

**South Cambridge**  
Representations Design Document

24.02.20

Jesus College



**Hawkins\**  
**Brown**



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Our vision is to transform 167 hectares of agricultural land into a thriving community and country park, underpinned by advanced transport services, and delivering affordable homes, social facilities and climate adaptive infrastructure.



**1000+ New Affordable Homes**  
Upto 2000 New Homes



**New Schools**  
3FE Primary School and 5FE Secondary School



**85,000+ sqm Commercial Use**  
Including Flexible and Incubator Workspace



**10%+**  
Net Biodiversity Gain



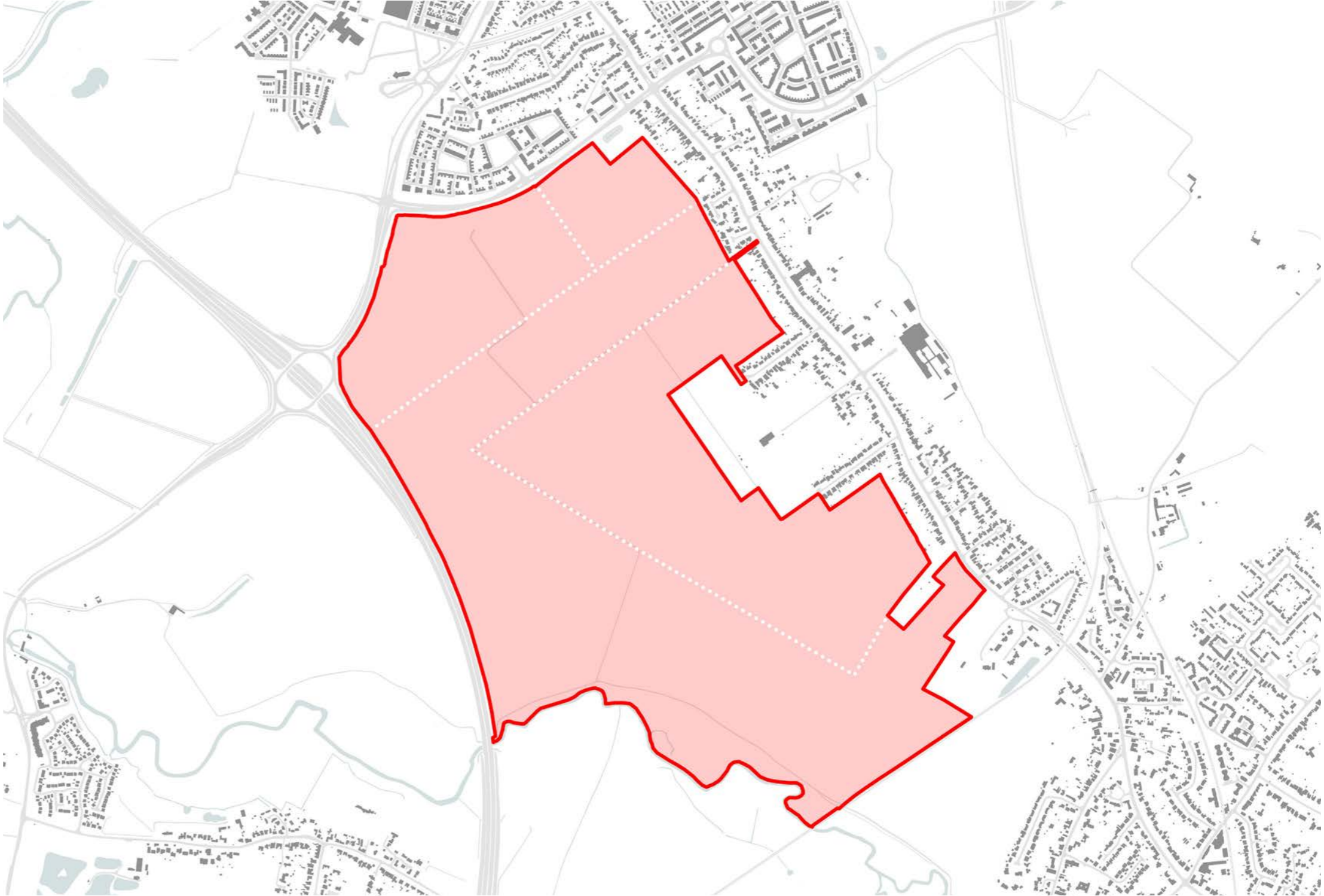
**Integrated Transport**  
Promoting Public and Active Transport



**Quality Public Spaces**  
Fostering a Neighbourhood Identity

# 02 Land Ownership

Jesus College have the majority ownership of the site, with Pemberton Trustees and Cambridge County Council as minority owners.







### 03 Connected Southern Fringe Regional Context

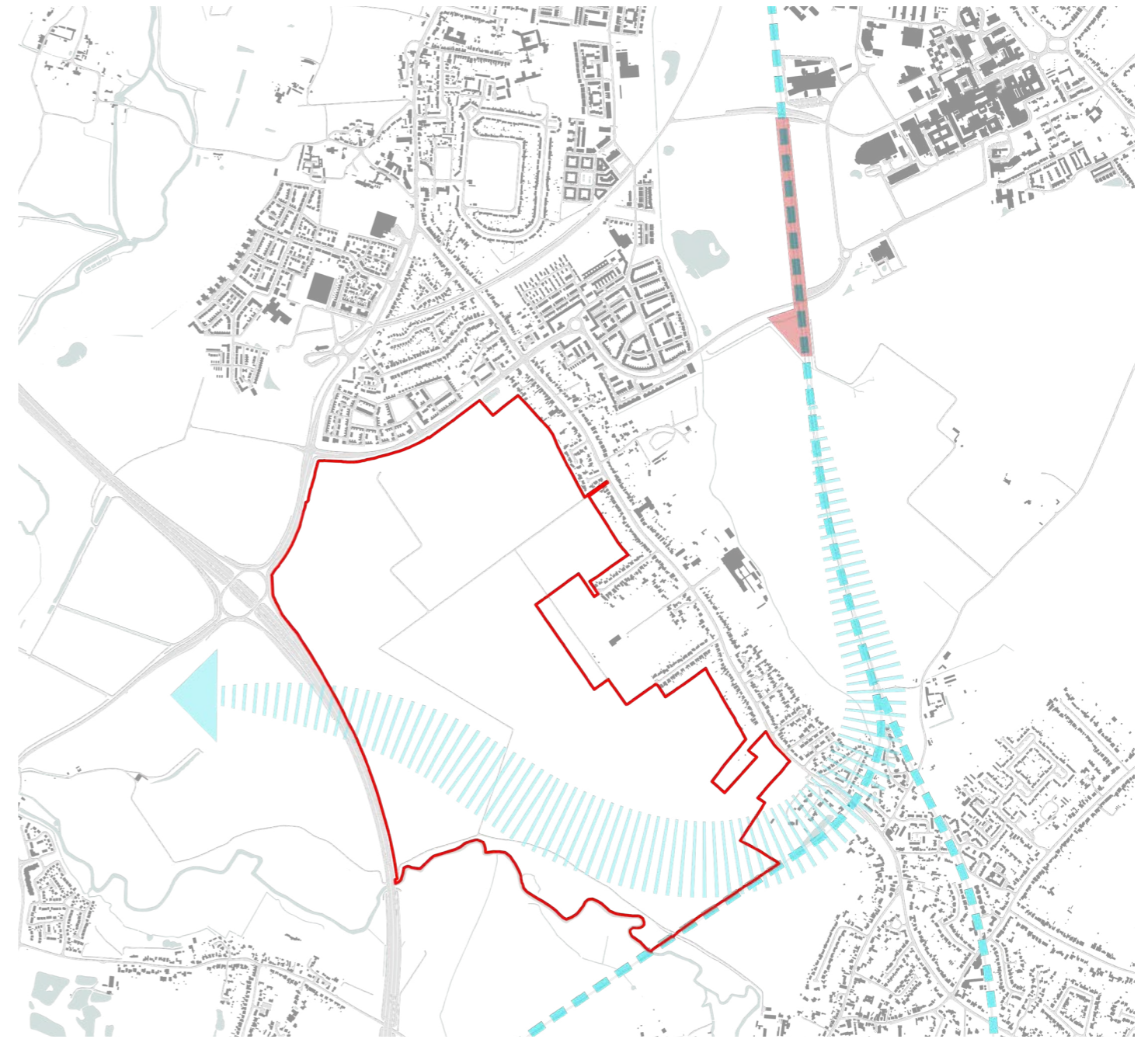
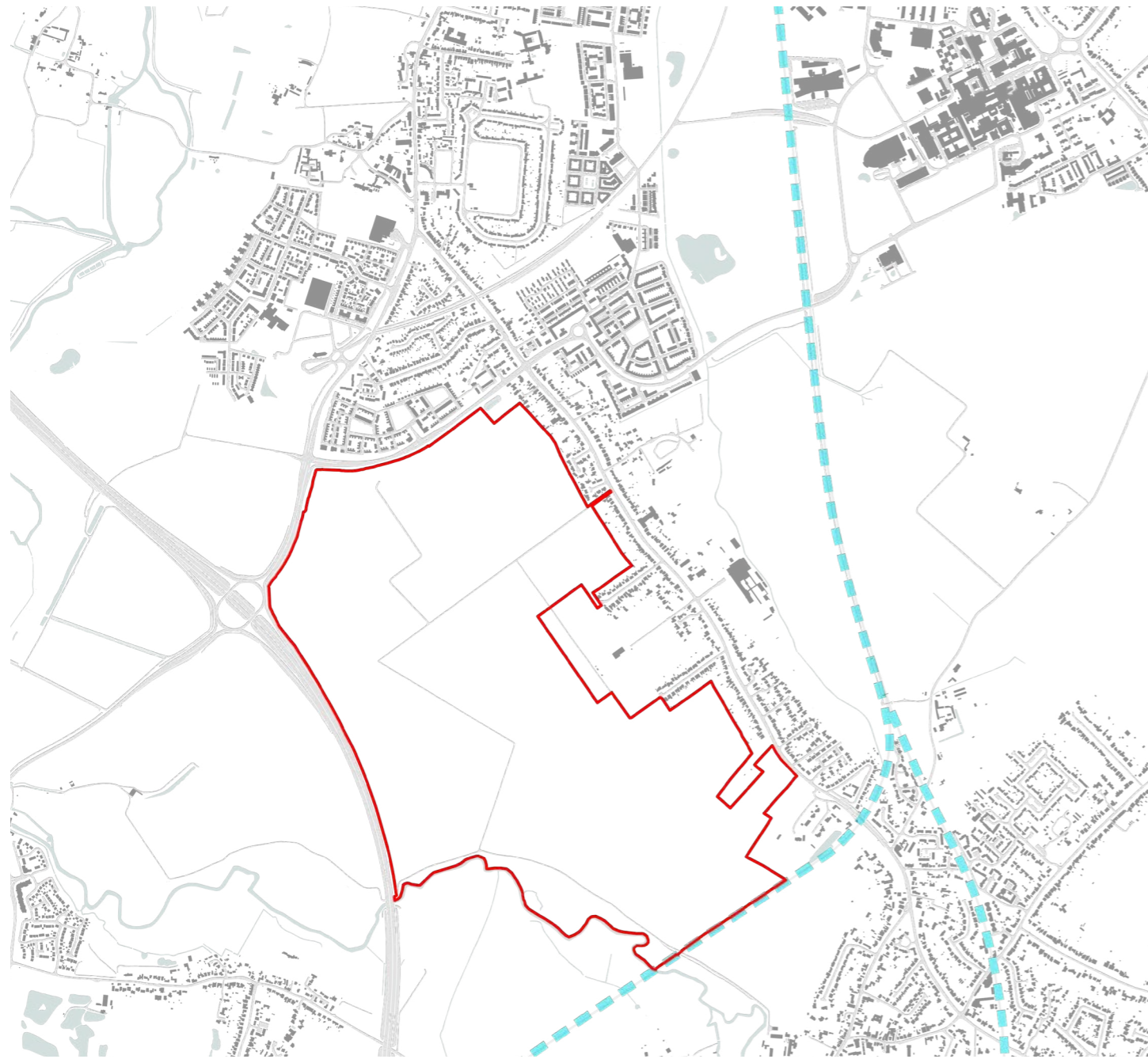
The site is uniquely located to provide sustainable growth in the south of Cambridge and we consider it to be the most suitable location close to the Cambridge Biomedical Campus to accommodate the growth of this world-leading life sciences cluster. Additionally, this is the only location in Cambridge where the M11 junction adjoins Park and Ride facilities that benefit from a guided bus route and thus is a natural place for intensification.

The emerging transit hub around South Cambridge station, which will include access to the Cambridge Autonomous Metro and East West Rail supports the shift to sustainable modes of transport and will help meet transport infrastructure demands in the area. It will also offer improved regional connectivity and provide further transport infrastructure support for the Campus. Development at Cambridge South can bring forward its own infrastructure to link in with emerging infrastructure proposals locally, supporting the Greater Cambridge Shared Planning Authorities' aspirations to mitigate the impacts of climate change and enable Cambridge to reach net zero carbon through the encouragement of the use of sustainable means of travel.



-  Park and Ride
-  Major Road Junction
-  Existing Innovation Campus
-  South Cambridge Site

### 03 Connected Southern Fringe Rail Infrastructure

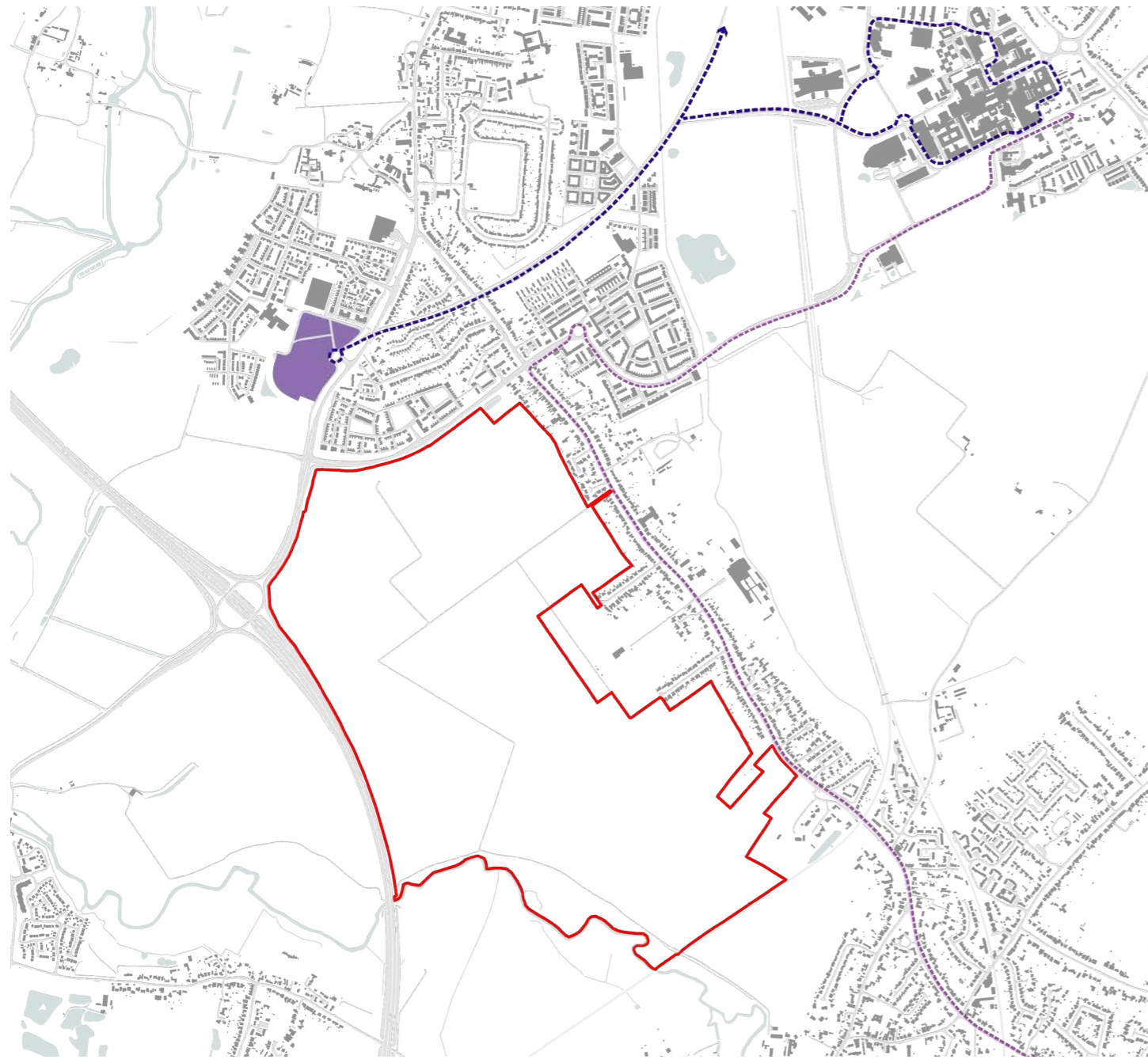


#### Existing





- Indicative Proposed Location of South Cambridge Station
- Existing Train lines
- Potential East-West Rail Link (Route TBD)

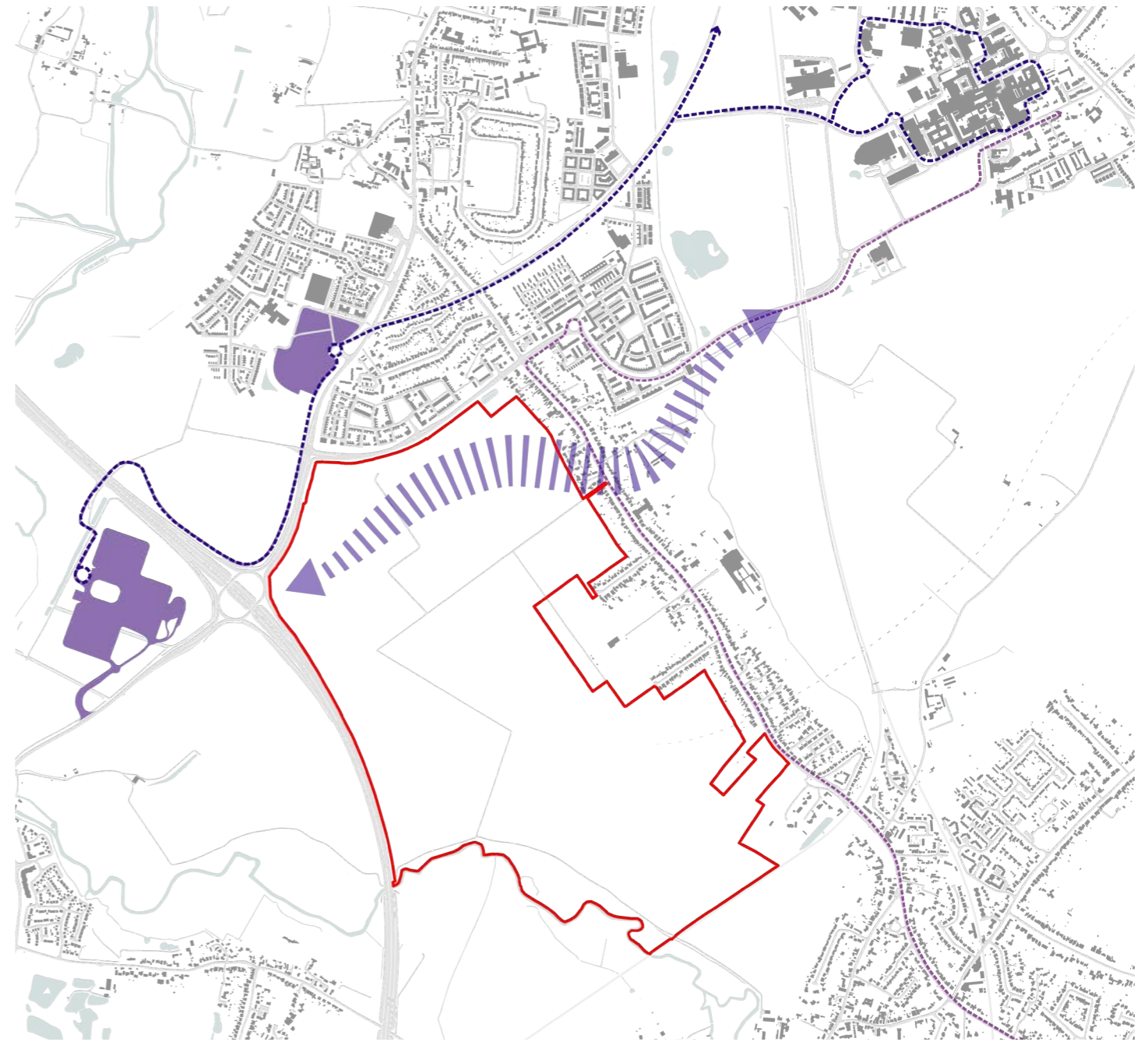
#### Potential Connectivity

### 03 Connected Southern Fringe Bus Infrastructure



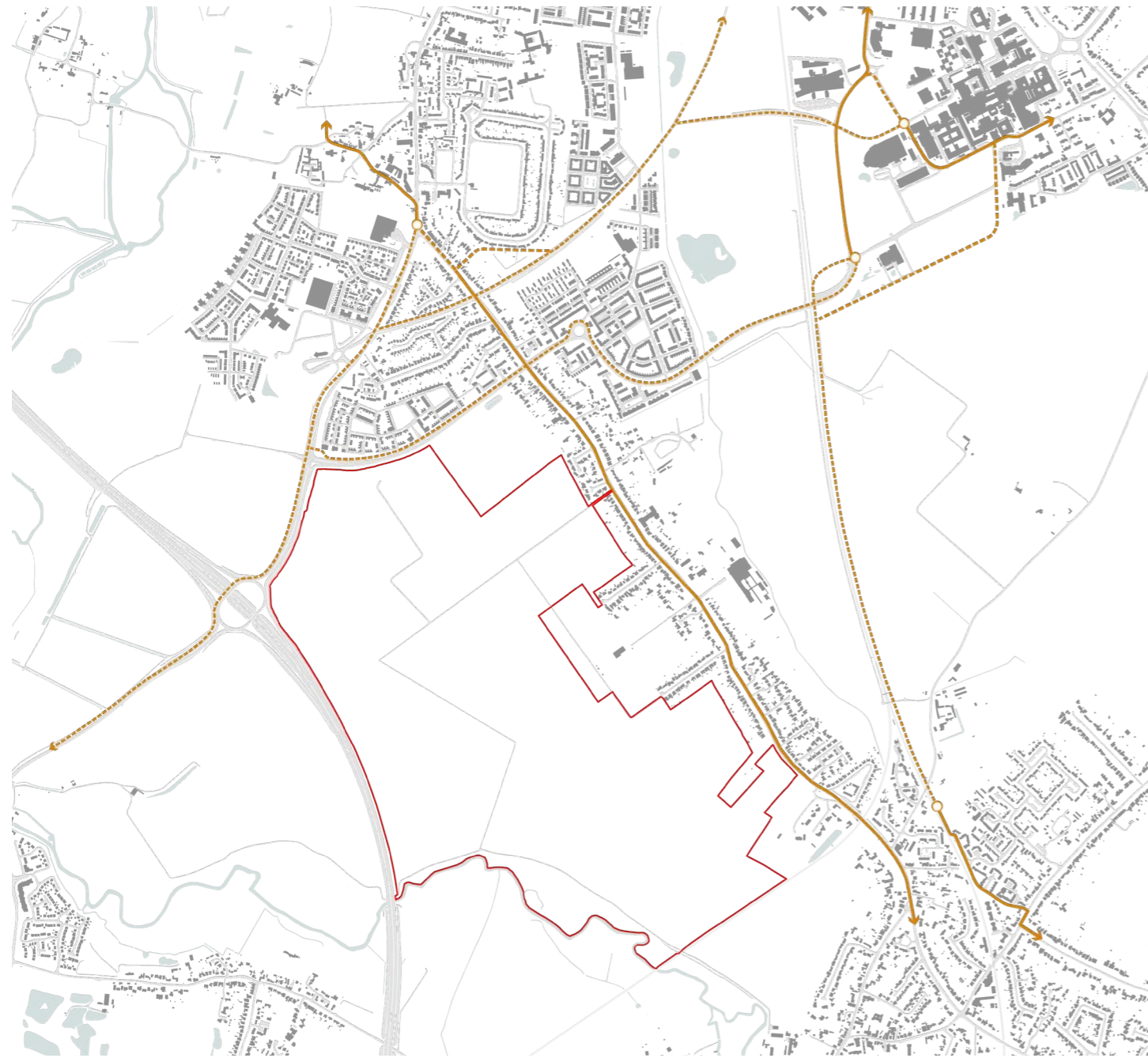
Existing

-  Park and Ride
-  Guided Busway
-  Bus Route
-  Potential Connection through Site



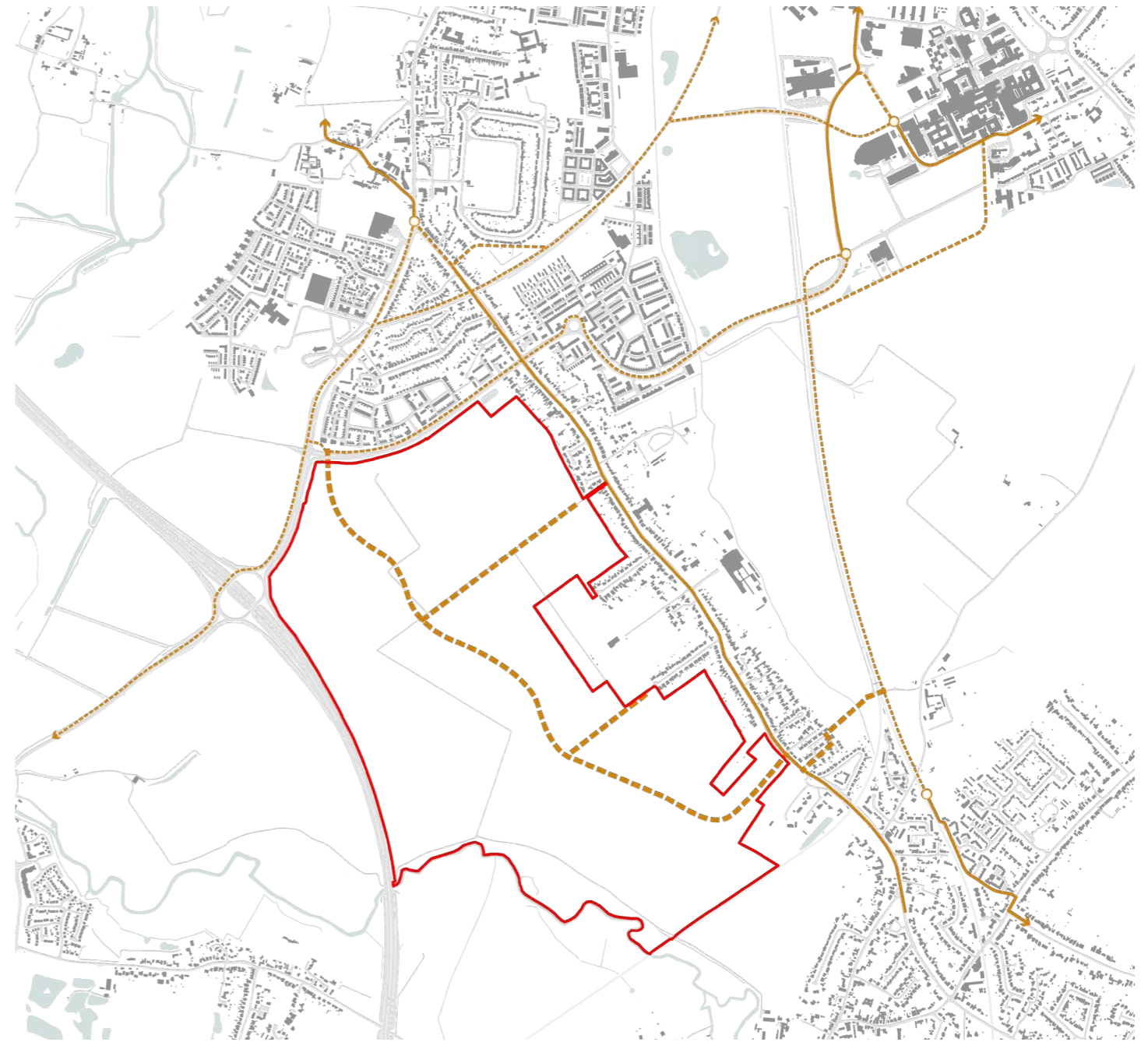
Potential Connectivity

### 03 Connected Southern Fringe Cycle/micromobility Infrastructure



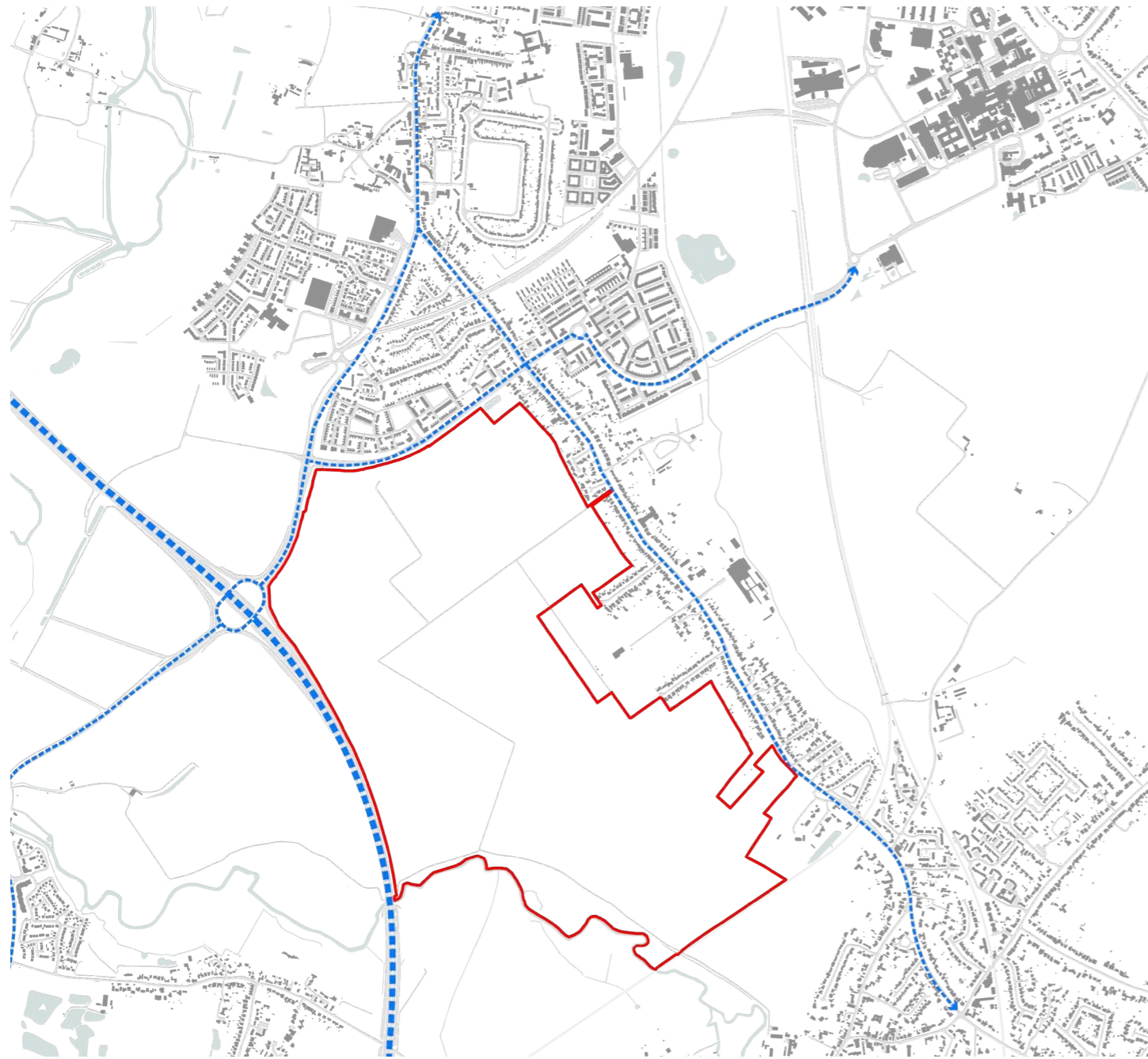
Existing

- On Road Route
- - - Segregated Route



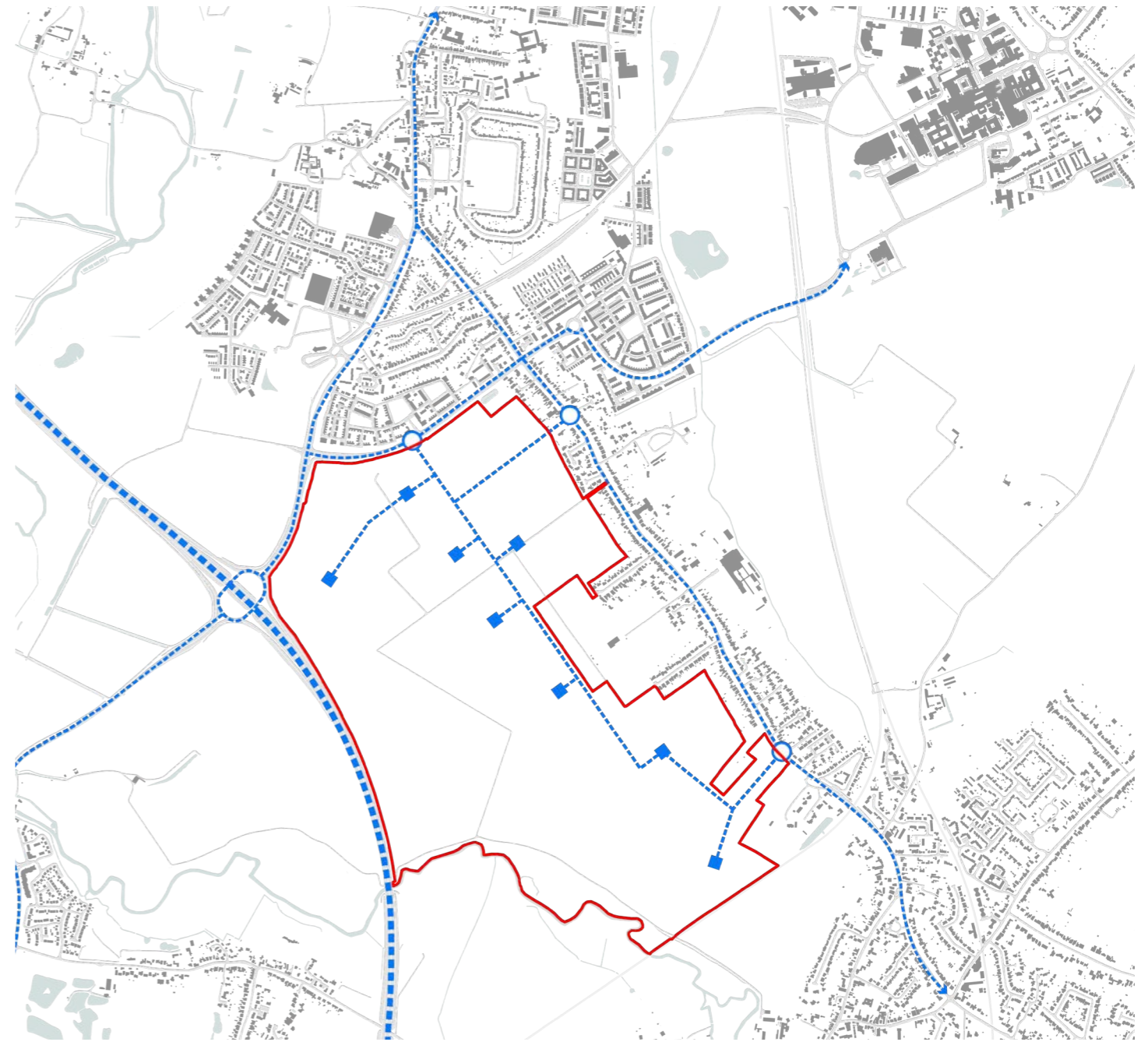
Potential Connectivity

### 03 Connected Southern Fringe Road Infrastructure



Existing

- Road Network
- Consolidated Parking Hubs
- Proposed Vehicular Access



Potential Connectivity