

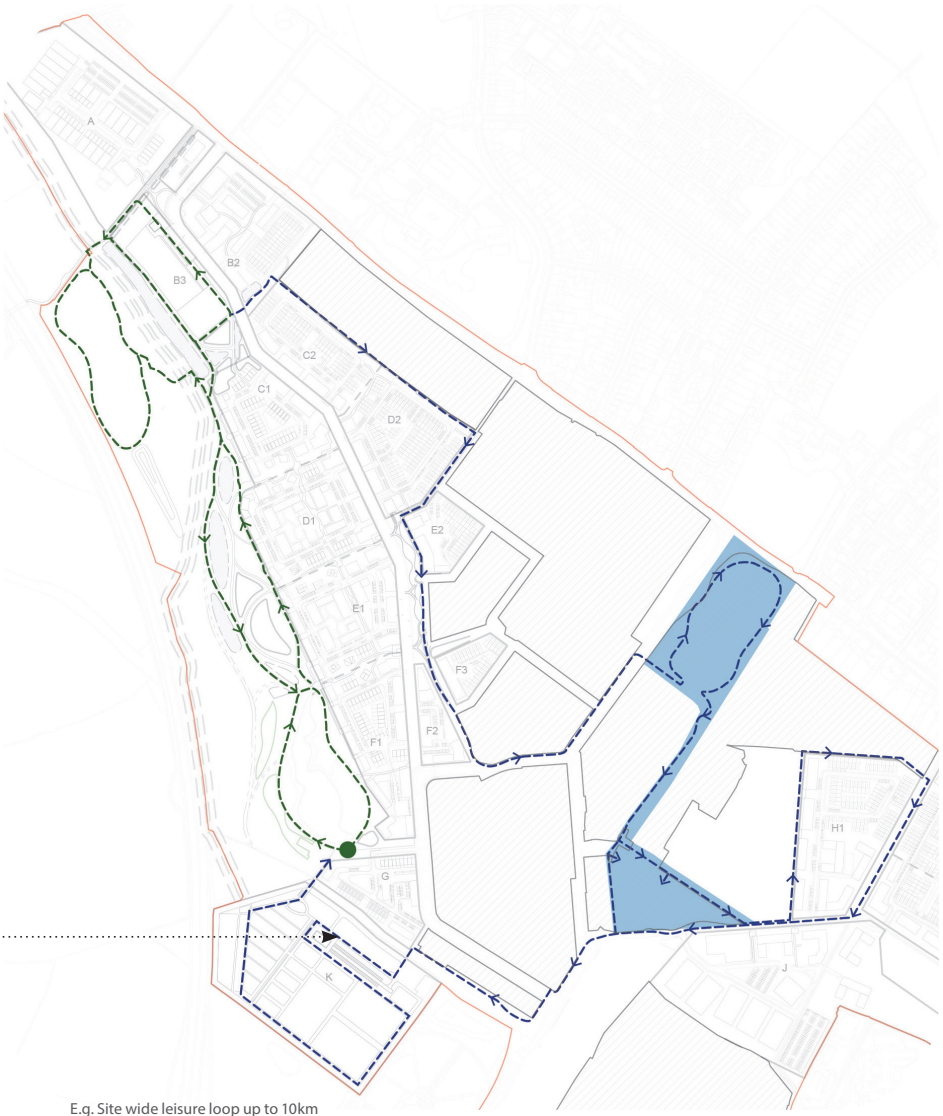
05 Open Space, Sports, Amenity & Play

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.

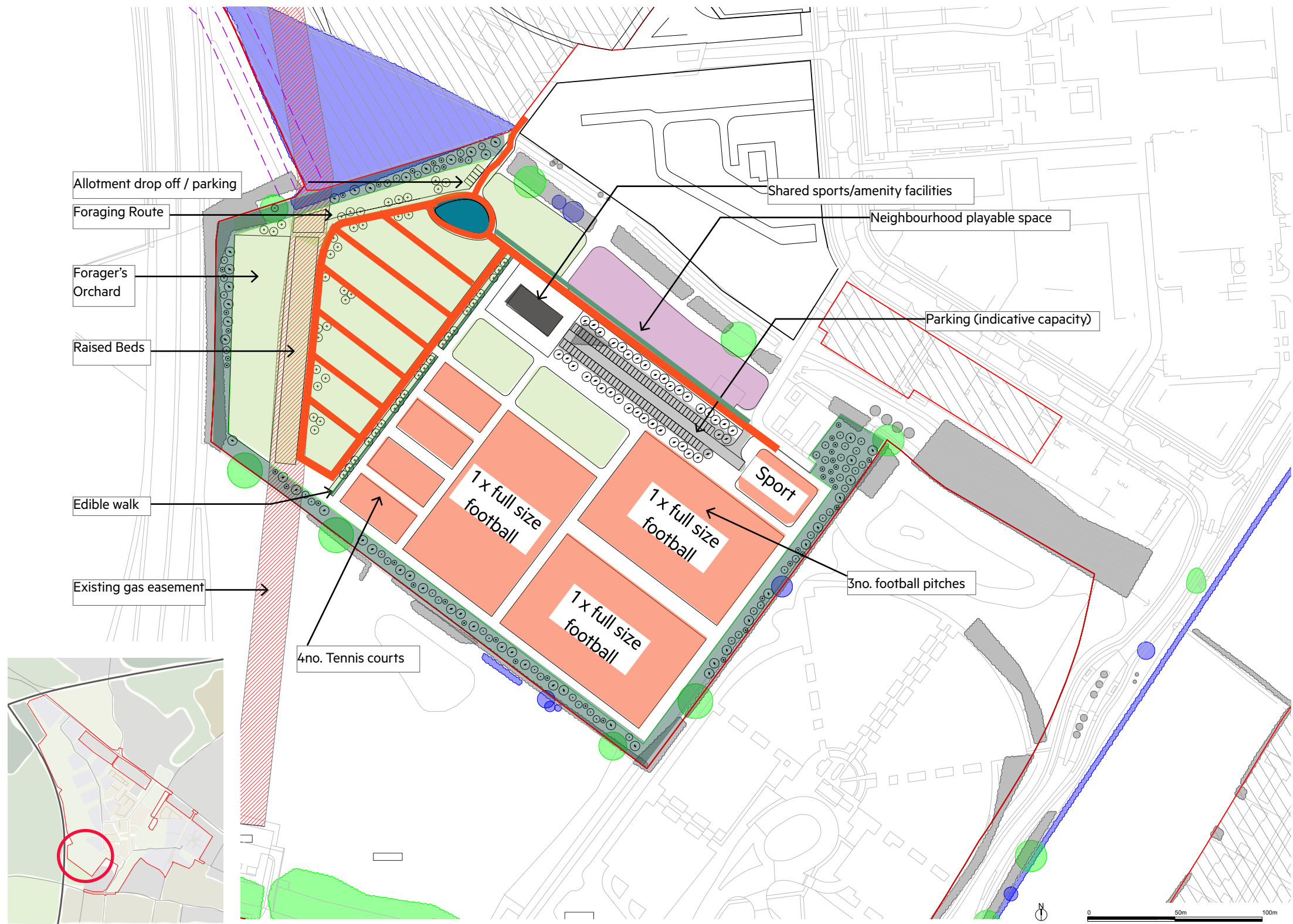


- Site Wide Leisure Loops Key:
- Existing Local Connection
 - Existing Public Right of Way (PROW)
 - Cycling Commuter Route
 - Walking and Cycling Quiet Route
 - Active Leisure Adventure Route
 - Neighbourhood Connectors
 - Exploration Routes



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.

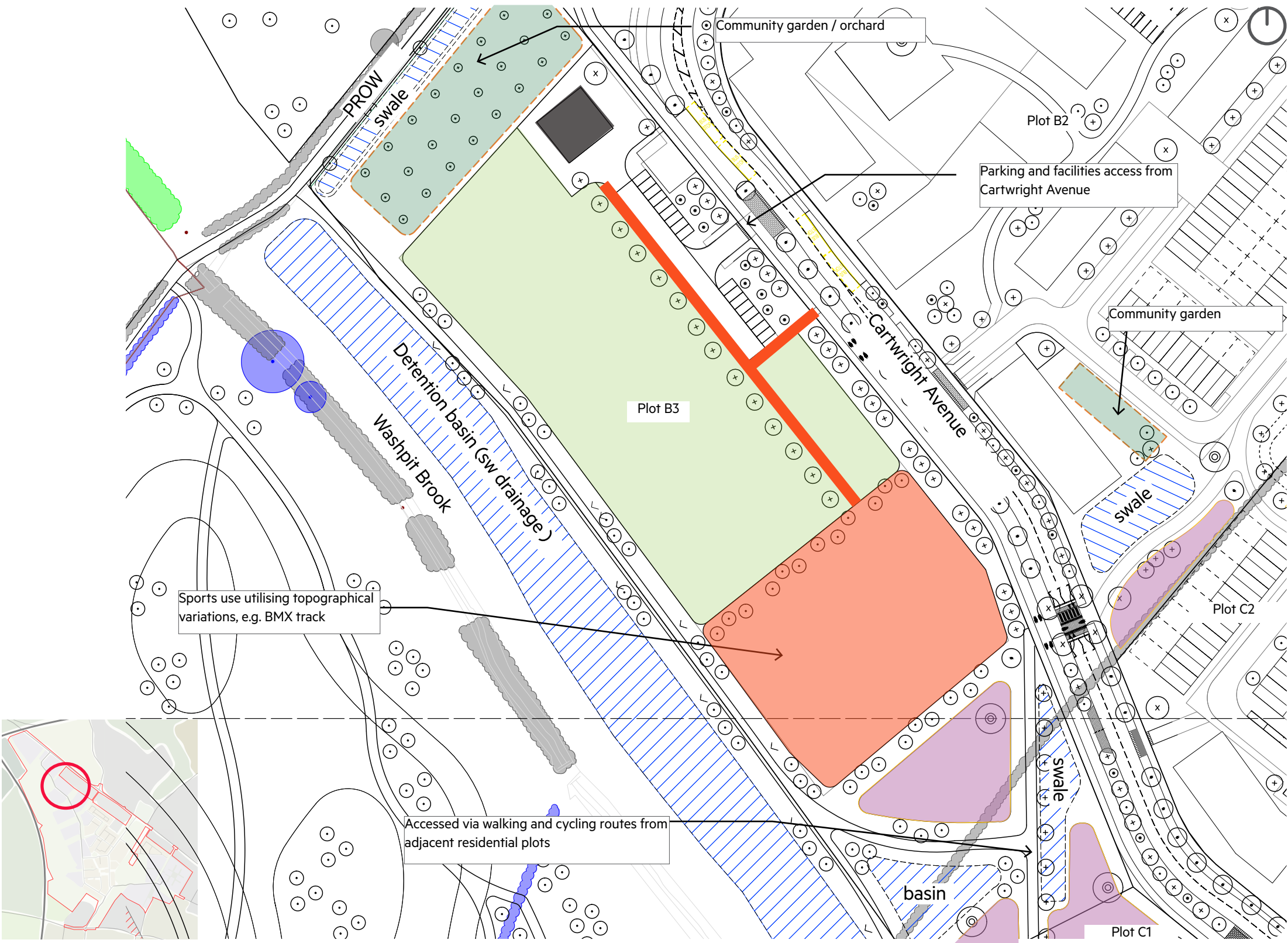
Buffer zones offer flexibility in the layout to respond to sensitive site features e.g. wildlife corridors, existing trees and hedgerows.

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)

06 | PLACES BROOK LEYS

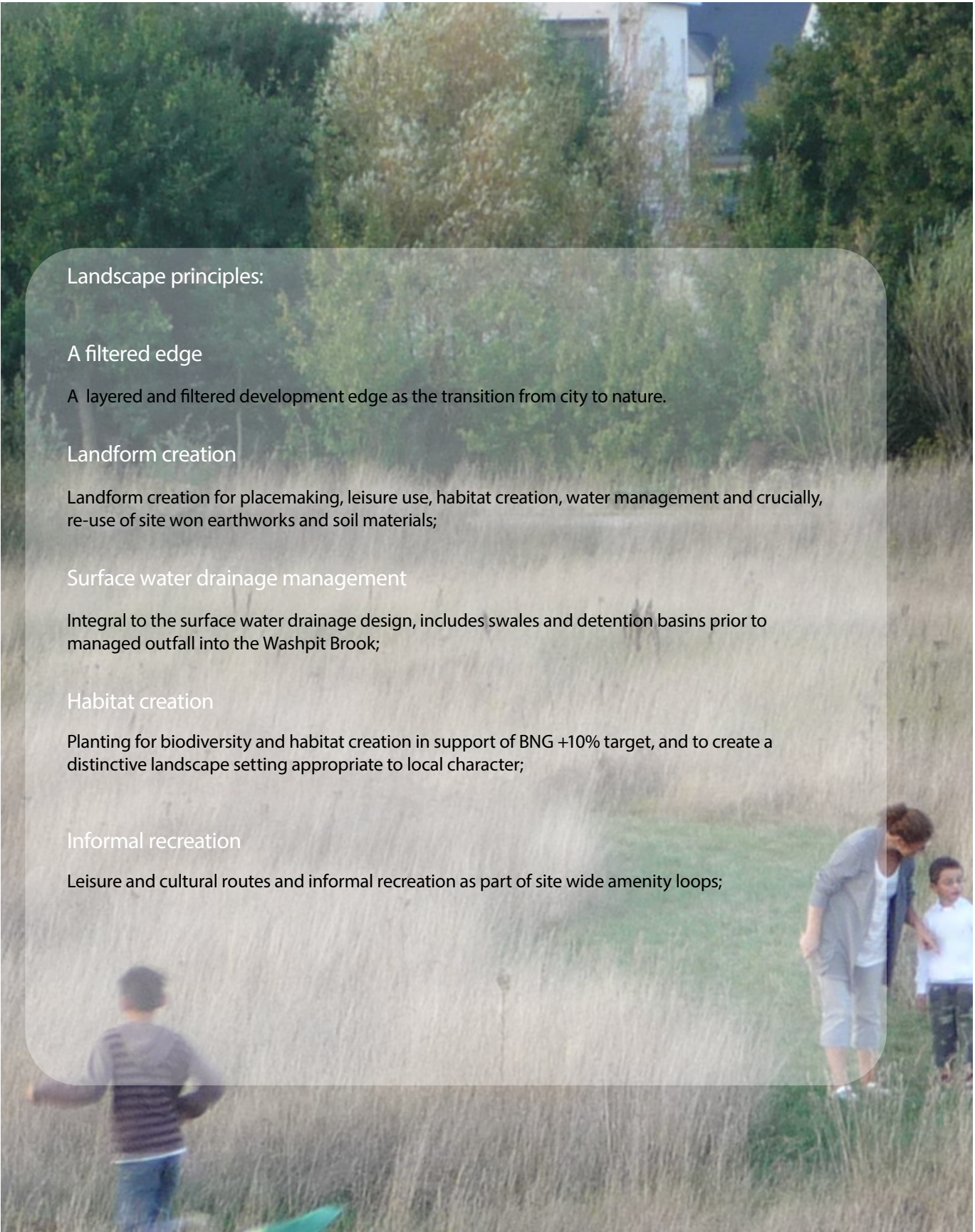
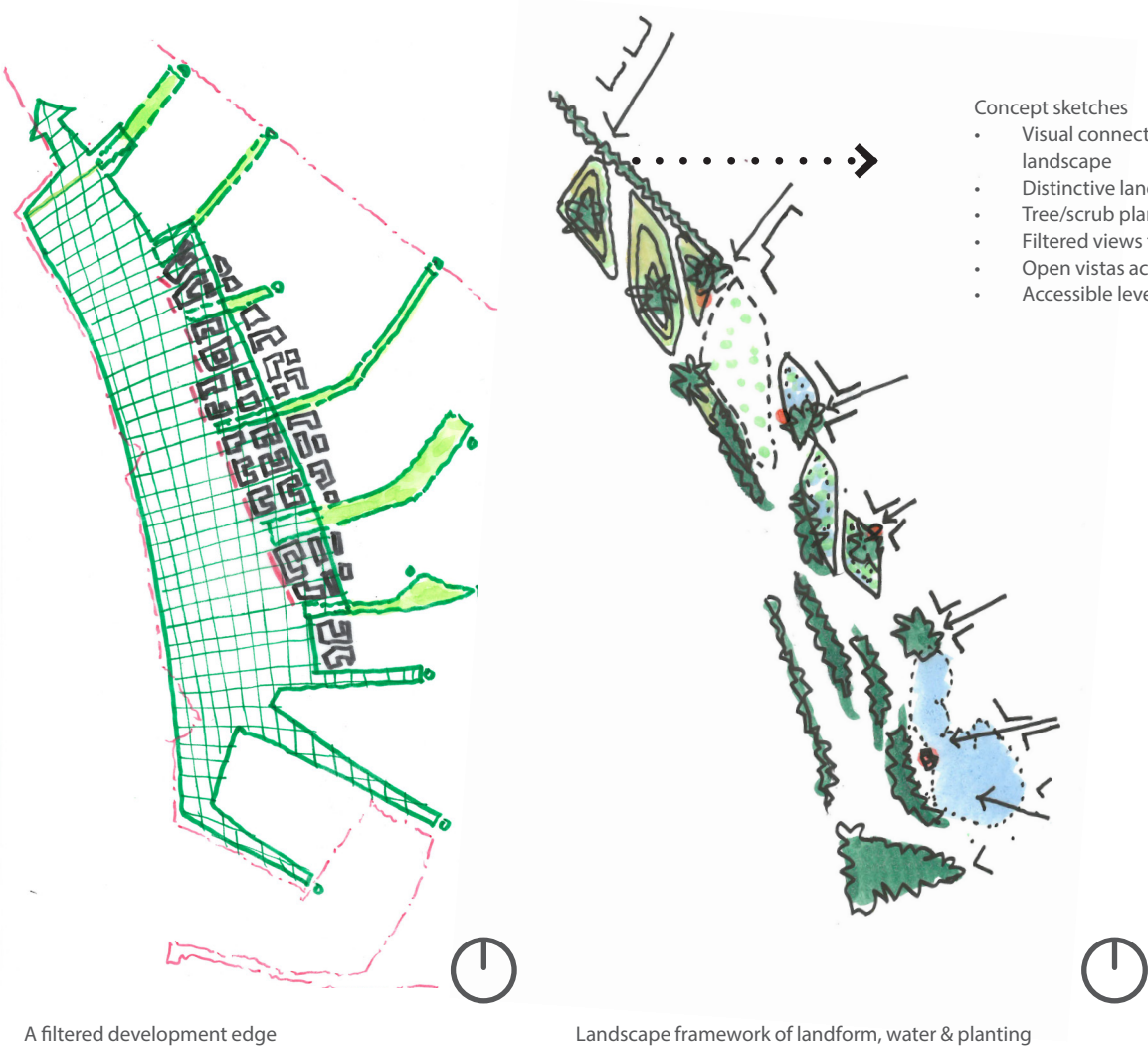
Brook Leys is a village and civil parish in the East of England, situated in the South Cambridgeshire district. It is located approximately 10 miles north of Cambridge, near the village of Little Wymondley. The parish is characterized by its rural landscape, featuring a mix of open fields, woodlands, and small settlements. The village of Brook Leys itself is a small hamlet with a few scattered houses and a small church. The area is known for its scenic views and is a popular destination for those seeking a peaceful countryside retreat. The parish is bounded by the River Great Ouse to the north and the River Cam to the south. The surrounding area is predominantly agricultural, with many farms and fields. The village of Brook Leys is a small, quiet community with a strong sense of local identity. It is a place where the pace of life is slower and the natural beauty of the countryside is appreciated. The parish is a mix of open fields, woodlands, and small settlements, offering a peaceful and scenic environment. The village of Brook Leys is a small hamlet with a few scattered houses and a small church. The area is known for its scenic views and is a popular destination for those seeking a peaceful countryside retreat. The parish is bounded by the River Great Ouse to the north and the River Cam to the south. The surrounding area is predominantly agricultural, with many farms and fields. The village of Brook Leys is a small, quiet community with a strong sense of local identity. It is a place where the pace of life is slower and the natural beauty of the countryside is appreciated.

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.

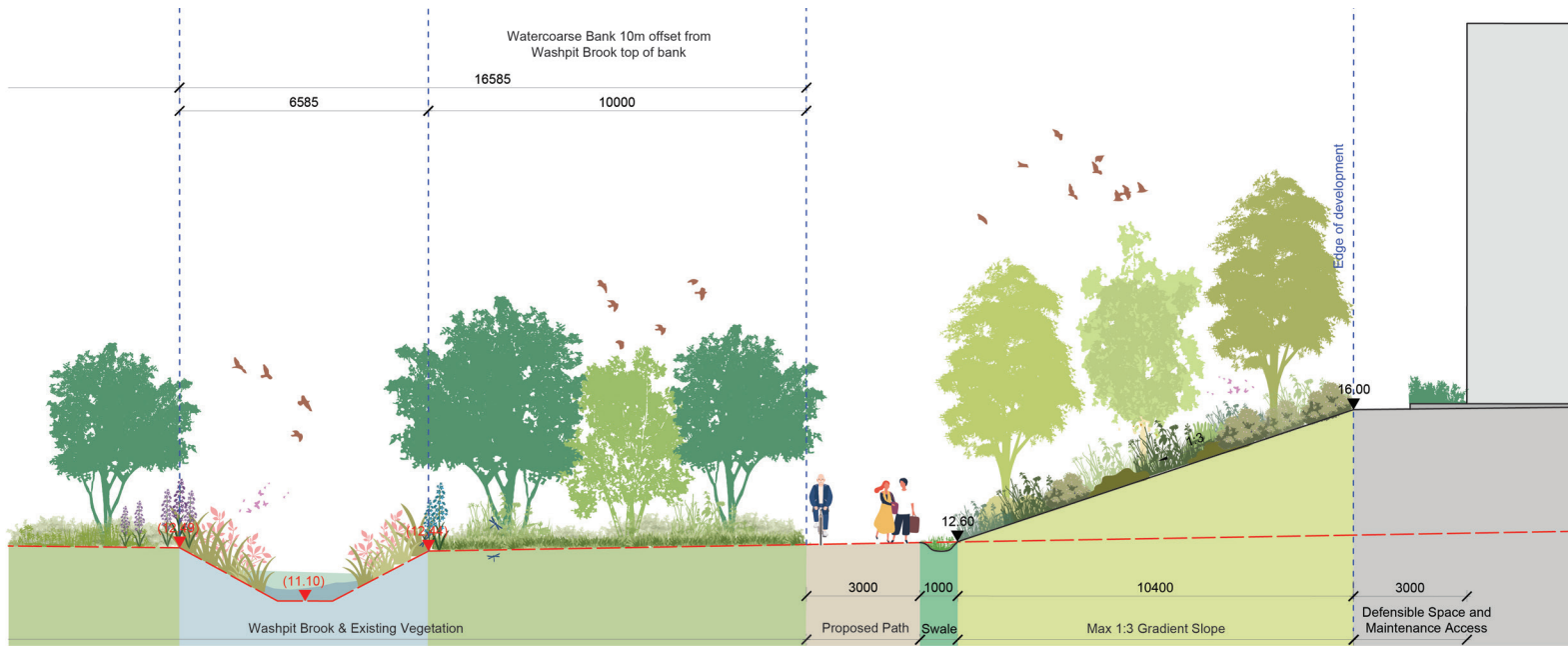
Existing features include swales and channels linked to the Washpit Brook watercourse along with existing vegetation. Phase 1 interventions include habitat rich natural spaces, Brook Leys lagoon and leisure routes which are to be retained and where appropriate, enhanced for biodiversity and amenity purposes.



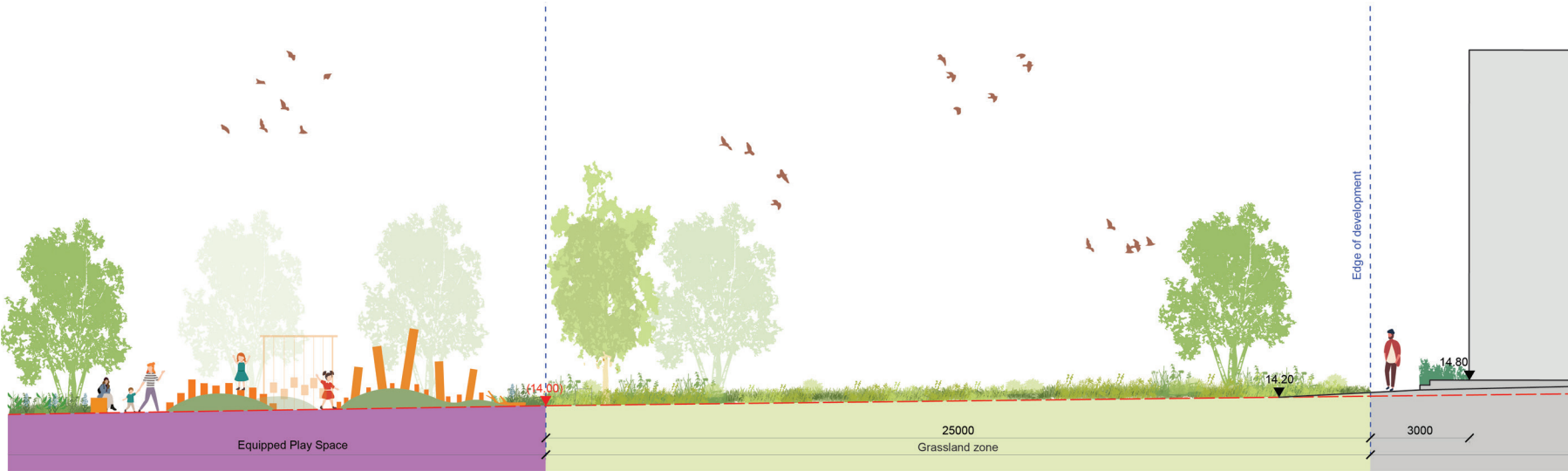
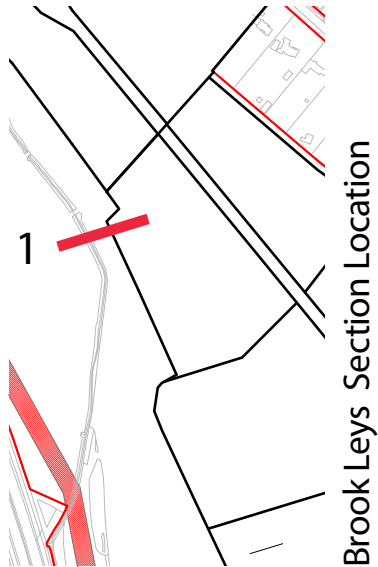
06 Brook Leys
Illustrative Cross Sections

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.

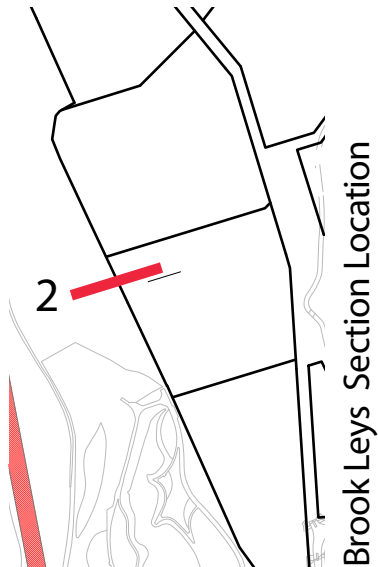
Illustrative sections demonstrate how the different scenarios can be realised.



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

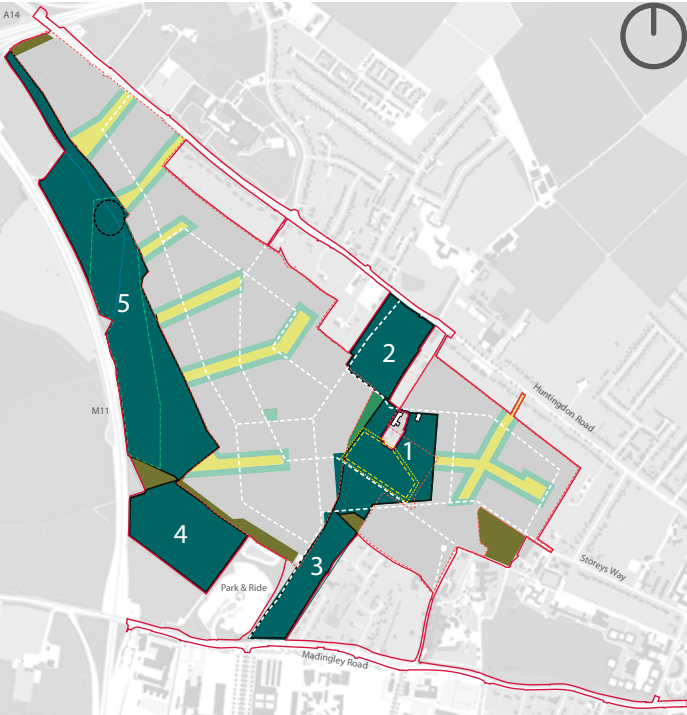
SuDS Strategy

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.

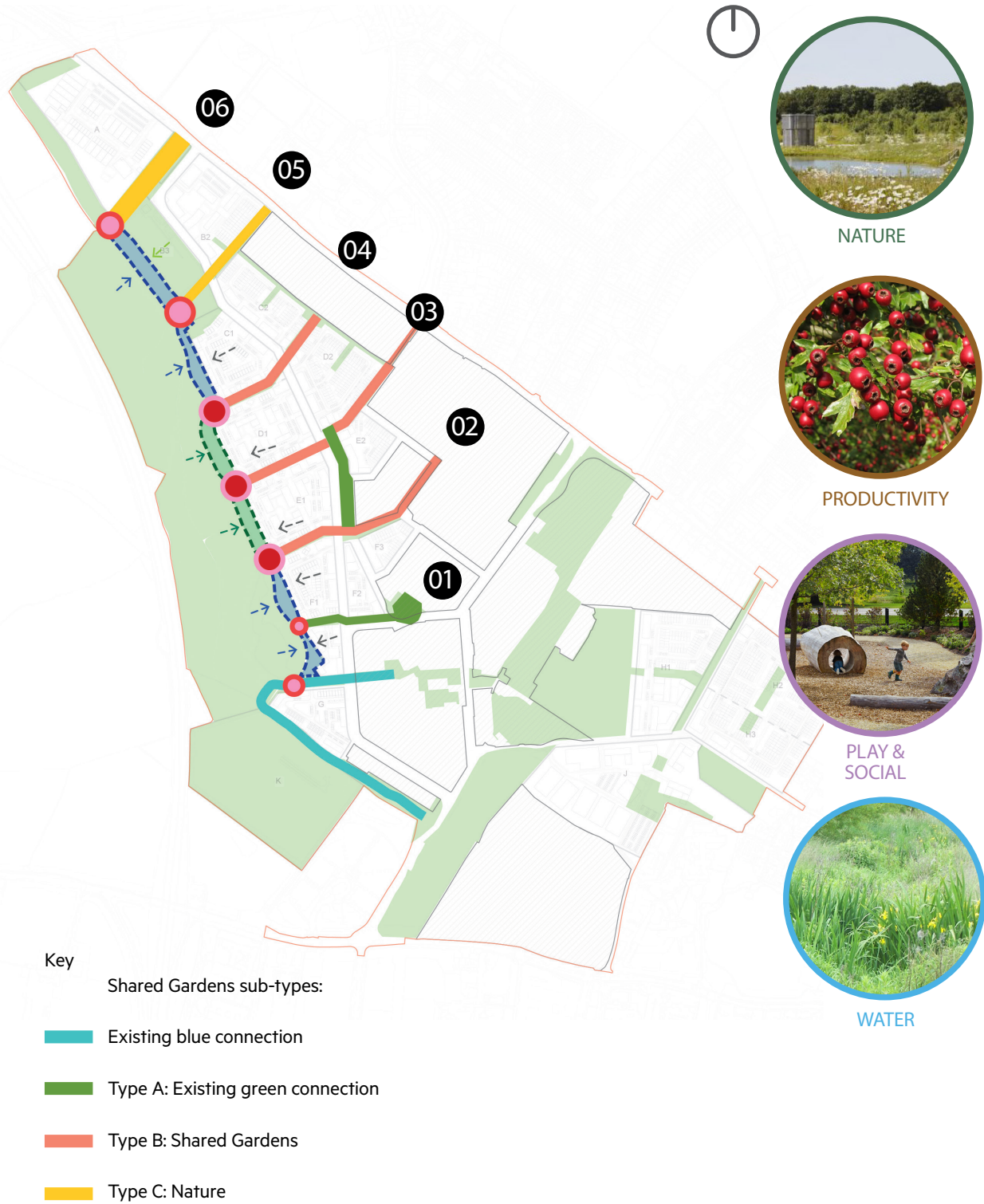
Importantly, vehicular movement is removed from the Shared Gardens, creating safer spaces for people of all ages and freeing up useable space for community amenity.

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

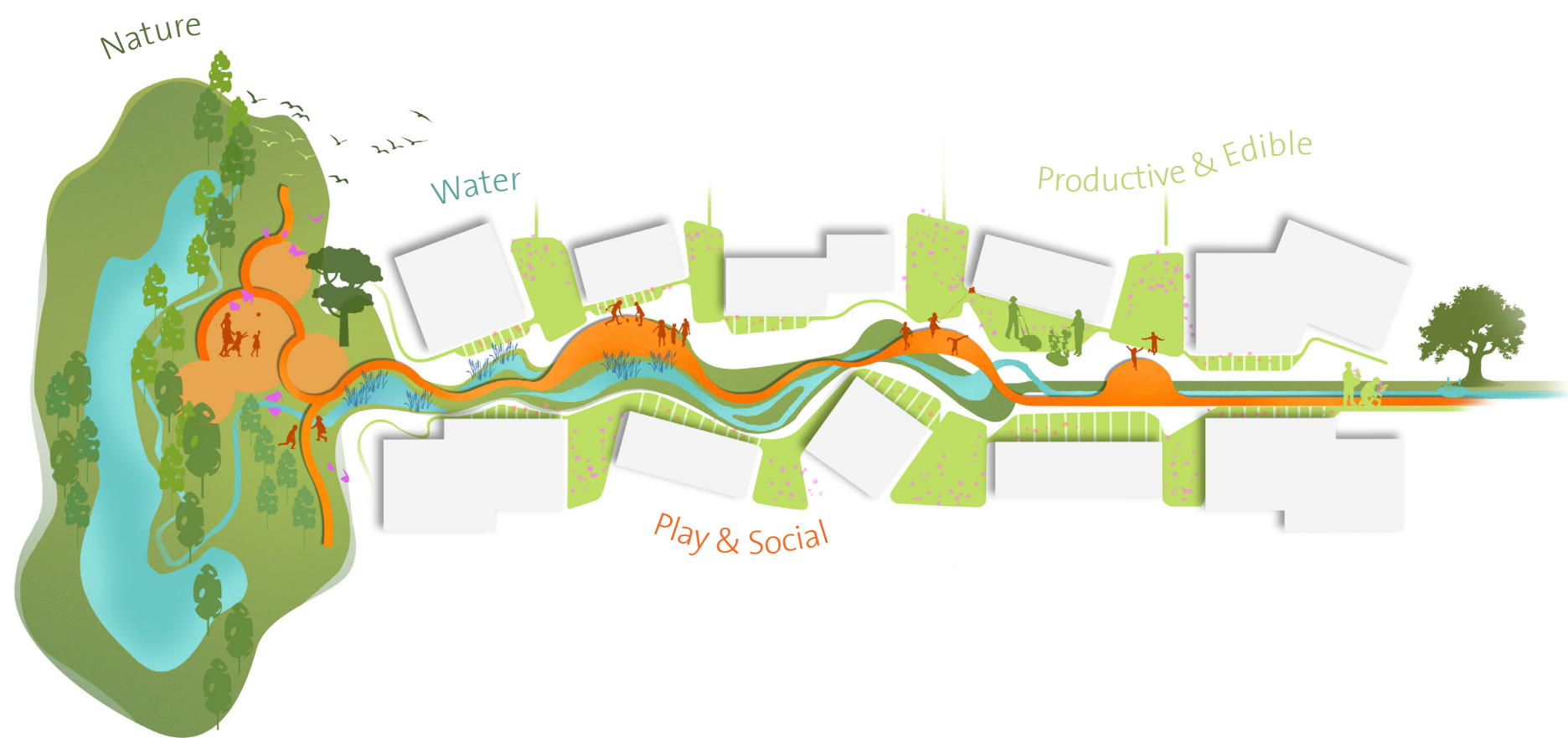


07 Shared Gardens

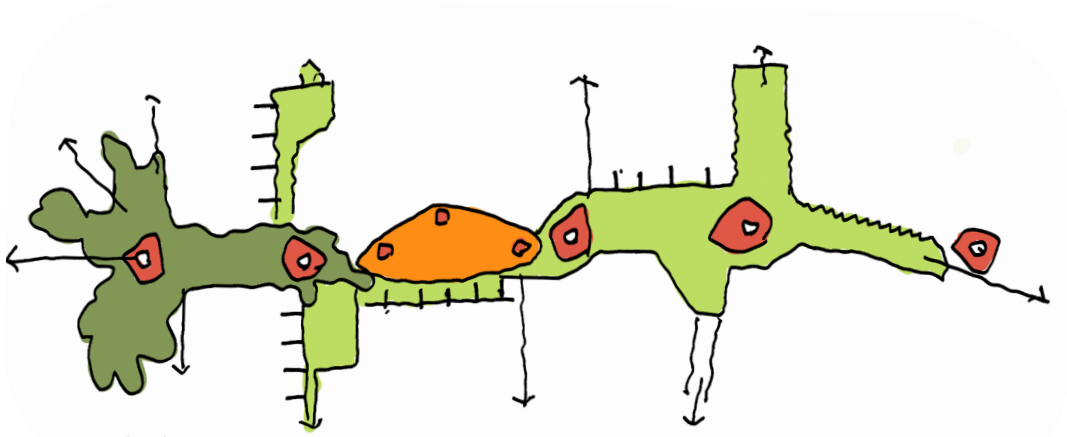
Landscape concept

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.

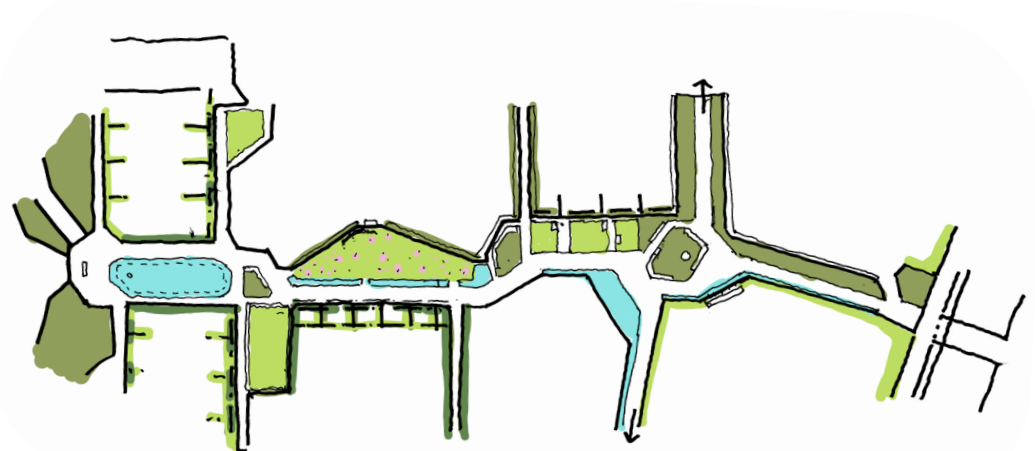
Planting character and amenity uses vary along the length of the gardens to reinforce this concept. The threshold spaces at each end of the gardens gain significance in this conceptual approach offering dwell space reflecting their position in the gardens, e.g. formal and planted with native/semi-ornamental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



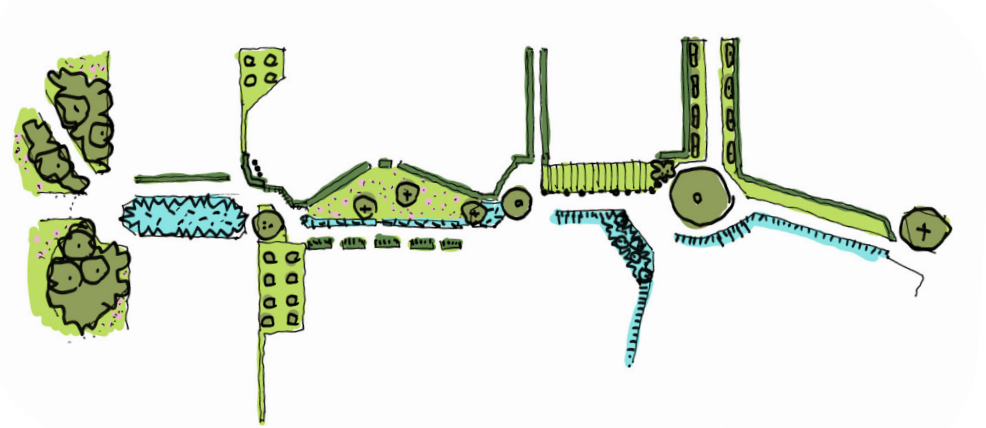
Concept sketch:
Core themes woven into an expression of a transition in character between rural and urban.



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:

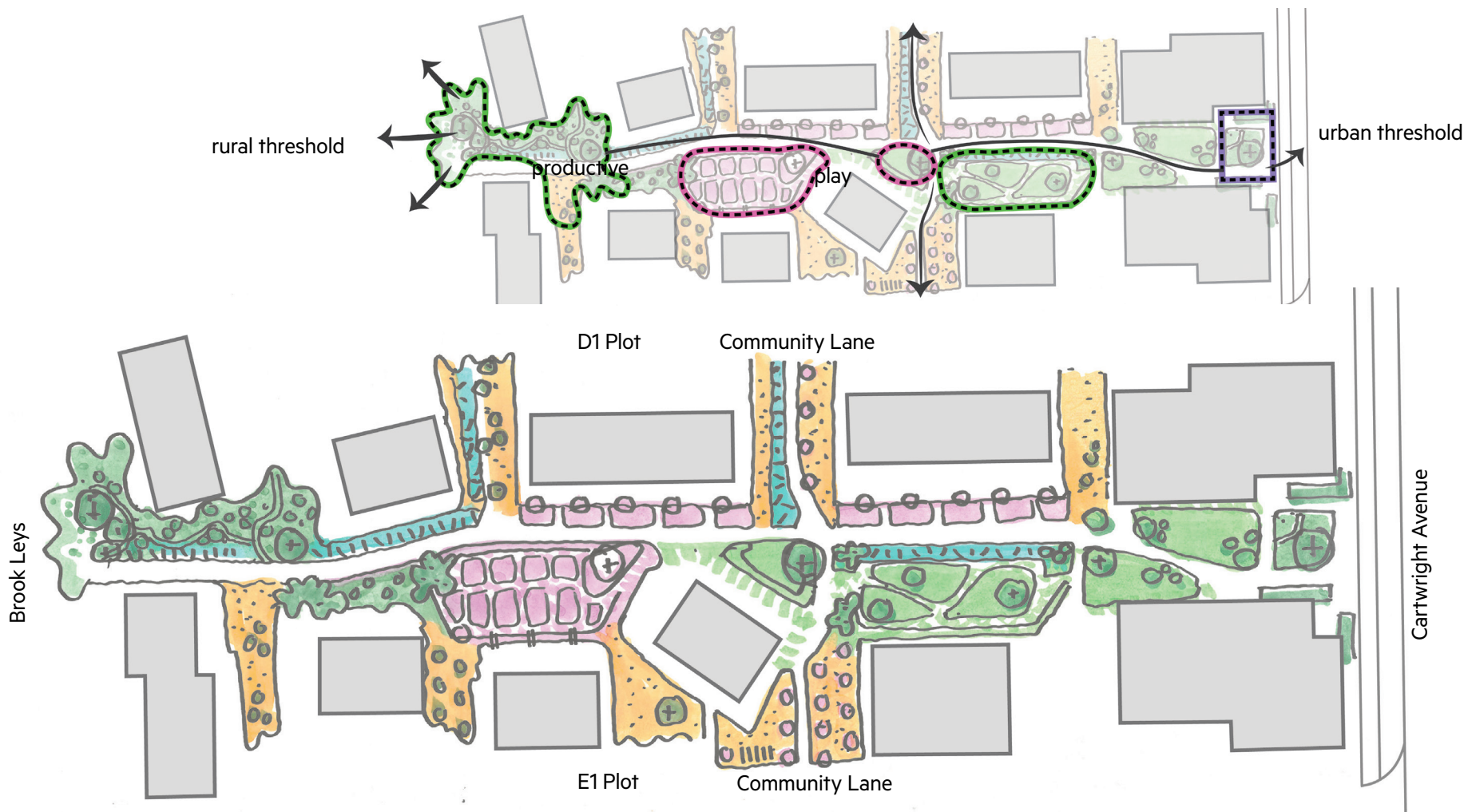
Core theme: Play & Social

- 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.

