

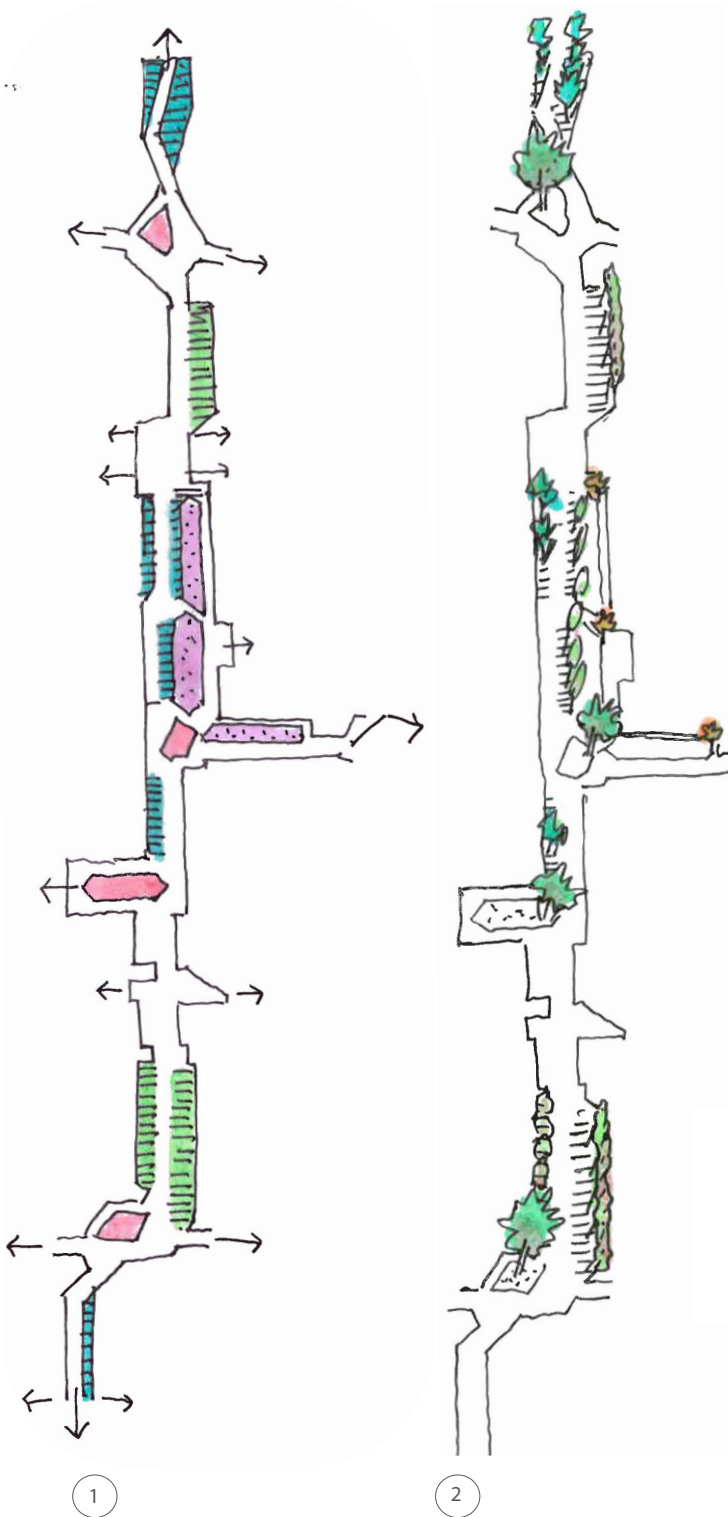
10 Neighbourhoods and Community Lane

Community Lane Public Realm

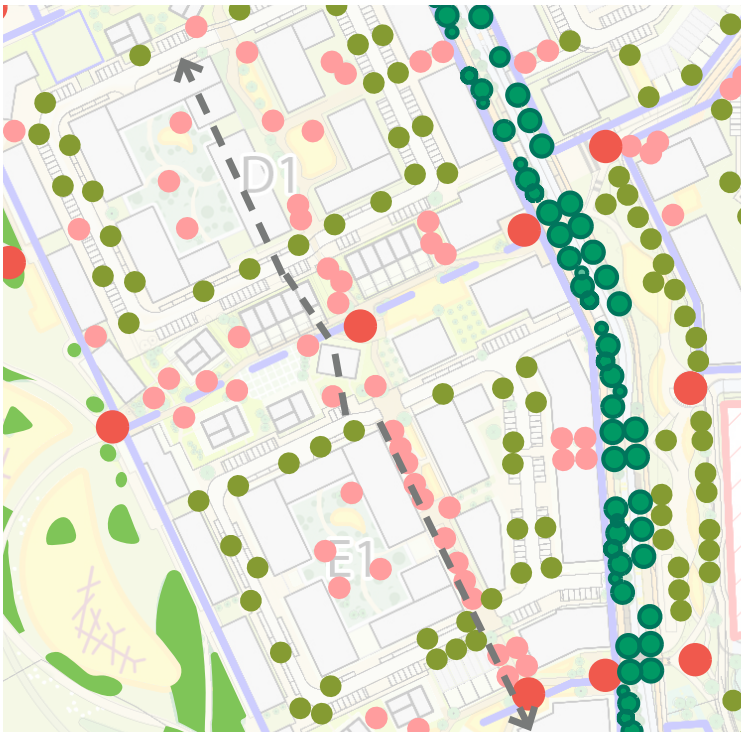
10.5 The Community Lane is a pedestrian priority, safe and leisurely street. It connects the school, community centre, Local Centre, the formal sports and growing areas to the north. It is a quiet lane which weaves through neighbourhoods and crosses Shared Gardens for local walking / slower cycle journeys.

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.



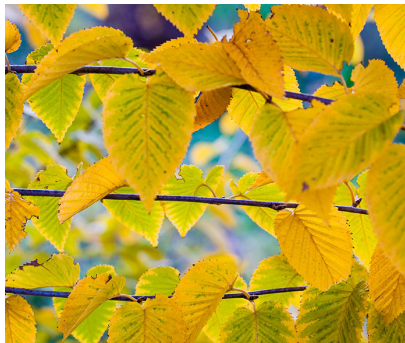
Concept sketches:
1. A green street of varied width punctuated with amenity and spaces to pause or meet neighbours.
2. A coherent hierarchy of tree and lower level planting define the route and mark special moments along the way



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.

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



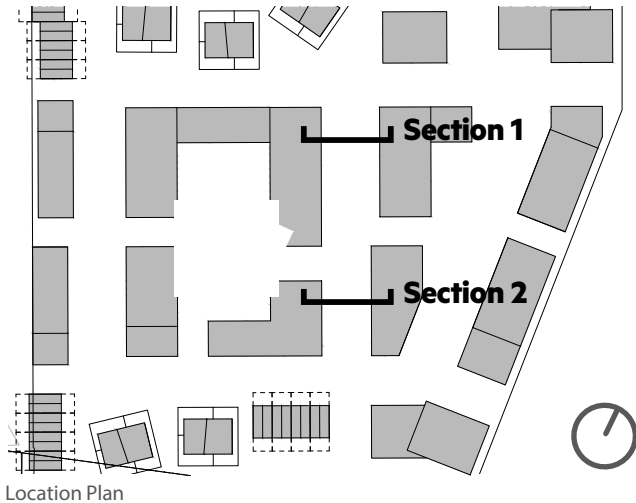
Image Credit: Michael Gove

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



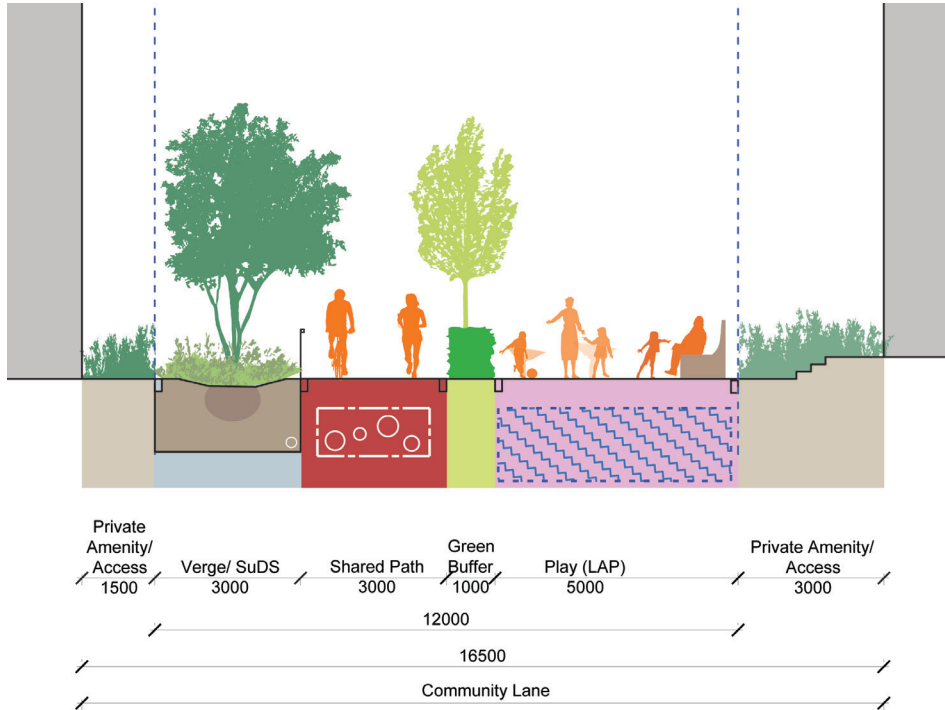
Image Credit: Tim Crocker

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

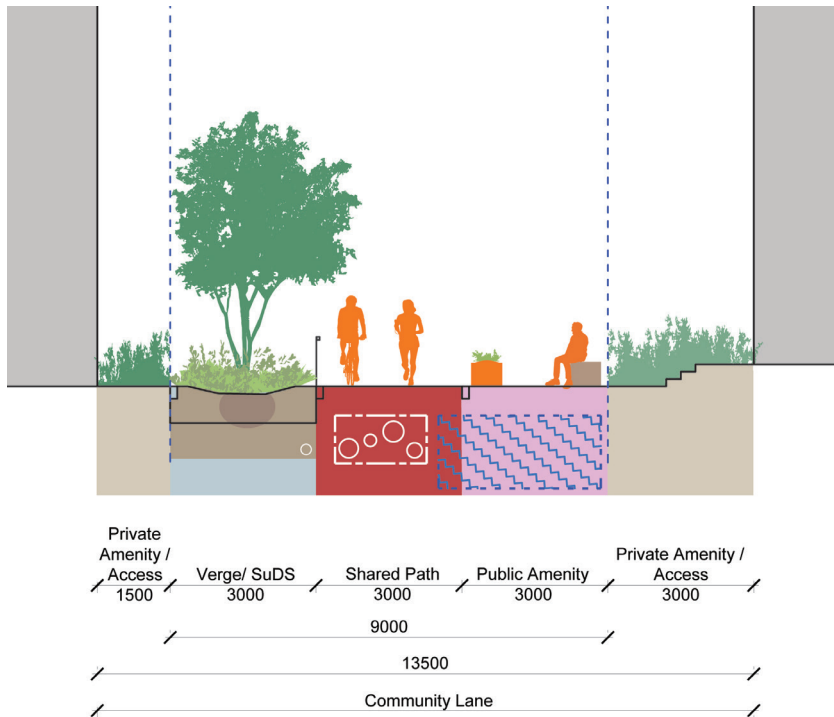


Location Plan

Typical Illustrative Cross Section 1



Typical Illustrative Cross Section 2



11

**PLACES
INNOVATION STREET**

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 it's 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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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)

APPENDICES

NWC.32_Proposed Tree Planting Strategy.

Refer to Drawings

NWC.32_PROPOSED TREE PLANTING STRATEGY 1_SEPTEMBER 2025

NWC.32_PROPOSED TREE PLANTING STRATEGY 2_SEPTEMBER 2025

NWC.32_PROPOSED TREE PLANTING STRATEGY 3_SEPTEMBER 2025

NWC.32_PROPOSED TREE PLANTING STRATEGY 4_SEPTEMBER 2025

NWC.32_PROPOSED TREE PLANTING STRATEGY 5_SEPTEMBER 2025
