

**Cambridge Local Plan & South Cambridgeshire
Local Plan Examination – Matter 11.1**

Matter 11.1: Land West of Hauxton Road, Trumpington

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1 Why Allocate the Site and What for?

1.1 The land west of Hauxton Road, Trumpington (the Site) should be allocated in the South Cambridgeshire and Cambridge Local Plans for housing, sport and recreation or simply for housing. Appendix 1 shows the Site within the wider context of Cambridge and South Cambridgeshire.

1.2 In summary, on behalf of Grosvenor/Wrenbridge it is asserted that the Local Plans as currently drafted are unsound because:

- The housing targets for each authority are insufficient to meet needs;
- The approach to the housing trajectory and delivery is flawed;
- The assessment of the site in the Council’s evidence base is flawed and overstates the impact that development of it would have;
- In particular, the assessment of the site and the impact on the openness and purposes of the Green Belt is incorrect and the harm presented is overstated;
- The Local Plans do not make an adequate allowance for new sports facilities; and
- The spatial approach for new development is flawed and does not promote sustainable development.

- 1.3 A summary of relevant representations previously submitted by Grosvenor/Wrenbridge which set out why the Local Plans are unsound is contained at Appendix 2.
- 1.4 The Site should be allocated to contribute to resolving these deficiencies in the Local Plans.

Proposed Allocation

- 1.5 The drawing contained at Appendix 3 shows the land proposed to be released from the Green Belt for housing and the land for sport and recreation in the Green Belt.
- 1.6 Approximately 15 hectares of land are identified for residential development. This could accommodate 600 homes, based on an average density of 40 dwellings per hectare. A policy compliant level of affordable housing (40%) could also be achieved. This would form an extension to the Trumpington Meadows development, which is on land that has previously been released from the Green Belt.
- 1.7 Approximately 20 hectares of land are identified for outdoor sport and recreation. This land is proposed to be retained within the Green Belt.
- 1.8 An alternative option, if the outdoor sport and recreation area is not required, would be for the housing land to only be allocated. A third option, should it be concluded that housing needs can be met in the short term, is that the Site could be safeguarded for future development to meet any housing shortfall.
- 1.9 Appendix 4 has Policy wording for the options for the allocation of the Site.

Why needed to make the Plan Sound

- 1.10 The allocation of the Site will contribute to making the Plan sound by:
 - Increasing the number of homes that could be delivered in the first five years of the Local Plans, primarily in South Cambridgeshire;
 - Locating development in a sustainable location within the Southern Fringe Growth Area;
 - Providing land for needed sport and recreation facilities; and
 - Locating development in an area that will not cause significant harm to the Green Belt.

2 The Planning Application

- 2.1 In July 2016, Trumpington Meadows Land Company (a joint venture between Grosvenor and Universities Superannuation Scheme) submitted two applications for outline planning permission for the Site (Cambridge Sporting Village 'CSV') and for the Abbey Stadium, Newmarket Road (Cambridge Community Stadium 'CCS'). The applications were the subject of substantial pre-application discussion with the local authorities and consultation with the local community, having been in evolution from around 2012.
- 2.2 The CCS application seeks permission to redevelop the Abbey Stadium to increase its capacity and also to improve its facilities. The CSV application seeks permission for 520 homes and a range of new sports facilities to meet needs identified by Cambridge United Football Club and by an assessment undertaken by the applicant. The applicant commissioned their own sporting needs study, as this was absent from the Councils' Local Plan evidence base, and the proposed sports facilities are in response to this evidence. The illustrative CSV scheme is shown in Appendix 5.
- 2.3 The proposed housing is promoted as enabling development constituting very special circumstances justifying inappropriate development in the Green Belt, based on its contribution to the Abbey Stadium improvements and funding of the new sports facilities at CSV.
- 2.4 The planning applications are promoted as linked applications which can only be delivered together. This is due to the need for the value generated by the proposed housing being used to fund the improvements to the Abbey Stadium and the sports facilities meeting the needs of the community.
- 2.5 The applications are currently being processed by the Councils. A date for determination by the planning committees has not been published.

3 Options for Site Allocation

- 3.1 There are three options proposed for the Site to make the Local Plans sound. These are described in order of preference.

Housing and Sport and Recreation Allocation

- 3.2 The preferred option is the allocation of the Site in accordance with the plan submitted in 2013 (Appendix 3).
- 3.3 This would remove approximately 15 hectares of land from the Green Belt for housing, immediately to the south of Trumpington Meadows (land shaded blue) and form a logical extension to the Trumpington Meadows development.
- 3.4 Approximately 20 hectares of land would be retained in the Green Belt for flexible sport and recreation uses, between the M11 and the boundary of the proposed residential allocation (land shaded green).

Housing Allocation

- 3.5 Should it be concluded that there is no need to reserve land for sports facilities in the Local Plans, the second option would be only to allocate the land proposed for residential development and remove this from the Green Belt. This would form a logical extension to the Trumpington Meadows development. The land shaded green in Appendix 3 would remain open and within the Green Belt.

Safeguarding

- 3.6 Should it be concluded that there is sufficient housing land identified in the Plans, pending the Local Plan review and preparation of the joint Local Plan in 2019, the Site should be safeguarded for future development.
- 3.7 The land would be identified as a safeguarded site for future residential development, either through the preparation of the joint Local Plan or should the Councils be unable to demonstrate a five year supply of housing land.
- 3.8 This is appropriate as the Site is in a sustainable location and could form a logical, high quality extension to the Trumpington Meadows development without the need for significant infrastructure.

4 What would the Allocation Achieve?

Needs Being Addressed

- 4.1 The proposed allocation of the Site would address housing need and the need for new sports facilities to serve the residents of Cambridge and South Cambridgeshire.

Housing Need

- 4.2 The part of the site identified for housing could provide around 600 homes, of which 40% could be provided as integrated, good quality affordable housing.
- 4.3 The evidence submitted by Grosvenor/Wrenbridge (see Appendix 2), and other parties, concludes that there is a significant shortfall in the housing targets in both Local Plans and that further housing land should be identified to meet this need. There is also a significant shortfall of affordable housing over the Plan period to which the Site would contribute.

Sporting Need

- 4.4 The submissions by Grosvenor/Wrenbridge are referenced in Appendix 2.
- 4.5 There is a significant need for new sports facilities identified in the Councils' Playing Pitch Strategy and Indoor Sports Facilities Study. However, there are limitations and flaws in these assessments as described in Appendix 2.
- 4.6 Through consultation on the CSV application, Sport England has expressed support for the provision of a strategic sports facility in this location. The Cambridge Sporting Village was not considered as a potential option to meet the identified sporting needs for Cambridge and South Cambridgeshire, despite the scheme being at an advanced stage in pre-application consultation when the studies were commissioned and the consultation that the applicants had undertaken with Sport England, national governing bodies and local clubs.
- 4.7 The provision of sports facilities in a 'hub' location is an approach supported by Sport England and national governing bodies.

Why the allocation would make the plan sound

- 4.8 The allocation would also make a significant contribution to the delivery of new homes in South Cambridgeshire in the first five years of its Local Plan period, in a sustainable location. The Site is in a single ownership. The owners are well-funded and committed to bringing forward development.

- 4.9 The allocation of the land for new sport and recreation facilities would contribute significantly to meeting the needs of Cambridge and South Cambridgeshire over the Local Plan period.

Impacts of Allocation

Green Belt

- 4.10 The main impact of the allocation would be the release of the land from the Green Belt.
- 4.11 Detailed submissions have been made on the impact and harm to the Green Belt: see Appendix 2.

Openness

- 4.12 The Site is on the edge of the urban area of Cambridge. There are limited views into the site which are mainly from roads, including the M11, Hauxton Road and A10. There are no views into the Site from the necklace villages to the south of the M11.
- 4.13 An open area will be retained between the proposed new urban edge and the M11, retaining the openness of the Green Belt within this area.

Purpose 1: to check unrestricted sprawl of large built up areas

- 4.14 The residential element of the Site forms a logical extension to the existing Trumpington Meadows development. New development in this area would follow the design principles established at Trumpington Meadows for the creation of a new edge to the City. It would move the approved new urban edge approximately 200 metres closer to the M11, which would be an imperceptible change.
- 4.15 The proposals would create a defined edge to the urban area which would be achieved by creating a new boundary approximately 200 metres from the existing one. This would effectively limit any perception of 'sprawl'. The inclusion of sport, recreational and other open areas between the proposed new residential edge and the M11 would contain the development and form a long term boundary. This would also accord with NPPF paragraph 81 by promoting opportunities for sport and recreation in the Green Belt.

Purpose 2: to prevent neighbouring towns merging into one another

- 4.16 The proposed allocation of the Site would not lead to or encourage the merging of any towns or settlements.

Purpose 3: to assist in safeguarding the countryside from encroachment

- 4.17 The Site is currently in agricultural use and is not accessible to the public. The proposals will make a limited encroachment into the countryside, but this is not significant due to its scale (approximately 200 metres) and because it will comprise a limited extension of the Trumpington Meadows development, within the southern fringe growth area, and will follow its highly successful design principles.

Purpose 4: to preserve the setting and special character of historic towns

4.18 The proposed allocation would extend the urban edge of Cambridge by only approximately 200 metres. Sector 7 is noted in the LDA Inner Cambridge Green Belt Review (2015) as being 2.74km to the historic core of Cambridge. The Site is not connected to, visible from or influenced by the historic core and the proposed allocation would have no detrimental impact on its setting and character.

Purpose 5: to assist in urban regeneration, by encouraging the recycling of derelict and other urban land

4.19 This purpose is not relevant when assessing the merits of the release of sites from the Green Belt. The Local Plan approach has considered the development of sites within the urban area first, with the release of Green Belt and new urban extensions requiring consideration as housing needs could not be met through urban regeneration alone.

LDA Cambridge Inner Green Belt Review – Sector 7.2 Conclusions

4.20 The 16 criteria used to assess the site are inappropriate and do not correspond to the purposes of the Green Belt in the NPPF.

4.21 Sector 7.2 is wrongly discounted for two reasons:

- The impact on the separation of the urban fringe and the M11;
- The impact on the creation of a well-defined urban edge.

4.22 Separation between the urban fringe and a motorway is not a purpose of the Green Belt and not a relevant reason for dismissing a site on grounds of impact on the Green Belt. As a matter of fact, however, for all the proposed allocation options there will be an approximate 200 metre gap between the built development and the M11, retaining separation.

4.23 The Site forms a logical extension to the Trumpington Meadows development. The Site and Trumpington Meadows are within the same ownership. The same approach to the edge treatment of Trumpington Meadows would be followed as part of the proposed Site allocation.

5 Feasibility & Delivery

Timescales for Delivery

- 5.1 There are no infrastructure requirements that would prevent the delivery of housing at the Site within the first five years following the adoption of the Local Plan.
- 5.2 The site is within one ownership. It has recently been subject to a planning application demonstrating the owner's willingness to bring forward development.
- 5.3 There are no other issues for the Site that would present an insurmountable barrier to the development of the site for the proposed allocation.

Sustainability of Development

- 5.4 The site is adjacent to the approved Trumpington Meadows residential development. Trumpington Park and Ride and Guided Bus interchange is located approximately 200m north of the site; this provides convenient connections to the City Centre and Cambridge Rail Station.
- 5.5 A cycle path runs along the Guided Busway, providing access for cyclists and pedestrians to Cambridge Rail Station approximately 4km from the site.
- 5.6 Trumpington Local Centre is approximately 1km to the north, and a Waitrose supermarket is located within 900m of the site. Addenbrooke's Hospital is 2.8km away from the site with convenient access from the Guided Bus.
- 5.7 The site is well located to capitalise on the significant development that has already taken place within the southern fringe growth area of Cambridge, as shown in Figure 1 below.

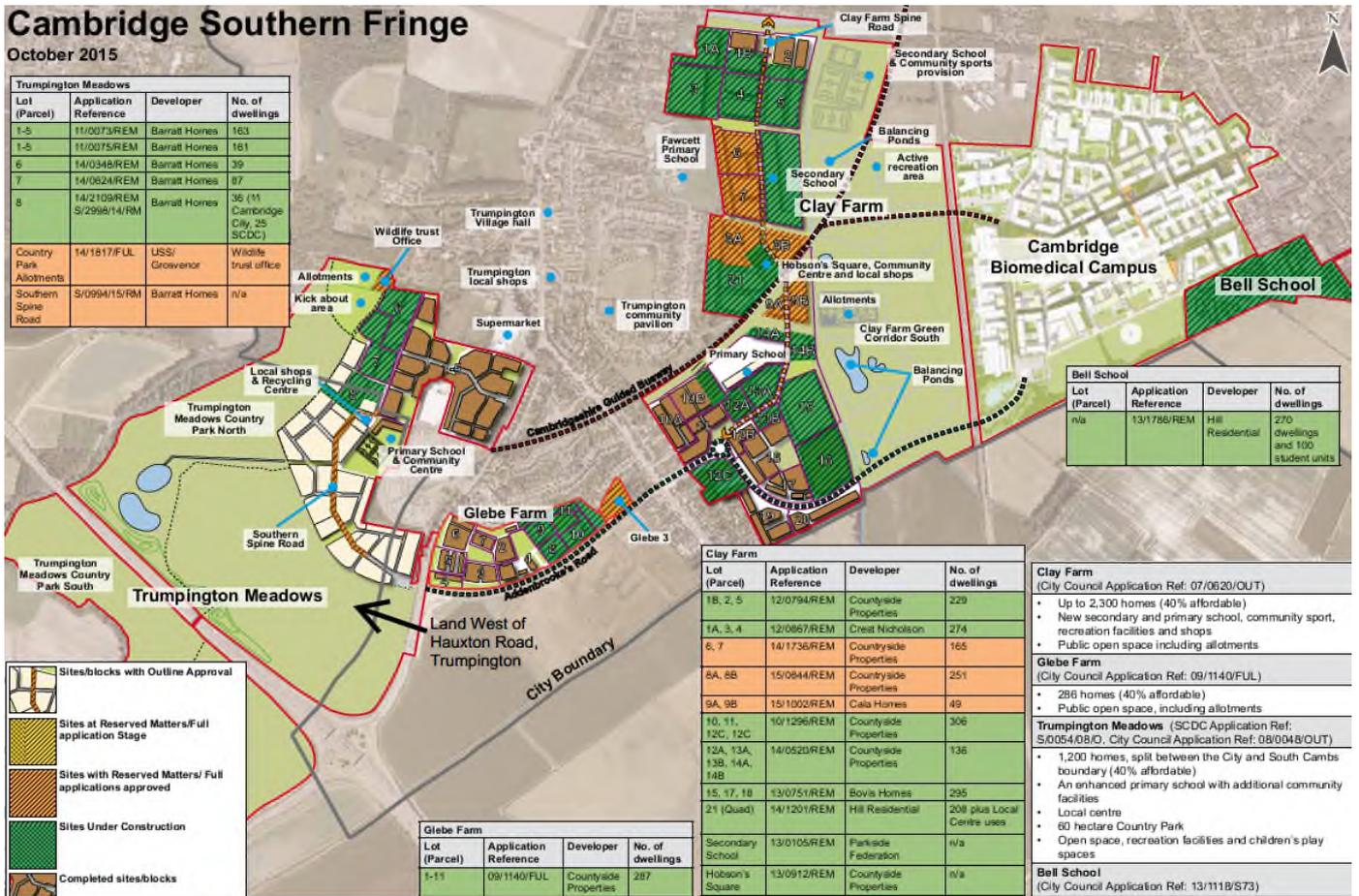


Figure 1: Cambridge Southern Fringe Growth Area (October 2015) – Cambridge City Council

5.8 The site is well connected to the major employment destinations of the city centre, Addenbrooke’s Hospital and Cambridge Biomedical Campus. A recent survey of residents at Trumpington Meadows revealed that approximately 60% of residents use cycling as their primary means of movement to work.

5.9 The City Deal is proposing a range of sustainable transport initiatives to reduce congestion in Cambridge. The development of the Site would support those initiatives.

6 Conclusion

6.1 The Local Plans are unsound for the reasons set out in the representations referenced in Appendix 2. Further, the commitment to undertaking an early review suggests that there are concerns with the Local Plans' ability to provide for development needs in the medium to long term.

The NPPF Paragraph 182

6.2 The allocation of the Site will contribute to making the Local Plans sound for the following reasons.

Positively Prepared

6.3 The housing targets are insufficient to meet housing needs. The allocation of the Site could contribute 600 homes, with a policy compliant level (40%) of affordable housing. Housing delivery could commence within the first five years of the Local Plan.

6.4 The primary option for the allocation includes land for sport and recreation. This would meet an identified need for sports facilities in a sustainable location, in accordance with NPPF paragraphs 73 and 81.

Justified

6.5 The Local Plan has ruled out development of the Site based on an incorrect assessment of the impact on the Green Belt.

6.6 The Site is located on the edge of the urban area of Cambridge. The Sustainability Appraisal identifies the edge of Cambridge as being the second most sustainable location for new development, after the Cambridge urban area.

Effective

6.7 The Site could contribute to the delivery of new homes within the first five years of the Local Plans. It would also make available a significant area of land for new sports facilities to meet identified needs.

6.8 The planned early review, as part of the City Deal, suggests the local authorities recognise the plan may not be effective to meet development needs over the plan period.

Consistent with National Policy

6.9 The allocation of the Site for housing and new sports facilities would accord with guidance in the NPPF, in particular paragraphs 47 and 73.

Housing Needs

6.10 The housing targets in the Local Plans should be substantially increased to provide a target that meets the full objectively assessed need. The allocation of the Site would contribute to meeting this need, including affordable homes.

Sporting Needs

- 6.11 The Local Plans do not make adequate provision to meet sporting needs over the Plan period. The allocation of the site would make a significant contribution to meeting these needs.

Green Belt

- 6.12 The release of the Site from the Green Belt is justified.
- 6.13 The Site does not make an important contribution to the purposes of the Green Belt. The benefits of allocating the Site for development outweigh the harm that would be caused to the Green Belt. There are, therefore, exceptional circumstances, in accordance with paragraph 83 of the NPPF, to remove the Site from the Green Belt.
- 6.14 The proposal would extend the new edge of Cambridge to be built at Trumpington Meadows by approximately 200 metres. The tried and tested design principles established in the Trumpington Meadows development would be incorporated to ensure that a high quality urban edge was created.

Other Matters

- 6.15 There are no other matters that would present a significant barrier to development of the Site.

Appendix 1: Site Context Plan

CAMBRIDGE CITY CENTRE

PARKER'S PIECE

UNIVERSITY OF CAMBRIDGE

RAILWAY STATION

GRANTCHESTER

GUIDED BUSWAY

TRUMPINGTON

TRUMPINGTON MEADOWS

TRUMPINGTON P&R

ADDENBROOKE'S HOSPITAL

JUNCTION 11 M11

HAUXTON

-  THE SITE
-  CAMBRIDGE SOUTHERN FRINGE
-  TRUMPINGTON COUNTRY PARK

Appendix 2: Summary of Representations

Grosvenor/Wrenbridge Submission Reference (CLP/SCDCLP/Joint ¹)	Date	Summary
Matter 2: Overall Spatial Vision and General Issues		
59848 (SCDCLP)	14/10/2013	<ul style="list-style-type: none"> The proposed spatial strategy is unsound and not sustainable. Assessment of Green Belt release does not comply with paragraph 83 of the NPPF.
27129 (CLP)	21/11/2013	<ul style="list-style-type: none"> The assessment of housing need and spatial strategy is unsound and not sustainable. Assessment of Green Belt release does not comply with NPPF paragraph 83.
27132 (CLP)	21/11/2013	<ul style="list-style-type: none"> Seeks de-allocation of land north of Wort's Causeway (GB1) and allocation of land west of Hauxton Road, Trumpington and the Abbey Stadium. Documents attached: Cambridge Green Belt Review, Terence O'Rourke, July 2012; Plan – Cambridge Sporting Village, 173604/SK/600, September 2013; Plan – Abbey Stadium Proposed Site Allocation, 173604/SK/013A, September 2013
Matter 2: Hearing Statement (Joint)	October 2014	<ul style="list-style-type: none"> The Local Plans fail the test of soundness as they are not based on robust objectively assessed needs, they do not provide the most appropriate strategy, they do not deliver necessary social and sporting infrastructure, and they do not enable the delivery of sustainable development.
Matter 3: Housing Need		
59786 (SCDCLP)	14/10/2013	<ul style="list-style-type: none"> The Plan does not make sufficient provision for new homes and jobs. The Plan does not respond to the evidence base. The Plan does not plan positively for growth.
59809 (SCDCLP)	14/10/2013	<ul style="list-style-type: none"> The housing trajectory for the Local Plan is not adequate. Additional housing sites need to be allocated to make a contribution to early supply of housing, including land to the west of Hauxton Road, Trumpington. Document attached: Plan – Cambridge Sporting Village, 173604/SK/600, September 2013

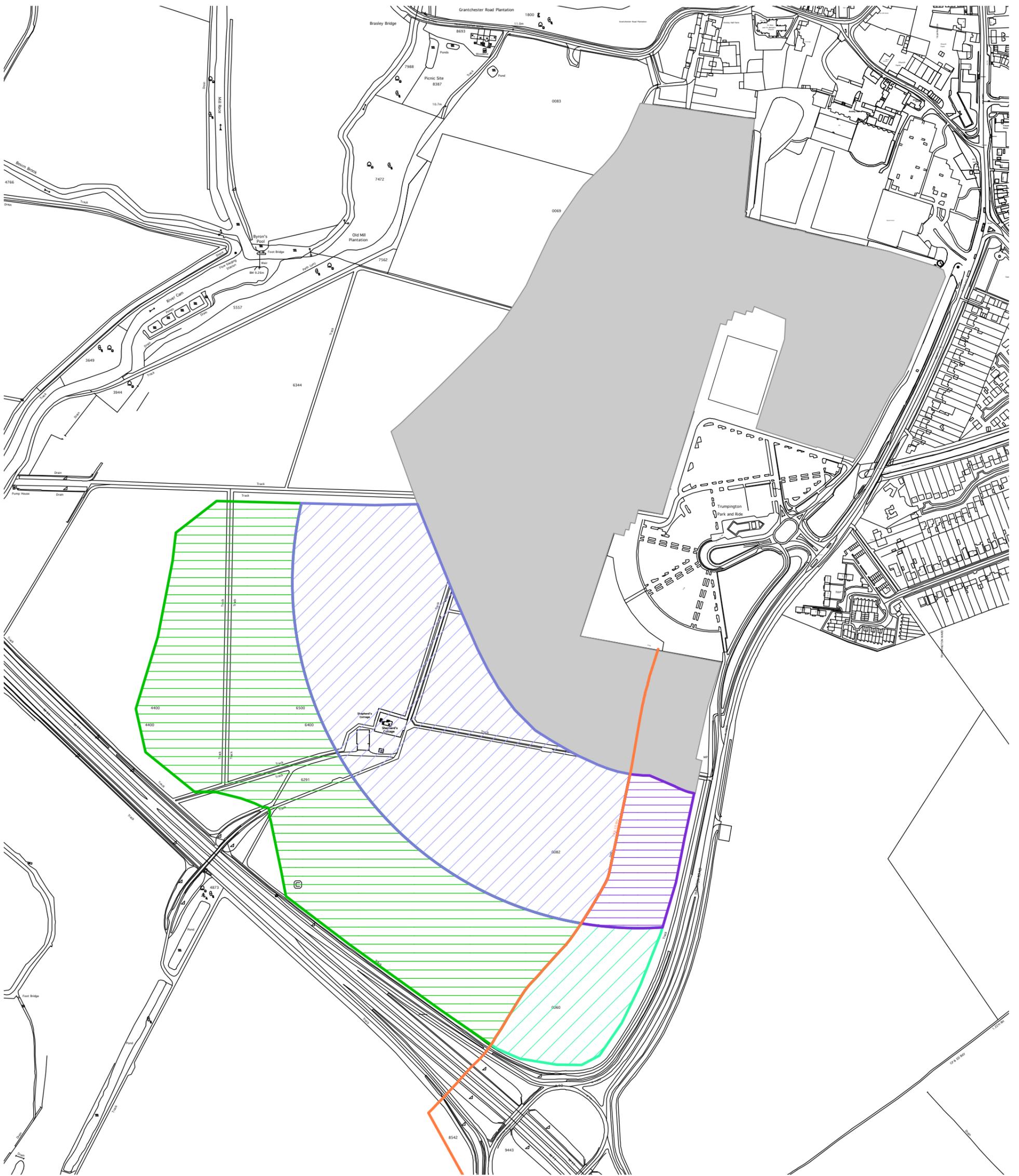
¹ "CLP" refers to the Cambridge Local Plan, "SCDCLP" refers to the South Cambridgeshire District Council Local Plan, and "Joint" refers to matters which are relevant to both Local Plans.

Grosvenor/Wrenbridge Submission Reference (CLP/SCDCLP/Joint¹)	Date	Summary
59792 (SCDCLP)	14/10/2013	<ul style="list-style-type: none"> There has been persistent under-delivery of homes and a 20% buffer should be applied to the five year land supply.
Matter 3 Hearing Statement (Joint)	October 2014	<ul style="list-style-type: none"> The Local Plans fail the tests of soundness as the housing targets are not based on a robust assessment of needs, they do not provide the most appropriate strategy to meet development needs, and the Plans will not enable the delivery of sustainable development. Note: representation 27129 CLP also considered housing needs for the CLP.
• Matter 6: Green Belt		
27137 (CLP)	21/11/2013	<ul style="list-style-type: none"> A further review of the Green Belt is required. Land west of Hauxton Road, Trumpington should be released from the Green Belt and allocated for development. The assessment of the land west of Hauxton Road, Trumpington is incorrect. Documents attached: Cambridge Green Belt Review, Terence O Rourke, July 2012; Plan – Cambridge Sporting Village, 173604/SK/600, September 2013; Plan – Abbey Stadium Proposed Site Allocation, 173604/SK/013A, September 2013
Matter 6 Hearing Statement (Joint) Includes Terence O Rourke Green Belt Review, January 2015	January 2015	<ul style="list-style-type: none"> Exceptional circumstances exist to justify the release of further land from the Green Belt. The 2012 Inner Green Belt Study does not form an appropriate basis on which to assess land within the Green Belt.
• Matter 7: Transport		
59865 (SCDCLP)	14/10/2013	<ul style="list-style-type: none"> The development strategy fails to consider existing transport infrastructure. An alternative strategy for development is required to take maximum advantage of transport infrastructure and planned investment.
Matter 7 Hearing Statement (Joint) Includes WSP Technical Note Appendix	January 2015	<ul style="list-style-type: none"> The Local Plans do not encourage the use of sustainable modes of transport. The release of land west of Hauxton Road, Trumpington would meet policy objectives to encourage travel by encouraging sustainable modes of travel.
• Matter PM1: Housing		
PM/CC/2/C & PM/SC/2/B (Joint)	25/01/2016	<ul style="list-style-type: none"> The housing targets will not deliver sufficient new homes to address the need for affordable homes.
PM/CC/2/B; PM/SC/2/A; PM/SC/2/H; PM/SC/2/J; PM/SC/2/K;	25/01/2016	<ul style="list-style-type: none"> The Cambridge and South Cambridgeshire Local Plan Examination Objectively Assessed Housing Need: Further Evidence (November 2015, PBA) is not considered to be appropriate.

Grosvenor/Wrenbridge Submission Reference (CLP/SCDCLP/Joint¹)	Date	Summary
PM/SC/2/L & Savills Research Report – Market Signals (Joint)		<ul style="list-style-type: none"> • Insufficient allowance has been made for the uplift in housing based on market signals. • The Plans will not be effective in achieving their objectives of tackling climate change, supporting economic growth and tackling social exclusion in housing.
PM/SC/2/R & PM/CC/2/L (Joint)	25/01/2016	<ul style="list-style-type: none"> • The use of a combined housing trajectory is inappropriate. • The approach is not positively prepared. • The approach will have negative effects on the housing market.
PM/CC/2/C & PM/SC/2/B (Joint)	25/01/2016	<ul style="list-style-type: none"> • The use of the joint housing trajectory raises significant concerns on how a shortfall in the five year housing land supply would be rectified.
PM/SC/2/R & PM/CC/2/L(Joint)	25/01/2016	<ul style="list-style-type: none"> • The inclusion of a joint housing land supply is not positively prepared and will delay the delivery of development in South Cambridgeshire.
PM/SC/2/N (Joint)	25/01/2016	<ul style="list-style-type: none"> • The ability of major sites to begin delivering homes earlier than previously identified is unrealistic and does not reflect issues with delivery of these sites to date.
Matter PM1 Hearing Statement (Joint)	13/05/2016	<ul style="list-style-type: none"> • There has been insufficient consideration of the evidence on market signals submitted. • The overall targets for housing needs to be increased in both Local Plans. • The adoption of a joint housing trajectory is inappropriate.
Matter PM2: Green Belt Review Methodology		
PM/CC/2E; PM/SC/2/C; PM/CC/2H; & PM/SC/2/G (Joint)	25/01/2016	<ul style="list-style-type: none"> • The Cambridge Inner Green Belt Boundary Study (November 2015) is not an appropriate evidence base. • Sub-sector 7 should be divided into two sectors. • The conclusions on sector 7 are not supported.
Matter PM2 Hearing Statement (Joint)	13/05/2016	<ul style="list-style-type: none"> • The assessment of sub-sector 7.2 is not correct and should be reassessed. • The 16 criteria used to assess the Green Belt are not derived from the NPPF and are not appropriate.
Matter SC8: Promoting Successful Communities		
59764 (SCDCLP)	14/10/2013	<ul style="list-style-type: none"> • The Local Plan fails to respond to the evidence base and sporting needs of Cambridge and South Cambridgeshire. • Land west of Hauxton Road, Trumpington should be released from the Green Belt for new residential development and built sports facilities.
Matter SC8 Hearing Statement (SCDCLP)	12/09/2016	<ul style="list-style-type: none"> • The strategy for delivering sports facilities in the Local Plan is flawed.

Grosvenor/Wrenbridge Submission Reference (CLP/SCDCLP/Joint¹)	Date	Summary
		<ul style="list-style-type: none"> • Greater emphasis on delivering sports facilities in sustainable locations. • Greater consideration needs to be made to organisations that can increase participation in sports.
Hearing Session Submission (SCDCLP)	09/11/2016	<ul style="list-style-type: none"> • Modifications to the Local Plans regarding the Community Stadium should not be allowed. • Policy SC/4 should make a positive provision for meeting sporting needs.
• Matter SC4: Natural and Historic Environment		
59901 (SCDCLP)	14/10/2016	<ul style="list-style-type: none"> • The policy is not consistent with the NPPF and should actively encourage outdoor sport in the Green Belt.
Matter SC4 Hearing Statement (SCDCLP)	24/11/2016	<ul style="list-style-type: none"> • The policy is not consistent with the NPPF and should actively encourage outdoor sport in the Green Belt.
Other Representations		
Sustainability Appraisal Report (Joint)	25/01/2016	<ul style="list-style-type: none"> • The Sustainability Appraisal contains contradictions and statements which are unsubstantiated.
Sustainability Appraisal – Assessment of Broad Location 4 (Joint)	25/01/2016	<ul style="list-style-type: none"> • Provides a critique of the assessment of broad location 4, covering issues on air quality, landscape, townscape, Green Belt, renewables, utilities, cycling, public transport, access, and non-car facilities.

Appendix 3: Plan of the Proposed Allocation



-  Cambridge City / South Cambs boundary
-  Trumpington Meadows development
-  Land to be removed from Green Belt in Cambridge City and allocated for a mixed use development as part of an extension to Trumpington Meadows comprising, residential use, indoor sport and ancillary supporting uses
-  Land to be removed from Green Belt in South Cambs and allocated for a mixed use development as part of an extension to Trumpington Meadows comprising, residential use, indoor sport and ancillary supporting uses
-  Area to remain as Green Belt within Cambridge City and allocated for outdoor sport at Trumpington
-  Area to remain as Green Belt within South Cambs and allocated for outdoor sport at Trumpington



Appendix 4: Proposed Policy Wording

Policy for Option 1 – Housing, Sport and Recreation

Residential development and the provision of new sports and recreation facilities at land to the west of Hauxton Road, Trumpington will be permitted as shown on the Policies Map.

The land identified for residential development for 600 homes and development will be permitted subject to:

- The creation of a new high quality urban and natural edge to the development that will provide an attractive gateway to Cambridge;
- The development being of a high design quality and in character with the development at Trumpington Meadows;
- Demonstrating that the impacts on biodiversity and ecology can be avoided or appropriately mitigated;
- Providing good quality pedestrian and cycle connections to Trumpington Meadows and Trumpington Park and Ride;
- The inclusion of suitable sustainable drainage measures;
- The investigation and appropriate recording of any archaeological remains;
- The provision of an appropriate package of transport mitigation;
- Contributions being provided towards community facilities and services, and education.

On the land identified for sports and recreation, the creation of artificial grass pitches and ancillary structures and buildings (for example flood lights and changing facilities) will be permitted subject to minimising the impact of those structures on the landscape.

Policy for Option 2 – Housing

Residential development at land to the west of Hauxton Road, Trumpington will be supported as shown on the Policies Map.

The land identified for residential development for 600 homes and development will be permitted subject to:

- The creation of a new high quality urban and natural edge to the development that will provide an attractive gateway to Cambridge;
- The development being of a high design quality and in character with the development at Trumpington Meadows;
- Demonstrating that the impacts on biodiversity and ecology can be avoided or appropriately mitigated;
- Providing good quality pedestrian and cycle connections to Trumpington Meadows and Trumpington Park and Ride;

- The inclusion of suitable sustainable drainage measures;
- The investigation and appropriate recording of any archaeological remains;
- The provision of an appropriate package of transport mitigation;
- Contributions being provided towards community facilities and services, and education.

Policy for Option 3 – Safeguarding

The land to the West of Hauxton Road, Trumpington will be safeguarded for future residential development.

The land will be made available for development to meet housing need identified as part of a Local Plan review or should either local planning authority be unable to demonstrate a five year supply of housing land.

Subject to the criteria in the above paragraph being satisfied, the land safeguarded for residential development for 600 homes and development will be permitted subject to:

- The creation of a new high quality urban and natural edge to the development that will provide an attractive gateway to Cambridge;
- The development being of a high design quality and in character with the development at Trumpington Meadows;
- Demonstrating that the impacts on biodiversity and ecology can be avoided or appropriately mitigated;
- Providing good quality pedestrian and cycle connections to Trumpington Meadows and Trumpington Park and Ride;
- The inclusion of suitable sustainable drainage measures;
- The investigation and appropriate recording of any archaeological remains;
- The provision of an appropriate package of transport mitigation; Contributions being provided towards community facilities and services, and education.

Appendix 5: Cambridge Sporting Village Illustrative Masterplan



Deloitte.

Real Estate

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