

Core Site Cambridge Project Team

By email to:

info@coresitecambridge.co.uk

14/03/2022

Dear Project Team

Response to North East Cambridge Core Site

Cambridge Past, Present & Future (CPPF) is Cambridge's largest civic society. We are a charity run by local people who are passionate about where they live. We operate in the greater Cambridge area and working with our members, supporters and volunteers we:

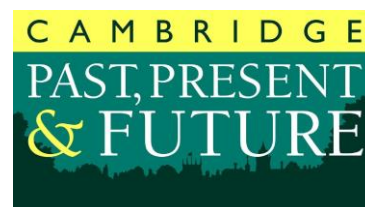
- Are dedicated to protecting and enhancing the green setting of Cambridge for people and nature.
- Care about Cambridge and are an independent voice for quality of life in the strategic planning of Greater Cambridge.
- Are working to protect, celebrate and improve the important built heritage of the Cambridge area.
- Own and care for green spaces and historic buildings in and around the city for people and nature, including Wandlebury Country Park, Coton Countryside Reserve, Cambridge Leper Chapel & Barnwell Meadows, Bourn Windmill and Hinxton Watermill.

Thank you for consulting CPPF on the Core Site. We wish to make the following comments.

CPPF supports the ambitions of the vision and values, and we are keen to see that they are delivered in practice. It is easy to set out these objectives but much harder to achieve them. It is important that they are revisited at each stage in the development of the site to ensure they are being met, identifying where there are conflicts between different values and how this will be resolved.

The five-minute Neighbourhood: this is keenly supported however we fear it could be contradicted by your proposal that the Core Site should not have any services and facilities which would be a destination for the wider population. We ask that this is reconsidered. One of the justifications for the relocation of the sewage works is that this location is one of the most sustainable in the Cambridge area, being served by a rail station, guided busway, park & ride and dedicated car-free active travel routes (Chisholm Trail, busway, riverside towpath). If people cannot be encouraged to reach this location without their cars then where would that be possible? The vision also relies on creating a vibrant neighbourhood community but to achieve that, any service sector businesses locating there will draw their customers from a wider area if they are to be financially viable. In short, we believe that there is a contradiction/conflict between the desire to create a vibrant "five-minute" neighbourhood and a decision not to provide any services or facilities that might attract people from outside the development. It is also worth noting that some neighbourhoods in the vicinity could benefit from being able to access new services and facilities, including some of the less affluent such as Arbury, Abbey and the traveller community.

Rooted in Cambridge: As well as being designed as a distinctive new place in its own right, the design and architecture needs to reflect the site's location on the edge of Cambridge. The countryside surrounding Cambridge is a key part of what makes Cambridge special. The site directly borders Chesterton Fen and Milton Country Park and will be visible from within the River Cam corridor, which contains important and sensitive receptors, such as the riverside towpath, historic Fen Ditton and Ditton Meadows. The visual and physical relationship of the Core Site to these areas needs to be carefully considered.



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Integrated with Nature: The list of ways you aim to incorporate nature and wildlife and offer residents the opportunity to experience nature at first hand is supported. We also support the approach of trying to connect areas of greenspace so that it forms a green network through and around the development but you should avoid over-stating the benefits, in nature conservation terms, from lots of small areas/strips of greenspace in a densely developed area. We remain concerned that the amount of green space being provided for residents is too low, given that much of it is being provided on a business park – there will be a need for off-site strategic green space provision. It is also clear that mitigation/compensation will be required for the detrimental impact on Milton Country Park.

I trust that you will take our comments into consideration.

Yours sincerely

Sarah Nicholas
Principal Planning Officer