Connected Southern Fringe 03 Pedestrian Infrastructure



Existing

- Public Footpath •••••
- Permissive Pathway



Development Themes 04 Climate Change

Delivering development at scale allows us to make significant investment into climate change adaptation through flood risk reduction and on-site energy production.

Rainwater currently flows unattenuated to the River Granta and then into the River Cam and through the centre of Cambridge. Development creates the opportunity to restrict peak flows and reduce flood risk to the centre of Cambridge.

Development on the edge of Cambridge also locates housing close to employment, reducing the need to travel, and is of a scale to support sustainable transport measures and continued modal shift.

Development in this location is able to support public transport links between the existing Campus and future development, ensuring that needs are met in the most convenient and sustainable way possible, to support the contiued development of the Campus.













Development Themes Biodiversity and Green Spaces 04

Biodiversity will flourish as we convert low-value agricultural fields into a network of species-rich green spaces ranging from riparian river corridor, country park and recreational environments, with the aim of a 10% net biodiversity uplift. The utilisation of sustainable urban drainage systems will improve the quality of the water that enters the River Granta and downstream to the River Cam.











04 Development Themes

Wellbeing and Social Inclusion

Innovative transport solutions will combine with high quality architecture to create places that foster wellbeing and pride. The promotion of active travel will seek to capitalise on the pleasure of walking and cycling in the countryside, and provide a network of direct and leisure routes.

Social infrastructure will add to the network of local village facilities and provide a catalyst for local communities to come together. It has the potential to be a 'living laboratory' where life sciences research makes a positive impact on everyday on-site living.











It will be a truly mixed development that leverages the synergy between the provision of up to 2000 homes, including up to 1000 affordable homes, alongside up to 85,000sqm of workspace and commercial uses to support the Cambridge Biomedical Campus with an additional offer.

Identified facilities for the Cambridge South site include a conference centre, hotel, creche, and supporting incubating floorspace to accommodate spin-out companies and SMEs. The allocation of land at Cambridge South would address these shortcomings in a location close to the existing Campus.

These facilities, a range of flexible housing types built in the 'Cambridge Vernacular' style, and a focus on active travel and environmental sustainability, will contribute to high quality communal places.



















3 storey townhouses (detached)

Plot ratio:	0.34
Density:	3,360 sqm/ha
Density:	14,500 sqf/ac





2 storey terraces and mews houses

Plot ratio: 0.43 4,300 sqm/ha 18,500 sqf/ac Density: Density:



High density residential		Office/lab	
4 storey apartment blocks		4 storey 1000sqm plate	
Plot ratio:	0.57	Plot ratio:	1.44
Density:	5,700 sqm/ha	Density:	14,400 sqm/ha
Density:	24,500 sqf/ac	Density:	62,000 sqf/ac













300,000 sqft Commercial Space 2000 Homes (Low Density - 55u/ha, Medium Density - 80u/ha, High Density - 105u/ha)

1,000,000 sqft Commercial Space 2000 Homes (Low Density - 65u/ha, Medium Density - 95u/ha, High Density - 125u/ha)



- Key
- Low Density Residential
- Med Density Residential
- High Density Residential
- Commercial
- Primary School
- Secondary School

