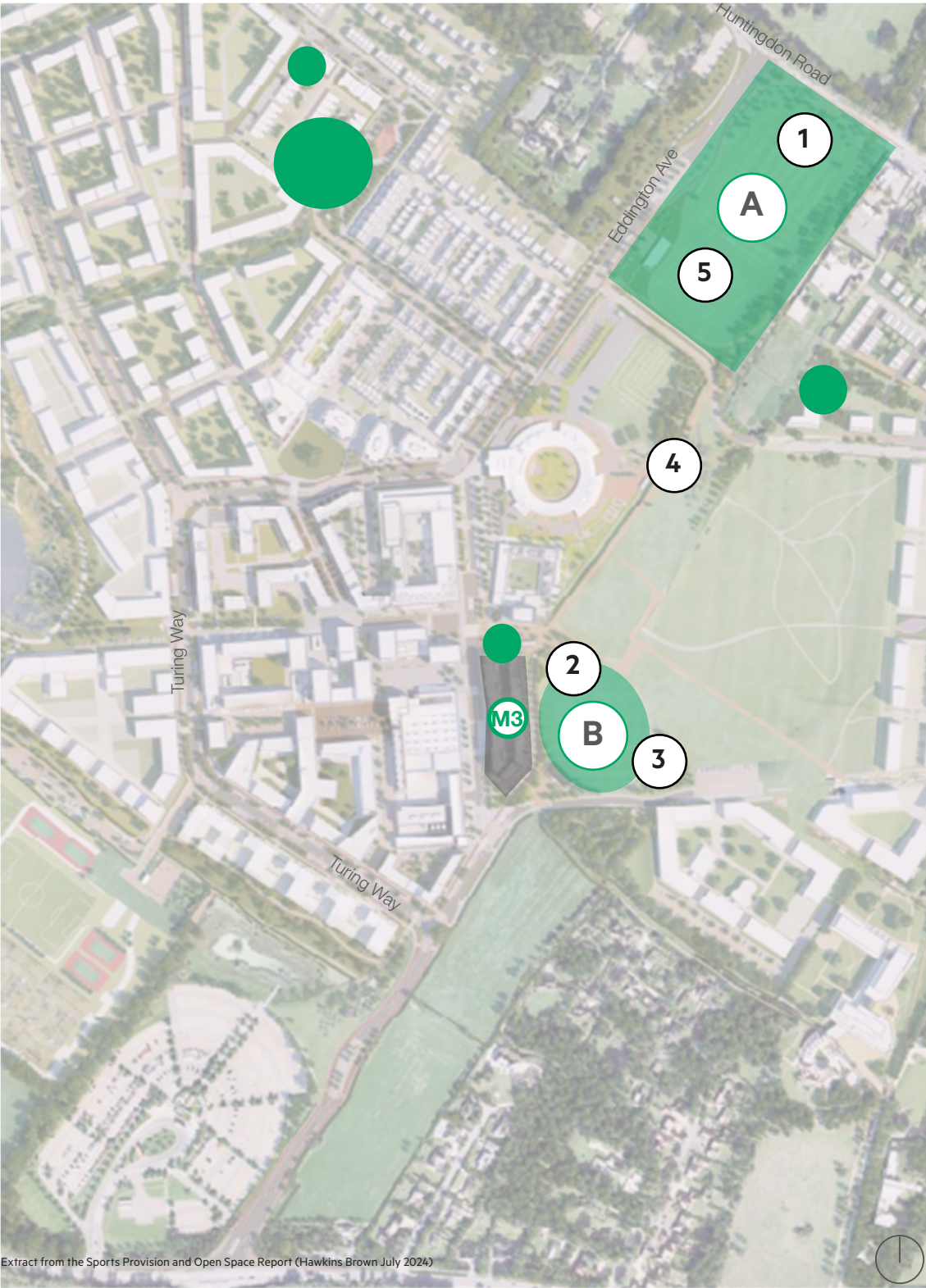


Space for imaginative play



05 Open Space, Sports, Amenity & Play

Phase 1 Existing Conditions and Design Opportunities



Existing Conditions

A: Eddington Avenue Sports Pitches

- Pitch not suitable for formal sports use due to ground, drainage and grass quality;

B: Garrod Street Cricket Ground

- Poor quality ground;

Opportunities for enhancement:

1. **Eddington Avenue Sport Pitches** - Opportunities for enhanced sports and play offer, respecting the setting of the Green Belt, and maximising green open space
2. **Garrod Street Cricket Grounds** - Successful existing play park delivered. Opportunities for the area to be re-imagined as an urban sports hub close to the local centre, with co-located facilities supporting sports, fitness, play and community growing spaces. Opportunity to re-programme the existing cricket pavilion.
3. **Allotments** - Opportunity for permanent community growing space at Garrod Street Cricket Ground, centrally located and embedded within a cluster of active uses supporting health & wellbeing.
4. **Fitness Loops** - Opportunities for network of running and fitness routes linking sports clusters and play spaces.
5. **3G Sports Pitches / Play** - Opportunity to use 3G / artificial play surfaces that will offer year round usage and make use of the s106 multiplier for these types of pitches.

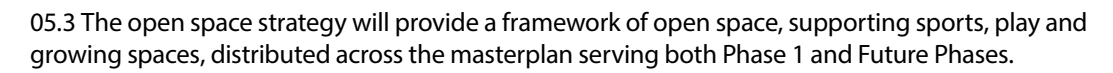
Phase 1 play spaces coming forward via plots under construction

05.2 Opportunities to enhance and enrich the existing sports and amenity facilities at Eddington Phase 1 to support both the Phase 1 community and Future Phases population have been identified within the Sports Provision and Open Space Report (Hawkins Brown July 2024) .

The NWCM open space strategy incorporates the existing Phase 1 play spaces and sports facilities at both Eddington Avenue Sports Pitches (Cluster A) and Garrod Street Cricket Pitch (Cluster B), demonstrating opportunities for their enhancement as part of a site wide network of sport, play and amenity. Clusters A and B will be picked up in detail under a separate Reserved Matters Application (RMA).



## Site wide quantum and distribution



Importantly, the NWCM proposals do not rely on developing open green space that was secured as part of the OPP granted in 2013. This is to ensure that UoC delivers on its commitments to a green, biodiverse development that provides exemplar amenity for residents.

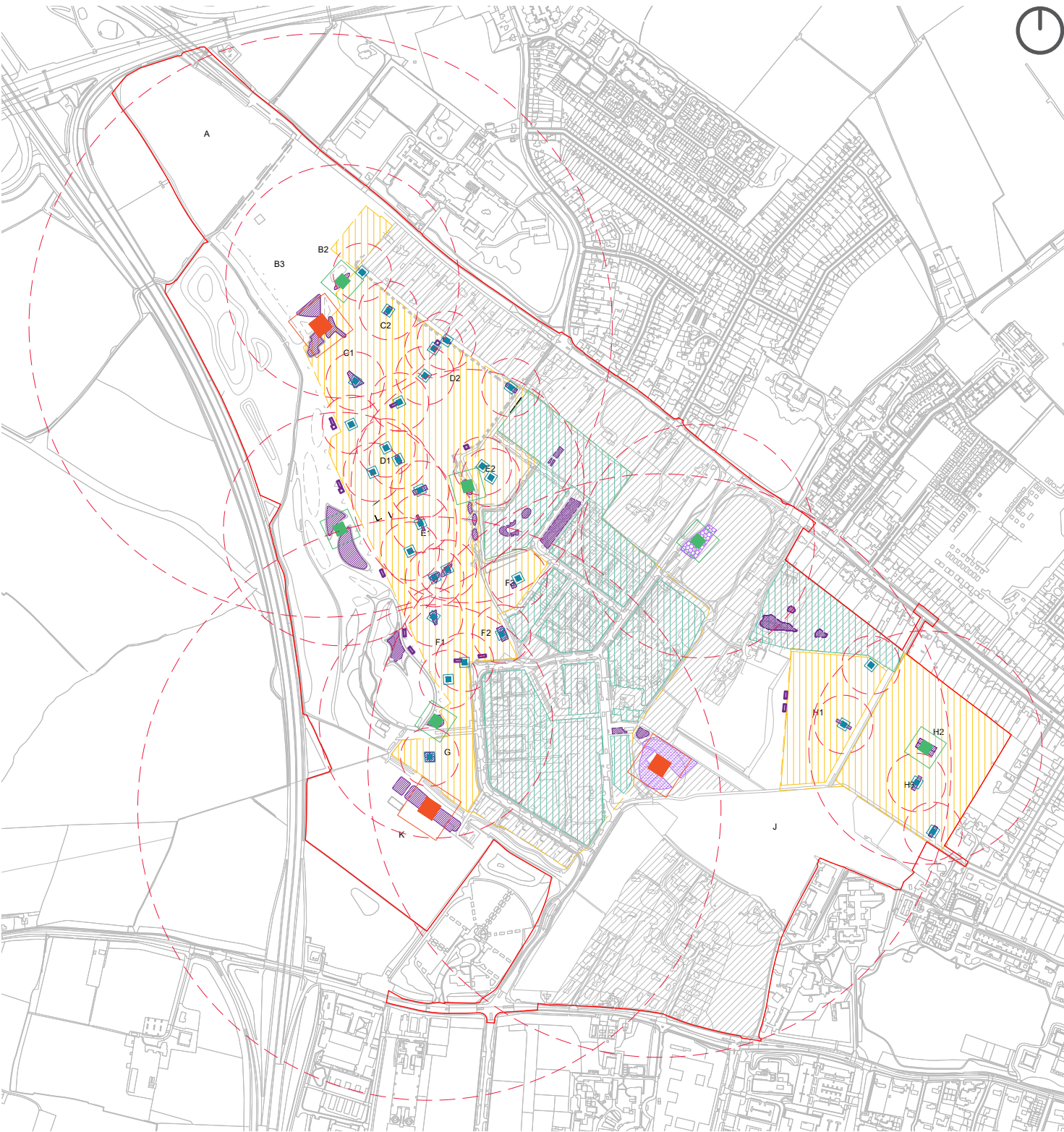
Using the Illustrative Masterplan as a baseline, the requisite open space and amenity quantum is demonstrated to meet the population demand of Eddington.

\*Sports provision includes 3G pitch provision incorporating an uplift in area based on the extant s106 multiplier.



05 Open Space, Sports, Amenity & Play

Play & Youth Strategy - Combined Site Wide Distribution



Note: Play provision and distribution relate to the demand generated by both Phase 1 and future masterplan phases.

- Legend:
- Future Phases Residential (Proposed)
  - Phase 1 Residential (Existing or consented)
  - Doorstep playable space\* (Equivalent to LAP)
  - Local playable space\* (Equivalent to LEAP)
  - Neighbourhood playable space & Youth space\* (Equivalent to NEAP)

\*References the North West Cambridge Area Action Plan (NWC AAP) “Strategy for youth facilities and children’s play” typologies and descriptive terms.

05.4 The proposed play and youth strategy will provide a network of inclusive, equipped play and engaging playable spaces, distributed across the masterplan serving both Phase 1 and Future Phases residential areas. Play typologies are based on the provision set out under the NWC AAP ‘Strategy for Youth Facilities and Children’s Play’ (2012), with a cross reference to the more typically used terms of LAP, LEAP and NEAP.

Using the Illustrative Masterplan as a baseline, the requisite minimum area standards, buffer zones to habitable rooms and typical catchment zones of the NWC AAP are met, as is the total play space quantum to meet the population demand of the illustrative masterplan scheme.

Play spaces for all ages are designed to be integrated into their landscape and public realm setting sensitively and imaginatively, with an emphasis on natural materials, the use of natural elements, informal space in which to run, jump and turn cartwheels, or for free flow imaginative play. Contact with nature is positively promoted, as is active use of the public realm with play on the way and quieter zones for calm time and nature exploration. Quiet spaces for reflection, and social spaces for children and their families are interwoven with the principles of designing space for girls.



Image courtesy of Play Equip



@Port Loop



Image courtesy of Play Equip



Image courtesy of Play Equip

