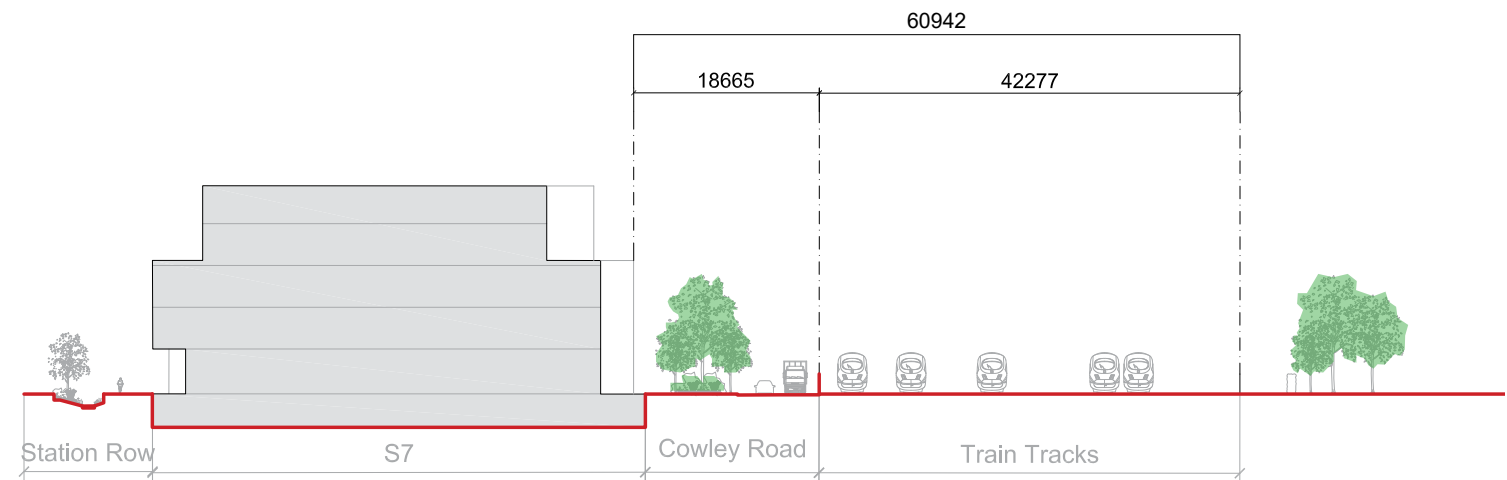


# EASTERN EDGE TREE PLANTING ALLOWANCE

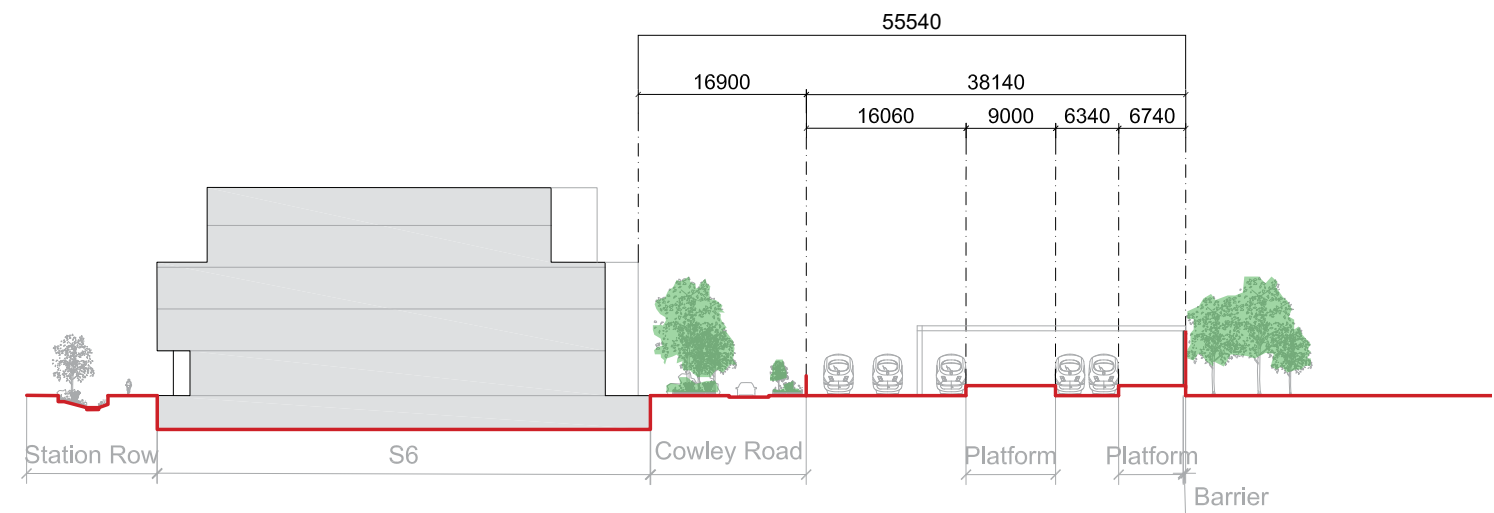
## WITH REGARDS TO TREE PLANTING ALONG THE EASTERN EDGE

Adequate distance between the eastern edge buildings and site boundary has been allocated to allow for effective tree planting through the use of root cells.

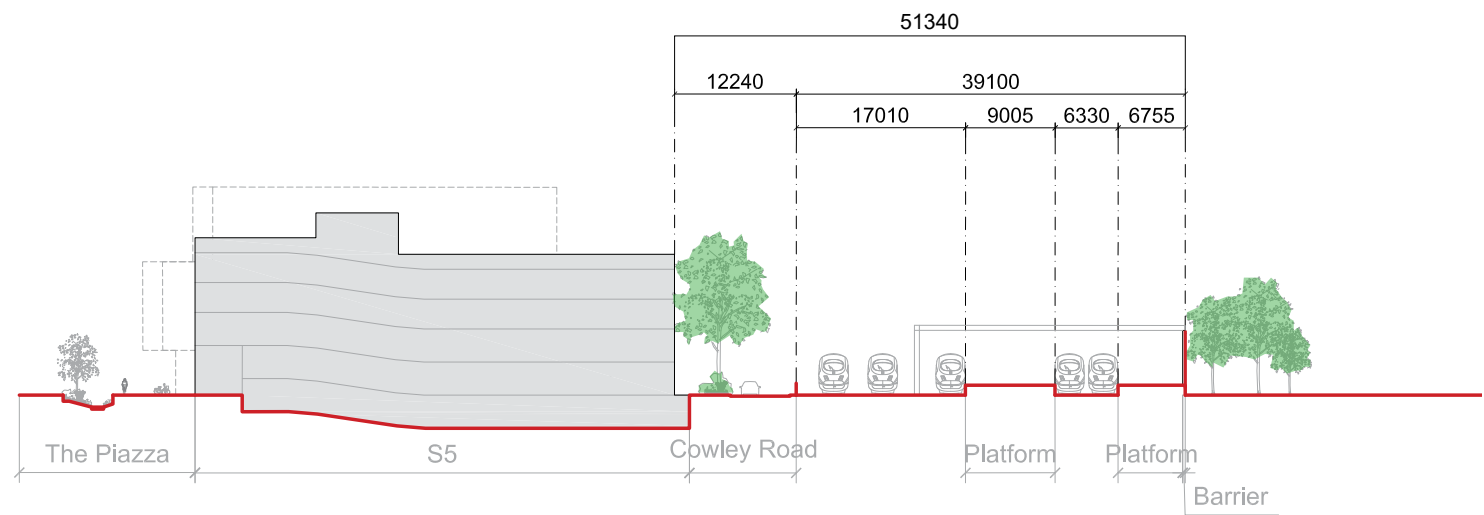
See Chapter 5.5 (Design and Access Statement) & Chapter 8.0 (Design and Access Statement)



SECTION AA



SECTION BB

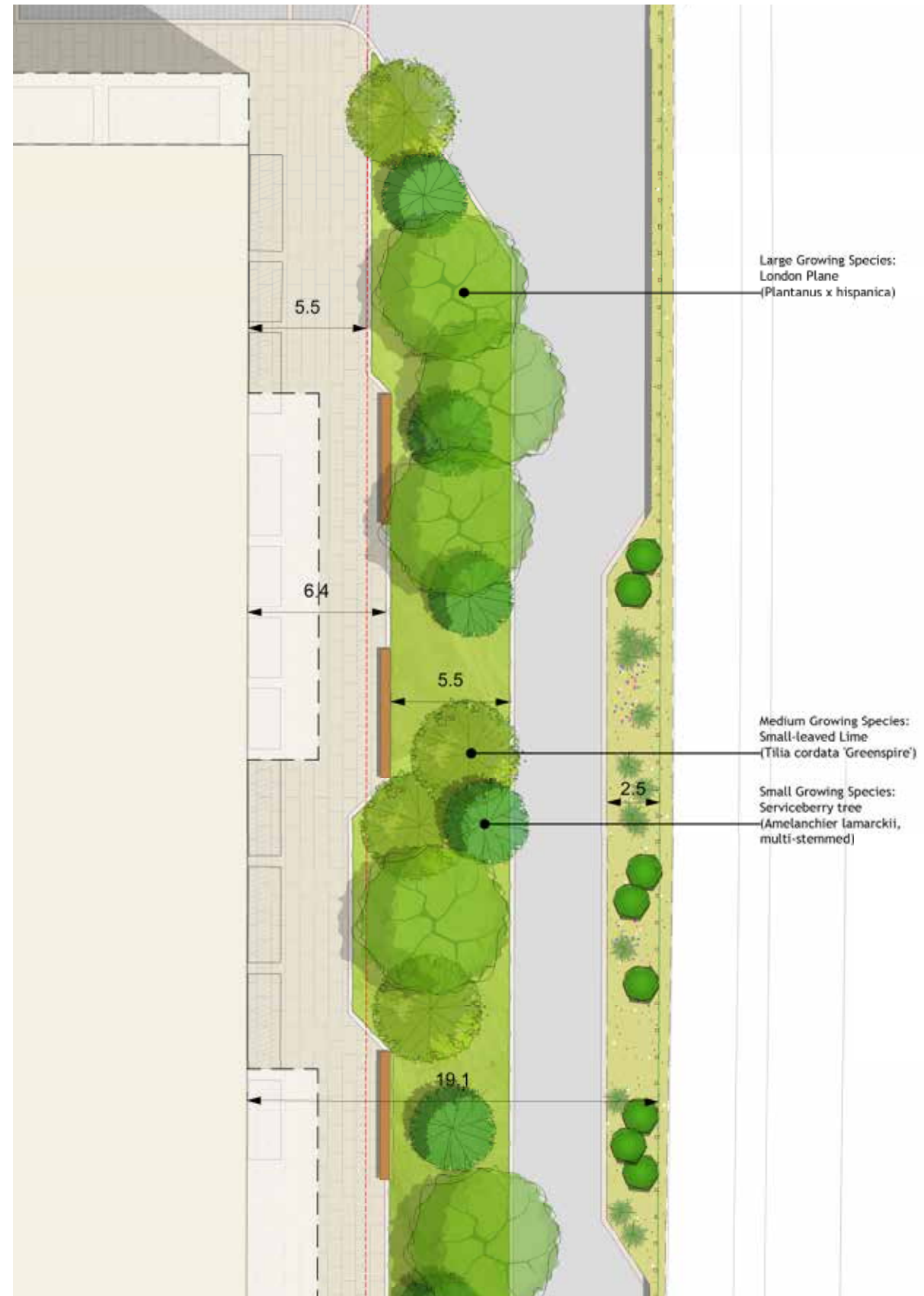


SECTION CC

# EASTERN EDGE TREE PLANTING ALLOWANCE

The widths of the pavements and roads have been carefully considered and vary across the edge from 3 m to 6.5 m allowing for sufficient space for mature tree planting as well as generous pedestrian pavements for people to walk along.

Refer to page 14 of this document for further information on tree species.



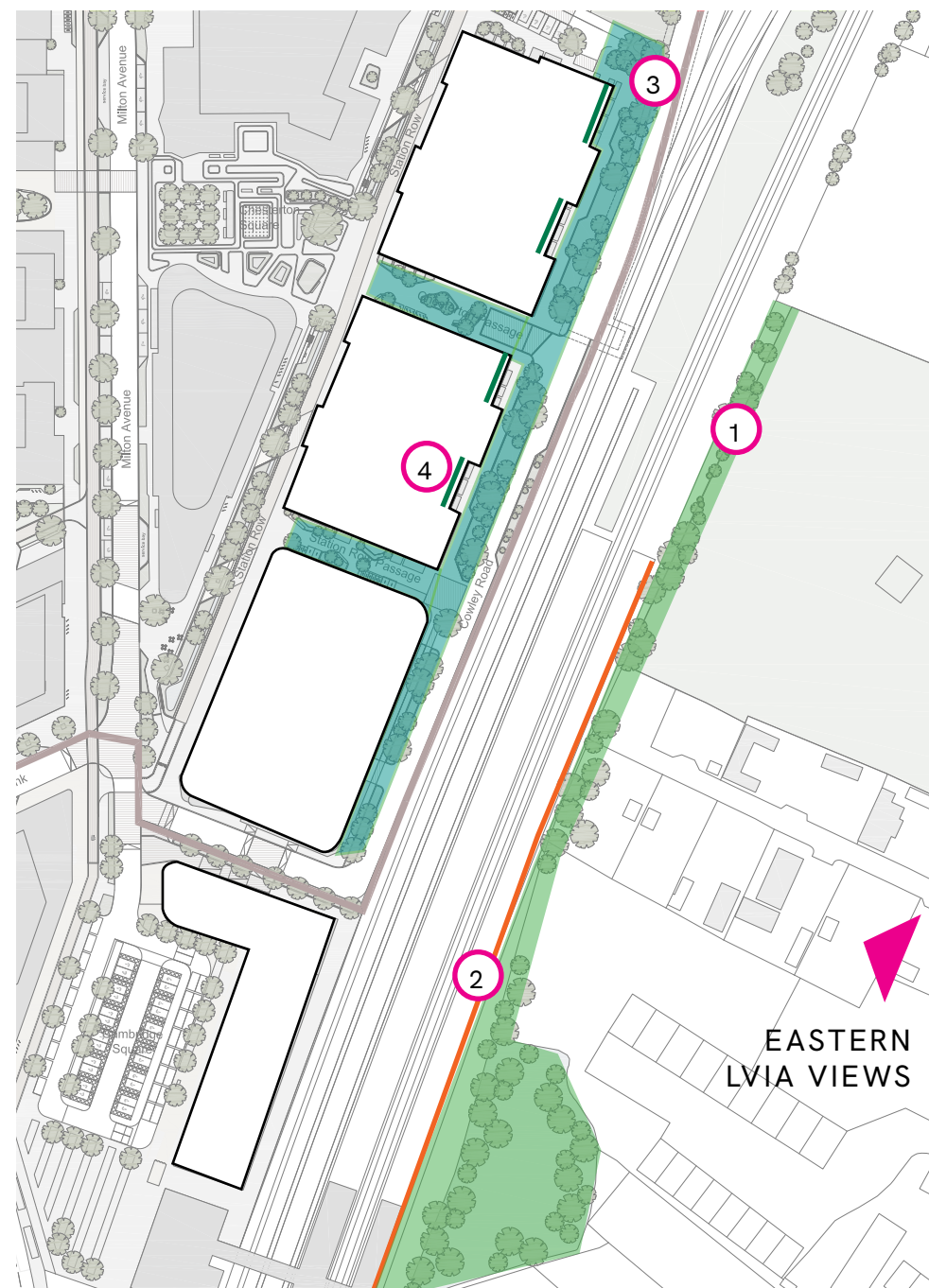


# EASTERN EDGE LANDSCAPING

## WITH REGARDS TO TREE PLANTING ALONG THE EASTERN EDGE

In addition, this green buffer is further enhanced by a couple of mitigating factors such as the existing mature tree clusters and vegetation east of the tracks, as well as proposed greening across terraces.

See Chapter 5.5 (Design and Access Statement) & Chapter 7.2 (Design and Access Statement)



1 - Existing vegetation east of tracks



2 - Existing sound barrier east of tracks



3 - Proposed vegetation west of tracks



4 - Proposed vegetation on S6 & S7 Terracing



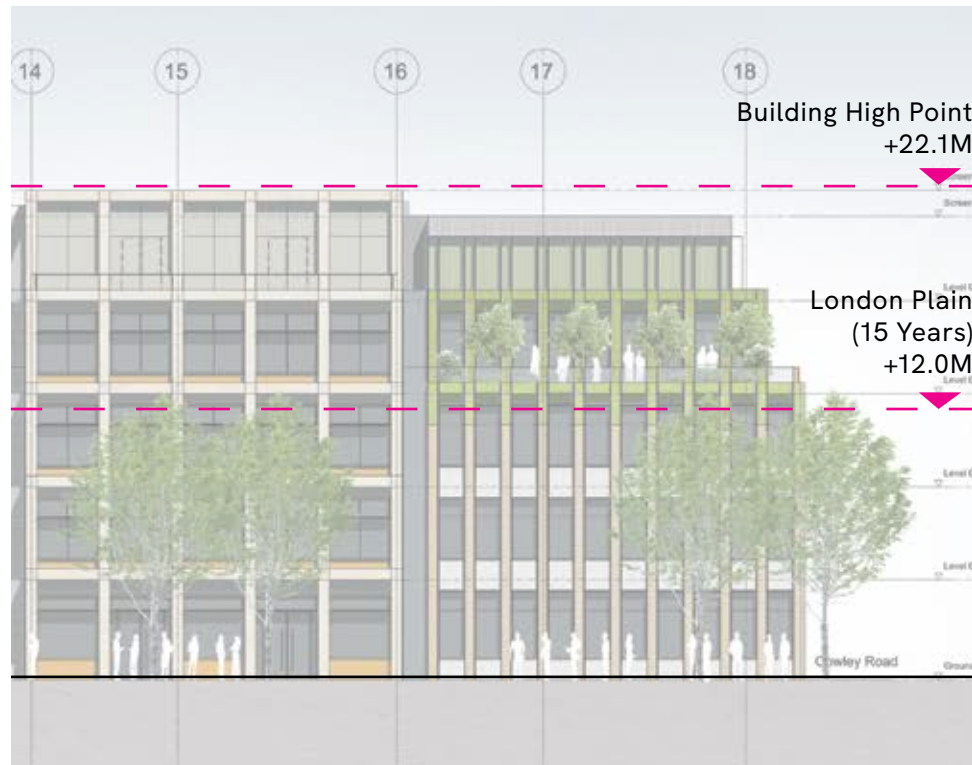
# EASTERN EDGE TREE TYPES

## WITH REGARDS TO TREE SPECIES

A careful selection of tree species along the eastern edge has been adopted to ensure trees of sufficient height will be grown. The landscape architect RMA are proposing to plant *Platanus x hispanica*, *Amelanchier lamarckii* (Multi Stem) as well as *Alnus glutinosa* along the eastern edge.

The London Plane tree (*Platanus x hispanica*) is one such species that has been adopted and has seen successful application within the Cambridge context at CB1.

See Chapter 7.2 ( Design and Access Statement)



Proposed trees:

- - *Platanus x hispanica*
- - *Amelanchier lamarckii* (Multi Stem)
- - *Alnus glutinosa*



London Plane Tree Precedent - CB1, Cambridge



London Plane Tree Precedent - CB1, Cambridge



# EASTERN EDGE

## SCALE OF LAB BUILDINGS ALONG TRACKS

### WITH REGARDS TO THE SCALE OF BUILDINGS

The massing of the lab buildings derived from the masterplan reflect the minimum viable quantum for lab space provision as evidenced in the comparison across other lab buildings within Cambridge.

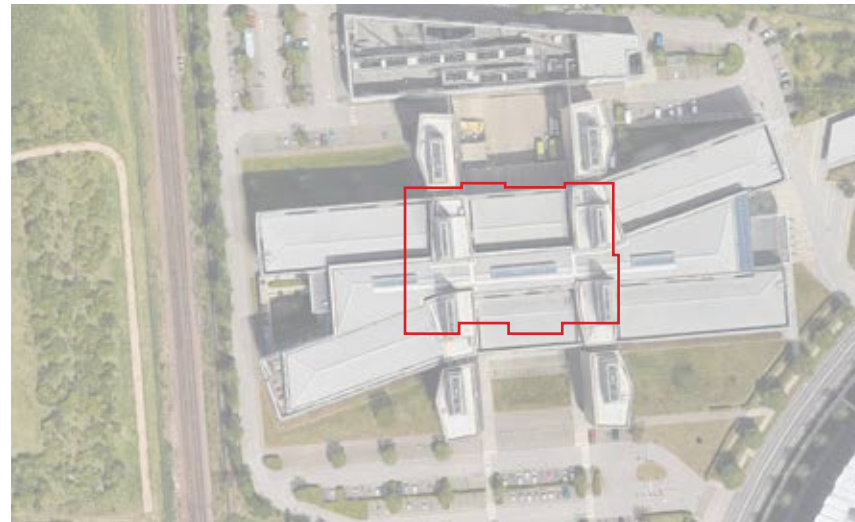
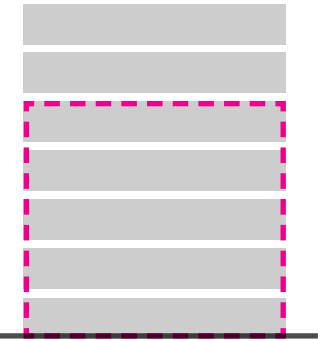
In addition, the building height in storeys of S6 and S7 are also in line with other precedents of lab buildings that run directly alongside train tracks in Cambridge, reflecting a coherence in massing within the context.



Anne McLaren Laboratory



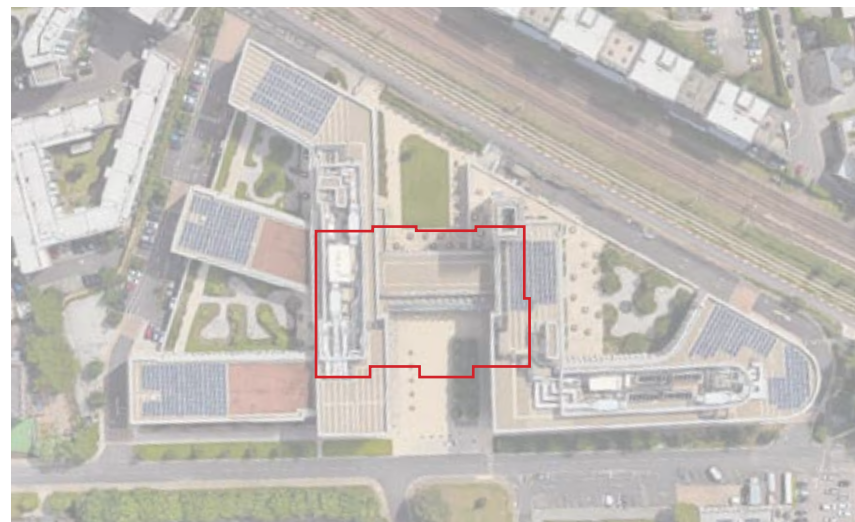
7 Storeys



MRC Laboratory of Molecular Biology



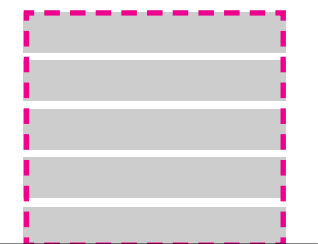
4 Storeys



Cambridge Assessment



5 Storeys





# EASTERN EDGE

## SCALE OF MOBILITY HUB ALONG TRACKS

### WITH REGARDS TO THE SCALE OF BUILDINGS

Given that the Mobility Hub (S05) serves not only all of the station traffic, but also some of the commercial parking needs of the scheme, it is in line with regards to scale and height to similar parking structures within the region including those located along track lines as well.



Cambridge Science Park Multi-storey Car park



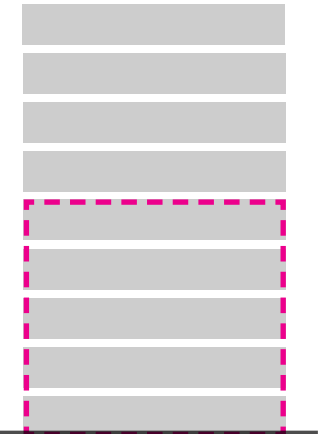
4 Storeys



Cambridge Addenbrooke Multi-storey Car park



9 Storeys



Cambridge Leisure Park Car Park



6 Storeys





## **2. Wild Park**



# WILD PARK RETENTION OF BALANCING POND

## WITH REGARDS TO SAFEGUARDING THE WILD PARK FROM DEVELOPMENT

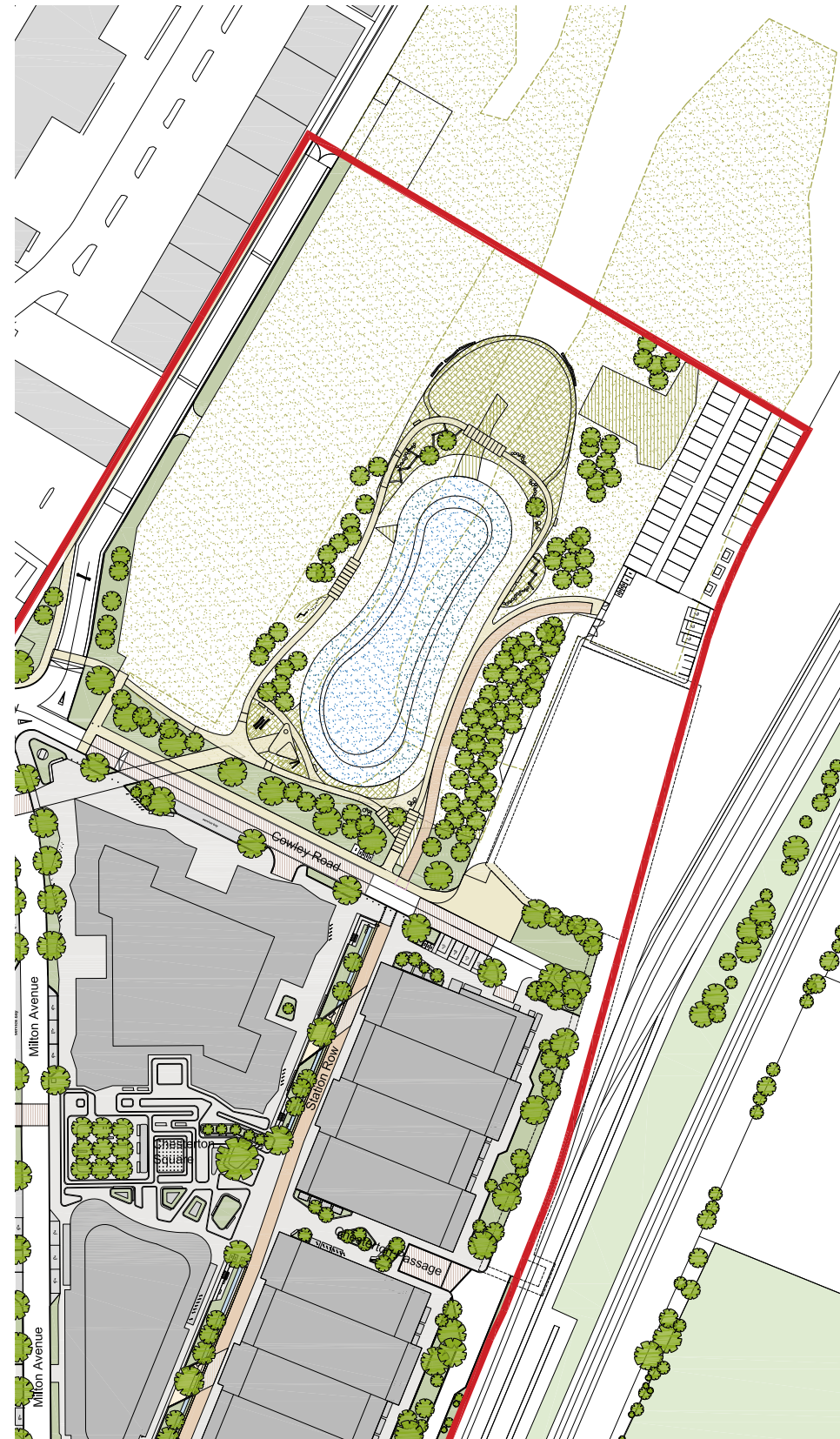
The wild park and balancing pond has been strategically placed to allow the ecological and recreational benefits to be retained whilst allowing for the creation of a distinct character area should the plots north of Cowley Road be developed in the future.

The character and need for periodic disturbance to maintain the ecological interest of Open Mosaic Habitat (OMH) means that it can and has been treated differently to more 'natural' habitats – it is a direct consequence of periodic human development, neglect and disturbance.

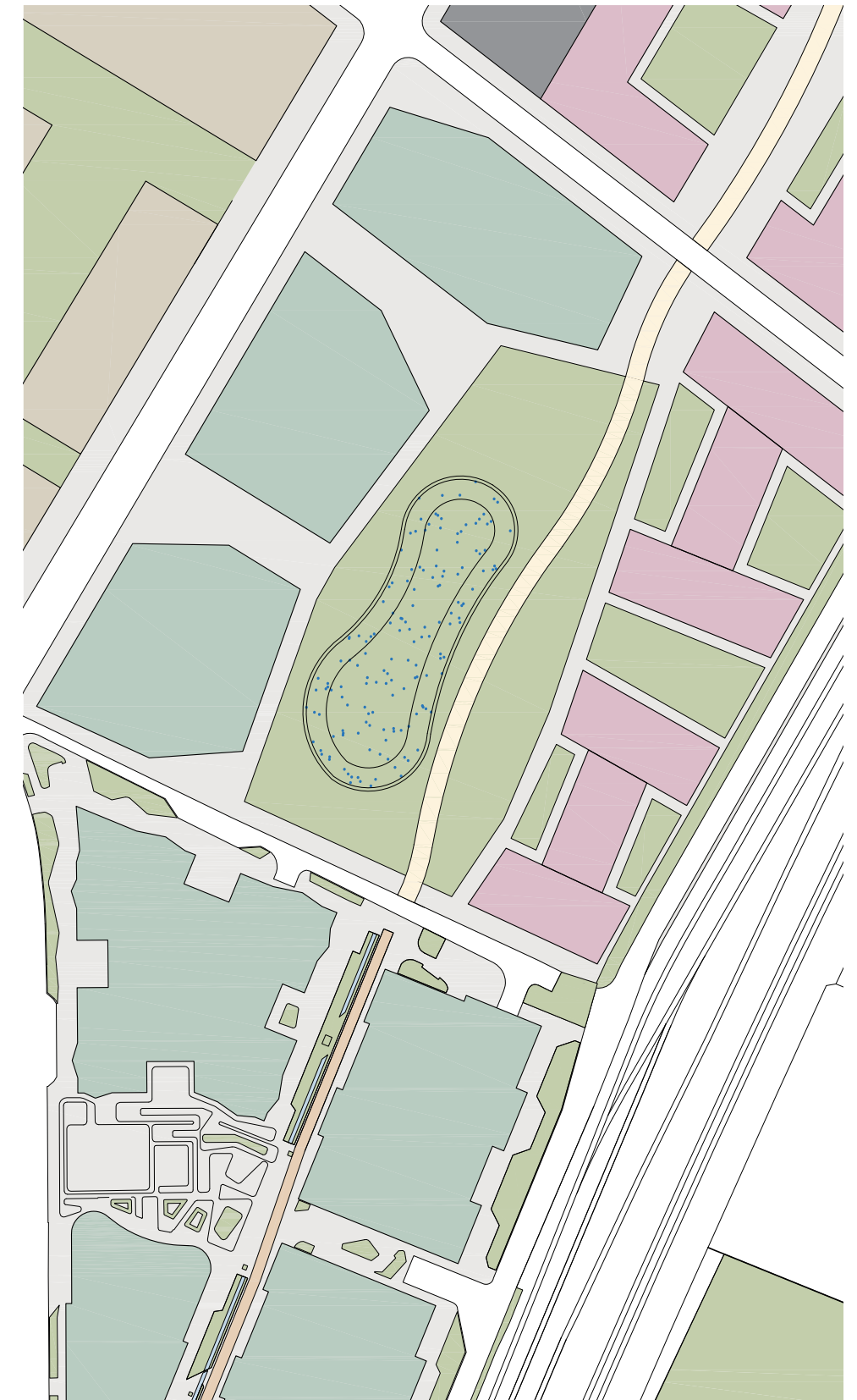
The ecological assessment, BNG assessment and the EDS acknowledge and comply with the spirit of the Environment Act. If the areas of the wild park are developed in the future the BNG provision will need to be secured elsewhere on the site – the phasing plan in the EDS for the OMH resource makes clear how we intend to deliver this.

Log pile locations have been considered in the landscape design and these would be located in more shady areas. They are located in and around the roofs, some of the retained scrub in the wild park and also along the busway verge

See Chapter 5.4 and 8.0 (Design and Access Statement)



Proposed Wild Park in Current Masterplan



Illustrative Future Masterplan Integrating Wild Park



# 3. Residential



# RESIDENTIAL ECOLOGICAL NETWORKS AND THE RESIDENTIAL MASTERPLAN

The new proposals extend and contribute to the existing ecological network. New native tree and shrub planting along the Guided Busway and along the boundary shared with the Crown estate bolster the canopy network. Between the Crown estate and the new Residential Quarter, there will be sufficient green spaces and planting to benefit wildlife and offer them a nature corridor.

Large species at Cowley Circus will over time add to the bat and bird 'hopover' route to the Wild Park. Openings in the northern boundary fence can provide ground-level travel for small mammals.

Vehicular traffic will be limited on the busway and 'Bramblefields Way' and this will not impede night-time movement.

Extensive tree planting, green roofs and ground level invertebrate-friendly planting dominate the residential gardens and surrounding streets, and this combined with the existing vegetation creates successful biodiverse networks.









PREPARED FOR

 **BROOKGATE**  
**LAND LIMITED**

ON BEHALF OF THE

**CHESTERTON**  
**PARTNERSHIP**