

# KEY CHALLENGES AND CONSTRAINTS

We recognise there are a number of existing constraints. How we decide to deal with these will ultimately shape our strategy for the future of this area.



## TRANSPORT AND CONNECTIVITY

Local road network is at capacity at peak times. For further development to take place there can be no significant increase in vehicle movements to and from the site. The area is well placed, but will need further improvements to cycling, walking and public transport networks to help people get to the area and move around by non-car means. A new approach to car parking will also be needed, reducing or redistributing existing spaces.



## ECOLOGY

Existing areas need to be protected and enhanced: Bramblefields Local Nature Reserve (LNR); protected hedgerow (a City Wildlife Site) on the east side of Cowley Road opposite St. John's Innovation Centre; and the First Public Drain, a Wildlife Corridor that runs through the area and could be an attractive feature/asset. The Cambridge Science Park also has a number of ponds.



## AIR QUALITY & NOISE

The development needs to address the impact of surrounding uses, including A14, railway, Milton Road, and existing waste and mineral operations. These will influence the layout of the area, and could mean there is a need for measures like noise bunds or barriers to ensure a high quality place is created.



## MINERALS AND WASTE

There is an aggregates railhead and waste management facilities on-site. Provision needs to be made for the continued operation of these facilities, ensuring they are not prejudiced by development and the Heavy Commercial Vehicle movements on Cowley Road are managed.



## CONTAMINATION

Historical uses across the area may have resulted in land contamination that will require further investigations and where necessary remediation. Contamination may also influence the suitability of the land for specific land uses, including the layout and design of future development proposals.



## FLOODING

A Flood Risk Assessment shows the risk of flooding is low, but levels of groundwater in the area are known to be high. Future development proposals needs to take these risks into consideration, and include carefully designed sustainable drainage systems.



## ODOUR

Before the Water Recycling Centre is relocated, odour will continue to be an issue in the short term.



## TOWNSCAPE

We will need to consider how development might affect views into and out of the area, including impacts on the surrounding landscape and city skyline.

**Are there any other relevant constraints present on, or affecting, the area?**



If you would like to find out more about the North East Cambridge Area Action Plan you can call the Planning Policy team on **01954 713183** or email [northeast@cambridge.gov.uk](mailto:northeast@cambridge.gov.uk)

