

# Detailed Study East of Cambridge

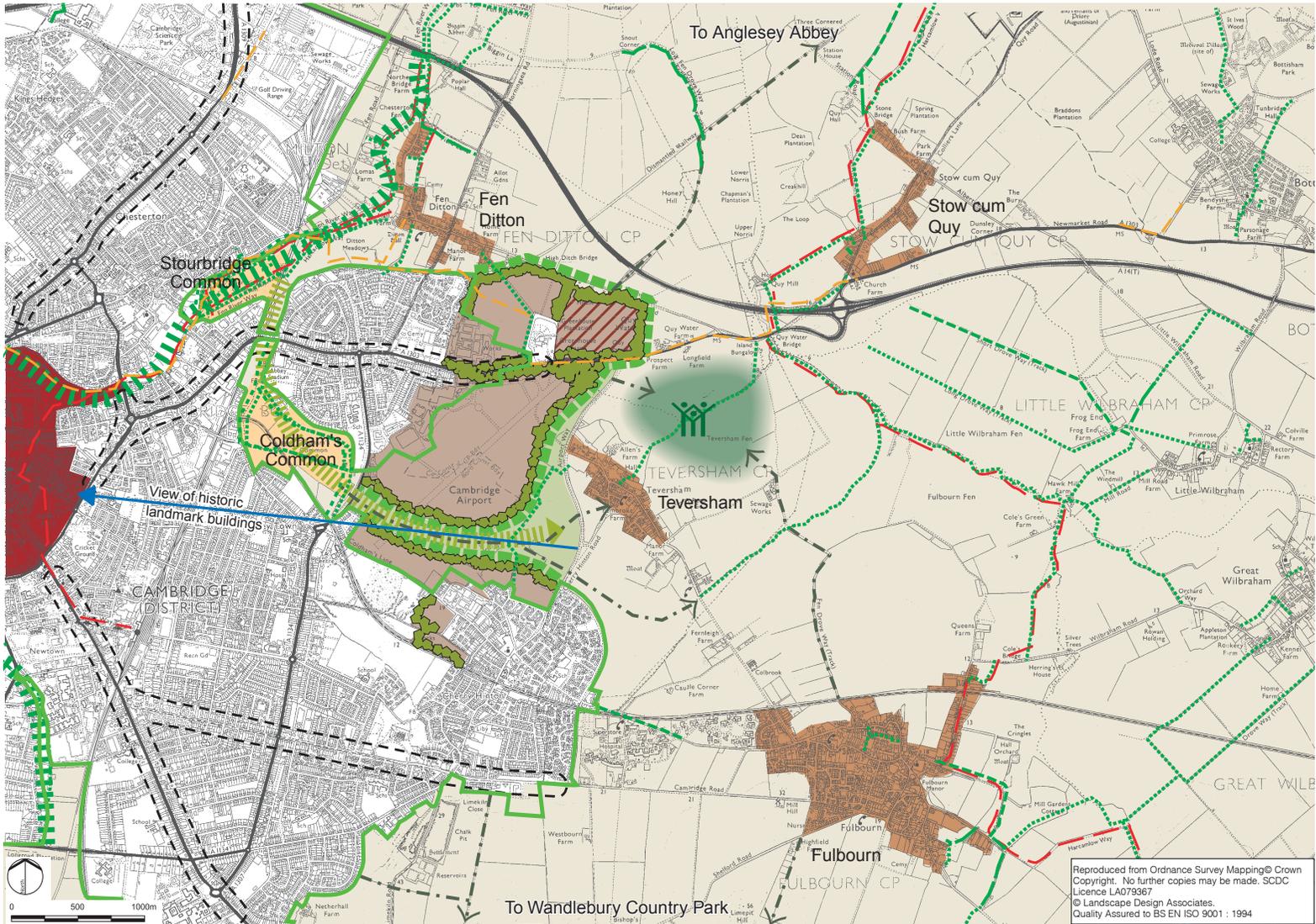
## A Vision of East Cambridge

### Existing Features

-  Inner Green Belt boundary
-  Green finger
-  Distinctive Cambridge
-  Inner necklace villages
-  Rural setting
-  Coldham's Common and Stourbridge Common (Common Land, Public Open Space and Recreation Ground in Cambridge Local Plan 1996)
-  Long Distance Footpath
-  Cycleway (Sustrans)
-  Byway
-  Bridleway
-  Footpath

### The Vision

-  New Green Belt boundary (Diagrammatically shown. Subject to further study and masterplanning work should principle of Green Belt change be accepted.)
-  Development within soft green edge (The areas shown are approximate and subject to detailed development studies, masterplanning and landscape integration proposals. The areas indicated could be developed without causing significant detriment to Green Belt purposes. Area shown hatched will, in particular, need more detailed analysis to justify development. Sensitive design would be required to protect and enhance quality of urban gateway and approaches.)
-  New green finger linking Cambridge with a new Country Park and the Fen and Fen Edge landscape to the east
-  New access link between Cambridge and the countryside
-  New Fen Edge Country Park
-  New Public Open Space/Recreation land
-  Enhance approaches to the city centre through management initiatives, and highway, landscape, building and environmental improvements.



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- Safeguard the special qualities of the east side of the city and its setting. See Dwg. No. 1641LP/14 for details.
- Ensure that peripheral development does not spread east of Airport Way where it would compound the threat, caused by existing extensive development on the east side of the city, to the dominance of the historic core and areas of distinctive and supportive townscape and landscape.
- Only limited peripheral development is possible in areas indicated if the setting and special character of the east side of the city is to be protected or improved.
- There is potential for land west of Airport Way and north of Newmarket Road to be sensitively developed without causing significant detriment to Green Belt purposes, creating a new soft green edge to Cambridge.
- If development were to occur, a new Green Belt boundary should be drawn and maintained indefinitely to protect Cambridge as one of England's most special historic cities.
- Protect and carefully manage the existing green finger and distinctive approach to Cambridge from Fen Ditton.
- A new green finger and an approach from the countryside, across new Public Open Space on the Airport site, though Coldham's Common and into Cambridge, are proposed.
- Enhance all other main routes into Cambridge from the east and protect them from further degradation.
- Protect the quality of views from key viewpoints when considering development proposals or changes within the rural landscape. This particularly applies to key elevated panoramic viewpoints from the chalk hills to the south and east.
- Conserve areas of supportive landscape at Coldham's Common, around Teversham, and between Fulbourn and Cherry Hinton. Conserve and/or enhance all other areas.
- Employ management and enhancement measures to maintain and enhance landscape and settlement character (including East Cambridge and villages).
- Ensure that the contrasts in landform are not masked by inappropriate development or management. Development should respect the historic pattern in relation to topography and, in particular, not encroach onto the higher chalk hills, or onto the low, flat fens.
- Preserve and enhance soft green edges to the city and villages, and take opportunities to enhance indistinctive hard edges.
- Protect and where appropriate promote designated sites and areas, including Nature Reserves, SSSIs and Conservation Areas, for public education and access.
- Maintain footpath, bridleway, byway and cyleway access in the open countryside, and between the city and the countryside. New access routes, and a new Fen Edge Country Park, are proposed.
- Maintain the separate identity of the necklace villages, and particularly the inner necklace villages of Fen Ditton, Teversham and Fulbourn. Ensure that treatment of the former hospital sites between Fulbourn and Cherry Hinton is predominantly rural and undeveloped in character.



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