

**COUNTRYSIDE PROPERTIES PLC**

**CLAY FARM, CAMBRIDGE**

**PRIMARY ROUTE APPLICATION - GREEN CORRIDOR LANDSCAPE STRATEGY**

**ADDENDUM**

**November 2009**

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**CONTENTS:**

- 1. INTRODUCTION**
- 2. BACKGROUND**
- 3. DESIGN CHANGES**
- 4. POND 1**
- 5. POND 2**
- 6. POND 3**
- 7. POND 4**

## 1. INTRODUCTION

- 1.1 This document has been produced by David Jarvis Associates Ltd. It is an addendum to the Primary Route Application - Green Corridor Landscape Strategy submitted as part of the planning application made by Countryside Properties plc for the Primary Route at Clay Farm, Cambridge in March 2009.
- 1.2 It concerns the amendments to the landscape design of those elements contained within the Green Corridor only and follows discussions with Cambridge City Council officers. Four balancing ponds are arranged along the western side of the Green Corridor adjacent to Hobson's Brook. This document explains their amended design and the changes to their attendant planting and boundary treatments, where appropriate.

## 2. BACKGROUND

- 2.1 The Green Corridor is a new piece of strategic open space within the Southern Fringe of Cambridge. It covers an area of approximately 49ha and provides the transition between the urban fabric of the City and the open countryside to the south. It is bordered to the north by Long Road, the west by Hobson's Brook and the Clay Farm development and to the east by the Cambridge – London mainline and the Addenbrooke's Hospital and Cambridge Biomedical Campuses beyond. It is subdivided by the major infrastructure of the Cambridge Guided Bus (CGB) crossing diagonally through the northern half of the space and east / west from Clay Farm to Addenbrooke's. The Addenbrooke's Access Road (AAR) crosses the railway along the southern boundary of the corridor.
- 2.2 Further information on the overall design strategy for the Green Corridor can be found in David Jarvis Associates Ltd document Clay Farm Green Corridor – Landscape Strategy (December 2007).

## 3. DESIGN CHANGES

- 3.1 Following comments received on the initial application certain design changes have been made and the following amended plans are now submitted;

DJA\_1818\_FIGURE 2D PLANTING.pdf  
 DJA\_1818\_LANDSCAPE PROPOSALS\_GREEN CORRIDOR\_PR001E  
 DJA\_1818\_LANDSCAPE PROPOSALS\_GREEN CORRIDOR\_PR002E  
 DJA\_1818\_LANDSCAPE PROPOSALS\_GREEN CORRIDOR\_PR004E  
 DJA\_1818\_LANDSCAPE PROPOSALS\_GREEN CORRIDOR\_PR005E  
 DJA\_1818\_LANDSCAPE PROPOSALS\_GREEN CORRIDOR\_PR006E  
 DJA\_1818\_LANDSCAPE PROPOSALS\_GATE and FENCE DETAIL\_PR007B  
 DJA\_1818\_SAFETY SIGNAGE\_PR008A  
 DJA\_1818\_FLOATING ISLAND DETAIL\_PR009  
 DJA\_1818\_LANDSCAPE PROPOSALS\_GREEN CORRIDOR\_PR010A

The main changes are:

- Development of the Green Corridor scheme to give greater context to the application;
- Changes to the boundary definition of the Ponds;
- The creation of a more open feel to the areas concerned by the removal of proposed planting;
- Amendments to the choice of plant species; and

- Bunding has been removed.
- 3.2 The changes to the Green Corridor have been to retain a more open feel and to integrate the Ponds more successfully into the overall design of the space. The changes can be seen on drawing 1818/PR/001E. This is included to provide additional information only and the wider Green Corridor does not form part of this application.
- 3.3 Revised plant species can be found at Figure 2. The plant palette has been simplified to remove much of the scrub and aquatic planting from the application.

#### **4. POND 1 (DWG 1818/PR/002E)**

- 4.1 The overall function and location of the pond is unchanged. The storage capacity has been reduced slightly to 17,200m<sup>3</sup>. It still forms an important part of the bird mitigation strategy for the site as a whole.
- 4.2 The most fundamental change has been the removal of the planted bunds and hedging that defined the boundary of the Pond. Following discussions with the City Council the bunds have been replaced with a wet ditch with reed planting that is felt to be more in keeping with the local landscape. The design of the ditches will still prevent access, and the reed growth both in the ditch and around the margins of the lake itself will screen the surrounding areas from the birds on the lake, thereby fulfilling the mitigation criteria for the site.
- 4.3 The amount of planting has been significantly reduced and a permanent loafing island added. The floating islands have been retained.
- 4.4 A sediment forebay has been incorporated that will sit just below the water level beyond the inlet. See drawing 1818/PR/010A for details.
- 4.5 Public access into this area is not permitted. The future provision of two bird screens has been allowed for but does not form part of this application.
- 4.6 Maintenance access to the pond is provided by a secure gated route over the drainage easement to the east of Hobson's Brook. This has an additional consequence of creating a stretch of the Brook that has no public access to one side for a length of approximately 150m, however, it will be of benefit to the bird mitigation area and the wildlife along the Brook itself.
- 4.7 Any changes have been fully discussed with/informed by ongoing discussions with Ecosulis, the project ecologists.

#### **5. POND 2 (DWG 1818/PR/004C)**

- 5.1 Pond 2 is largely unchanged in terms of its overall design. A small amendment has been made to the northern end to pre-empt a potential solution for the connection of the development and the Green Corridor at the CGB / Hobson's Brook Crossing. As a consequence the headwall for the outfall has been moved slightly to the south.
- 5.4 The areas of native scrub and shrub planting have been removed and groups of trees have been added along the Brook.
- 5.5 Public access to this area is still allowed for. The gradients of the banks and the grassland areas are appropriate for public use.

5.6 Maintenance access to the pond remains unobstructed.

**6. POND 3 (DWG 1818/PR/005E)**

6.1 Pond 3 is largely unchanged in terms of its overall design.

6.2 Many of the areas of native scrub and shrub planting have been removed and groups of trees have been added along the Brook.

6.3 Public access to this area is still allowed for. The gradients of the banks and the grassland areas are appropriate for public use.

6.4 Maintenance access to the pond remains unobstructed.

**7. POND 4 (DWG 1818/SR/006E)**

7.1 Pond 4 is unchanged.