

## Site Context

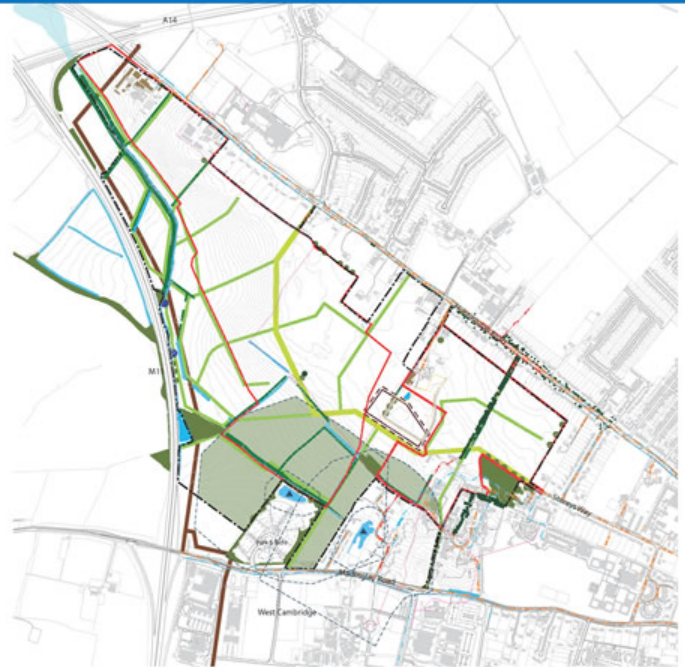
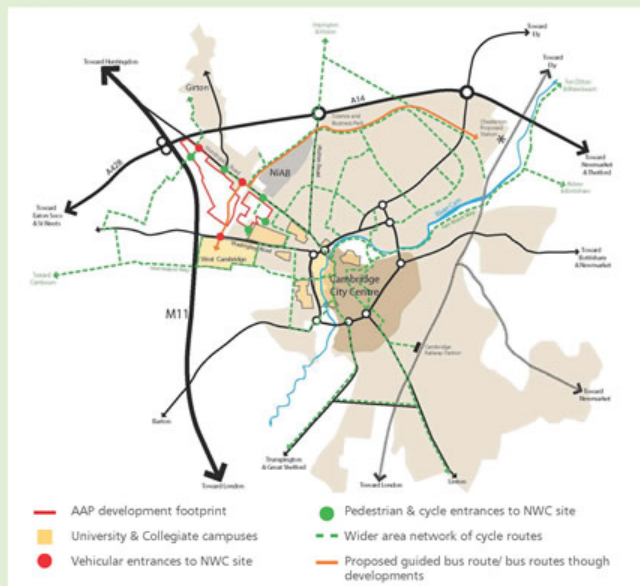
The North West Cambridge Area Action Plan, which was adopted by the local planning authorities in October 2009, has designated a large proportion of the University site for development to meet proven University needs. The allocation of the site for development will allow the University to realise its aspirations for growth, helping to secure the University's long-term success.

### The site location

The University's site is located to the north west of Cambridge City and straddles land within the administrative areas of both South Cambridgeshire District Council and Cambridge City Council.

The site sits at a strategic gateway location between key approaches into Cambridge City, Huntingdon Road and Madingley Road. The M11 defines the western boundary of the site.

The University and College buildings located in Cambridge's historic core are between 1.5 – 2 km from the site and within easy reach on both foot and bicycle. To the north of the site, approximately 4 kms from the city centre and the other side of Huntingdon Road is the village of Girton.



- CONSTRANTS:**
- University Ownership Boundary
  - AAP Development Footprint
  - Existing woodland/copse/ orchard
  - Notable Mature Tree
  - Trees under TPO (CCC)
  - Species rich hedgerow
  - Species poor hedgerow
  - Stream/watercourse/pond
  - Washpit Brook easement (5m)
  - Flood Risk Zone 2 (EA)
  - Great Crested Newt Habitat
  - GCN Protections Zones: 50m & 250m
  - GCN environmental enhancements
  - Watervole Habitats along Washpit Brook
  - Travellers Rest: Area of National Geological Interest & easement (10m)
  - HP Gas main easement (14mm)
  - Electricity Supply 33KV
  - Gas Supply
  - Water Supply
  - Fibre Optic Network
  - Buildings to be retained during early phases
- MASTERPLAN ELEMENTS:**
- Green Connectors
  - The Ridgeway (Greenway for SUDS, walking, cycling, horseriding)

As part of this process of masterplan development there are a number of site specific opportunities that the masterplan must respond to, which are listed below and illustrated in the plan above.

**Existing Site Features:** The existing landscape features provide a natural backdrop which can be integrated into the proposed landscaping for the site. This includes some attractive mature woodland; a copse and orchard area and an avenue of horse chestnut trees, hedgerows, and historic field patterns.

**Existing Services:** The locations of existing services and utilities supplies need to be considered as part of the masterplan development. The location of the high pressure gas main and related 14m wide easement, electricity, gas and water mains supplies and fibre optic network must be integrated into the masterplan.

**Water Management & Drainage:** The natural stream running through the site called Washpit Brook flows northwards and will be integrated as part of the development proposals. Importantly, no development will take place within its floodplain and surface water drainage from the site will be managed to ensure that there is no increased flood risk downstream from development on the site.

**Geological Designations:** The Travellers Rest Pit SSSI (Site of Special Scientific Interest) is important to the unique character of the site. This has been highlighted by Natural England, which is currently changing the boundary of the SSSI.