

CAMBRIDGE NORTH

LANDSCAPE AND OPEN SPACE

UPDATES

OCTOBER 2022



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PREPARED FOR

BROOKGATE
LAND LIMITED

ON BEHALF OF THE

CHESTERTON
PARTNERSHIP

LANDSCAPE RESPONSE

LANDSCAPE OFFICER -22.02771.OUT_Cambridge North_220927_L_BE			
ITEM/PAGE	COMMENT	RESPONSE	DRAWING
1/pg 4	It is unclear whether Children's informal play has been counted twice.	This has been checked and it is not double counted.	630_01(MP)004 Public Open Space Strategy P2
2/pg4	Childrens formal Play – Introducing [formal] play in this area seems in conflict with the use of the area as a mitigation for lost mosaic habitat and biodiversity.	The log trails, stepping stumps and 'found' railway bridges form natural 'play as you go' routes that are appropriate forms of equipped play in the proposed setting; these are appealing to a wide range of ages. Given the constraints of the residential area, confined by two existing roads, there is not enough space to have larger formal areas within a 20m setback from a habitable room. Over time with further development, the natural play log trails might be converted to more focussed and equipped play areas which would be overlooked by new development. However, an additional area of amenity lawn has been added in response.	630_01(MP) 021 - Wild Park P2
3/pg4	Community growing– It is considered that more public provision of allotment space must be considered for this site to achieve a successful balance of required Open Space Provision.	An area of publicly accessible allotment growing has been introduced to the north-eastern area of the site, totalling 0.27 ha including the access road. The Meanwhile Community growing site at 1MA has been omitted. However the raised beds in the main 'meanwhile' site have been retained, as a possible satellite to the Nuffield Allotments, which would engage existing community facility and 'kick start' the promotion of the new allotments to the north. In order to facilitate irrigation, these would collect water from a slanted pergola roof.	630_01(MP) 209 - Wild Park P2 630_01(MP) 210 - Meanwhile Uses P2
4/p5	Overall, the residential development is likely under providing on all but informal open space, which we do not find acceptable.	The allotments have been added and the informal play areas accounted for. There is a LEAP (400m2) and a LAP (100m2), both with equipped play for children. We have included 'equipped' play that is appropriate to the natural character of the northern part of the site and cannot add more considering the size constraints of the residential area. Under these amended proposals we feel that the open space standards have been adequately met.	630_01(MP)004 Public Open Space Strategy P2
5/p5	Wild Park: It is unclear what purpose the park provides to the overall development.	The Open Mosaic Habitat is a ecological asset distinctive to the site that we are pleased to promote as a feature of the development. The pond and pond walk serve as both attenuation features and an informal recreation opportunity right on the doorstep of office and residential users. An additional area of amenity lawn has been added. Note that there was a positive response to these at the public consultation. There are precedents for successful ecological parks, where the user experiences and appreciates the ecology. Our proposals provide some flexibility for further development.	630_01(MP) 209 - Wild Park P2

LANDSCAPE RESPONSE

LANDSCAPE OFFICER - cont			
ITEM/PAGE	COMMENT	RESPONSE	DRAWING
6/ pg 5	Wild Park: .the appropriateness of also layering children’s play into the area at this point.	See item 2 above.	630_01(MP) 209 - Wild Park P2
7/ pg 5	Wild Park: lack of overlooking of the area and the poor accessibility from the residential development.	A new path connects the residential area more directly and legibly.	
8/pg 5	Wild Park: an important facet of forward masterplanning has been lost for what might eventually become an urban park	See item 5 above. Areas of amenity lawn and seating have been added to increase recreational opportunities. If new development comes forward, more areas of OMH seedbed would be translocated to rooftops and consequently more areas in the park would be laid to lawn and focussed play areas, eventually becoming an urban park. The pond will remain as proposed.	
9/pg 5	Chesterton Gardens and other spaces: not enough detail has been provided to determine the acceptability of the external spaces.	Further tree and root cell details and specifications have been added across numerous re-submitted drawings. Planting plans and play equipment products would be detailed as part of conditions.	630_01(MP) 008- Tree Strategy P2 630_01(MP) 020- Root cell Extents P2
10 / pg 6	Chesterton Square: the tree should be moved to a more consistently sunny spot; More planting and trees should be distributed throughout; The bosque seems too dense and could do with more space to spread the trees out and for their branching to develop more naturally to create a shaded and natural space for people to use evocative of Lincoln Center in New York.	Feature tree moved and basement ‘notch’ altered additional trees added. Bosque converted to grid of 9 no. Gleditsia.	630_01(MP)202 Chesterton Square P2 630_01(SC)001 Chesterton Square section P2 630_01(MP)008 Tree StrategyP2
11/ pg 5	Station Row and Piazza: It is considered however that the Piazza space could work harder as a public space	Moveable street furniture is shown to demonstrate the availability of space for social gathering. Planting beds have been adjusted slightly.	630_01(MP)205 Piazza P2
12/ pg 6	Milton Way: The biggest concern with this area is the extent to which the basement impacts what is achievable. All planting is in planters which is likely to need supplemental watering during dry weather. Trees are pushed to the northern most edge and ultimately too close to the residential building and potentially causing nuisance as they mature. It is considered that the basement must be reduced in order that trees can be placed in this space with less constraint on their size and ability to establish and thrive to maturity.	Further coordination has been undertaken and the engineer has confirmed that a stepped basement was possible, which would allow continuous planting bed of 1100+mm as well as a connection to natural soil.	630_01(MP)201 1 Milton Avenue and Milton Way P2 630_01(SC)006 1 Milton Avenue Sections P2
13/ pg 6	Cycle access to the cycle park is unclear.	The turning and route to the cycle entrance has been altered to be more legible.	

LANDSCAPE RESPONSE

LANDSCAPE OFFICER -cont			
ITEM/PAGE	COMMENT	RESPONSE	DRAWING
14/ pg 7	<p>Cowley Road North -incompleteness and poor links Cowley Road East - trees are not enough to hide the buildings</p> <p>The Link - basement results in lopsided root system and prevents successful rooting overall</p>	<p>See item 7 above. Note change of species to Alder for bio-retention swales.</p> <p>This area has been given a generous linear planting area wide enough to form tree clusters of large growing species, that will contribute to the existing vegetation and mitigate long distance views.</p> <p>Further coordination has been undertaken and the engineer has confirmed that a stepped basement was possible, which would allow a connected line of 600mm depth rooting cells as well as a greater width than first proposed, preventing a 'lopsided' rooting space.</p>	<p>630_01(MP) 106 Cowley Road North P2</p> <p>630_01(SC) Cowley Road East P2</p> <p>630_01(SC) 006 1 Milton Avenue Section P2 630_01(SC) 006 1 Milton Avenue and Milton Way P2</p>
15/ pg 7	North facing gardens on Bramblefields Way will struggle with light availability... consideratoin of species selection.	Amelanchier is an appropriate species for a shady location.	<p>630_01(MP) 008- Tree Strategy P2</p> <p>630_01(MP) 020- Root cell Extents P2</p>
16 / pg 8	Bike Storage access points are awkward. Proximity of bike storage to private access door is too close.	Also raised by Camcycle. Residential entrances have been moved and also cycle entrances have been confirmed on the guided buway side. Cycle entrances have also been moved to Station Row, except for disabled/Cargo cycles, where the entrance remains near seating, between the buildings.	630_01(MP)021 and 023 Cycle Strategy P1 (new drawings)
17/ pg 8	Planters at thresholds not supported.	Now removed.	
18/ pg 9	<p>Meanwhile Uses - planters not supported OMH not supported Community growing not supported; all will need water Short term nature may make communciyt growing untenable.</p>	<p>Planters and trees have been removed; however we have left a ground level area of OMH which might be overseeded with additional compatble annuals. The OMH is a feature of the site we continue to promote and celebrate and we feel this is an educational opportunity. Similar 'wildflower' raised beds were effective in the temporary gardens in Oxford set up during Covid. The smaller set of growing beds has been retained; these have been supported by Nuffield Allotments in early discussions and there are opportunities for community engagement here. The pergolas have been given partial rooftops to collect water to water butts. The 1MA growing space has been omitted, with allotments now proposed north of Cowley Road</p>	630_01(MP)210 Meanwhile Use Pocket Park P2

LANDSCAPE RESPONSE

DRAINAGE OFFICER - 22_02771_OUT-DRAINAGE-6046316			
ITEM/PAGE	COMMENT	RESPONSE	DRAWING
18/ pg 3	Improve water quality before it goes into SUDs	Bioretention swales have been added to Cowley Road East	630_01(MP)107 Cowley Road East P2 630_01(SC)009 Cowley Road East Section P2 630_01(MP) 014 Attenuation Strategy P2
18/ pg 3	Lack of permeable paving	Permeable paving has been added to Station Row paving. The cycleway along the guided busway is now permeable tarmac	630_01(MP) 014 Attenuation Strategy P2 630_01(MP) 005 -006 Hard Landscape Strategy P2
CAMCYCLE - 22_02771_OUT CAMCYCLE 6027796 and online meetings on			
	Comments across the site. See PJA's List of response points for full details of comments	<p>Minor external changes including:</p> <ul style="list-style-type: none"> -Clearer cycle lane and pedestrian markings; -Removal of mixed paving in shared space as this was confusing; -Increase in visitor cycles and more cargo/recumbent cycle stands; -More visitor stands close to building entrances (1MA, S8 and S9); -Creche cycle parking given more stands and more space; -Wider crossing at northern end of Guided busway; -Cycle store entrances to resi buidings on the outer perimeter, closer to cycle lanes; -Cycle store entrances for 1 and 3 Station Row facing the cycle path (except oversize stand entrance, which remains on the side where there is seating); -Designated cycle and pedestrian paths along the guided busway; -More legible turning into 1MA from cycle path; and -Traffic calming to Bramblefields Way; 	630_01(MP)021 and 023 Cycle Strategy P1 (new drawing) Also see list on PJA table.
AIRPORT CONSULTANT on behalf of Cambridge Airport- 22_02771_OUT-AIRPORT SAFEGUARDING 6002788			
19/ pg	Concern over birds gathering on pond in Wild Park. Suggested reed planting in a continuous perimeter.	Reeds (<i>Phragmites australis</i>) were added to the perimeter of the waterline of the pond	630_01(MP) 209 - Wild Park P2
MINERALS AND WASTE PLANNING AUTHORITY - 22_02771_Out-MINERALS AND WASTE PLANNING AUTHORITY			
20/ pg 6	Request for information: distances to proposed uses from safeguarded sites	New drawings produced that clarify. Fence materials and Haul Road materials clarified.	630_01(MP) 021 Wild Park and Aggregate Yard interface P1 (new drawing) 630_01 (MP) 024 Proximity to Mineral Safe-guarded Areas P1 (new drawings) 630_01(MP) 007 Hard Landscape Strategy P2

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