



South Cambridgeshire Local Plan

Additional Single Issue Consultation

Football Stadium at Sawston

Public Consultation March 2013

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Chapter 1 Introduction

- 1.1. The Council is preparing an updated Local Plan for South Cambridgeshire that will set out the vision for the district over the years to 2031. The Council consulted on Issues and Options for the new Local Plan in mid 2012, and at the beginning of 2013.
- 1.2. This additional consultation focuses on a single issue – a proposal for football stadium at Sawston.
- 1.3. The site was put forward to the Council by the promoters Cambridge City FC relatively late in the Local Plan process, but due to local interest in the issue, the Council has decided to carry out a focussed consultation on this single issue.
- 1.4. It should be highlighted that this is not a site option for the Community Stadium for the Cambridge Sub-Region, for which site options were subject to consultation through the January 2013 Issues and Options consultation.

Supporting Documents

- 1.5. Further information about the Local Plan can be found on the Council’s website here at www.scambs.gov.uk/ldf/localplan.
- 1.6. The overarching objective in national policy to secure sustainable development has strongly influenced the development of the issues and options for the Local Plan. The Council is preparing a Sustainability Appraisal for the new Local Plan, to help identify the impacts of proposals and consider the most sustainable options. An addition to the Initial Sustainability Report has been prepared for this single issue, which can be found in appendix 1.

How to Have Your Say

- 1.7. Consultation runs from Monday 25 March to 5pm Monday 6 May 2013.
- 1.8. Once you have looked through this consultation document, please send us your comments. There are a number of ways in which you can do this:

- **Using the Council’s online consultation system** - This is the Council’s preferred means of receiving representations because it is the fastest and most accurate method and it will help us to manage your representations quickly and efficiently. Separate instructions on how to use the electronic system are provided on the Council’s website and officers in the Planning Policy team are available 9-5 Monday to Friday to help if you have any queries. Please go to the following link: <http://scambs.jdi-consult.net/ldf/>
- **By email at ldf@scambs.gov.uk** using the electronic response form on the Council’s website.

- **Using a response form** - If you do not have access to a computer, a paper form can be completed and sent to the Council. Copies of the response form are available from the Planning Policy team.

We're Here to Help

1.9. Your views are important to us, and we recognise that the planning system is not always easy to understand and find your way around. We want to make sure that as many people as possible have an opportunity to have their say as the new Local Plans are prepared. You can contact us using one of the following methods:

- You can phone us on 03450 450 500 (ask to speak to someone in the Planning Policy team);
- You can email us at ldf@scambbs.gov.uk

1.10. There will also be opportunities for you to meet officers and the promoters face-to-face at a local exhibition. This will be held in Spicers Pavilion, Cambridge Road, Sawston on Tuesday 9 April from 2.30pm – 8.00pm.

1.11. For those who use social media, we shall also be providing regular updates on the Council's Facebook pages and Twitter feeds.

What Happens Next?

1.12. The results of all the consultations will help the Council prepare a draft Local Plan for consultation in summer 2013. Once processed, all consultation responses can be viewed on the Council's website.

1.13. The new Local Plan will then be submitted to the Secretary of State for examination. Any objections received at that stage will be considered by a Planning Inspector at an examination of the Local Plan before the Council can adopt the new Local Plan.

1.14. The District Council is firmly committed to securing high quality development and welcomes the changes in national policy that require developers of proposals to consult local people at an early stage. Having a good plan is only half the story, getting the planning applications right comes next.

Chapter 2: The Sawston Stadium Option

Background

- 2.1. Cambridge City Football Club are currently located at the Pro-Edge Stadium, at Milton Road in Cambridge. The current ground has a capacity of 2722, with 526 seats, although average attendance is significantly lower, at around 250.
- 2.2. The existing ground does not comply with Football Association standards, resulting in the clubs demotion from the Conference South league in 2007/8. The first team currently play in the Southern Premier League. There are a number of other teams including a reserve boys team, a women's team, three girls teams, and a development centre which around 100 children attend. They currently employ 27 people, mostly part time.
- 2.3. In 2008 the ground was sold to a property developer who has planning permission to redevelop the site for housing. The current contract with the owner requires that they leave the site at the end of the 2013 season. As a result, the team have secured a ground share arrangement with Newmarket Town Football Club, although the facilities and location are not ideal for the club. The club consider that a new ground would enable them to seek promotion.
- 2.4. Cambridge City Football Club have identified a site north of Sawston, and have proposed the site for allocation through the Local Plan Review process for a new stadium.
- 2.5. Evidence exploring the cultural and sporting needs of the Cambridge Sub Region suggested the need for a community stadium. It suggested this would be in the order of a 10,000 seat stadium, with amenities and services beyond its core operations. Given this scale the likely anchor tenant would be Cambridge United Football Club. In early 2013 the Council consulted on potential locations for a Community Stadium. Cambridge City Football club have indicated that they would not support a ground share in a community stadium, as it would not enable them to generate income from other revenue streams, and consider that they need a separate facility.

Description of the Proposal

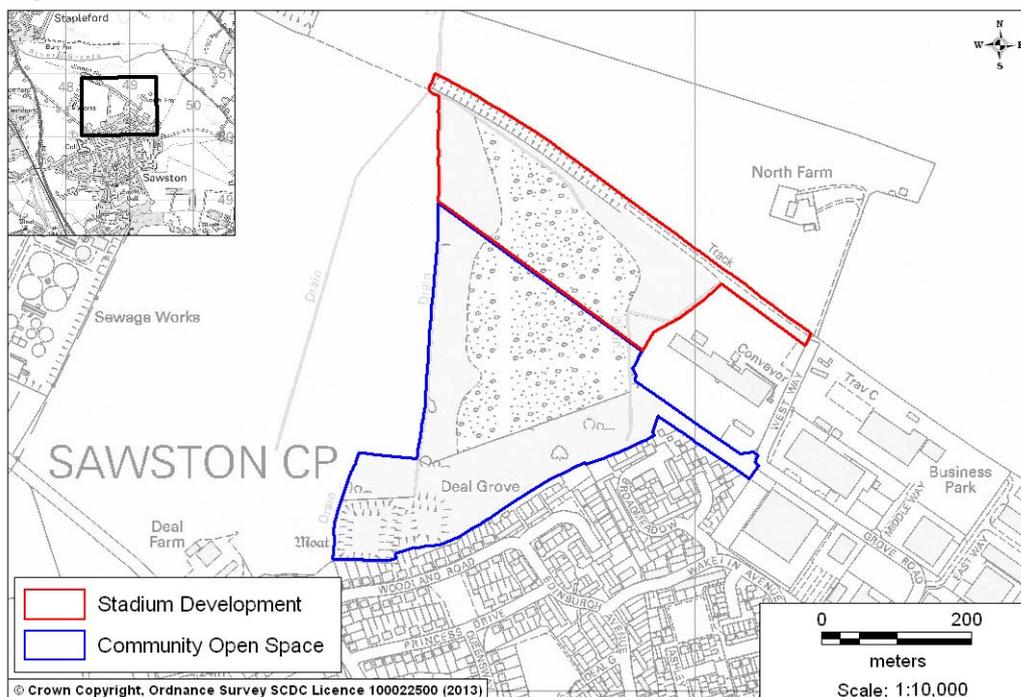
- 2.6. Cambridge City Football Club consider that their needs are for a stadium with a capacity of 3000 people, with 500 seats, in order to meet Football Association requirements.
- 2.7. The stadium would comprise:
 - Home and away stands
 - Associated facilities (including restaurant, bars, toilets, gym, changing facilities, shop, storage, and offices);
 - Flood lighting;
 - Car parking (300 parking spaces), coach and cycle parking.

- 2.8. The proposal also includes a separate all weather training pitch.

The Sawston Site

- 2.9. The site lies to the north west of Dales Manor Business Park, off Babraham Road, and comprises approximately 16 hectares of wood and scrub land. The site was historically used for controlled tipping of sub-soil and inert building materials. The site is screened by mature trees, particularly on the north eastern and southern boundaries.
- 2.10. The promoters propose to locate the stadium north of the business park on the eastern part of the site. The stadium and parking would require around 6 hectares of the site. The remainder is proposed by the promoters to be gifted to the Parish as public open space. The Parish Council have already expressed concerns that any land transferred to them is in a suitable condition for use, and does not create significant future maintenance burdens.
- 2.11. The Council's Recreation and Openspace Study (draft 2011) indicated that Sawston has a shortfall of public open space provision against openspace standards, of around 5 hectares of outdoor sport, and a hectare of outdoor play space.
- 2.12. The site is located in the Green Belt. Whilst appropriate development in the Green Belt can include facilities for outdoor sport and recreation, a football stadium would go beyond this, and would therefore be defined as inappropriate. The Local Plan can consider whether the need and the benefits warrant the removal of the site from the Green Belt in order to accommodate the stadium. The Football Club consider that they have explored a range of alternative sites. A submission by the Club is attached at appendix 2.
- 2.13. Site access would be via the Dales Manor Business Park. Through the previous Local Plan consultations the Council has sought views on the potential for residential development on parts of the Dales Manor Business Park. If this area is redeveloped for housing, the relationship between the two sites would need to be considered and there may be potential to revise the access arrangements.
- 2.14. Proposals would need to address environmental impacts should they arise, including traffic and air quality, noise, and the impacts of flood lighting. Much of the site, particularly the outer edges is woodland, and development would result in the loss of a number of trees, shrubs and brambles in the centre of the site. Development would change the character of the site, and has the potential to negatively impact on biodiversity. Biodiversity and tree surveys will be needed, to identify any impacts and how they can be avoided or mitigated.
- 2.15. The significant tree belt between the development, and the existing housing to the south would need to be retained, as it is protected by a Tree Preservation Order. The existing tree belts around the perimeter of the site should also be retained.

Site Option: Sawston Football Stadium



Pros:

- Opportunity to deliver additional green space and community facilities for village of Sawston;

Cons:

- Green Belt Site;
- Located away from Cambridge, could generate a significant number of car journeys;
- Public transport access – around 1200m walking distance from Citi 7 route;
- Loss of trees and woodland to centre of site (perimeter trees and TPO woodland north of Woodlands Road to remain).

Question:

Should the Local Plan allocate the site north of Dales Manor Business Park, Babraham Road Sawston, for a football stadium with associated public open space?

Please provide any comments.

Appendix 1: Detailed Sustainability Appraisal of Sawston Stadium Site Proposal

The following table provides a sustainability appraisal of the Sawston stadium proposal, which supplements the [Initial Sustainability Appraisal](#) which accompanied the two previous issues and options consultations.

Further information on the purpose and process of sustainability appraisal, and the context for South Cambridgeshire can be found in the [Sustainability Appraisal Scoping Report](#).

Address: North of Babraham Road

Location: Sawston

Category of site: Football Stadium and public open space

Site area: 16 hectares

THEME	Sustainability Objective	Decision Making Criteria	Score	Notes
Land & Soil Resources	Minimise the irreversible loss of undeveloped land, economic mineral reserves, and productive agricultural holdings and the degradation / loss of soils	Will it use land that has been previously developed?	0	100% greenfield site.
		Will it use land efficiently?	N/A	
		Will it protect and enhance the best and most versatile agricultural land?	0	Grade 3 agricultural land. Development would not affect best and most versatile agricultural land (Grades 1 and 2).
		Will it avoid the sterilisation of economic mineral reserves? Will it minimise the degradation/loss of soils due to new development'?	0	Minerals Consultation area for sand and gravel in Waste LDF.
	Minimise waste production and support the reuse and recycling of waste products	Will it encourage reduction in household waste, and increase waste recovery and recycling?	N/A	
Environmental Pollution Air Quality and	Improve air quality and minimise or mitigate against sources of environmental pollution	Will it maintain or improve air quality?	- / ?	Site lies in an area where air quality acceptable.. Negative impact on air quality due to scale of development generating local traffic movements. Transport Impact Assessment would be required, and measures to mitigate impacts.
		Minimise, and where possible improve on, unacceptable levels of noise, light pollution, odour and vibration?	- / /?	Development will create an additional source of noise, and will also require flood lighting during matches. Further evidence would be required to demonstrate how any impacts could be mitigated.

		Will it minimise, and where possible address, land contamination?	+	Historically used for controlled tipping of sub-soil and inert building materials. Potential for minor benefits through remediation of minor contamination.
		Will it protect and where possible enhance the quality of the water environment?	0	Outside Groundwater Source Protection Zone
Biodiversity	Avoid damage to designated sites and protected species	Will it conserve protected species and protect sites designated for nature conservation interest and geodiversity?	0	No site designations in the vicinity.
	Maintain and enhance the range and viability of characteristic habitats and species	Will it reduce habitat fragmentation, enhance native species, and help deliver habitat restoration (helping to achieve Biodiversity Action Plan Targets)?	- / --- / ?	Site comprises woodland and scrub, supporting local wildlife. Development would be likely to require removal of some trees. Further work would be needed to survey biodiversity, and avoid / mitigate adverse impacts.
	Improve opportunities for people to access and appreciate wildlife and green spaces	Will it improve access to wildlife and green spaces, through delivery and access to green infrastructure?	0	No specific measures proposed.
Landscape, Townscape and Cultural Heritage	Maintain and enhance the diversity and distinctiveness of landscape and townscape character	Will it maintain and enhance the diversity and distinctiveness of landscape character?	---	Negative impact on the landscape, and on the openness of the Green Belt. Existing tree belts have potential to provide screening from wider views if retained and enhanced, but development will introduce development and flood lighting to this rural area.
		Will it maintain and enhance the diversity and distinctiveness of townscape character?	-	Stadium development would extend the village north, into the Green Belt.
	Avoid damage to areas and sites designated for their historic interest, and protect their settings.	Will it protect or enhance sites, features or areas of historical, archaeological, or cultural interest (including conservation areas, listed buildings, registered parks and gardens and scheduled monuments)?	0	No heritage designations near to the site. There is a moated site on the western edge of the site. Archaeological investigation would be required as part of any planning applications.
	Create places, spaces and buildings that work well, wear well and look good	Will it lead to developments built to a high standard of design and good place making that reflects local character?	N/A	

Climate Change	Minimise impacts on climate change (including greenhouse gas emissions)	Will it support the use of renewable energy resources?	0	
		Will it promote energy efficiency?	N/A	
		Will it minimise contributions to climate change through sustainable construction practices?	N/A	
	Reduce vulnerability to future climate change effects	Will it minimise risk to people and property from flooding, and incorporate sustainable drainage measures?	0	Site within zone 1 (low risk).
		Will it minimise the likely impacts of climate change on the development through appropriate design?	N/A	
		Will it use water in a sustainable manner, and enable and encourage high levels of water efficiency?	N/A	
Health	Maintain and enhance human health	Will it promote good health, encourage healthy lifestyles, and reduce health inequalities?	N/A	
	Reduce and prevent crime and reduce fear of crime	Will it reduce actual levels of crime, and will it reduce fear of crime?	N/A	
Inclusive Communities - Housing	Improve the quantity and quality of publically accessible open space.	Will it increase the quantity and quality of publically accessible open space?	+++	Proposal includes large area of land that the promoters propose to gifted to the Parish, which could provide additional public open space and facilities, in a village which has a shortfall against current open space standards.
	Ensure all groups have access to decent, appropriate and affordable housing	Will it support the provision of a range of housing types and sizes, including affordable and key worker housing, to meet the identified needs of all sectors of the community?	N/A	
		Will it provide for housing for the ageing population?	N/A	
		Will it provide for the housing accommodation needs of Gypsies and Travellers and Travelling Showpeople?	0	
Redressing Inequalities and	Improve the quality, range and accessibility of services and facilities	Will it improve accessibility to key local services and facilities, including health, education and leisure (shops, post offices, pubs, sports facilities etc?)	+	Sawston is a Rural Centre.

	(e.g. health, transport, education, training, leisure opportunities)	Sub-Indicator: Distance to centre	-	Sawston 1000m
		Will it improve quality and range of key local services and facilities including health, education and leisure (shops, post offices, pubs etc?)	+	The proposal includes facilities which could provide additional facilities for the village.
		Will improve relations between people from different backgrounds or social groups?	N/A	
	Redress inequalities related to age, disability, gender assignment race, faith, location and income	Will it redress inequalities?	N/A	
		Will it increase the ability of people to influence decisions, including 'hard to reach' groups?	N/A	
	Encourage and enable the active involvement of local people in community activities	Will it encourage engagement with community activities?	0	
Economic Activity	Improve the efficiency, competitiveness, vitality and adaptability of the local economy.	Will it support business development and enhance competitiveness, enabling provision of high-quality employment land in appropriate locations to meet the needs of businesses, and the workforce?	+	Development would provide a small amount of jobs to the area, primarily part-time.
		Will it promote the industries that thrive in the district – the key sectors such as research and development /high tech/ Cambridge university related particularly through the development and expansion of clusters?	0	
		Will it protect the shopping hierarchy, supporting the vitality and viability of Cambridge, town, district and local centres?	0	

	Help people gain access to satisfying work appropriate to their skills, potential and place of residence	Will it encourage the rural economy and diversification, and support sustainable tourism?	0	
		Will it contribute to providing a range of employment opportunities, in accessible locations?	N/A	
	Support appropriate investment in people, places, communications and other infrastructure	Will it improve the level of investment in key community services and infrastructure, including broadband?	+	
		Will it improve access to education and training, and support provision of skilled employees to the economy?	N/A	
Transport	Reduce the need to travel and promote more sustainable transport choices.	Will it enable shorter journeys, improve modal choice and integration of transport modes to encourage or facilitate the use of modes such as walking, cycling and public transport?	0	Total score of 14.
		Sub-indicator: Distance to bus stop / rail station	0	Around 700 metres from bus stop near Winship Road.
		Sub-indicator: Frequency of Public Transport	+	Citi 7 provides an approximately 20 minute frequency service during the day on weekdays and Saturdays, with an hourly service in the evening.
		Sub-indicator: Typical Public Transport Journey Time to Cambridge City Centre or Market Town	0	Timetabled 37mins to Cambridge.
		Sub-indicator: Distance for cycling to City Centre or Market Town	+	9 km as the crow flies to Cambridge.
		Secure appropriate investment and development in transport infrastructure, and ensure the safety of the transport network.	Will it provide safe access to the highway network, where there is available capacity?	0 / ?
		Will it make the transport network safer for and promote use of non-motorised modes?	0	

Appendix 2 Alternative Site Options

This Section of the document was submitted by Cambridge City Football Club.

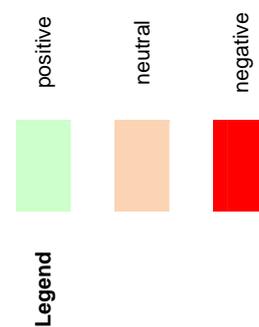
Cambridge City Football Club has been searching for a new ground for over 10 years. Initially all efforts were aimed at sites within the City boundaries but due to high land value and lack of space within the city no suitable sites could be found. Indeed the same problem has been encountered by Cambridge United with the Community Stadium. Consequently, other sites further afield have also been considered. The sequential analysis of each of these nine sites appears below and identified the Sawston site to be the preferred site.

Sequential Analysis of Sites

1	Sawston - former waste tip	Sawston	6 ha	16 ha	Owner	7.5 miles	6.5 miles	✓	✓	✓	✓	✓	✓	✓	Site owned by President of club. Available to use immediately.
2	University Rugby Club	Cambridge	n/a	n/a	Enquiry	2 miles	3 miles	✓	✓	✓	✓	✓	✓	Unwilling to ground share	Ground would have to be leased which would make it financially unviable for CCFC given their average attendance of just 250 spectators per match.
3	Community Stadium	Trumpington	n/a	n/a	Developer	3.2 miles	2.8 miles	✓	✓	✓	✓	✓	✓	✓	Ground would have to be leased which would make it financially unviable for CCFC given their average attendance of just 250 spectators per match.

Appendix 2 Site Options

Comments	Enquiry made to City Council by City FC around 2007 but the Council stated they would not commit until end of 2012 and the City Council appear no nearer to a solution for City FC but do seem to be considering options for Cambridge United.	Desperate short term solution. Located in Suffolk so not suitable for Cambridge City Football Club or its supporters.	No interest from developer	Planning issue regarding heights	No support from Parish Council	No interest from developer
Deliverable timescales						
Financial viability		n/a	n/a	n/a	n/a	n/a
Site Access	✓	✓	✓	✓		✓
Bus access	✓	✓	✓	✓	✓	✓
Train access		✓				
Road access	✓	✓	✓	✓	✓	✓
Local support		✓				
Distance from railway station	4.4 miles	14.5 miles	4.2 miles	2.75 miles	4.8 miles	4.3 miles
Distance from city	3.4 miles	14.5 miles	3.2 miles	2.75 miles	4.3 miles	3.3 miles
Source	City council	Enquiry	Developer	Enquiry	Enquiry	Developer
Site area (ha) available	n/a	n/a		n/a	n/a	n/a
Site area required	6 ha	n/a	6 ha		6 ha	6 ha
Location	Cambridge	Newmarket	Cambridge		Milton	Cambridge
Site Description	4 Cowley Road	5 Newmarket Town ground	6 NIAB site Huntingdon Road	7 Cambridge Rugby club	8 Milton (2 sites)	9 Orchard Park



In 2013 a study of the Cambridge City supporters who regularly attend matches was undertaken (see below). This study indicated that just 7% of supporters would have to travel further or would take longer to reach the Sawston site compared with the existing site. This does not take account of the traffic congestion in Cambridge city itself and therefore for many supporters the Sawston site may well be more easily accessible than the current site.

Demographic Study of Supporters and travelling distance

Town or Village	Number of supporters	Easier access to Milton Road	Easier access to Sawston	Little Difference
Amphill	2			2
Arrington	1		1	
Baldock	1			1
Bar Hill	4			4
Basildon	1		1	
Bassingbourn	1		1	
Bedford	4			4
Biggleswade	1			1
Bourne	1			1
Bottisham	4		4	
Brampton	2			2
Bristol	1			1
Bromsgrove	1		1	
Bury St Edmunds	1			1
Burwell	1		1	
Buntingford	2		2	
Cambridge	73	73		
Cambourne	7			7
Chatteris	2			2
Chelmsford	1		1	
Cherry Hinton	4			4
Cottenham	2	2		
Croydon	1			1
Downham Market	1			1
Dunmow	1		1	
Ely	5			5
Felixstowe	1			1
Foxton	1		1	
Fulbourn	5		5	
Gamlingay	1		1	
Girton	1	1		
Grantham	5			5
Gt & Lt Abington	4		4	

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Appendix 2 Site Options

Gt Chesterford	1		1	
Haddenham	1			1
Hardwick	3			3
Harston	4		4	
Histon	5	5		
Hitchen	1			1
Huntingdon	2			2
Impington	6	6		
Kent	1			1
Landbeach	1			1
Letchworth	1			1
Litlington	2		2	
Little Downham	1			1
Littleport	1			1
Linton	2		2	
London	4			4
Luton	1			1
Macclesfield	1			1
March	1			1
Melbourn	13		13	
Milton	10	10		
Newmarket	2			2
Norwich	1			1
Pampisford	4		4	
Papworth Everard	1		1	
Peterborough	5			5
Quy	1		1	
Ramsey	1			1
Reepham - Norfolk	1			1
Royston	7		7	
Sawston	14		14	
Shefford	1		1	
Soham	1		1	
St Ives	4			4
Stretham	1			1
Sutton	6			6
Swaffham Prior	1		1	
Trumpington	1		1	
Willingham	1			1
Witchford	4			4
Wokton	1		1	
Woodbridge	1			1
Yaxley	1			1
TOTALS	265	97	78	90
		36.5%	29.5%	34%

In order to get to Cambridge City's Milton Road ground 21 supporters (8%) from Histon, Impington, Cottenham, Haddenham, Sutton and Chatteris actually pass by the Histon FC ground with Histon FC being in a higher league.

Those supporters coming in along the A10 from Milton, Landbeach, Stretham, Witchford, Ely, Little Downham, and Littleport number 23 (8.5%) and these pass closer to the Histon FC ground but prefer to continue to support Cambridge City FC

The sequential analysis indicates that none of the sites achieve positives on all criteria, however, the Sawston site is the only site with all positives and neutral outcomes. All of the other sites have negative outcomes which would prevent Cambridge City Football Club from relocating to them. Bearing in mind the demographics of the supporters and the provision of much needed sport, recreational, gym, all weather pitch, conference, events and other facilities that Sawston is currently lacking, the analysis suggests it is the preferred site for the stadium and community facilities project.

