

## **SOUTH CAMBRIDGESHIRE DISTRICT COUNCIL**

At a special meeting of the Council held on  
Thursday, 21 April 2005 at 9.30 a.m.

PRESENT: Councillor RF Bryant – Chairman  
Councillor Mrs CAED Murfitt – Vice-Chairman

Councillors: Dr DR Bard, EW Bullman, NN Cathcart, Mrs A Elsby, R Hall, Mrs SA Hatton, Mrs JM Healey, Dr JA Heap, Mrs CA Hunt, HC Hurrell, Mrs HF Kember, SGM Kindersley, RMA Manning, MJ Mason, CR Nightingale, Mrs DP Roberts, J Shepperson, Mrs HM Smith, Mrs DSK Spink MBE, Dr SEK van de Ven, JF Williams and Dr JR Williamson

Officer: Keith Miles Planning Policy Manager

Apologies for absence were received from Councillors JD Batchelor, BR Burling, JP Chatfield, SM Edwards, Dr SA Harangozo, Mrs EM Heazell, Mrs JA Muncey, Dr JPR Orme, Mrs GJ Smith, JH Stewart, RT Summerfield, RJ Turner, Mrs BE Waters, TJ Wotherspoon, NIC Wright and SS Ziaian-Gillan.

### **1. DECLARATIONS OF INTEREST**

There were no declarations of interest.

### **2. MINUTES OF PREVIOUS MEETING**

Members authorised the Chairman to sign, as a correct record, the Minutes of the meeting held on 11<sup>th</sup> February 2005 (Cambridge Southern Fringe Results and Approach).

### **3. LOCAL DEVELOPMENT FRAMEWORK - CAMBRIDGE SOUTHERN FRINGE (DRAFT AREA ACTION PLAN)**

Members considered the emerging content of the draft Cambridge Southern Fringe Area Action Plan, noting that a final version would be presented to them at the Special Council meeting scheduled for 9<sup>th</sup> May 2005 in order to adopt the plan for publication.

In presenting his report, the Planning Policy Manager corrected an error on page 51 of the draft Area Action Plan. In Policy CSF/15, paragraph 1(a), the reference in line three to Haverhill Road should have been to Granhams Road. Members considered the Area Action Plan as follows:

#### **A. Introduction**

In response to a Member's question, the Planning Policy Manager informed Members that the development would consist of about 1,200 dwellings in total, of which about 600 would be in South Cambridgeshire at a density of approximately 50 to the hectare. Plans for landscaping around the Bell School had been published by Cambridge City Council, and South Cambridgeshire District Council would be developing a strategy for addressing that issue in due course.

#### **B. Vision and Development Principles**

In response to a Member's question, the Planning Policy Manager said that

Cambridgeshire County Council had the long-term objective of improving the public Rights of Way network around Cambridge. South Cambridgeshire District Council would be consulted about the proposals in due course. Among other things, the District Council will be eager to secure unbroken public access between the Cambridge Southern Fringe and Wandlebury and the Gog Magog hills. This envisaged the development of a golf course (with its associated rights of way) in Great Shelford: if this project did not come to fruition, the County Council would have to reassess the situation. The Planning Policy Manager undertook to place copies of the Rights of Way proposals in the Members' lounge.

The issue of cycle paths was discussed, and Members noted that the County Council's aspirations in this regard had not been updated since their discussion document published 18 months' ago.

### **C. Trumpington West and the southern setting of Cambridge**

Members noted this part of the Area Action Plan.

#### **D1. The Structure of Trumpington West**

Members noted Policy CSF/6 covering the physical structure of Trumpington West and the Concept Plan showing the distribution of its key components. This addressed the main land uses, services, facilities and infrastructure, the character, design and landscaping with particular reference to the importance of this approach to Cambridge and its relationship with the River Cam valley. It sought to provide the basis for subsequent masterplans required by the AAP, which could be prepared by developers or by the Council to show in more detail how the principles of the Structural Policy should be interpreted for the development of the area.

In response to concern about the buildings fronting onto the M11 motorway being of up to four storeys, the Planning Policy Manager reminded Members that they had addressed this issue, and accepted it in principle, at the meeting on 11<sup>th</sup> February 2005. He commented that substantial landmark buildings on the city edge were characteristic of Cambridge, but acknowledged that such buildings hitherto had been other than residential. There would be landscaping beyond these buildings in any event to soften their impact.

The Planning Policy Manager explained that, while the Council's aspirations might, at first glance, appear ambitious, some of them related only to Trumpington West while others to the Cambridge Southern Fringe as a whole. They reflected the scale of the proposed development. He added that mitigation of the visual impact of buildings was a significant element of the funding package to be negotiated, and all relevant parties would be required to contribute to such mitigation.

Members endorsed Policies CSF/1 to CSF/6 inclusive.

#### **D2. Housing (CSF/7)**

In response to a Member's question, the Planning Policy Manager confirmed that the development of the Cambridge Southern Fringe would be carried out seamlessly between those parts in the administrative areas of South Cambridgeshire District Council and Cambridge City Council. There would not be any physical separation.

Stressing the importance of this southern approach to Cambridge, Members insisted that good design and high quality would be essential considerations in finalising house types

in what amounted to an urban area. Sensitively-designed buildings comprising three or four storeys could be built without causing any adverse impact on the character of the area.

In response to a Member's question, the Planning Policy Manager said that paragraph D2.8 did not intend restricting the definition of Key Workers to that only of employees of Addenbrookes Hospital. Members reiterated their view that the general definition of Key Workers was in need of review by central Government. While Cambridgeshire Horizons were currently drawing up their own proposals, it was suggested that the District Council should prepare a separate submission reflecting the specific needs of workers living in South Cambridgeshire.

The Planning Policy Manager acknowledged the desirability of making some provision in the Cambridge Southern Fringe for Travellers.

### **D3. Employment (CSF/8)**

In the light of employment issues in recent years at such places as Monsanto, Bayer Crop Sciences and Hexel at Duxford, Members decided that the employment at Trumpington West would not include any reference to high technology research and development. Justifying the Council's approved policy, the Planning Policy Manager explained that the employment provisions in the Cambridge Southern Fringe Area Action Plan, as in all the AAPs, had been designed to meet the needs of the Cambridge Sub-Region as a whole. South Cambridgeshire was already one of the fastest growing districts in the country. He added that growth is jobs-led and additional encouragement for job growth would result in even higher levels of housing growth.

A Member stressed the importance of ensuring, as far as possible, that the supply and type of housing should reflect and support the supply and type of employment opportunities in the area. Another Member argued that, on sustainability and economic viability grounds, employment on this site should not be seen as a priority, as most residents would work at existing places of employment.

Councillor RMA Manning proposed and Councillor JF Williams seconded, that Policy CSF/8 (Employment) be amended so as to exclude, from paragraph D3.3, all words after the words "Cambridge Sub-Region".

By 11 votes to seven, with three Members registering their presence but not voting, it was **RESOLVED** that paragraph D3.3 of the Cambridge Southern Fringe Area Action Plan be amended to read as follows:

"Employment development at Trumpington West will be subject to Policy EM/1 of the Core Strategy and Development Control Policies DPD that reserves employment land for development that can demonstrate a clear need to be located in the area, to serve local needs, or contribute to the continued success of the Cambridge Sub-Region."

### **D4. Community facilities, leisure, arts and culture, including community development (CSF/9)**

Members noted the positive stance adopted by the existing residents in Trumpington, who had expressed a desire to be engaged fully in developing future community facilities within the proposed development. The Planning Policy Manager clarified that Trumpington West would not be developed as a

standalone community, but rather as an expansion of the existing village, whose centre would therefore need to expand in order to reflect the nature of the new community.

In response to concerns expressed by Members, the Planning Policy Manager stated that Cambridge City Council was taking the lead in developing a framework for the future management of community and leisure facilities within the proposed development. The Community Development section of South Cambridgeshire District Council had been instrumental in the preparation of the South Cambridgeshire Area Action Plan.

In response to a further question, the Planning Policy Manager confirmed that negotiations with the South Cambridgeshire and Cambridge Primary Care Trusts were ongoing in an effort to secure appropriate health facilities, to be funded by the development.

Members endorsed Policies CSF/7 (subject to further consideration being given to Key Workers and Travellers as referred to in D2 above), CSF/8, and CSF/9 (subject to the conclusion of satisfactory negotiations relating to health facilities as referred to in D4 above).

#### **D5. Transport**

Referring to Appendix B Map 1 of the Cambridge Southern Fringe Area Action Plan, the Planning Policy Manager reminded Members that the District Council would have an opportunity to respond to consultation on details relating to the proposed road layout in due course. In response to a Member's concerns that road infrastructure must be in place before any further development takes place, he quoted from Cambridge City Council's Local Plan, which indicated that transport capacity must be adequate relevant to each successive stage of development.

The Planning Policy Manager reminded Members that Appendix C Map 2 was a Concept Map only.

In response to grave concerns from a Member regarding the timing of provision of the Addenbrookes' Link Road in the context of the rest of the development, the Planning Policy Manager said that it would be a County Road from the outset (as opposed to a developer's road that would be adopted as a County road) and that the District, City and County Councils were working in partnership to ensure a satisfactory outcome.

The Leader of the Council requested that officers write to Cambridgeshire Horizons, highlighting the District Council's deep concern that infrastructure should be in place prior to any other development taking place.

In relation to paragraph D5.6 (Cycling and Pedestrians), a Member questioned the reference to cycling being a substitute for short car journeys, particularly those of less than five kilometres (three miles). The opportunity should be taken to promote cycling beyond that distance, from the development area to the southern villages in the District. Quality of cycleways was also important. The Planning Policy Manager confirmed that the development would provide a cycle route that negated the need to cross the slip roads onto and from the M11, but said there was a limit to what the Council could require the developer to provide in relation to cycle routes elsewhere.

The Leader of the Council urged Members to bear in mind that planning obligations tended to increase the market price of new houses. The Planning Policy Manager

added that Section 106 Agreements should be restricted to what a development *needs* in order to make a scheme acceptable in planning terms rather than what individuals or groups might *want*.

Councillor Dr S van de Ven proposed and Councillor Mrs SA Hatton seconded that cycle routes be provided from the development site to the southern villages in the District, and that existing cycle routes to those villages be upgraded as appropriate.

By 13 votes to nine, with one Member registering a presence but not voting), the proposal was **DEFEATED**.

**D6. Landscape**

**D7. Biodiversity (CSF/15)**

A Member suggested that the issues of water features and land/water contamination should be core strategies.

Responsibility for maintaining water features must be established at the outset.

Construction spoil would contribute to noise attenuation alongside the M11 motorway.

In response to a Member's question, the Planning Policy Manager explained that the Green Finger linking to Gog Magog Down was to provide public access to the area.

Members endorsed Policies CSF/10 to CSF/15 inclusive, subject to Policy CSF/15-4 (Connecting Green Fingers and the Countryside) being reworded to emphasise the purpose behind the Green Fingers.

**D8. Archaeology and Heritage**

Members accepted this Chapter without debate.

**D9. Meeting Recreational Needs**

In response to a Member's question, the Planning Policy Manager reported that negotiations with Cambridge City Council were ongoing in relation to responsibility for the future maintenance of Public Open Space within the development in the absence of a Parish Council.

He added that a number of organisations had expressed an interest in assuming management responsibility for countryside aspects of the development.

**D10. Land Drainage, Water Conservation, Foul Drainage and Sewage Disposal**

Water quality was of paramount importance.

A Member stated that surface water drainage from roads must be by means of appropriate interceptors, thus preventing pollution from fuel.

Members endorsed Policies CSF/16 to CSF/19 inclusive.

- D11 Telecommunications**
- D12. An Exemplar in Sustainability**
- D13. Waste**

Members accepted these Chapters without debate.

### **E1. Phasing and Implementation**

A Member said that appropriate landscaping and noise attenuation measures should be put in place as soon as possible so as to minimise disruption to local residents resulting from construction traffic using the Haul Road. The Planning Policy Manager undertook to amend Policy CSF/22 (Construction Strategy) to reflect this wish.

Officers from the District Council's Environmental Health section would be assisting the Development Services Department in formulating suitable noise attenuation measures.

### **E2. Planning Obligations and Conditions**

Members accepted this Chapter without debate.

Members endorsed Policies CSF/20 to CSF/26 inclusive, and reiterated their endorsement of Policy DP/4 of the Core Strategy.

Subject to the comments and amendments referred to above, Council **RESOLVED**

- (1) To authorise the Director of Development Services to subject the emerging policy approach for the Cambridge Southern Fringe Area Action Plan to independent sustainability / strategic environmental assessment; and
- (2) To delegate to the Planning and Economic Development Portfolio Holder authority to make any material changes deemed necessary as a result of further information, and to the Director of Development Services authority to approve minor editing changes.

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**The Meeting ended at 12.45 p.m.**

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## Cambridge Southern Fringe Area Action Plan

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Glossary

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## A INTRODUCTION

- A.1 A sustainable new urban extension to Cambridge is proposed at the Cambridge Southern Fringe. The urban extension crosses the South Cambridgeshire/Cambridge City boundary. Much of the built development lies within Cambridge City and is addressed in the Cambridge Local Plan. This Area Action Plan establishes an overall vision for that part of this new urban extension which lies within South Cambridgeshire including its relationship with Cambridge and surrounding countryside, and its countryside setting. It identifies the site within South Cambridgeshire for approximately 600 dwellings and associated development at Trumpington West as well as the off-site infrastructure needed to deliver and serve the urban extension as a whole. The Area Action Plan also includes landscape, biodiversity and access proposals for the countryside adjoining development areas at Trumpington East, Addenbrooke's Hospital and the Bell School where development will take place just within Cambridge City's area.
- A.2 The Area Action Plan will form part of the Development Plan for South Cambridgeshire District. It needs to be read in conjunction with the South Cambridgeshire Core Strategy. The Development Plan is made up of those plans which have been statutorily adopted and which cover the District. The other parts of the Development Plan are:
- Regional Planning Guidance for East Anglia – RSS6 (2001)
  - The Cambridgeshire & Peterborough Structure Plan (2003)
  - The Cambridgeshire & Peterborough Waste Local Plan (2003)
  - The Cambridgeshire Aggregates (Minerals) Local Plan (1991)
- A.3 The Area Action Plan comprises policies and plans which will:
- Establish a vision for the Cambridge Southern Fringe;
  - Set out the policies and proposals for the development of Trumpington West;
  - Set out the policies and proposals for the countryside adjoining all the development areas in the Cambridge Southern Fringe.
- A.4 The Area Action Plan includes plans comprising:
- The **Proposals Map** which identifies the area within which the part of the new urban extension in South Cambridgeshire will be developed and shows the proposed revisions to the Green Belt boundary, the extent of the built-up area of the new urban extension, including urban open space, together with areas of land within which any associated off-site infrastructure development, a proposed County Park and areas where landscape, recreation and access improvements will be provided.
  - A **Concept Plan** which shows in diagrammatic form the structure of the new urban extension which will provide the basis for subsequent masterplans, design guides and design codes. It shows the distribution

of the main uses and their inter-relationships to be developed in the new urban extension and how they link with the wider City. In the surrounding countryside it shows in diagrammatic form the principles which will guide the development of a Countryside Enhancement Strategy which will include landscape, recreation, biodiversity and access proposals.

- A.5 The Area Action Plan will provide a context for detailed plans to be prepared before and during the development process. This will include
- A Masterplan for the whole of the new urban extension, including land in both South Cambridgeshire and Cambridge City, which will be prepared to accompany the outline planning application for the development at Trumpington West. This will show how the Concept Plan will be interpreted into development proposals on the ground by showing the disposition of development, roads, services, open space and landscaping.
  - A Design Guide will identify the particular character of Trumpington West and set out the general principles for good design of the urban extension as a whole and will be prepared to accompany any planning applications for individual phases of development, any applications which affect Trumpington village centre and any employment areas or areas of strategic recreation / open space.
  - Design Codes will set more detailed criteria to create a clear identity for individual areas, but will not replace the need for careful design of individual buildings and areas as proposals are brought forward as planning applications.
- A.6 A number of strategies are also required as part of the implementation of development at the Cambridge Southern Fringe to ensure that it is a high quality development which meets the needs of its residents.

## **B VISION AND DEVELOPMENT PRINCIPLES**

### **THE VISION FOR THE CAMBRIDGE SOUTHERN FRINGE**

#### **POLICY CSF/1 The Vision for the Cambridge Southern Fringe**

**Cambridge Southern Fringe will be a modern, high quality, vibrant and distinctive urban extension of Trumpington which will complement and enhance the character of the City. Development within both South Cambridgeshire and Cambridge City will secure Countryside Enhancement Strategy comprising landscape, biodiversity and public access enhancements in the surrounding countryside which will complement the existing landscape character of the area and protect and enhance the setting of Cambridge.**

- B.1 The Structure Plan identifies land to the south and east of Trumpington and adjoining Addenbrooke's Hospital for development to provide major urban extensions to Cambridge (Policy P9/2c). It requires that provision be made for housing and mixed use development as well as a major new employment area all on land to be released from the Green Belt. The Structure Plan requires a strategic masterplan to be prepared for this area. Any development must pay proper regard to the need to maintain the penetration of the countryside into the heart of the City along Hobson's Brook.
- B.2 To support this strategic development which lies entirely within Cambridge City, the Structure Plan requires that development brings about improvements to the adjoining countryside which will benefit the development and the communities which are being required to grow. Much of this countryside lies within South Cambridgeshire.
- B.3 Within South Cambridgeshire, the Area Action Plan includes policies and proposals for landscape, biodiversity access and recreation between Trumpington / Addenbrooke's and the Wandlebury / The Magog Down.
- B.4 The Area Action Plan also identifies land for development at Trumpington West where the redevelopment of the former Plant Breeding Institute (more recently Monsanto (Cambridge)) provides an opportunity for further development at Trumpington, unforeseen at the time of the Structure Plan, which will help increase the supply of housing in Cambridge and secure landscape and countryside access improvements along the River Cam corridor. The northern and eastern parts of this development lie within Cambridge City (see Cambridge Local Plan). It is important to ensure a holistic approach to the development across the administrative boundary.

## **DEVELOPMENT AND COUNTRYSIDE IMPROVEMENT PRINCIPLES**

### **POLICY CSF/2 Development and Countryside Improvement Principles**

- 1. A Strategic Masterplan and Strategic Design Guide for the Cambridge Southern Fringe as a whole will be submitted to and approved by the Local Planning Authorities prior to the granting of any planning permission to ensure that Trumpington West will develop:**
  - a) As a western extension of Trumpington of approximately 600 dwellings in South Cambridgeshire with appropriate employment, services, facilities and infrastructure;**

#### **The Setting of the Cambridge Southern Fringe**

- b) Bounded by the Cambridge Green Belt which will constrain further growth;**
- c) Physically separate from surrounding villages especially the closest villages of Great Shelford, Stapleford and Hauxton where the Green Belt will maintain their character and the character of Cambridge as a city surrounded by a necklace of villages;**
- d) Connecting the green spaces of Cambridge to the surrounding countryside, by maintaining a Green Corridor along the River Cam and linking the Green Corridor between Trumpington and Addenbrooke's to Wandlebury and the Magog Down;**
- e) As an attractive and interesting feature in the landscape with which it is well integrated through a variety of edge treatments;**
- f) With a landscaped setting which respects and reinforces local landscape character including countryside enhancement measures;**
- g) With increased public access by walking, cycling and for horse riding to the wider countryside, particularly to Wandlebury and the Magog Down to the south, to and along the River Cam and Hauxton to the west, and which provide for linkages to the wider Strategic Open Space network including Coton Countryside Reserve, Teversham Country Park, Milton Country Park and Wicken Fen;**

## **The Character and Design of Trumpington West**

- h) Linking the new development with the urban fabric of Trumpington and including facilities which will serve the existing as well as the new community;**
- i) A distinctive urban character which reflects innovative urban design and which engenders an inclusive, vibrant and diverse community with a strong sense of local identity and a well developed sense of community spirit;**
- j) With an emphasis on housing which achieves an overall high density, which is well designed and of a high quality;**
- k) A balanced, viable and socially inclusive community with a good mix of house types, sizes and tenures (including affordable housing) attractive to, and meeting the needs of all ages and sectors of society including those with disabilities;**
- l) A flexible design, energy efficient, built to be an exemplar of sustainable living with low carbon and greenhouse emissions and be able to accommodate the impacts of climate change;**
- m) As a place where people can live a healthy lifestyle, in a safe environment and where most of their learning needs are met;**
- n) The highest quality of built form and open spaces throughout, but particularly the development edges fronting the River Cam, the M11 and on the approach to Cambridge along the Hauxton Road, including new landmark buildings and public art to give a sense of place;**
- o) With well designed and landscaped urban and residential areas which are permeable and legible and create neighbourhoods with their own character;**
- p) Green spaces and water features to contribute to the character of the area, provide a recreational resource and enhance biodiversity;**
- q) With a net increase in biodiversity across Trumpington West;**
- r) With Green Fingers running through the development which connect with other open spaces within and around Trumpington and the wider countryside beyond;**

## **Transport**

- s) **As a compact and sustainable urban extension with low car dependency, which is highly accessible and permeable to all its residents by foot, cycle and High Quality Public Transport;**
- t) **With a well developed, high quality network of footpaths, bridleways and cycleways to support sustainable transport, recreation and health within the urban extension, and an improved network connecting it to the City, neighbouring villages, the open countryside and the wider network;**

## **Supporting Services and Facilities**

- u) **An enhanced Trumpington Centre to provide a community focus and meet day to day needs;**
- v) **Providing local employment to create a balanced community but which ensures that the development as a whole addresses the current lack of housing close to Cambridge;**
- w) **An appropriate mix of jobs whilst providing for the continuing needs of the high technology research and development industry;**
- x) **An appropriate level of services and facilities including education, sport and recreation;**
- y) **With the developers providing necessary services, infrastructure and facilities, including provision for long-term management and maintenance;**
- z) **Opportunities for residents of the wider community to access its services and facilities;**

## **Land Drainage**

- aa) **Appropriate measures to minimise flood risk to the development and other communities, without compromising landscape and design quality;**

## **Implementation and Phasing**

- bb) **Phased to ensure that the necessary services, facilities, landscaping and infrastructure are provided from the start**

**and in step with development and the needs of the community;**

**cc) Minimising the impact of development during construction on both the existing and new communities;**

**dd) With Masterplans, Design Guides and Design Codes for each phase of development, submitted to and approved by the Local Planning Authority prior to the granting of any planning permission.**

B.5 These development principles set policy requirements for the achievement of a high quality development which will serve the needs of the new residents of Trumpington West, which will integrate Trumpington West into the remainder of Trumpington and which will ensure that the whole of the development in the Cambridge Southern Fringe integrates well with the surrounding countryside.

B.6 Before Cambridge City and South Cambridgeshire District Councils can grant any planning permission for any part of the Cambridge Southern Fringe, they will need to ensure that the development will be delivered consistent with the principles set out in the Area Action Plan and the City Local Plan. A Strategic Masterplan and Design Guide will create the framework within which a quality environment can be achieved. Local Masterplans, Design Guides and Design Codes for individual phases of development will ensure that the development and countryside improvement principles are taken forward.

B.7 Securing landscape, access and biodiversity improvements within South Cambridgeshire for development which will take place within Cambridge City will require that planning conditions / Section 46 agreements for development within Cambridge will include linked funding provisions.

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## **C TRUMPINGTON WEST AND THE SOUTHERN SETTING OF CAMBRIDGE**

### **OBJECTIVES**

#### **C1 Site**

**C1/a To meet the requirements of Policies P9/1 and P9/2 of the Structure Plan.**

#### **C2 Green Belt**

**C2/a To ensure that the development of Trumpington West enhances the character and setting of Cambridge.**

**C2/b To ensure that Trumpington will not merge with any of the surrounding villages.**

**C2/c To provide opportunities for landscape improvements, outdoor recreation and public access to the open countryside around Trumpington and Addenbrookes Hospital.**

#### **C3 Countryside**

**C3/a To create an appropriate setting for the expanded Trumpington and Addenbrookes Hospital, minimising any adverse visual or landscape impacts on the surrounding area.**

**C3/b To enable the landscape in the Cambridge Southern Fringe to provide an attractive environment and to maximise benefits to wildlife.**

**C3/c To enable the landscape in the Cambridge Southern Fringe to contribute to the informal recreation needs of those living, working and visiting the area.**

**C3/d To develop appropriate management strategies to ensure high quality, robust and effective implementation, adoption and maintenance of the landscape areas.**

## **C1 THE SITE FOR TRUMPINGTON WEST**

### **POLICY CSF/3 The Site For Trumpington West**

**Land at the former Monsanto site (incorporating the existing office and laboratory accommodation and associated agricultural buildings), of approximately 15.5 hectares, will accommodate built development as part of an urban extension of Trumpington, as shown on the Proposals Map.**

- C1.1 The Regional Planning Guidance for East Anglia (RPG6) identifies the Cambridge Sub-Region as a growth area for the period up to 2016 where the intention is to increase the rate of development from about 2,200 dwellings to 2,800 dwellings per year. It states that housing and associated services and facilities should be focused in Cambridge on land within the built up area and on the edge of the City through a Green Belt review.
- C1.2 The Cambridgeshire and Peterborough Structure Plan 2003 takes forward the development strategy for the Cambridge Sub-Region. It identifies a number of strategic locations for housing and mixed-use development around Cambridge, which include land that is to be released from the Green Belt (Policy P9/2c). It identifies land east and south east of Trumpington and at Addenbrooke's for a major urban extension to Cambridge. This lies entirely within Cambridge City.
- C1.3 Trumpington West is not a proposal in the Structure Plan but includes recently vacated previously developed land which provides an opportunity to locate more of the Sub-Region's housing requirements in a highly sustainable location on the edge of the City. This site lies partly within South Cambridgeshire and partly within Cambridge City. The allocation in this Area Action Plan addresses only the south western part of the site which lies within South Cambridgeshire. Some greenfield land is included in the development proposals in order to secure unconstrained public access to the River Cam Corridor between Grantchester Road and Hauxton Mill – creating a Country Park and a corridor of public access following the River Cam from Hauxton Mill to Cambridge City Centre (see Policy CSF/5). This additional development will also enhance the appearance of the southern edge of the city by screening the Park & Ride site and adjoining warehouses from the wider countryside
- C1.4 It is envisaged that Trumpington West will be primarily a housing development with associated services and facilities as it is or will be well connected by public transport and cycleways to most employment areas in Cambridge.
- C1.5 Unlike some sites on the edge of Cambridge, Trumpington West is capable of early development provided that road access into the site can be secured without adding disproportionately to delays and congestion on Hauxton Road. Car traffic generation can be minimised as Trumpington West is on a public

transport corridor into the City, served by Park and Ride and will also be served by the proposed Guided Busway and is well connected to the rest of Cambridge by cycleways.

- C1.6 As well as bringing forward additional services as part of this development, Trumpington West would be well related to existing facilities in Trumpington. There will also be a need to consider its relationship with any enhanced services and facilities which arise as a result of the developments to the east and south-east of Trumpington. As any development at Monsanto would be partly in Cambridge City and partly in South Cambridgeshire, the two Councils will establish what level of local services would be appropriate.

**C2 THE SETTING OF THE CAMBRIDGE SOUTHERN FRINGE**

**POLICY CSF/4 The Revised Cambridge Green Belt**

**The Cambridge Green Belt is revised as shown on the Proposals Map to provide for development at Trumpington, Addenbrookes Hospital and The Bell School.**

**The purposes of the revised Green Belt in the Cambridge Southern Fringe Area Action Plan are to:**

- (i) Ensure that the development at Trumpington and Addenbrookes Hospital/The Bell School does not detract from the setting of Cambridge;**
- (ii) Ensure that Cambridge will not merge with any of the surrounding villages;**
- (iii) Improve the character of the immediate setting of Cambridge, minimising any adverse visual or landscape impacts of development on the surrounding area including the setting and character of the surrounding settlements, in particular the closest villages of Great Shelford, Stapleford, Little Shelford and Hauxton.**
- (iv) Provide opportunities for outdoor recreation and public access to the open countryside close to Cambridge.**

Revised Cambridge Green Belt

C2.1 The Structure Plan sets a context for the review of the Green Belt (Policy P9/2b). It sets out a number of criteria to guide this process, including the need to retain within it any areas required to maintain the purposes of the Green Belt, to provide separation between existing settlements and any urban expansion, and to ensure the protection of a Green Corridor linking from the wider countryside to Cambridge City centre following the route of Hobson's Brook.

C2.2 There has been a Green Belt around Cambridge since the 1960's. The purpose of the Cambridge Green Belt as a whole is to:

- Preserve the unique character of Cambridge as a compact, dynamic city with a thriving historic centre;
- Maintain and enhance the quality of its setting;
- Prevent communities in the environs of Cambridge from merging into one another and with the city.

- C2.3 Within Cambridge City, the site for Trumpington East (Clay Farm and Showground) is generally contained by clear physical boundaries – Hobsons Brook and the northern boundary of the Shelford Camping and Caravanning Club site.
- C2.4 Also within the City, land at Addenbrookes Hospital is well contained in the west by the mainline railway, but there are no clear southern boundaries. However, as land is only proposed in the Structure Plan to be removed from the Green Belt to allow for development of the Addenbrookes 2020 vision, the Green Belt boundary follows the District boundary and the boundary of The Bell School site shown in the Cambridge City Local Plan to ensure that development will not encroach upon the southern setting of Cambridge including Cambridge's historic water source at Nine Wells.
- C2.5 The Green Belt boundary at Trumpington West broadly follows a concrete track which is approximately 125 metres beyond the previously developed part of the site and which generally marks a break in slope towards the river and to the south provides a boundary beyond the Park & Ride site. The Green Belt boundary departs slightly from this landscape feature in order to minimise the impact of development to the southwest by following the break in slope towards the river and to secure sufficient development to provide a riverside Country Park (see Policy CSF/5).

**C3 ENHANCING LANDSCAPE, BIODIVERSITY, RECREATION AND PUBLIC ACCESS IN THE CAMBRIDGE SOUTHERN FRINGE**

**POLICY CSF/5 Landscape, Biodiversity, Recreation and Public Access**

Planning permission for development in the Cambridge Southern Fringe will include a planning obligation requirement for contributions to the implementation of an integrated landscape, biodiversity, recreation and public access enhancement strategy which will be compatible with long term agricultural production to create enhanced gateways into the city and will comprise:

**Cambridge Road/Shelford Road to Babraham Road**

- a. New beech hangars on suitable knolls, hilltops and scarp tops
- b. Management and creation of chalk grassland;
- c. Management of existing shelter belts;
- d. New mixed woodlands and shelterbelts;
- e. Creation of a landscape corridor along Hobson's Brook;
- f. Reinforcement and planting of new hedgerows;
- g. Roadside landscaping.
- h. New footpaths, cyclepaths and bridleways creating routes through the area and linking to Wandlebury/The Magog Down;

**Hauxton Road to the River Cam**

- a. The creation of a Country Park, comprising new meadow grassland, to the east of the River Cam, both north and south of the M11, lying between the river and the concrete track which marks the edge of the river valley and which runs from Grantchester Road to Hauxton Mill (Trumpington Meadows Country Park);
- b. Tree planting alongside the Hauxton Road approach to Cambridge;
- c. Hedgerow planting on field boundaries in the agricultural land between Hauxton Road and the Trumpington Meadows Country Park;
- d. New footpaths, cyclepaths and bridleways creating routes through the area and linking Hauxton Mill to Grantchester Road;
- e. Measures to protect and enhance wildlife habitats, including managing public access to the river banks;
- f. Noise attenuation on the northern side of the M11 through the creation of new landscape features which are compatible with the river valley character.

C3.1 The scale of development in the Cambridge Southern Fringe both within Cambridge City and South Cambridgeshire will require substantial mitigation measures over a wide area of countryside to the south of the built-up area to mitigate the impact of development. In addition, the Cambridgeshire Structure Plan requires that major new developments adjoining the countryside include proposals for:

- informal leisure and recreation, including Country Parks, and routes for walkers, cyclists and horse riders (policy 4/2)
- conserving and enhancing biodiversity (policy P7/2)
- maintaining and enhancing the character and conservation value of urban fringe areas, including improving public access to the countryside (policy P7/5)

C3.2 English Heritage's Historic Landscape Characterisation data base will provide useful guidance on the suitability of landscape improvements. The County Council's Right of Way Improvement Plan will provide the basis for the new footpaths, cyclepaths and bridleways for which contributions will be required from development.

#### Shelford Road/Cambridge Road to Babraham Road

C3.3 The Cambridge Southern Fringe between Shelford Road/Cambridge Road and Babraham Road is mainly a chalklands character area comprising a rolling topography which rises gently towards the Gog Magog Hills with a spur of high ground reaching towards the city between Babraham Road and Great Shelford/Stapleford villages. This landscape is broad in scale and offers uninterrupted views from the Magog Down in the south across large arable fields where enclosure is limited to occasional trimmed thorn hedges, shelter belts and hilltop copses. As recently as the 19<sup>th</sup> century sheep grazing was the dominant agricultural activity. Remnant chalk grassland does remain, but is mostly associated with road verges and golf courses which have increasingly changed the appearance of the landscape and have further limited general public access to the countryside.

C3.4 The Area Action Plan is bounded to the south by The Magog Down and Wandlebury which are very popular for public enjoyment of the countryside close to Cambridge. Unfortunately, public access to these areas other than by car is very difficult. There are no continuous footpaths, cyclepaths or bridleways from Cambridge or Great Shelford and Stapleford villages. Permissive footpaths and a Sustrans cycleway have been created linking Great Shelford to Cambridge along the route of the mainline railway and extending/completing the network of footpaths/cyclepaths/bridleways to the Magog Down/Wandlebury will ensure that both the new residents of Trumpington and the wider public will benefit from development in the Cambridge Southern Fringe.

C.3.5 The landscape is dominated by the major complex of buildings at Addenbrookes Hospital where further major development is proposed. Development at Addenbrookes Hospital will therefore contribute to these networks through the extensive off-site landscape mitigation measures that will be required for the new hospital and research buildings.

### Hauxton Road to the River Cam

C3.6 Trumpington West is located on the eastern edge of the valley of the River Cam at the boundary of two landscape character areas – the Western Claylands and the Chalklands which typify much of the remainder of the Cambridge Southern Fringe. The river valley extends as far as Cambridge city centre along Grantchester Meadows, Sheep's Green and Laundress Green where there is extensive public access to the meadows and pastures alongside the river. To the south of Grantchester, public access to the river extends no further than Byrons Pool.

C3.7 The landscape between Hauxton Road and the River Cam is made up of a broad sweep of open agricultural land where there are no hedgerows or trees stretching down to the wooded line of the river. This large area of land is crossed by the M11 and bisected by a concrete agricultural track which runs parallel to Hauxton Road which broadly marks the edge of the river valley.

C3.8 Whilst there are fine views of Trumpington Church, this southern approach to Cambridge is currently dominated by the M11 junction, park & ride site and large warehouse buildings. Development will improve the character of this edge of Cambridge and the setting of this part of the city by landscaping the land between Grantchester Road and Hauxton Mill and providing public access to the countryside by the completion of a meadowland corridor which will extend from Hauxton Mill into Cambridge city centre.

C3.9 As a new urban extension with a significant population, it will be important that residents have the opportunity to connect with the surrounding countryside. With the compact form of the urban extension, the countryside will be relatively close to the whole development and should be reachable on foot and certainly by bicycle.

C3.10 The County Council, in partnership with the District and City Councils has undertaken a study of "Strategic Open Space". This is a higher order facility which serves a wider catchment and has a different purpose to local public open space and is of more than local significance. A standard will be identified for Strategic Open Space, and also the appropriate contribution towards additional Strategic Open Space that should come forward from developments, including Cambridge Southern Fringe. This will be detailed in the Planning Obligations Supplementary Planning Document.

C3.11 It is generally recognised that Cambridgeshire is deficient in this type of open space. As a major new community, Cambridge Southern Fringe will itself



create a need for a strategic open space facility and it will be important to ensure that its substantial population has good access to the countryside. Wandlebury and the Magog Down which border the Cambridge Southern Fringe are already over-used and additional countryside recreation areas will be needed as a result of the development in Cambridge.

C3.12 This is likely to be translated into a need for areas of open access where people can also find the facilities which would enable them to experience informal countryside leisure activities. Such facilities could include a visitors' centre, areas for picnicking, kick about areas, kite flying and so on, as well as supporting facilities such as car and cycle parking, toilets, etc. Such areas are normally defined as country parks

C3.13 The Green Corridor running along the river to the west of the development and running into the City would have potential to contribute towards strategic open space needs. The creation of a country park adjoining the development is proposed to provide this informal countryside recreation function. A country park in this location will be well related to the main body of Cambridge.

C3.14 Footpaths, cycleways and bridleways through the Country Park will link from Trumpington West to Hauxton Mill in the south and provide a network of routes on the land between Grantchester Road, Hauxton Road and the River Cam.

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## **D TRUMPINGTON WEST**

### **D1 THE STRUCTURE OF TRUMPINGTON WEST**

#### **POLICY CSF/6 The Structure of Trumpington West**

##### **Main Land Uses**

- 1. High quality, high density housing accessible to services, facilities and employment in Trumpington village centre and other local centres;**

##### **Other Services, Facilities and Infrastructure**

- 2. Community services and facilities, leisure, arts and culture focused on Trumpington village centre to improve the range and quality of services and facilities available locally;**
- 3. Sports and recreation facilities to serve the needs of the new community living at Trumpington West;**
- 4. Small scale B1 employment development;**

##### **Transport**

- 5. High quality infrastructure for non-car modes providing a network of footpaths and cycleways through the development to encourage sustainable travel;**
- 6. Cycle and footpath networks which include a focus of movement towards Trumpington Park & Ride, including proposed Guided Bus services, and Trumpington village centre;**
- 7. Two points of road access to Hauxton Road;**

##### **Character, Design and Landscape**

- 8. The Green Belt boundary will be defined by high quality built development fronting directly onto the countryside with vehicular access garden space at the rear or concealed from view from the countryside and with a strategic landscape buffer adjoining the southern development edge;**
- 9. Development fronting the River Cam will be no higher than two storeys and will be varied in orientation and siting to create a low key/informal/varied residential edge to development;**

- 10. Development facing the M11 will be no higher than four storeys and will be made up of landmark residential buildings on this important approach to the city;**
- 11. Green Fingers will penetrate the built-up area connecting the network of open spaces within Trumpington West to the surrounding countryside. These will be within walking distance for the community and will provide for wildlife and biodiversity;**
- 12. Development will be integrated and linked sensitively into the urban fabric of Trumpington to preserve existing residential amenity.**

- D1.1 Redevelopment of the former Plant Breeding Institute/Monsanto land to the west of Trumpington provides an opportunity to contribute towards meeting more of the Sub-Region's housing needs in a sustainable location on the edge of Cambridge city. Together with development at Clay Farm and Showground to the east of Trumpington, development at Trumpington West will allow for the balanced growth of the village keeping the present village centre at the heart of the expanded community.
- D1.2 The development provides an important opportunity to enhance the character of this part of Cambridge and the landscape setting of the city on this major approach road from the south. The approaches are currently across open fields which for agricultural research purposes have been cleared of hedgerows and trees. The approach currently affords long views of the park & ride site, warehouses and glasshouse complex at Trumpington.
- D1.3 The population of Trumpington West will live part within Cambridge City and part within South Cambridgeshire. Irrespective of the administrative boundary, the whole population will need to be served by an expanded Trumpington village centre and such other local centres that are included in the new development which is close by.
- D1.4 The development will overlook the River Cam corridor to the west from which it will be viewed as being at the top of a slope. Here a relatively low key approach with development no higher than 2 storeys will be most compatible with minimising impacts of development on the river corridor. The southern frontage of development facing the M11 will be more appropriate for 'landmark' treatment on the Hauxton Road approaches to Cambridge. Buildings up to 4 storeys in height will screen the warehouse buildings which will be retained north of the Park & Ride site and be more in keeping with the height of existing and proposed buildings on the eastern side of Hauxton Road.
- D1.5 The development of Trumpington West at a high density and with mixed uses will facilitate travel by foot, cycle and public transport, keeping car use to a minimum, thus putting less strain on the transport network. The transport

network will be designed to maximise accessibility by foot and cycle to the frequent bus services departing from the Trumpington Park & Ride site.

- D1.6 Trumpington West will have sufficient variety in its built form to create a sense of different places with landmark places and buildings. This may include taller buildings and structures which could help to create an attractive skyline but which will also need to respect the historic skyline of Cambridge.

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## **D2 HOUSING**

### **OBJECTIVES**

- D4/a To provide an adequate and continuous supply of land for housing to help meet the Structure Plan requirement set out in Policy P9/1;**
- D4/b To provide high quality housing that makes best use of previously developed and other land with higher densities in locations close to a good range of services and facilities and public transport stops;**
- D4/c To ensure the provision of a range of housing types and sizes, including affordable housing, to meet the identified needs of all sectors of the community, including key workers.**

### **POLICY CSF/7 Trumpington West Housing**

#### **Housing Supply**

- a) Trumpington West will provide an adequate and continuous supply of land for housing for at least 600 dwellings.**

#### **Density**

- b) At Trumpington West a range of densities will be provided following a design-led approach, including higher densities closer to Trumpington village centre and at public transport stops with lower densities on the sensitive outer edge facing the River Cam. Subject to the design-led approach and the need to provide a full range of house types and quality, the average net site density will be at least 50 dwellings per hectare.**

#### **House Types and Quality**

- c) There will be variety in the housing types provided at Trumpington West to offer choice. It will require imaginative and high quality developments which include apartments in the more accessible locations and close to services and facilities, town houses, terraced housing and family housing in forms which embrace the move towards more sustainable ways of living and will include a significant proportion of smaller homes.**

## Housing Supply

- D2.1 Trumpington West will provide an adequate and continuous supply of land for housing for at least 600 dwellings in South Cambridgeshire. The whole of Trumpington West, including land in Cambridge City, will bring forward approximately 1,200 dwellings.

## Housing Density

- D2.2 Making best use of previously developed land minimising the amount of Green Belt land whilst providing a basis for sustainable living where services and facilities are nearby for most of its residents means achieving an average net density across the development as a whole of at least 50 dwellings per hectare. The amount of development which can be achieved will be designed and seek to make the most effective and efficient use of land across the development as a whole.
- D2.3 Higher densities will be appropriate closer to Trumpington village centre and around public transport stops including the Trumpington Park & Ride site where a greater intensity and scale of buildings will also contribute to the design quality of Trumpington West by providing opportunities for landmark buildings and different character areas.
- D2.4 There will be areas that are relatively less accessible and where lower densities may be more appropriate and also to provide variety in character and more typical family housing. In particular, the urban edge overlooking the River Cam must be developed at lower densities and with lower building heights in order to maintain the rural character of the river valley.

## House Types and Quality

- D2.5 In order to meet the need for smaller dwellings in the area and to respond to the density requirements for Trumpington West, a variety in dwelling types will need to be provided. This will help provide interest in the character and design of Trumpington West. This will include modern apartments closer to Trumpington village centre and could be included as part of the 'landmark' buildings facing the M11. Elsewhere imaginative use of town houses, terraces and other forms of high quality but higher density housing types will prevail. In the interests of providing a range of housing at Cambridge Southern Fringe, it would also be desirable for land to be made available at Trumpington West for an element of self-build projects.



## Housing Mix

D2.6 Policy HG/2 of the Core Strategy and Development Control Policies sets out targets for housing mix that seek to ensure that developments provide a mix of housing sizes that address the high level of need for smaller 1 and 2 bedroom homes in the Cambridge area. For many years, the market in South Cambridgeshire has been providing a high proportion of larger properties of 4 bedrooms or more, at the expense of smaller properties. The district wide targets aim to redress this imbalance, whilst at the same time are mindful of the need to create balanced communities. It proposes that affordable housing should be of an appropriate mix to respond to identified needs at the time of the development, in accordance with HG/3. Market properties should provide:

1. At least 50% of homes with 1 or 2 bedrooms; and
2. Approximately 25% of homes with 3 bedrooms; and
3. Approximately 25% of homes with 4 or more bedrooms;

unless it can be demonstrated to the satisfaction of the District Council that a different mix would better meet local needs. As a key component of the housing strategy for South Cambridgeshire, the district wide policy will apply to Trumpington West.

## Affordable Housing

D2.7 Providing substantially more affordable housing in and close to Cambridge is fundamental to the growth area strategy for the Cambridge Sub-Region. This is necessary to sustain the growth of the local economy and to ensure that local people are not priced out of the housing market by economic success. Affordable housing is addressed in the Housing section of the Core Strategy, which sets out affordable housing policy district wide, having regard to the findings of the Council's 2002 Housing Needs Survey (Final Report June 2003), carried out by Fordham Research. Policy HG/3 requires approximately 50% of the dwellings for which planning permission may be given to be affordable.

D2.8 Consistent with the Core Strategy, it is envisaged that the indicative mix of affordable housing at Trumpington West is likely to be:

1. Approximately 30% social rented; and
2. Approximately 20% intermediate housing, including for Key Workers;

giving a total of 50% affordable housing, unless it can be demonstrated that the local circumstances suggest a different mix would better meet local needs and help achieve a balanced and sustainable community profile

- D2.9 To ensure that Trumpington West develops as a sustainable community, affordable housing will be distributed through the development in small groups or clusters, with the appropriate cluster size being determined having regard to the location within the development eg village and local centres.

### **D3 EMPLOYMENT**

#### **OBJECTIVES**

**D3/a To provide a part of the labour force for Cambridge and its locality.**

**D3/b To provide small-scale local employment, as part of a development with an appropriate mix of uses.**

#### **POLICY CSF/8 Employment**

**Development at Trumpington West will include provision for small-scale B1 employment development.**

- D3.1 Cambridgeshire Structure Plan 2003 does not identify the Southern Fringe as a strategic employment location. Its location close to Addenbrooke's, and accessibility to Cambridge as a whole, provides an opportunity to provide housing and redress the current housing / jobs balance.
- D3.2 Providing some opportunities for small scale employment will provide local job opportunities and add to the overall sustainable mix of services and facilities.
- D3.3 Employment development at Trumpington West will be subject to Policy EM/1 of the Core Strategy and Development Control Policies DPD that reserves employment land for development that can demonstrate a clear need to be located in the area, to serve local needs, or contribute to the continued success of the Cambridge Sub-Region as a centre of high technology and research.

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**D4 COMMUNITY FACILITIES, LEISURE, ARTS AND CULTURE INCLUDING COMMUNITY DEVELOPMENT**

**OBJECTIVES**

- D4/a To support the early establishment of a successful new community at Trumpington;**
- D4/b To establish a strong feeling of community ownership of facilities and community space;**
- D4/c To ensure provision of appropriate community services and facilities, leisure, arts and cultural facilities which would reasonably be expected to be found in the expanded Trumpington;**
- D4/d Develop appropriate management strategies to ensure high quality, robust and effective implementation, adoption and maintenance of community facilities, leisure, arts and culture.**

**POLICY CSF/9 Community Services, Facilities, Leisure, Arts and Culture**

**Publicly and Commercially Provided Services and Facilities**

- a) A detailed assessment of the need for community services, facilities, leisure, arts and culture at Trumpington West and the remainder of Trumpington together with a strategy for the delivery of the identified need will be prepared in consultation with service providers and stakeholders and submitted with the first planning application for development at Trumpington West.**
- b) The development at Trumpington West will make a proportional contribution to the provision of the full range of community services, facilities leisure art and culture identified in the strategy.**
- b) The development will provide for innovative means of provision, including opportunities for joint provision and co-location to provide services which best meet people's needs, are accessible to all and which are cost efficient to service and facility providers.**
- d) Any planning permission granted for the development of Trumpington West will include a planning obligation requiring the phased delivery of community services, facilities, leisure, arts and culture, with the provision of key services and facilities for early phases of the development, including the provision of Community Development Workers.**

## Location of Services and Facilities

- e) **Services and facilities will be provided in accessible locations in accordance with a masterplan for Trumpington West. If such locations lie within Cambridge City, the planning obligation for Trumpington West will include a requirement for contributions to the provision of off-site services, and facilities.**

## Public Art

- f) **Provision will be made for public art in Trumpington West to help provide a sense of place and distinctiveness. A strategy for public art will be prepared, with the appointment of a lead artist(s) at an early stage in the planning and design of development.**

## Publicly and Commercially Provided Community Services, Facilities, Leisure, Arts and Culture

- D4.1 The development of Trumpington West in the context of the expansion of Trumpington as a whole provides the opportunity for community services and facilities providers to take advantage of emerging best practice in order to ensure that all residents of Trumpington secure the greatest benefit from development. The principles that will guide the location of services and facilities in Trumpington West are:
- **Accessibility** to the people who will be seeking services and facilities;
  - **Combining** or linking services and facilities which will be mutually supportive and convenient for the public;
  - **Concentrating** services and facilities in a few locations order to ensure that a journey for one purpose provides the opportunity to serve another purpose, reducing the number of journeys, and providing opportunities for community interaction.
- D4.2 Trumpington village centre, within Cambridge City, will be the main focus of services and facilities and will be linked to Trumpington West by direct and convenient footpath and cycleway networks which will provide safe and convenient public access.
- D4.3 Public service providers in the Cambridge Sub-Region are investigating opportunities for closer integration of their services to offer a better overall service to the public and to make the best use of land, buildings and other resources. Co-location provides substantial savings, operational efficiency and better customer service. This will be achieved by sharing buildings, car parks and other facilities such as receptions.

- D4.4 Before planning permission will be granted for Trumpington West, the needs of the development must be determined in accordance with detailed assessments for the whole of Trumpington, prepared in consultation with service providers. Some of this work will be carried out in partnership with Cambridgeshire Horizons. This will lead to the preparation of strategies setting out the services and facilities required of the development and a phasing plan for the timely delivery of publicly provided community services, facilities, leisure, arts and culture, including the provision of key services and facilities for early phases of the development. This will form the basis of a planning obligation.
- D4.5 In addition to the provision of services and facilities, provision will be needed for professional Community Development Workers to help establish a vibrant and sustainable community from the outset of development and also to provide support mechanisms in response to local need. This will involve a Community Development Strategy outlining roles, partnership working and the professional people needed to help establish the new community. This work will include support to help establish good communication and information for new residents, establishment of new groups, support mechanisms, sports clubs and community events. The needs of young people should be considered at the earliest stage of development, including the employment of youth workers. Early and ongoing development work can help establish a strong feeling of community ownership of facilities and community space and community space.
- D4.6 Not all services and facilities will be provided by the public sector. A number of facilities at Trumpington will be provided commercially e.g. public houses, indoor sport, health and fitness clubs etc. Some of these would be considered essential to the development of a successful community and there will need to be some certainty that they will be capable of being provided.
- D4.7 The priorities for commercial leisure provision will be considered in consultation with potential service providers and neighbouring local authorities in order that deficiencies and priorities can be identified. The needs of the development will be identified as part of the assessment and strategy referred to for publicly provided services and facilities above.

#### The Range of Services, Facilities, Leisure and Community Infrastructure

- D4.8 The range of services and facilities and community infrastructure that will need to be provided at Trumpington West is still being investigated by the service providers. Within the development it has already been established that the provision of a one form entry primary school will be required. The development will also need to make contributions towards the provision of a new secondary school within the Cambridge Southern Fringe development as a whole.

## Location of Services and Facilities

- D4.9 Those services and facilities which will primarily serve Trumpington West could be located within the development, but those services and facilities which will serve Trumpington as a whole will be located in Trumpington village centre and funded by contributions secured by a planning obligation.

## Management of Community Services and Facilities

- D4.10 It is important that not only are the community services and facilities needed by Trumpington provided, but that they are properly and effectively managed and maintained if they are to provide high quality facilities for the community in the long term. It is also important that a feeling of community ownership is developed for all community facilities and that they are managed to ensure accessibility by all. The strategy for publicly provided community services and facilities will therefore need to include appropriate management strategies to ensure high quality, robust and effective implementation, adoption and maintenance arrangements are in place ahead of any planning permission being granted. This is dealt with in the Phasing and Implementation policies.

## Public Art

- D4.11 Provision should be made for public art in the Cambridge Southern Fringe to help provide a sense of place and distinctiveness. Policy SF/8 of the Core Strategy sets out the Council's policy to see the provision of public art in larger developments. The provision of quality visual arts and crafts as part of new developments can bring social, cultural, environmental, educational and economic benefits, both to the new development and the community at large. It is considered particularly important that public art is integrated into the overall design of the urban extension and functional elements eg lighting, landscape, street furniture, floor designs and signage as well as landmark works such as a sculpture.
- D4.12 The District Council has adopted a Public Art policy that provides guidance for developers implementing large-scale developments, including residential and commercial. It encourages developers to allocate a proportion of the budget for the implementation of a carefully considered public art scheme.
- D4.13 Whilst the Area Action Plan does not prescribe a level of public art provision, it does require that a strategy for public art is prepared, with the appointment of a lead artist(s) at an early stage in the planning and design of the development, and a significant level of provision for public art will be required as part of any proposals.



## **D5 TRANSPORT**

### **OBJECTIVES**

- D5/a To develop an improved rights of way network to support sustainable transport, recreation and health, and connect the development to Cambridge, neighbouring villages and the open countryside.**
- D5/b To provide attractive, direct, safe and convenient walking routes within the development linking homes to public transport and the main areas of activity nearby.**
- D5/c To provide a network of cycleways, segregated from other modes where appropriate and secure cycle parking facilities.**
- D5/d To link development to the main road network whilst minimising the impact of traffic generation on nearby communities.**
- D5/e To identify the appropriate stages in the development when transport infrastructure will need to be provided.**

### **POLICY CSF/10 Road Infrastructure**

#### **Trumpington West**

- 1. Planning permission for development at Trumpington West will not be granted until it has been demonstrated by the applicants that there will be sufficient highway capacity on Hauxton Road to serve all stages of the development such that morning peak traffic queuing outside of school holidays between Shelford Road and M11 would not be materially worse than conditions prevailing at the time of submission of the first planning application;**
- 2. The development will be served by two road accesses onto Hauxton Road, one of which will be aligned so that it will connect to the Hauxton Road / Addenbrooke's Link Road junction which will lie in Cambridge City Council's area;**
- 3. Traffic management measures will be funded by the development to minimise traffic impacts on nearby communities and users of Hauxton Road;**

**Addenbrookes Access Road**

4. **All new infrastructure linking the urban extension to the existing network will have appropriate landscaping to ensure they integrate into the existing landscape character.**

**Road Infrastructure & Road Access**

- D5.1 Development at Trumpington East / Addenbrooke's requires that a new road is provided to link Hauxton Road to Addenbrooke's Hospital which will also serve the new residential areas east and south-east of Trumpington and the Medical Research Park at Addenbrookes.
- D5.2 At Trumpington West two accesses will be required onto Hauxton Road, the southern one leaving Hauxton Road at the same point as the new Addenbrooke's Link Road in order to minimise delays on Hauxton Road.

**Mitigating Traffic Impact**

- D5.3 Access roads and junction layouts will be designed and located to minimise the impact of traffic on local residents.

**POLICY CSF/11 ALTERNATIVE MODES**

- a) **Adequate provision for alternative non car transport modes will be required to serve all stages of development.**

**Public Transport**

- b) **All development will be within 400m easy walking distance of a High Quality Public Transport bus stop.**

**Cycling and Pedestrians**

- c) **There will be a network of dedicated, segregated, high quality, safe, direct, connected and convenient rights of way, including cycle, pedestrian, horse riding routes, both within the development, connecting with the rest of Cambridge, surrounding villages, and the wider rights of way network. These routes will be complemented with quality infrastructure including signing, seating and lighting where appropriate. Secure cycle parking will also be provided in accordance with Cambridge City Council's cycle standards as set out in Appendix 1.**

## Car Pooling

- d) **Car parking will be provided in accordance with the maximum standards as set out in the Cambridge City Local Plan. Car pooling will be encouraged to minimise the amount of land given over to car parking. This must be explored through the Transport Assessment and Travel Plan.**

## Public Transport

- D5.4 High Quality Public Transport (HQPT) will form a fundamental part of making the new development sustainable and minimise its impact of the environment. All development will be within easy walking distance of a bus stop (no more than 400m walking distance, equating to a 5 minute walk).
- D5.5 The majority of Trumpington West will be within 400m of Trumpington Park and Ride site with a frequent service into Cambridge City Centre along Trumpington Road. There is also a frequent shuttle service between the Park and Ride site and Addenbrooke's Hospital, which also serves Long Road Sixth Form College. Once the Guided Busway is developed, it will also provide direct links to Addenbrooke's Hospital, Cambridge Railway Station and the main centres of attraction within Cambridge. The majority of northern parts of the development will be within 400m of a stop on the High Quality Public Transport Route along the Hauxton Road into Cambridge.

## Cycling and Pedestrians

- D5.6 Cycling has the potential to substitute for short car trips, particularly for journeys under 5km. Cambridge Southern Fringe represents a major opportunity to connect the development to the rest of the City by bicycle. In order to achieve a high level of cycle use there will need to be a network of dedicated high quality cycle routes.
- D5.7 Rights of way routes will be provided to:
- Integrate with the existing network serving Cambridge City Centre and other nearby centres of attraction, including Addenbrooke's Hospital;
  - Surrounding villages within a 5km radius including; Barton, Grantchester, Harston, Haslingfield, Hauxton, Great and Little Shelford, Newton and Stapleford.
  - The wider rights of way network of byways, bridleways, cycleways, footpaths.
- D5.8 Routes will be segregated, high quality, safe, direct, connected and convenient for all users, including the less able, such as partially sighted,

hearing impaired, and wheelchair users. These routes will also be complemented with quality infrastructure, such as signing, seating and lighting (of a level appropriate to the location). Secure cycle parking will be provided to serve the development. As an urban extension to Cambridge, it would be appropriate for the City Council's standards to cover the entire Cambridge Southern Fringe development. These are set out in Appendix 1.

## Car Parking

- D5.9 It will be important to establish a culture within the development which accepts that whilst the car has an important role in providing for some journeys, for most journeys from the development to other locations in Cambridge it should be the least preferred option.
- D5.10 In part, this will be influenced by the scale of provision of car parking in residential areas. There will be a need for a certain level of car parking to enable people to park without causing social or amenity problems. This will include making adequate and convenient provision for disabled parking.
- D5.11 As an urban extension to Cambridge, it would be appropriate for the City Council's standards to cover the entire Cambridge Southern Fringe development. The standards which would be applied would those which pertain to those areas of the City outside the Controlled Parking Zone (CPZ), as set out at Appendix 2.
- D5.12 In addition, given the sustainable location and it will be served by HQPT, opportunities for car pooling will be explored.
- D5.13 Car parking will be designed to minimise the impact on the urban form, in terms of visual impact, lighting, and should design out crime.

## APPENDIX 1 CAR PARKING STANDARDS

### 1. INTRODUCTION

- 1.1 The standards set out in this document define the appropriate levels of car parking for various types of development. These levels should not be exceeded but may be reduced where lower car use can reasonably be expected.
- 1.2 Car parking standards are defined for most land uses, however for some land use types whose transport patterns are difficult to generalise (for instance training centres and museums), it is not possible to establish general parking standards. For these very specific uses, car parking provision will be approved on merit, on the basis of a Transport Assessment and negotiation.

#### Application of the Standards

- 1.3 Parking for disabled people will be required for their exclusive use at all sites in accordance with Section 6. It should be noted that under the Disability Discrimination Act, it is the responsibility of site occupiers to ensure that adequate provision is made for the needs of disabled people.
- 1.4 Levels of car parking below the stated levels, including car-free developments, will be supported where:
- (a) The site has good access to HQPT bus services, pedestrian and cycle routes; and
  - (b) For residential developments, the site is within close proximity to shops and other local services; and
  - (c) Reduced car ownership / use can be encouraged by provision of car pooling / car share clubs; and
  - (d) Reduced car ownership / use can be enforced by means of a planning condition or obligation, on-street controls, or other methods to ensure that increased on-street parking pressure will not occur.
- 1.5 Some developments may have an exceptional need for vehicle parking in addition to that specified in the standards. Where this can be shown to be necessary, either by the applicant or the Local Planning Authority, such parking should be provided in addition to that stated in the following sections. Such additional parking may be necessary where there will be shift-working staff and non-car travel options are not viable, for example. Preliminary discussions and Transport Assessments will play a key role in demonstrating the need for any such additional parking.
- 1.6 Where reference is made to staff numbers, this relates to the typical number of staff working at the same time.

**2. RESIDENTIAL USES**

Residential Dwellings

2.1 Table 1 gives the car parking standards for residential uses. In addition to these ratios provision should be made for visitors at the ratio of 1 space for every 4 units, provided that off-street car parking spaces resulting from the development would not be above 1.5 car parking spaces per dwelling, the maximum level permitted by PPG3. Visitor parking should be marked appropriately.

**Table 1: Residential Development**

Dwelling Size	Standard
<b>Up to 2 bedrooms</b>	1 car parking space
<b>3 or more bedrooms</b>	2 car parking spaces

Other Residential Developments

2.2 Table 2 sets out the car parking standards for residents, visitors and staff. In addition, developers will need to demonstrate that their proposal provides for any particular exceptional needs, such as service vehicles.

**Table 2: Other Residential Developments**

Type of Development	Standard
<b>Guest houses and hotels</b>	2 spaces for every 3 bedrooms and 1 space per resident staff.
	Off-street coach parking to be conveniently located in relation to developments of 40 or more bedrooms.  Where there are rooms specifically designed for people with disabilities, disabled parking of at least 1 space for each room so designed should be provided.
<b>Nursing homes</b>	1 space for every 8 residents, 1 space for every 2 members of staff

	Provision must be made for ambulance parking.
<b>Retirement homes / sheltered houses</b>	1 space per 4 units, 1 space for every 2 members of staff.
	Provision must be made for ambulance parking. A secure, covered, enclosed area with electricity sockets needs to be provided for electric buggies.
<b>Student residential accommodation where proctorial control or alternative control on car parking exist</b>	1 space per 10 bed spaces or an area for both pick-up/drop-off at the end of term time and visitor parking.
	1 space per resident warden / staff.
	Where there are rooms specifically designed for people with disabilities, disabled parking of at least 1 space for each room so designed should be provided.
<b>Student residential accommodation where proctorial control does not exist or where control exists but the development will house conference delegates</b>	1 space per 3 bed spaces.
	1 space per resident warden / staff
	Where there are rooms specifically designed for people with disabilities, disabled parking of at least 1 space for each room so designed should be provided. Controls will be necessary to limit use of car parking outside conference times.
<b>Residential schools, college or training centre</b>	On merit
	Where there are rooms specifically designed for people with disabilities, disabled parking of at least 1 space for each room so designed should be provided.
<b>Hospitals</b>	On merit

### 3. RETAIL, CULTURE, LEISURE AND SPORTS USES

- 3.1 Transport Assessments will play a key role in determining the optimal level of car parking, particularly for mixed-use developments and retail parks where linked trips might lead to a level of parking below the standards.
- 3.2 A picking up and dropping off point for taxis and mini-buses will need to be provided for uses in Table 4.

**Table 3: Retail, Culture, Leisure And Sports Uses**

Use	Standard
Food retail	1 space per 50 m <sup>2</sup> GFA <sup>1</sup> up to 1,400 m <sup>2</sup> and 1 per 18 m <sup>2</sup> thereafter, including disabled.
Non-food retail	1 space per 50 m <sup>2</sup> GFA, including disabled.
Financial and professional services	1 space per 40 m <sup>2</sup> GFA, including disabled car parking.
Food and drink takeaways	1 space per 20 m <sup>2</sup> drinking / dining area, including disabled. 1 space for proprietor when resident.

**Table 4: Assembly, Culture, Leisure And Sports Uses**

Use	Standards
Museums, Exhibition venues	On merit
Sports & recreational facilities, swimming baths	2 spaces for every 3 staff, plus 1 space for every 4 seats, including disabled.
Cinema	1 space for every 5 seats, including disabled.
Stadia	1 space for every 15 seats, including disabled.
Places of assembly including, theatre, auditoria and concert hall	1 space for every 4 seats, including disabled and staff car parking.



Place of worship	1 space for every 8 seats, including disabled.
Public halls / community centres	1 space per 20 m <sup>2</sup> of public space, including disabled

#### 4. OFFICE USE

- 4.1 Access will primarily rely on public transport, cycling and walking.

**Table 5: Business And Industrial Uses**

Use	Standards
Offices, General Industry	1 space per 40 m <sup>2</sup> GFA, including disabled
Storage	1 space per 100 m <sup>2</sup> GFA, including disabled

#### 5. NON-RESIDENTIAL INSTITUTIONS

**Table 6: Non-Residential Institutions**

Use	Standards
Clinics and Surgeries	1 space for every professional member of staff plus 2 spaces per consulting room
Non-residential schools	2 spaces for every 3 staff.
Non-residential higher and further education	2 spaces for every 3 staff.
Crèches	2 spaces for every 3 staff.

#### 6. PROVISION FOR PEOPLE WITH DISABILITIES

- 6.1 At least 5% of the total number of car parking spaces should be reserved for disabled people, rounded up to the nearest whole space. Where parking provision is below the Standards the required proportion of spaces reserved for disabled people will therefore be higher than 5%.

- 6.2 Higher ratios than the 5% given above may be required in some cases by the Local Planning Authority, for example at medical facilities, residential care homes, community facilities and any other uses where a higher proportion of disabled users/visitors will be expected. It should be noted that provision at the above levels or any required by the Local Planning Authority does not guarantee that the requirements of the Disability Discrimination Act will be met, which is the responsibility of the building occupier or service provider.
- 6.3 Spaces for disabled people should be located adjacent to entrances, be convenient to use and have dimensions that conform to Part M of the Building Regulations. If it is impossible to accommodate car parking spaces within the site, disabled car parking spaces should not be located at a distance more than 100 metres from the site.
- 6.4 Disabled car parking spaces should be marked either 'disabled' or with a wheelchair marking.

## APPENDIX 2 CYCLE PARKING STANDARDS

### 1. INTRODUCTION

1.1 The standards in the tables below set out minimum requirements in terms of cycle parking for new developments and changes in use.

1.2 In addition to the application of these standards, new developments will have to comply with the following principles:

- Cycle racks or stands should conform to the design and dimensions as set out at the end of these standards.
- For residential purposes cycle parking should be within a covered, lockable enclosure. For individual houses this could be in the form of a shed or garage. For flats or student accommodation either individual lockers or cycle stands within a lockable, covered enclosure are required. The cycle parking should be easily accessible and convenient to use.
- Cycle parking for employees should be, in a convenient, secure location and where practical covered.
- Short stay cycle parking, e.g. for visitors or shoppers, should be located as near as possible to the main entrance of buildings and covered by natural surveillance or CCTV. For large developments the cycle parking facility should be covered.
- Reference to staff should be taken to mean the peak number of staff expected to be on site at any one time.
- All cycle parking should be located to minimise conflicts between cycles and motor vehicles.
- Some flexibility will be applied to applications where it can be demonstrated that strict adherence to the standards, for a multi-purpose site is likely to result in a duplication of provision.

**Table 1: Residential Use**

Type of Development	Number of Spaces
Residential dwellings	<ul style="list-style-type: none"> <li>• 1 space per bedroom up to 3 bedroom dwellings</li> <li>• Then 3 spaces for 4 bedroom dwellings, 4 spaces for 5 bedroom dwellings etc.</li> <li>• Some level of visitor cycle parking, in particular for large housing developments</li> </ul>
Guest houses and hotels	1 space for every 2 members of staff and 2 spaces for every 10 bedrooms
Nursing homes	1 visitor space for every 10 residents and 1 space for every 2 members of staff
Retirement homes/ sheltered houses	1 space for every 6 residents and 1 space for every 2 members of staff
Student residential accommodation	<ul style="list-style-type: none"> <li>• 2 spaces per 3 bedspaces</li> <li>• 1 visitor space per 5 bedspaces</li> </ul>
Residential schools, college or training centre	(as above)
Hospitals	On merit

**Table 2: Retail, Culture, Leisure And Sports Uses**

Type of Development	Number of Spaces
Food retail	1 space per 25 m <sup>2</sup> GFA <sup>1</sup> up to 1,500 m <sup>2</sup> thereafter 1 per 75 m <sup>2</sup>
Non-food retail	1 space per 25 m <sup>2</sup> GFA up to 1,500 m <sup>2</sup> thereafter 1 per 75 m <sup>2</sup>
Financial and professional services	1 space per 30 m <sup>2</sup> GFA to include some visitor parking
Food and drinks	1 space for every 10 m <sup>2</sup> of dining area

<sup>1</sup> Gross Floor Area

Museums, Exhibition venues	1 for every 2 members of staff Visitors: on merit
Sports and recreational facilities and swimming baths	1 space for every 25 m <sup>2</sup> net floor area or 1 space for every 10 m <sup>2</sup> of pool area and 1 for every 15 seats provided for spectators
Places of assembly including cinema, theatre, stadia, auditoria and concert halls	1 space for every 3 seats
Place of worship, public halls and community centres	1 space per 15 m <sup>2</sup> of public floor area

**Table 3: Office Uses**

Type of Development	Number of Spaces
Offices	1 space for every 30 m <sup>2</sup> GFA to include some visitor parking
General industry	1 space for every 40 m <sup>2</sup> GFA to include some visitor parking
Storage and other B use classes	On merit

**Table 4: Non-Residential Institutions**

Type of Development	Number of Spaces
Clinics and surgeries	2 spaces per consulting room and 1 space for every 3 professional members of staff
Non-residential schools	Cycle spaces to be provided for 50% of children between 5 and 12 and 75% of children over 12 years
Non-residential higher and further education	Cycle parking for all students using the site and 1 for every 2 members of staff
Crèches and Nurseries	1 space for every 2 members of staff 1 visitor space per 5 children

**2. CYCLE PARKING DESIGN AND LAYOUT**

Design Of Rack

2.1 A Sheffield Stand is acceptable but a rounded A design is recommended as it provides additional support, particularly for smaller bicycles.

**Sheffield Stand:**

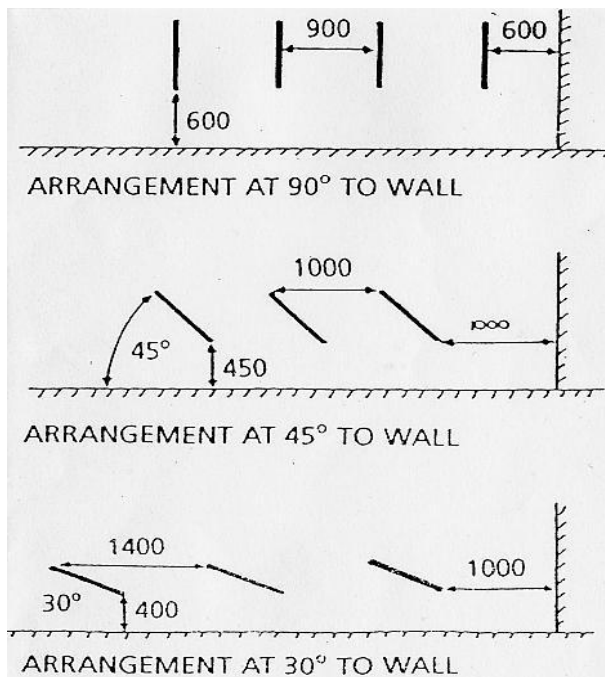


**Rounded A Stand:**



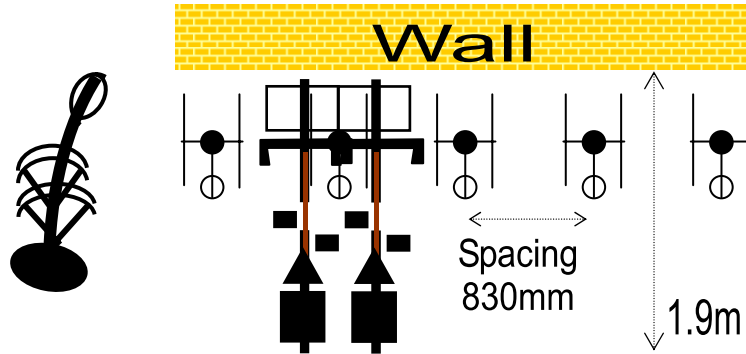
Layout

2.2 This diagram shows the spacing required for cycle stands. There should be a 1200mm space between a double row of stands. All measurements shown are in millimetres.



High Capacity

- 2.3 For increased capacity racks can be arranged at alternative heights with the type of rack that holds the front wheel in place. These racks are only acceptable if a support post is provided between each rack to which the frame for the bicycle can easily be locked. This type of rack also ensures a straight row of bicycles which is useful where space is a premium.



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## **D6 LANDSCAPE**

### **OBJECTIVES**

- D6/a To create within the urban area a pleasant and attractive external environment to contribute to local character and provide legibility to meet the needs of those living, working and visiting the urban extension;**
- D6/b To ensure a high degree of connectivity between green areas within the urban extension for wildlife and people;**
- D6/c To create a network of green spaces within the urban extension which integrate well with the development, contribute to legibility, are pleasant and attractive;**
- D6/d To enable landscape areas to provide an environment suitable for the mitigation of any adverse impact on wildlife and to maximise benefits to wildlife in order to increase biodiversity;**
- D6/e To enable landscape areas to contribute to the informal recreation needs of those living, working and visiting the urban extension;**
- D6/f To ensure that any alterations to topography within the urban extension are appropriate to local landscape character;**
- D6/g To make the best use of the existing tree resource on site as a setting for the development;**
- D6/h To develop an appropriate management strategy to ensure high quality, robust and effective implementation, adoption and maintenance of the landscape areas.**

### **LANDSCAPE PRINCIPLES**

#### **POLICY CSF/12 Landscape Principles**

##### **Landscape Strategy**

- 1. A Landscape Strategy for Trumpington West must be submitted and approved prior to the granting of planning permission. It will be implemented as part of the conditions / planning obligations for the development of the new urban extension. The strategy will:
  - (i) Create a quality environment within the urban extension for residents, workers and visitors;****

- (ii) **Establish the principles for structural landscaping within and on the countryside edges of the urban extension.**
- (iii) **Ensure a high degree of connectivity between green areas within the urban extension;**
- (iv) **Create a network of green spaces within the urban extension which are pleasant and attractive and contribute to legibility;**
- (v) **Enable the landscaped areas within the urban extension to provide an environment suitable to mitigate against any adverse wildlife impacts and to maximise the benefits to wildlife thus increasing biodiversity;**
- (vi) **Enable the landscaped areas to contribute to the recreational needs of the urban extension;**
- (vii) **Make best use of and enhance existing tree and hedge resources as a setting for the development whilst ensuring that these minimise separation from the existing urban structure of Cambridge;**
- (viii) **Ensure that any alterations to topography within the urban extension are appropriate to local landscape character;**
- (ix) **Include appropriate management systems to ensure high quality, robust and effective maintenance of the landscape areas;**

### **Treatment of Construction Spoil**

2. **A Strategy for Construction Spoil will be required which will need to be approved by the Local Planning Authority prior to the granting of any planning permission. The Strategy will ensure that spoil is retained on-site in a manner appropriate to the local topography and landscape character.**

### **Existing Landscape Features**

3. **Existing landscape features on the Trumpington West site will be retained in order to assist the creation of a mature landscape within the urban extension at an early stage in its development.**

### **Landscape Strategy**

- D6.1 The Landscape Strategy for the areas outside of the built areas of Trumpington West is addressed in Part C: Site and Setting. This chapter considers the landscape within the built areas, including strategic landscaping on the countryside edges of the urban extension within the identified sites. It will be important for the landscape within the built-up area of Trumpington West to be determined at an early stage in the planning process in order to guide the development of the urban extension and to allow structural planting and landscaping to be implemented at the earliest opportunity. The landscape strategy will assist in delivering a quality environment to meet the needs of

residents and visitors. Connections between the landscaped open spaces will add to their overall value for both people and wildlife. Effective maintenance and management is essential to the long term strategy.

D6.2 The landscaping of the edges of Trumpington West will be addressed through a variety of measures to integrate the urban extension into its surroundings and also to protect the amenity of existing residents surrounding the site and the new community of Trumpington West. This will include appropriate structural landscaping along the riverside and M11 facing edges of development.

D6.3 In general, the structural landscaping areas and green fingers should be characteristic of Cambridge in terms of drainage, topography and species and habitats and be robust and require minimum maintenance.

### Construction Spoil

D6.4 There will be significant amounts of construction spoil generated by the removal and the airport runway and development of buildings and roads. The majority of this should be distributed over a wide area within the site to reinforce its flat and gently contoured character. There may be limited opportunities to form higher ground features, but only where this is consistent with the appropriate urban and landscape characters identified in the Strategic Masterplan, Strategic Design Guide and Landscape Strategies and provided that would not adversely affect visual amenity or the landscape.

### Existing Landscape Features

D6.5 The design of the urban extension should be guided by the need to incorporate any existing landscape features. In the exceptional circumstances where this is not possible, every effort will be made to transplant existing trees to new locations within the development.

### Management Strategy

D6.6 The landscaping of Trumpington West will only be effective if it is managed to the highest standards. In order to achieve this, it will be necessary for all landscaped areas to be maintained by the same organisation. This will need to take into account the varying requirements of the different functions which open space has to perform. It will only be successful if the local communities using this open space recognise its needs and are fully involved in its development and maintenance as key stakeholders. There will therefore be the need to develop appropriate management strategies to ensure high quality, robust and effective implementation, adoption and maintenance arrangements are in place ahead of any planning permission being granted. This is dealt with in the Phasing and Implementation policies.

## **LANDSCAPING WITHIN TRUMPINGTON WEST**

### **POLICY CSF/13 Landscaping within Trumpington West**

#### **Green Fingers**

1. **A series of Green Fingers will be created into and through the urban area, which may be based on:**
  - (i) **Drainage infrastructure,**
  - (ii) **Existing landscape features,**
  - (iii) **New landscape character areas.**
2. **Water will be a central feature in many of these Green Fingers.**
3. **They will have landscaping and biodiversity value and also perform a recreational function for both informal recreation and children's play. Public access will include provision for walking and cycling.**
4. **Road and bus crossings through the Green Fingers will be designed to limit any safety implications for people and be low key in character to limit adverse affects on the landscape. Safe and appropriate crossing facilities for wildlife will also be provided, such as tunnels under roads and ditches alongside roads where appropriate**

#### **The Landscaping of the Built Environment**

5. **The built environment will be landscaped with high quality design, materials and planting; this will be addressed in the Strategic Design Guide required by the Local Planning Authority which will need to be approved prior to the granting of any planning permission.**

#### **The Landscaping of Open Spaces**

6. **Open spaces which have a recreational or utility function will be landscaped to the highest quality and be sympathetic to the distinctive character of Trumpington West and local landscape character.**

#### **Green Fingers**

- D6.7 A number of Green Fingers will penetrate into and through the urban area, drawing upon the character of Cambridge, and based on drainage infrastructure, existing landscape features and the opportunities to create new

landscaped character areas. As well as having a visual amenity, these will offer varied recreational opportunities and will also act as wildlife corridors. For all these functions it is important that they connect to other key internal open spaces within the urban extension and to the River Cam corridor, larger 'green' areas on the periphery and the surrounding countryside. Water will be a central feature of these Green Fingers thus enhancing this aspect of the character of the new urban extension.

- D6.8 These Green Fingers will offer landscape and biodiversity value as well as recreational use and will be accessed from areas of built development by footpaths and cycleways and connect to each other and with the surrounding countryside in order to maximise their value in creating a complete network..
- D6.9 In order that the Green Fingers can safely fulfil their landscape, recreational and biodiversity functions for both people and wildlife, the number of road crossings of these will be limited. Any crossings must be well designed and complement the local landscape character.

### The Landscaping of the Built Environment

- D6.10 Within the urban area high quality streetscapes should be created through the use of attractive, durable materials which reflect the character of the locality and include sufficient practical space to incorporate green landscape elements, such as avenues and formal ornamental planting primarily in the public areas to create a varied and legible environment.

### The Landscaping of Open Spaces

- D6.11 All open spaces should be designed and landscaped to a high standard and link to and integrate with other landscaped and amenity areas so that they contribute to the overall quality of the urban fabric of Cambridge.

## **LINKING TRUMPINGTON WEST TO ITS SURROUNDINGS**

### **POLICY CSF/14 Linking Trumpington West To Its Surroundings**

#### **Access Roads**

- 1. New roads linking the urban extension to the existing network will require landscaping which is consistent with local landscape character and which mitigates against any adverse impact on the landscape. This will need more substantial planted areas in blocks beyond the highway boundary and in association with balancing ponds as well as planting trees and hedgerows along the highway boundary.**

## **Connecting to the Wider Landscape**

- 2. The landscaped areas and Green Fingers within Trumpington West will be designed to connect to each other and to the green areas on the periphery of the urban extension including the country park and the wider countryside beyond to create a comprehensive green and landscaped network.**

### Access Roads

- D6.12 It will be important to minimise any adverse landscape and visual impacts of the highway infrastructure, including any new road link to the A1309, and associated drainage areas including balancing lakes by means of appropriate tree and shrub planting and unobtrusive earth shaping. The new roads linking Trumpington West to the existing network should be appropriately landscaped consistent with the existing landscape character so that the roads and their landscaping do not appear as alien features.

### Connecting to the Wider Landscape

- D6.13 The value of the landscaped areas and Green Fingers within the urban extension will be enhanced by being linked together to form a network with the landscapes created on the periphery of the urban extension, in the country park and through to the wider countryside. Such landscaping should respect local landscape character.

## **D7 Biodiversity**

### **OBJECTIVES**

- D7/a To achieve and maintain a thorough understanding of the existing biodiversity including raising public awareness.**
- D7/b To minimise any adverse impact on existing species and habitats.**
- D7/c To make use of existing features of ecological value to contribute to the creation and retention of key habitats within the new development and adjoining countryside.**
- D7/d To maximise the biodiversity value of green spaces within developed areas and the urban area as a whole.**
- D7/e To establish a high degree of connectivity between green areas within the development and the wider countryside.**
- D7/f To provide for the maintenance of habitats.**

### **POLICY CSF/15 Enhancing Biodiversity**

#### **Survey**

- 1. Outline planning applications will be accompanied by a comprehensive ecological survey of flora and fauna:
  - a. For development at Addenbrookes, Clay Farm, Showground and the Bell School, this will cover the land bounded by Babraham Road, Haverhill Road, and the edge of the built-up area of Stapleford and Great Shelford.**
  - b. For development at Trumpington West, this will cover the land bounded by the River Cam and Hauxton Road as far south as Hauxton Mill.****

#### **Managing and Enhancing Biodiversity**

- 2. All open areas will be managed and landscaped to encourage biodiversity wildlife in locally distinctive habitats. Sensitive habitats will be protected by limiting public access to specified areas.**

- 3. A Biodiversity Management Strategy will demonstrate how biodiversity will be enhanced and how local communities will be involved. A project officer will be funded to implement the strategy through a planning obligation.**

### **Connecting Green Fingers and the Countryside**

- 4. Connections will be provided for Green Fingers within and beyond the urban extensions to the surrounding countryside by enhanced landscaping, planting and the creation of wildlife habitats to provide links to larger scale wildlife habitats further afield including Nine Wells, the Gog Magog Down, Wandlebury, the River Cam corridor, Coton Country Park and Wicken Fen.**

### Survey

- D7.1 The Area Action Plan covers a farmland landscape that supports few hedgerows, copses, woodlands, major watercourses or water-bodies. There are a number of villages which border the Area Action Plan. The biodiversity of the area is generally poor, with no designated sites in the Action Plan area. The lack of habitat networks combined with intensive farming will have contributed to the low biodiversity value. However, the area should not be dismissed as a “wildlife desert” as species typical of open farmland including the brown hare, skylark and grey partridge can be found. There is also potential to find rare arable plants along field boundaries.
- D7.2 Hobson’s Brook and the River Cam hugely increase the habitat diversity. The River Cam is a clean flowing river with beds of water crowfoot. Eroding gravel cliffs provide nest sites for kingfisher and sand-martins. A wide range of fish species can be found including the brook lamprey. Hobson’s Brook receives clean cool water from natural chalk springs, which are very rare within the District. The springhead was formerly a Site of Special Scientific Interest for the rare invertebrate fauna associated with the clean water. All watercourses and their network of ditches and associated hedges and trees provide important corridors for biodiversity moving through the Action Plan Area.
- D7.3 Much of the AAP area in South Cambridgeshire has not been surveyed in any detail for its ecological value. In order to protect and enhance the biodiversity of the area it will be essential to undertake full programmes for ecological survey and monitoring before, during and after construction.
- D7.4 This will enable the identification of key areas of value to inform the design process and to develop strategies for:
- Key species, particularly badgers, bats, great crested newts, barn owls, common lizard, grass snake, invertebrates, water vole, brown hare and important fish populations (through consultations with the Environment Agency);



- Key habitats, including arable fields, woodland, individual trees of merit, open water both flowing and standing, mosaics of grassland, hedgerows, together with their associated ditches.

### Managing and Enhancing Biodiversity

- D7.5 For areas within any development, including Trumpington West, it will be important to draw up strategies for the creation, retention and management of key habitats important for foraging, shelter and migration for protected species and those of local importance for biodiversity to ensure and encourage their continued presence within the new development.
- D7.6 There are a number of ways in which biodiversity can be maximised within urban areas, such as by incorporating green roofs, erection of bat bricks and boxes, bird nest boxes, insect hibernation boxes, installation of mammal tunnels and other means of crossing points along severed routes. All of the above will need to be designed and installed at appropriate locations to achieve maximum net gains.
- D7.7 Existing trees and hedges within the site are a resource for biodiversity. A Biodiversity and Landscape Management Plan will enhance this resource through replanting and establishment of a diverse scrub and herb-rich understorey planting.
- D7.8 A Biodiversity Management Strategy will be needed to maintain and fund biodiversity. The landownership structure of public open space should be as simple as possible and subject to a single agreed management plan in order to be comprehensive and all embracing. It will be important that any biodiversity management plan receives the full support of the local communities who should be involved in creation and care of habitats. This can be achieved by informing the residents of Trumpington about the biodiversity of the area through community / wildlife groups, on site information boards and local newsletters. The time resource of initial wildlife liaison may necessitate the appointment of a project officer either individually or together with other developments in order to achieve the full benefit of the Biodiversity Management Strategy (see also Phasing and Implementation).

### Green Corridors for Biodiversity

- D7.9 The landscape strategy requires that green corridors penetrate into the urban area. For biodiversity it is important that they provide a network within the development to provide wildlife corridors and that they connect to the open countryside.

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## **D8 ARCHAEOLOGY AND HERITAGE**

### **OBJECTIVES**

- D8/a To develop an appropriate archaeological strategy which mitigates against any adverse effects of the development on the archaeological resource.**
- D8/b To minimise any adverse impacts on the setting and character of Listed Buildings and Conservation Areas in the surrounding area.**

### **ARCHAEOLOGY**

#### **POLICY CSF/16 Archaeology at Trumpington West**

**Planning permission will include a planning condition/obligation requiring the developers of Trumpington West to undertake a detailed, fully analytical archaeological assessment and evaluation of known and suspected sites or features of archaeological importance, including the Scheduled Ancient Monument between Trumpington West and the river, to assess the archaeological implications prior to undertaking any development of the site. The results of the comprehensive site survey will inform the design of any development at Trumpington West.**

- D8.1 Cambridge Southern Fringe is an area with great archaeological significance. The gravel terraces and chalk slopes are exceptionally rich in the remains of later prehistoric (Iron Age) and Roman settlements, mostly identified through cropmarks. The Roman road connecting Duroliponte (the Castle area of Cambridge) to the south-east and Colchester (Camulodunum) may have intersected with another road aligned along Worts Causeway. The villages of Grantchester, Trumpington, Hauxton and Great Shelford are medieval with probable Saxon origins.
- D8.2 Wandlebury, a Scheduled Ancient Monument, lies to the south on the crest of the Gog Magog Hills. It is a hill fort possibly on the site of an earlier henge. In the 18<sup>th</sup> Century the bank and ditch were levelled when Gog Magog House was built. Run by the Cambridge Preservation Society, this land is open to the public and performs a function similar to a country park.
- D8.3 In addition to sites identified through cropmarks, there are a number of finds of material from the earlier prehistoric period to the post medieval which indicates a landscape settled and intensively used over a long period.
- D8.4 Further archaeological remains may be anticipated in the Trumpington West area, particularly of late prehistoric and Roman date although remains before and after these eras may also be present. Further assessment and

evaluation will therefore need to be undertaken, having particular regard to the Scheduled Ancient Monument.

- D8.5 Whilst the LDF Core policies on archaeology will apply, the results of this assessment and evaluation will need to be taken into account in the design of the urban extension at Trumpington West.

## **HERITAGE**

- D8.6 The built heritage in nearby villages is also important and consists of a significant number of Listed Buildings and there are Conservation Areas at Grantchester and Great Shelford. The villages adjoining the Southern Fringe contribute both through their built heritage and their rural setting to the wider setting of Cambridge.
- D8.7 The strategies set out in the landscape section will be the main means of protecting and enhancing the heritage built environment of surrounding villages. The built form of development will also be important, including for example, retaining and enhancing long distant views of the City, such as Trumpington Parish Church to the north of the site.

## **D9 MEETING RECREATIONAL NEEDS**

### **OBJECTIVES**

- D9/a To provide adequate sports facilities.**
- D9/b To ensure adequate public open space for play and informal leisure.**
- D9/c To provide opportunities to access and enjoy the surrounding countryside.**

### **URBAN RECREATION**

#### **POLICY CSF/17 Public Open Space and Sports Provision**

##### **Public Open Space**

- 1. The Cambridge City Local Plan Outdoor Play Space and Informal Open Space standards will apply to the whole of the Cambridge Southern Fringe, as set out in Appendix 3.**

##### **Formal Sports Provision**

- 2. A Strategy for Formal Sports Provision will be prepared, for the approval of the Local Planning Authority before occupation of the first house at Trumpington West. It will provide a full assessment of the formal indoor and outdoor sports facilities required to meet the needs of the new community. It will include an audit of existing facilities in the Cambridge Sub Region and the impact of the Cambridge Southern Fringe on those facilities.**
- 3. The requirements of the strategy will be funded in full by the development.**

##### **Location of Children's Play Areas and Youth Facilities**

- 4. A Strategy for Children's Play and Youth Facilities will be prepared, for the approval of the Local Planning Authority before planning permission is granted. The Play Strategy will include a mixture of formal and informal provision. Local children and young people must be involved in the design of all play areas.**
  - (i) No home will be more than 60m from a Local Area for Play (LAP).**

(ii) **No home will be more than 240m from a Local Equipped Area for Play (LEAP).**

(iii) **No home should be more than 600m from a Neighbourhood Equipped Area for Play (NEAP) or Space for Imaginative Play (SIP).**

### Phasing of the Delivery of Open Space

**5. Recreational facilities and landscaping will be delivered early in the development such that the needs of the development are met at all times. Commuted maintenance sums for a minimum of 10 years index linked will be required.**

D9.1 Residents of the Southern Fringe should be able to find that their sport, leisure and recreational needs are met locally so that they can lead a healthy lifestyle and enjoy a high quality of life and leisure time. For Trumpington West the needs for formal and informal recreation will be required on the site.

D9.2 South of Trumpington / Addenbrooke's it would be inappropriate to locate formal sport facilities as far south as the District of South Cambridgeshire. Indeed there may be opportunities to locate formal sports provision some distance to the north of the City boundary. This would reduce the visual impact on the wider countryside which lies to the south on the chalkland slopes rising up to the Gog Magog Hills and Nine Wells, and ensure provision is close to the new development.

### Public Open Space and Sports Provision

D9.3 A high standard of public open space provision will be required in the Cambridge Southern Fringe. The Cambridge City Council Open Space Standards will apply at the Cambridge Southern Fringe. Consistent standards apply across the development, and that the City standards are used as the development will function as part of the City. The standards are set out in Appendix 3.

### Strategy for Formal Sports Provision

D9.4 A Strategy for Formal Sport will enable comprehensive planning of facilities at Cambridge Southern Fringe, taking account of the needs of the Cambridge Sub Region. The Strategy will be completed in partnership with Cambridgeshire Horizons along with other partner organisations and professional bodies such as Sport England and the Governing Bodies of Sport. It must also include an assessment of local and national sporting trends.

## Location of Children's Play Areas

- D9.5 A Play Strategy will be produced for Trumpington West which will include a mixture of formal and informal provision. Formal provision will include:
- LAPs - Local Areas for Play;
  - LEAPs - Local Equipped Areas for Play;
  - NEAPs - Neighbourhood Equipped Areas for Play; and
  - SIPs - Spaces for Imaginative Play.
- D9.6 LAPs will not be formally equipped but will provide soft and hard landscaping to provide a natural meeting place and play space for children and adults. The National Playing Fields Association recommends that no home should be more than 60m from a LAP.
- D9.7 LEAPs offer formal equipment for children up to 8 years. They should incorporate at least 8 pieces of equipment including a minimum of 3 pieces suitable for toddlers. The National Playing Fields Association recommends that no home should be will be more than 240m from a LEAP.
- D9.8 NEAPs will cater for unaccompanied 8 – 14 year olds and will include equipped play areas and youth sports facilities including informal multi-use areas and provision for a range of wheeled sport areas. SIPs are more natural areas using local features. The National Playing Fields Association recommends that no home should be more than 600m from a NEAP or SIP.

## Phasing of the Delivery of Open Space

- D9.9 It will be important for the new residents to have access to both recreational facilities and informal open space to meet their needs at a very early stage. Phasing is particularly relevant to the provision of sports pitches as they need to be established for up to 2 years before they can be used. The early implementation of these areas should therefore be conditions of any planning permission.

## Management of Public Open Space

- D9.10 With a wide variety of public open space and facilities being planned for the Southern Fringe, it is important that appropriate long-term management arrangements are planned and implemented at an early stage. This includes ensuring that parcels of land are not fragmented and that it is clear which body is responsible for their maintenance and care. This is particularly the case for incidental open space within housing development and roadside verges. Appropriate management systems will be required to ensure high quality, robust and effective maintenance of open space. This is dealt with in the Phasing and Implementation policies.

## COUNTRYSIDE RECREATION

### POLICY CSF/18 Countryside Recreation

#### Access to the Countryside

**A strategy will be developed to link all parts of the Southern Fringe to the wider countryside through an enhanced network of footpaths, cyclepaths and bridleways the provision of which will be funded by planning obligations on development at Trumpington West and development within Cambridge City at Glebe Farm, Clay Farm, Showground, Addenbrookes and The Bell School Site.**

#### Access to the Countryside

- D9.11 Within and close to the Southern Fringe there are significant countryside recreational areas at Wandlebury and Gog Magog Downs, and along the River Cam Corridor. There are also potential future areas at Cambridge East and at the Cambridge Preservation Society's proposals for the Coton area. Whilst all these areas are well related to the proposed developments in the Southern Fringe, they are not as accessible as they need to be due to the lack of public footpaths, bridleways and cycleways across the intervening countryside. A strategy is therefore required to increase the access and connectivity between the urban extensions and these valuable recreational areas for all ages and abilities. It will be important for these to be delivered in an early stage of the development.
- D9.12 Opportunities for creating greater access to the countryside through the creation of new or improved public rights of way should be identified. The County Council, in partnership with the District Councils has undertaken a study of "Strategic Open Space". This is a higher order facility which serves a wider catchment and different purpose than local public open space and which has more than local significance. A standard will be identified for Strategic Open Space, and also the appropriate contribution towards additional Strategic Open Space that should come forward from developments, including the Southern Fringe. This will be detailed in the Planning Obligations DPD.
- D9.13 Chapter C3 proposes a new Country Park along the east bank of the River Cam between the development at Trumpington West and Hauxton Mill, which will help meet the strategic recreation needs of the Cambridge Southern Fringe.



**APPENDIX 3****Open Space and Recreation Standards**

<b>Type of Open Space</b>	<b>Definition</b>	<b>Standard</b>
Outdoor Sports Facilities	Playing pitches, Courts and Greens	1.2 ha. per 1000 people
Provision for Children and Teenagers	Equipped children's play areas and outdoor youth provision	0.3 ha. per 1000 people
Informal Open Space	Recreation grounds, parks and common land excluding equipped play areas and pitches and nature conservation sites.	1.8 ha. per 1000 people
Allotments	Allotments.	0.4 ha. per 1000 people.

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## **D10 LAND DRAINAGE, WATER CONSERVATION, FOUL DRAINAGE AND SEWAGE DISPOSAL OBJECTIVES**

- D10/a To ensure that the development would not be at risk of flooding either from itself or surrounding watercourses, for up to the 1 in 100 year event including the forecast effects of climate change;**
- D10/b To not increase the flood risk to surrounding properties and communities;**
- D10/c To maintain where possible, practicable and sustainable the natural catchment areas;**
- D10/d To ensure that landforms and engineering works in any drainage scheme do not compromise the character of the surrounding area by considering the landscape options available for the site;**
- D10/e To suggest an appropriate foul water drainage system and disposal method for the site;**
- D10/f To develop appropriate strategies for the management and maintenance of all water bodies and watercourses;**
- D10/g To determine the scope for water minimisation, conservation and recycling within the development, through layout and building design.**

### **LAND DRAINAGE, WATER CONSERVATION, FOUL DRAINAGE AND SEWAGE DISPOSAL**

#### **POLICY CSF/19 Land Drainage, Water Conservation, Foul Drainage And Sewage Disposal**

##### **Surface Water Drainage**

- a) Surface water drainage will be controlled by means of a sustainable drainage system to drain Trumpington West. This will comprise a series of underground cells and pipes and surface water channels. These could form a variety of design features through the urban quarter, feeding to water holding features.**

**Foul Drainage and Sewage Disposal**

- b) The foul drainage and sewage disposal system for Trumpington West will be designed and funded as a planning obligation to ensure that:**
  - (i) Sufficient sewage treatment capacity exists or is planned to be provided before the occupation of any phase of development;**
  - (ii) Any receiving sewage treatment works has sufficient capacity to ensure that untreated sewage is not discharged into any new or existing land drains, rivers or other water courses; and**
  - (iii) Treated water leaving any sewage treatment works will not at any time exacerbate flood risk in any receiving water course.**

**Management and Maintenance of Watercourses**

- c) All water bodies and water courses will be maintained and managed by a single organisation which will be publicly accountable to ensure that:**
  - (i) Water quality in Hobson's Brook and Nine Wells is improved as a result of development;**
  - (ii) Flooding does not occur within the site of Trumpington West;**
  - (iii) No additional discharge is made into surrounding water courses or onto surrounding land than that naturally discharging from the site in its current form;**
  - (iv) Water quality and levels are maintained within Trumpington West's surface water drainage systems sufficient to support and encourage natural habitats;**
  - (v) The managing organisation will be funded in perpetuity at the cost of the development.**
  
- d) No development shall be occupied until the written agreement of the local planning authority has been secured that a body with sufficient funding, resources and expertise to maintain and manage surface water drainage systems has legally committed to maintain and manage the surface water drainage systems for Trumpington West in perpetuity.**

**Water Conservation**

- h) All development in Trumpington West will incorporate water conservation measures including water saving devices, rainwater harvesting and greywater recycling. No dwelling shall be**

**occupied until the local planning authority has agreed a strategy which will secure at least a 25% reduction in the use of piped water compared to the average water consumption for development which does not have water conservation measures whilst managing the recycling of water to ensure no adverse impact on the water environment and biodiversity.**

D10.1 In Cambridgeshire, with its low lying land, the treatment of surface water run-off is of critical importance in order to avoid flood risk of either any new development or land nearby or downstream. The Cambridge Southern Fringe is immediately upstream of Cambridge and development will drain into the River Cam and Hobson's Brook which have the potential to exacerbate flooding conditions in the city. Taking land out of agricultural use provides and opportunity to improve water quality at Nine Wells and Hobson's Brook which has diminished in recent years resulting in Nine Wells losing its status as a Site of Special Scientific Interest for its aquatic species.

#### Surface Water Drainage

D10.2 To the south of the City the land rises towards the chalk hills culminating in the Gog Magogs. This is an open landscape of chalkland slopes interspersed with blocks of woodland, predominantly beech hangers. Balancing ponds and lakes should not be located in this wider landscape as they would form an alien feature on the chalkland slopes. Any balancing ponds required for the development and any associated infrastructure should therefore be retained within or adjoining the development areas, and used to form additional landscape and recreational features.

D10.3 Any drainage proposals to serve development at Trumpington West will need to have regard to the protection of the River Cam corridor landscape. The use of carefully designed balancing ponds could complement the river corridor and enhance the biodiversity in this area. These would need to be designed to ensure there would be no detrimental impact to the current river valley landscape features and ecological balance. Dependent on land levels there could be a wetland area of reed beds as a Sustainable Drainage System.

D10.4 The watercourses downstream of the Cambridge Southern Fringe are all at full capacity at peak flows. Storm water run-off will increase as a result of the development which will create impermeable areas and full attenuation measures will be required for 100 year storms.

D10.5 Storm water drainage for the site will be designed as far as possible in line with sustainable drainage systems (SuDS) principles. Water storage areas will be designed and integrated into the development as multi-functional features with drainage, recreation, biodiversity and amenity value. Where new water bodies are proposed they will also have the dual function of providing permanent water features and also provision for excess water in

times of storm conditions. These features will also be designed to enhance biodiversity by providing wetland habitat and reed beds that will also help to improve the water quality from surface water run-off.

D10.6 The development will require the preparation of a flood risk assessment. This will address any potential flood risk, and will identify the types of SuDS drainage facilities proposed and options for future adoption and maintenance arrangements. The site lies some way from the Indicative Floodplains defined by the Environment Agency. A range of sustainable solutions for handling storm water drainage on the site will include:

- Pervious surfacing of minor roads & parking areas;
- Underground reservoirs (for example beneath urban squares) upstream of the main open water features, which can store water and release it at a controlled rate into the permanent water features;
- Two stage open drains in green corridors, which would serve as public amenity and a balancing function during storms;
- A series of linked wetland features in the public open space part of the site, with adjacent land serving as washland for temporary storage of flood run-off.

D10.7 The management of the water systems will be important if they are to be permanent water features able to fulfil an amenity and recreation role as well as a drainage function. It will be important that any underground storage reservoirs in the urban area do not prejudice high quality landscaping of these important urban squares, including trees. Any implications of the surface water drainage treatment proposed for development in the Cambridge Southern Fringe for water quality, water table and watercourses elsewhere will need to be considered and addressed.

### Foul Drainage and Sewage Disposal

D10.8 The foul water produced at the site will be directed to Cambridge Sewage Treatment Works (STW) at Milton to take advantage of consolidating existing facilities. Anglian Water is currently considering relocating the STW in connection with potential redevelopment at Cambridge Northern Fringe East. If relocated, it is still anticipated that the foul water from Cambridge East will be directed to the new STW.

### Management and Maintenance of Watercourses

D10.9 It will be important to ensure that surface water drainage will be suitably managed and maintained in perpetuity, beyond the lifetime of construction. The options for this are for maintenance and management to be the responsibility of one of the following:

- The City and / or District Councils;

- A water company such as Anglian Water;
- A publicly accountable trust.

D10.10 It is important to ensure that the body made responsible has adequate expertise and is financially stable in perpetuity. It will be the responsibility of the developer to secure and fund a suitable management and maintenance body (see also Phasing and Implementation).

### Water Conservation

D10.11 East Anglia is the United Kingdom's driest but fastest growing region and the Cambridge Sub-Region will be the fastest growing part. Even allowing for the impact of climate change, careful husbandry of water resources will be crucial if the economic potential of the sub-region is to continue to be realised. The development of the new urban extension provides an opportunity to design water conservation measures into the infrastructure and buildings in order to reduce the overall demand for water.

D10.12 Domestic water consumption alone offers significant opportunities for water conservation and an overall target of 25% reduction as compared to development for which there are no water conservation measures should be capable of being achieved. (Water metering alone can save up to 20% of domestic water use and water efficiency measures including greywater recycling and rainwater harvesting will make a target of 25% achievable, for example, average domestic water consumption: WC=30%, bath=24%, kitchen sink=12%, kitchen appliances=22%, hand basin=12%. Source: Building Research Establishment, March 2001).

D10.13 Not all rainwater can be harvested from development otherwise the natural environment will suffer drought conditions and therefore it is necessary to strike an appropriate balance between water conservation and supporting the biodiversity at Trumpington West. A strategy will be prepared and agreed by the local planning authority which will demonstrate how the dual objectives of water conservation and encouraging biodiversity at Trumpington West will be met.

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## **D11 TELECOMMUNICATIONS**

### **OBJECTIVES**

**D11/a To provide an effective telecommunications infrastructure, including provision for broadband;**

**D11/b To be capable of responding to changes in technology requirements over the period of the development.**

### **POLICY CSF/20 Telecommunications Infrastructure**

**All telecommunications infrastructure should be capable of responding to changes in technology requirements over the period of the development. Provision for broadband should be designed and installed as an integral part of the development which minimises visual impact and future disturbance during maintenance.**

- D11.1 Effective telecommunications are of great benefit to both the economy and the community, and the technology is developing rapidly. It is closely related to information technology, where broadband access is becoming increasingly important to businesses, as well as enabling home working which can contribute to reducing the need to travel. It is important that infrastructure can respond to changes in technology over the period of the development.
- D11.2 The expansion of Trumpington provides the opportunity to ensure that all telecommunications infrastructure is designed and installed as an integral part of the development.
- D11.3 Underground cables should be provided as part of the development of the urban quarter and located to ensure ease of future maintenance with minimum disruption, including to landscaping.
- D11.4 For surface infrastructure, the scope to share existing telecommunications masts should be maximised and potential to utilise other buildings and structures should also be explored to help minimise visual impact.

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## **D12 AN EXEMPLAR IN SUSTAINABILITY**

### **OBJECTIVE**

**D12/a To include within Trumpington West, projects which are an exemplar in terms of the use of the earth's resources, including energy, water and materials.**

### **POLICY CSF/21 An Exemplar in Sustainability**

**Trumpington West will include within the development exemplar projects in sustainable development, including energy efficient measures. This will involve building a proportion of the development using cutting edge technologies that fully address sustainability issues and minimise any environmental impact by pushing at the boundaries of the proven technology available at the time each exemplar project comes forward. This requirement could be met, in part, by providing an increased level of sustainability across the development as a whole materially above current requirements.**

#### Exemplar Projects

- D12.1 The Area Action Plan requires the provision of exemplar projects to be incorporated in the development at Trumpington West to make the development of this urban extension as sustainable as possible by taking an innovative approach to development. This requirement would be achieved by a proportion of the development being built using cutting edge methods and materials and pushing at the boundaries of technology.
- D12.2 It would also be possible to offer the benefits of increased sustainability to a wider number of properties. The policy provides for the requirement to be met in part by an increased level of sustainability above current requirements could be provided across the whole development. This would need to be at a level that was materially higher than could reasonably be required of the development. This must be in addition to the provision of exemplar projects.

#### Materials

- D12.3 Where practicable, the use of sustainable building methods and verifiably sustainable, locally sourced materials, including recycled materials and include a Travel Plan to address the needs of labour during construction should be achieved at Trumpington West (see Core Strategy Development Principles and Natural Environment chapters). In an exemplar project, making these matters integral to the development would contribute towards exemplar projects.

## Water Conservation

D12.4 Policy CSF/19 in the Land Drainage and Water chapter seeks at least a 25% reduction in the use of piped water compared to the average water consumption for development which does not have water conservation measures whilst managing the recycling of water to ensure no adverse impact on the water environment and biodiversity. Within Trumpington West there will be exemplar projects in sustainable development in response to the Structure Plan policy. Improvements upon the standards for water conservation would contribute towards such exemplar projects.

## **D13 WASTE**

- D13.1 Waste is a key issue affecting the Cambridge area. The Government has challenging targets for reducing the amount of waste that goes to landfill sites and there is a clear policy approach to first reduce the amount of waste created in both residential and commercial properties, to reuse waste products wherever practical, and then recycle as much as possible of the remaining waste, so that the amount of waste that needs to be disposed of is minimised. As a major development which will inevitably create significant levels of waste material, Trumpington West should be planned for all necessary facilities at all levels to deal with waste, from facilities within homes to store recycling materials and design which aids easy collection, to waste recycling facilities, and potentially waste management facilities, to serve the development and even the wider area.
- D13.2 It is not the role of the Area Action Plan to include policies for waste. Waste policies are contained in the Structure Plan and the Waste Local Plan 2003. These plans form part of the development plan applying to the Cambridge Southern Fringe and will need to be read alongside this Area Action Plan.
- D13.3 The Cambridgeshire Structure Plan 2003 proposes that proposals for major new developments will be required to make adequate provision for strategic and / or local waste management facilities.
- D13.4 The adopted Waste Local Plan 2003, prepared by Cambridgeshire County Council as the waste planning authority, responds to the need for sustainable waste management to be in place for existing and new communities. It identifies all major new developments as “preferred” locations where “proposals for major waste management facilities (other than landfill) will be considered favourably” (Policy WLP 18). It also states that suitable locations for household waste recycling centres “may include preferred sites identified in policy WLP 18, land identified for general employment uses, and as part of major development proposals” (Policy WLP 20). Developers are advised to talk to the County Council as Waste Planning Authority at an early stage.
- D13.5 The County Council is embarking on the preparation of a Waste and Minerals Local Development Framework, which envisages initial consultation in summer 2005, Preferred Options public participation in spring 2006 and submission to the Secretary of State in early 2007.
- D13.6 Buildings for waste processing are large structures which would not be appropriate at Trumpington West which will be a primarily residential development and where one of the key objectives of the development is to improve the character and setting of this southern approach to Cambridge by concealing existing large buildings.

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## **E Delivering the Cambridge Southern Fringe**

### **E1 PHASING AND IMPLEMENTATION**

#### **OBJECTIVES**

**E1/a To ensure that the impact of the development of the Cambridge Southern Fringe is kept to a minimum both in terms of physical impact and duration, and where possible adverse impacts are avoided through the management of the development process;**

**E1/b To ensure the early provision and implementation of a landscaping, biodiversity and public access strategy for the development and countryside in the Cambridge Southern Fringe;**

**E1/c To ensure that Trumpington West is developed using sustainable construction methods and principles;**

**E1/d To ensure that the annual rate of house-building at Trumpington West contributes to the phased delivery of 2,800 dwellings a year in the Cambridge Sub-Region;**

**E1/e To ensure that development makes an appropriate contribution to the provision of services, facilities and infrastructure that will be needed for the development at Trumpington West.**

E1.1 Trumpington West will be an important part of the development strategy for the Cambridge Sub-Region. The Cambridgeshire Structure Plan requires 2,800 dwellings to be constructed annually. Not only is that a challenging target for housebuilders, it is also a challenging target for the providers of the services, facilities, infrastructure and jobs. There is no specific annual housebuilding target for Trumpington West but development is expected early in the plan-period and to be substantially completed by 2011.

#### **CONSTRUCTION STRATEGY**

##### **POLICY CSF/22 Construction Strategy**

###### **Site Accesses and Haul Roads**

a) **The location of the site accesses for construction vehicles for Trumpington West will be taken from Hauxton Road outside the existing built-up area of Trumpington and ensure that any haul roads are located, designed and landscaped in such a way as to minimise any noise, smell, dust, visual or other adverse impacts on existing residents and businesses, and the new residents and businesses at Trumpington West. Traffic flows will be monitored**

**to ensure that the public has a mechanism to feedback any concerns that arise during development.**

- b) Construction haul roads for development at Glebe Farm, Clay Farm, Showground, Addenbrookes the Bells School Site with Cambridge will not be permitted in the countryside within South Cambridgeshire.**

### **Storage Compounds, Plant and Machinery**

- c) Any storage compounds, plant and machinery will be located, designed and used to avoid any noise, smell, dust, visual or other adverse impact on existing and new residents and businesses at Trumpington.**

### **Construction Activities**

- d) Contractors at Trumpington West will be required to be bound by the requirements of the 'Considerate Contractors Scheme'.**

### **Construction Spoil**

- e) Development will not commence until a construction spoil strategy has been agreed by the local planning authority. The construction spoil strategy will provide for all spoil generated by development at Trumpington West to be accommodated within the development site and in accordance with a landscaping scheme to be approved by the local planning authority. Landscaping with spoil will be required alongside the M11 motorway to act as a noise barrier to protect the Trumpington West and Trumpington Meadows Country Park from traffic noise.**

### **Site Accesses**

- E1.2 The construction process will need careful management in order that disruption to people living and working in Trumpington is avoided and to minimise disruption to traffic on the busy Hauxton Road and Babraham Road. Avoidance of impact will be the objective, but where this is not possible disruption will be kept to a minimum both in magnitude and duration. Realistically it will not be possible to avoid any impact when development is being undertaken immediately adjoining existing areas but measures should be taken to reduce that impact as far as possible. Forecasts of the development traffic should be taken into account in planning for construction traffic.**



## Storage Compounds, Plant and Machinery

- E1.3 As part of an overall strategy to minimise the impact of construction activity at Trumpington West, storage compounds, plant and machinery will be located close to the Hauxton Road south of the Trumpington Park & Ride site where they will have least impact on the amenity of existing businesses and residents of Trumpington. Storage compounds, plant and machinery for development elsewhere in the Cambridge Southern Fringe will not be located close to existing houses in Shelford Road.

## Construction Activities

- E1.4 Cambridge City Council, in association with the Cambridge Forum for the Construction Industry runs a 'Considerate Contractors Scheme' designed to ensure that construction activities do not make life unpleasant for people who live and work nearby.
- E1.5 The 'Considerate Contractors Scheme' requires that all contractors, sub contractors, suppliers and others working on a project:
- Have **consideration** to neighbouring uses to minimise disturbance;
  - Keep **noise** to a minimum and in particular that there are no works that are audible at the site boundary outside permitted working hours;
  - Keep all areas adjacent **clean** including from dust and smoke;
  - Keep each development site **tidy**;
  - Ensure that all activities, vehicle movements etc are carried out **safely** for workers and the general public.
- E1.6 Adopting this scheme will go a long way to minimising disruption from this long term development project.

## Construction Spoil

- E1.7 Development on the scale and density proposed will lead to a very significant amount of material being dug out which will form construction spoil. Experience elsewhere in the District in the development of the new village of Cambourne has shown that accommodating this material requires a careful strategy if it is not to have an adverse impact on amenity and the landscape.
- E1.8 It would not be appropriate to transport such spoil over considerable distances as this would be unsustainable and simply transfer the problem elsewhere. The guiding principle is for construction spoil to be utilised on site. However, it would not be acceptable to alter the land forms locally by concentrating the spoil into one or more large mounds as this would introduce alien landscape features into this area of gentle relief. Traffic noise from the M11 is intrusive over much of the western side of Trumpington and sensitive earth shaping and landscaping alongside the motorway will be necessary to

mitigate road noise to ensure that Trumpington Meadows Country Park and Trumpington West provide pleasant environments for recreation and living. It will be important to ensure that drainage modelling takes account of any proposals for ground level raising on the site of the urban extension.

### Sustainable Building Methods and Materials

- E1.9 Policy CP/1 of the Core Strategy requires, where practicable, the use of sustainable building methods and verifiably sustainable, locally sourced materials, including recycled materials, and include a Travel Plan to address the travel needs of labour during construction.

## **STRATEGIC LANDSCAPING**

### **POLICY CSF/23 Countryside Enhancement Strategy**

**Planning permission for development at Trumpington West, Glebe Farm, Clay Farm, Showground, Addenbrookes and The Bell School Site will include a requirement in a planning obligation for contributions to a Countryside Enhancement Strategy for the Cambridge Southern Fringe. The planning obligation will include provisions for maintenance of landscaping and replace dead stock for a period of 10 years and details of long term management thereafter.**

- E1.10 Part of the strategy for minimising impacts of the development will involve the landscaping of the Cambridge Southern Fringe as part of the overall development. Landscaping will involve earth moving and could help with the general management of spoil which will be created from digging footings, land drains, surface water attenuation lakes etc. Woodlands, individual trees and hedgerows will also be planted during the development of the Cambridge Southern Fringe. The delivery of an agreed landscape strategy will need to be implemented and managed to ensure that strategic landscaping is carried out prior to each phase of development and maintained closely throughout the construction period. Whilst much of the development is within Cambridge City, it will be required to make contributions to landscaping and works in South Cambridgeshire which are necessary to meet the policy requirements of this Area Action Plan and achieve a successful development.

## **MAKING USE OF EXISTING BUILDINGS/RESOURCES ON SITE**

### **POLICY CSF/24 Making use of existing buildings/resources on site**

**Redundant buildings together all other redundant structures will be recycled within the Cambridge Southern Fringe to provide a local source of hardcore or other building materials.**

### Recycling of Building Materials

- E1.11 In addition to measures considered above, further minimisation of the impact of the development on existing communities can be achieved by taking a sustainable approach to construction. In order to be truly sustainable, the use of sustainable materials will be essential. Wherever practicable the use of locally sourced materials will minimise the distance travelled, thus reducing the use of energy. Similarly, wherever possible the materials used in construction should be from environmentally friendly sources; this would include timber from managed forests.
- E1.12 Whilst some of the buildings at the Trumpington West site may be capable of use within the development, either temporarily or on a more permanent basis, others will not be required and will be recycled during construction reducing the amounts of material which will have to be imported onto the site.

## **MANAGEMENT OF SERVICES, FACILITIES, LANDSCAPE AND INFRASTRUCTURE**

### **POLICY CSF/25 Management of Services, Facilities, Landscape and Infrastructure**

**Management strategies for services, facilities, landscape and infrastructure will be submitted to the local planning authority for adoption prior to the granting of outline planning permission to ensure high quality, robust and effective implementation, adoption and maintenance. Landownership for these uses should be as simple as possible, preferably in a single ownership to avoid fragmentation. In particular, there should be a single agreed management strategy covering recreation, landscape and biodiversity. The inclusion of water and drainage features within open spaces would have significant advantages and should therefore be investigated. Management strategies should cover:**

- (i) The method of funding of implementation, management and maintenance;**
- (ii) The body or trust that will be responsible;**
- (iii) Monitoring and review requirements.**

**Management strategies will need to demonstrate that they receive the full support of the local communities who must be involved in the development of services, facilities, landscape and infrastructure.**

- E1.13 It is important that not only are the services, facilities, landscape and infrastructure needed by the development in the Cambridge Southern Fringe are provided to a high quality, but that they are properly and effectively implemented, managed and maintained if they are to meet the needs of the community in the long term. There would be advantages in a single

organisation taking responsibility for maintenance to avoid fragmentation and ensure continuity in approach. This particularly applies to the open areas for recreation, landscape and biodiversity.

- E1.14 The Area Action Plan is not specific about the number of management strategies. However, there should be a single agreed management strategy covering recreation, landscape and biodiversity. The inclusion of water and drainage features within open spaces would have significant advantages to ensuring a holistic approach to the management of open spaces where the respective needs of the various land uses and functions within those spaces can be addressed and should therefore be investigated

## **TIMING / ORDER OF SERVICE PROVISION**

### **POLICY CSF/26 Timing / Order of Service Provision**

**The outline planning permission and legal agreement will include a schedule of services, facilities and infrastructure to be funded by the master developer/consortium of builders at Trumpington West together with a timetable for their provision during the development of the urban quarter.**

- E1.15 The guiding principle is that services, facilities and infrastructure will be provided at stages in the development process when the need for them is forecast to arise and will be delivered according to a set of trigger points tied to numbers of dwellings completed or such other stage of the development as advised by service/facility/infrastructure providers. Development will fund in full the services, facilities and infrastructure that are required either by the development alone or by service, facility and infrastructure providers securing enhanced public investment as a result of the development being located in the London, Stansted, Cambridge, Peterborough Growth Area.

## **E2 PLANNING OBLIGATIONS & CONDITIONS OBJECTIVES**

**E2/a To ensure that the funding and/or provision of the services, facilities, infrastructure, countryside landscape and access requirements that will be needed for the development of the Cambridge Southern Fringe are secured through planning obligations and/or conditions as part of the planning permissions for the site.**

### **PLANNING OBLIGATIONS**

- E2.1 Policy DP/4 of the Core Strategy requires that development proposals make suitable arrangements for the improvement or provision of infrastructure necessary to make the scheme acceptable in planning terms, related to the form of the development and its potential impact upon the surrounding area. The policy includes a list of potential requirements, including affordable housing, education, health care, public open space and recreation, transport infrastructure.
- E2.2 Development in the Cambridge Southern Fringe will not exist in isolation. Its development will be part of an overall development strategy for the whole of the Cambridge Sub-Region. Services, facilities and infrastructure will be provided elsewhere in the Sub-Region which will be required by the development at the Southern Fringe.
- E2.3 In order to ensure that this sub-regional infrastructure is provided when it is needed, that appropriate levels of funding are secured from new development and that a consistent approach is taken to securing contributions from individual development to the service, facilities and infrastructure that will be provided at each development, the planning authorities, service and infrastructure providers have established a delivery vehicle called Cambridgeshire Horizons. This partnership organisation is developing a planning obligation strategy for sub-regional infrastructure which will be incorporated into the planning obligation strategy for the Cambridge Southern Fringe.
- E2.4 The Area Action Plan includes policies requiring the provision of services, facilities, infrastructure and other uses, such as affordable housing, which will be delivered in full or in part by the developers of the Cambridge Southern Fringe. Where the local planning authority is aware of planning obligation requirements they have been included in the Area Action Plan otherwise the Core Strategy policy for planning obligations provides a framework for gathering contributions for services, facilities and infrastructure which have not yet been determined, including contributions to sub-regional services, facilities and infrastructure which will be provided elsewhere in the Cambridge Sub-Region but which will be in part needed to serve the Cambridge Southern

Fringe. The following is a list of the minimum requirements for the Cambridge Southern Fringe:

E2.5 The following is an indicative (but not exclusive) list of obligations required for the development as a whole which will be the subject of a planning obligation and/or planning conditions. In considering the scope of necessary obligations, reference must also be had to each chapter of the Area Action Plan. For all elements and phases of development, the obligation/conditions will also need to include an appropriate set of trigger points for delivery, together with details of the long term management and maintenance together including the body or trust that will be responsible.

<b>Planning Obligation/condition</b>	<b>Trumpington West</b>	<b>South of Addenbrookes</b>
Strategic Masterplan and Strategic Design Guide	A Strategic Masterplan and Strategic Design Guide for the whole of the Trumpington West development will be required prior to the grant of outline planning permission to set out the vision and guiding principles for the creation of a quality environment.	
Local Masterplans, Design Guides and Design Codes	Local Masterplans, Design Guides and Design Codes will be required for individual phases.	
Countryside landscape, biodiversity, recreation and access strategies.	Countryside Enhancement Strategy for the countryside adjoining Trumpington West, including the proposed Trumpington Meadows Country Park. Should provide for additional structural planting and landscaping to be implemented at the earliest opportunity. Developers will be required to maintain landscaping and replace dead stock for a period of 10 years.	Countryside Enhancement Strategy for the countryside adjoining Trumpington East. Should provide for additional structural planting and landscaping to be implemented at the earliest opportunity. Developers will be required to maintain landscaping and replace dead stock for a period of 10 years.

Affordable Housing	A target of 50% of affordable housing with a likely tenure mix of approximately 30% social rented, and approximately 20% intermediate housing, including for Key Workers.	
Community Facilities	The needs of Trumpington West and Trumpington together will be determined in accordance with detailed assessments and strategies, prepared in consultation with potential service providers and stakeholders in order that deficiencies and priorities can be identified, which complement existing facilities.	
Public Art	Provision for public art in Trumpington West with the preparation of a strategy for public art to be prepared, with the appointment of a lead artist(s) at an early stage in the planning and design of development.	
Transport & Travel for Work	<p><u>Roads</u></p> <ul style="list-style-type: none"> <li>(i) Two road access points onto Hauxton Road;</li> <li>(ii) Internal road design to prioritise internal movements by foot or cycle rather than the car.</li> </ul> <p>A detailed Transport Assessment will be required alongside the planning application, including capacity on Hauxton Road and the environmental impact, such as noise,</p>	

	<p>pollution and impact on amenity and health.</p> <p>Traffic management measures will be funded by the development to minimise traffic impacts on nearby residents.</p> <p><u>Alternative Modes</u></p> <p>High Quality Public Transport (HQPT) services will be provided with associated quality infrastructure.</p> <p>Developers will provide an initial subsidy for new residents for a period of 12 months after occupation to encourage bus usage.</p> <p>A network of highly accessible, dedicated, segregated, high quality, safe, direct, connected and convenient rights of way, including cycle, pedestrian and horse riding routes, both within Trumpington West and the wider rights of way network.</p> <p>Appropriate Travel Plans will be required.</p>	
<p>Strategy for Construction Spoil</p>	<p>A Strategy for Construction Spoil to ensure spoil is retained on-site in a manner appropriate to the local topography and landscape character.</p>	
<p>Biodiversity</p>	<p>A full programme of ecological survey and monitoring before, during and after construction to establish which areas of</p>	<p>A full programme of ecological survey and monitoring as far south as Granhams Road to establish the baseline for the</p>



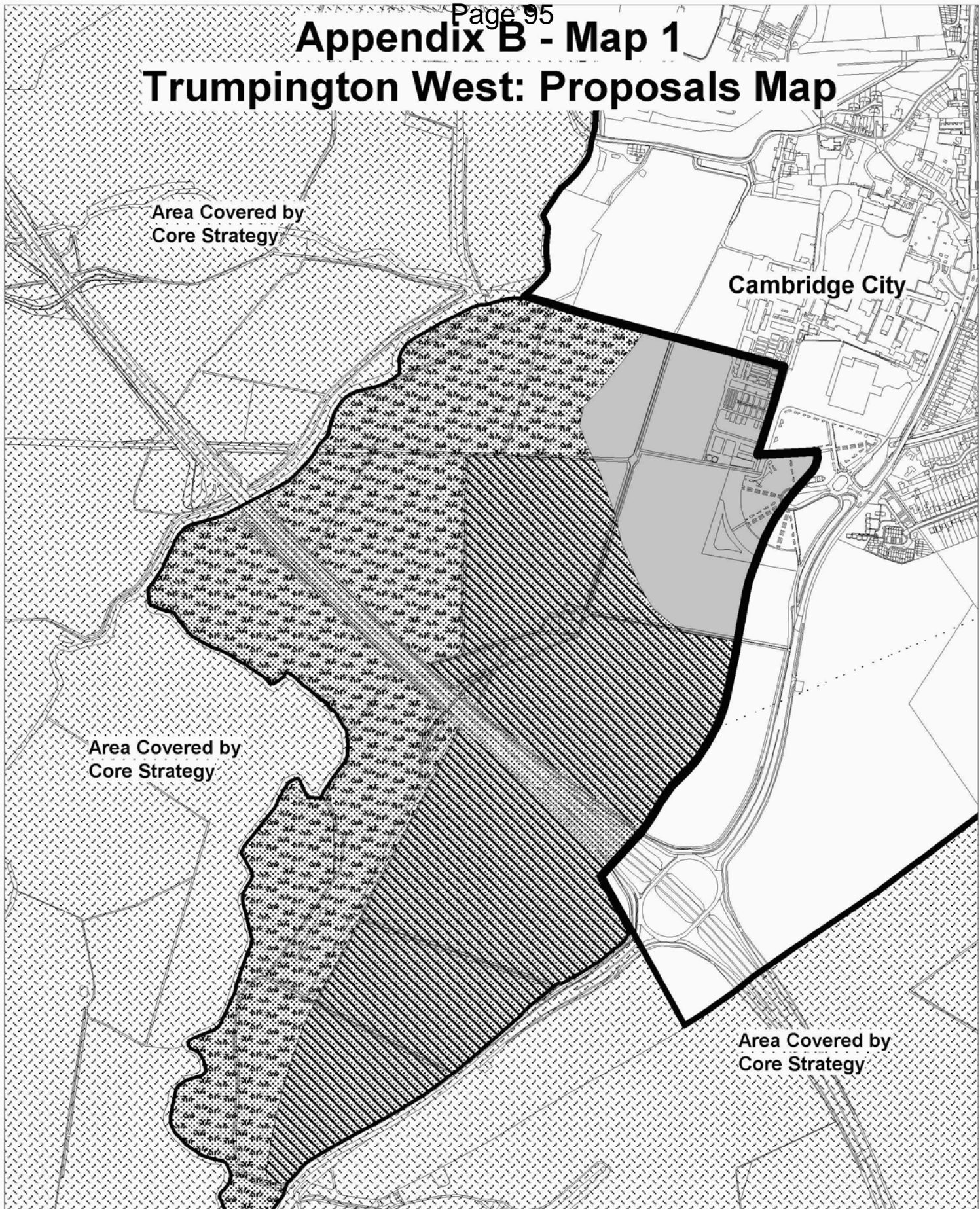
	<p>biodiversity need protecting and enhancing, and strategies for doing so. Additionally to establish the baseline for the Countryside Enhancement Strategy.</p>	<p>Countryside Enhancement Strategy.</p>
<p>Archaeology</p>	<p>A comprehensive site survey to identify and record the location, extent, character, condition, significance and quality of any sites, features or remains of known or suspected archaeological importance together with proposed treatment.</p>	
<p>Recreation</p>	<p>Strategies for:</p> <ol style="list-style-type: none"> <li>1. Formal Sports Provision;</li> <li>2. Play;</li> <li>3. Linking the Trumpington West to the wider countryside;</li> </ol> <p>required for the development of Trumpington West as a whole must be prepared and/or approved by the Local Planning Authorities. An indicative but not exhaustive list is likely to include the following:</p> <ul style="list-style-type: none"> <li>• Dedicated Children’s Play Areas;</li> <li>• Outdoor sports facilities, including grass pitches, tennis courts, bowls greens, artificial turf pitches and ancillary facilities;</li> <li>• Other sports as identified in the Sports Facilities Strategy;</li> <li>• Informal Youth Facilities (e.g. multi use games area, youth shelter);</li> <li>• Trumpington Meadows</li> </ul>	

	Country Park.	
Surface Water Drainage	<p>A strategy for a positive surface and grey-water system, using sustainable drainage systems. The foul drainage and sewage disposal systems.</p> <p>A strategy for water conservation to secure at least 25% reduction in use of piped water compared to average water consumption for development which does not have water conservation measures, whilst ensuring no adverse impact on water environment and biodiversity.</p>	
Energy	The provision of renewable energy to provide at least 10% of predicted energy requirements of Trumpington West.	
Sustainable Building Methods and Materials	The use of sustainable building methods and verifiably sustainable, locally sourced materials, including recycled materials and include a Travel Plan to address the needs of labour during construction.	
An Exemplar In Sustainability	Provision of exemplar developments in sustainability, including energy efficient measures.	
Construction Strategies	Strategies for site access, construction methods, including recycling and reuse of construction waste on site, storage compounds, plant and machinery.	

<p>Considerate Contractors Scheme</p>	<p>A scheme to be agreed that requires that all contractors, sub contractors, suppliers and others working on a project have consideration to neighbouring uses to minimise disturbance; to keep noise to a minimum, to keep all areas adjacent clean including from dust and smoke; to keep each development site tidy; and to ensure that all activities, vehicle movements etc are carried out safely for workers and the general public.</p>	
<p>Timing / Order of Service Provision</p>	<p>A schedule of services, facilities and infrastructure to be funded by the master developer/consortium of builders at Trumpington West together with a timetable for their provision, and trigger points tied to the number of dwellings completed or such other stage of the development as advised by the services/facility/ infrastructure providers.</p>	
<p>Management strategies for services, facilities, landscape and infrastructure</p>	<p>Management strategies for services, facilities, landscape and infrastructure will be submitted to the local planning authority for adoption prior to the granting of outline planning permission. These uses should preferably be in a single ownership to void fragmentation. There should be a single agreed management strategy covering recreation, landscape and biodiversity. The inclusion of water and</p>	<p>Management strategies for countryside landscape, recreation and access will be submitted to the local planning authority for adoption prior to the granting of outline planning permission. There should be a single agreed management strategy covering recreation, landscape and biodiversity. Management strategies should cover:</p> <p>(i) The method of funding of implementation,</p>

	<p>drainage features within Trumpington Meadows Country Park would have significant advantages and should therefore be investigated. Management strategies should cover:</p> <ul style="list-style-type: none"> <li>(i) The method of funding of implementation, management and maintenance;</li> <li>(ii) The body or trust that will be responsible;</li> <li>(iii) Monitoring and review requirements.</li> </ul>	<p>management and maintenance;</p> <ul style="list-style-type: none"> <li>(ii) The body or trust that will be responsible;</li> <li>(iii) Monitoring and review requirements.</li> </ul>
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# Appendix B - Map 1 Trumpington West: Proposals Map








Area Covered by Core Strategy

Cambridge City

Area Covered by Core Strategy

Area Covered by Core Strategy

**Scale 1:10000**

	District Boundary		Country Park
	Improved Landscaping		Green Belt
	Trumpington West		

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Note: This map does not show all statutory designations such as Scheduled Ancient Monuments and Flood Plains. These will be shown on the final version which will go before members in May.

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# Appendix B - Map 2

## South of Addenbrookes: Proposals Map

Cambridge City

Area Covered by  
Core Strategy

Area Covered by  
Core Strategy

Scale 1:20000

Note: This map does not show all statutory designations such as Scheduled Ancient Monuments. These will be shown on the final version which will go before members in May.

 District Boundary



Countryside Enhancement  
Strategy



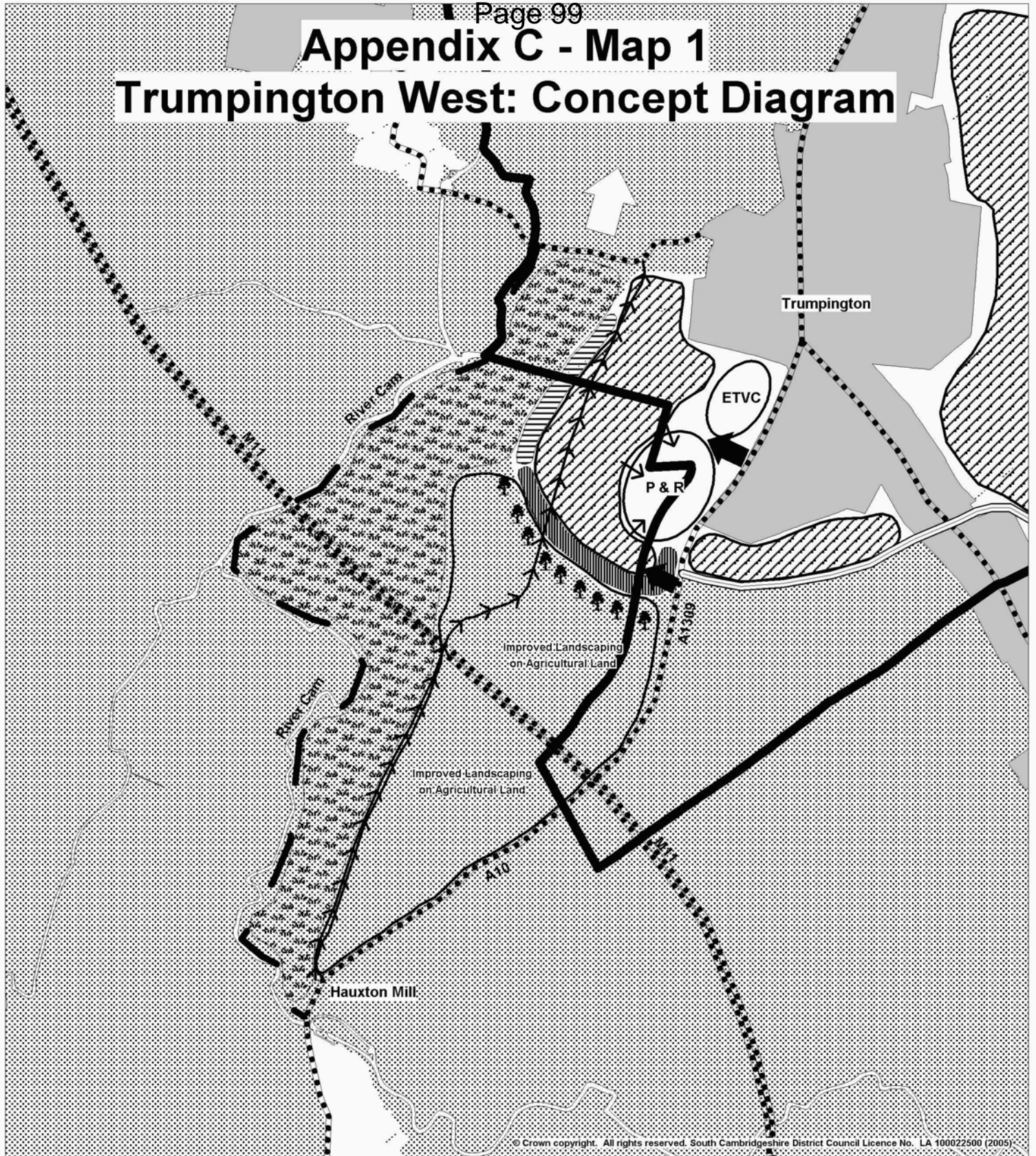
Green Belt

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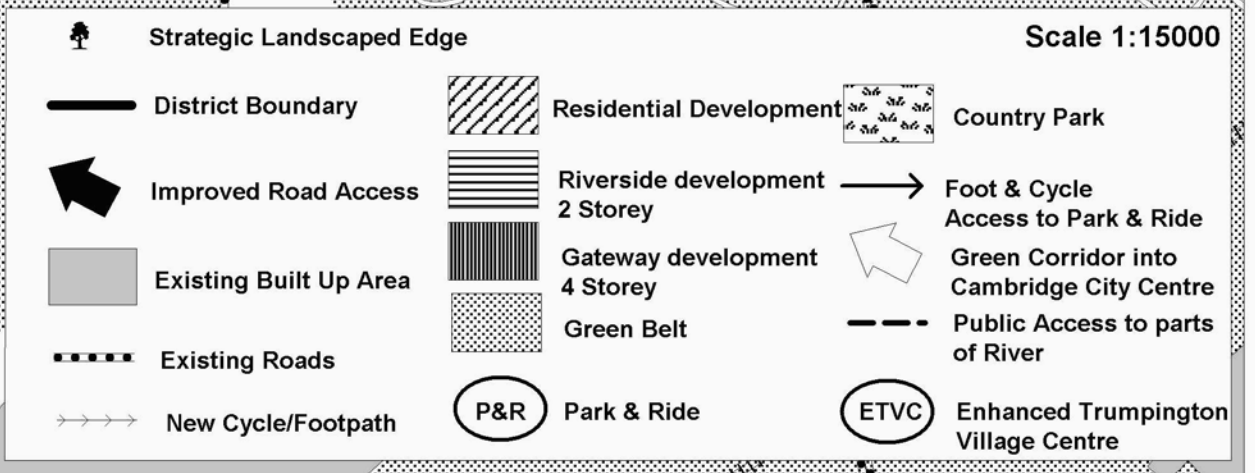


# Appendix C - Map 1

## Trumpington West: Concept Diagram



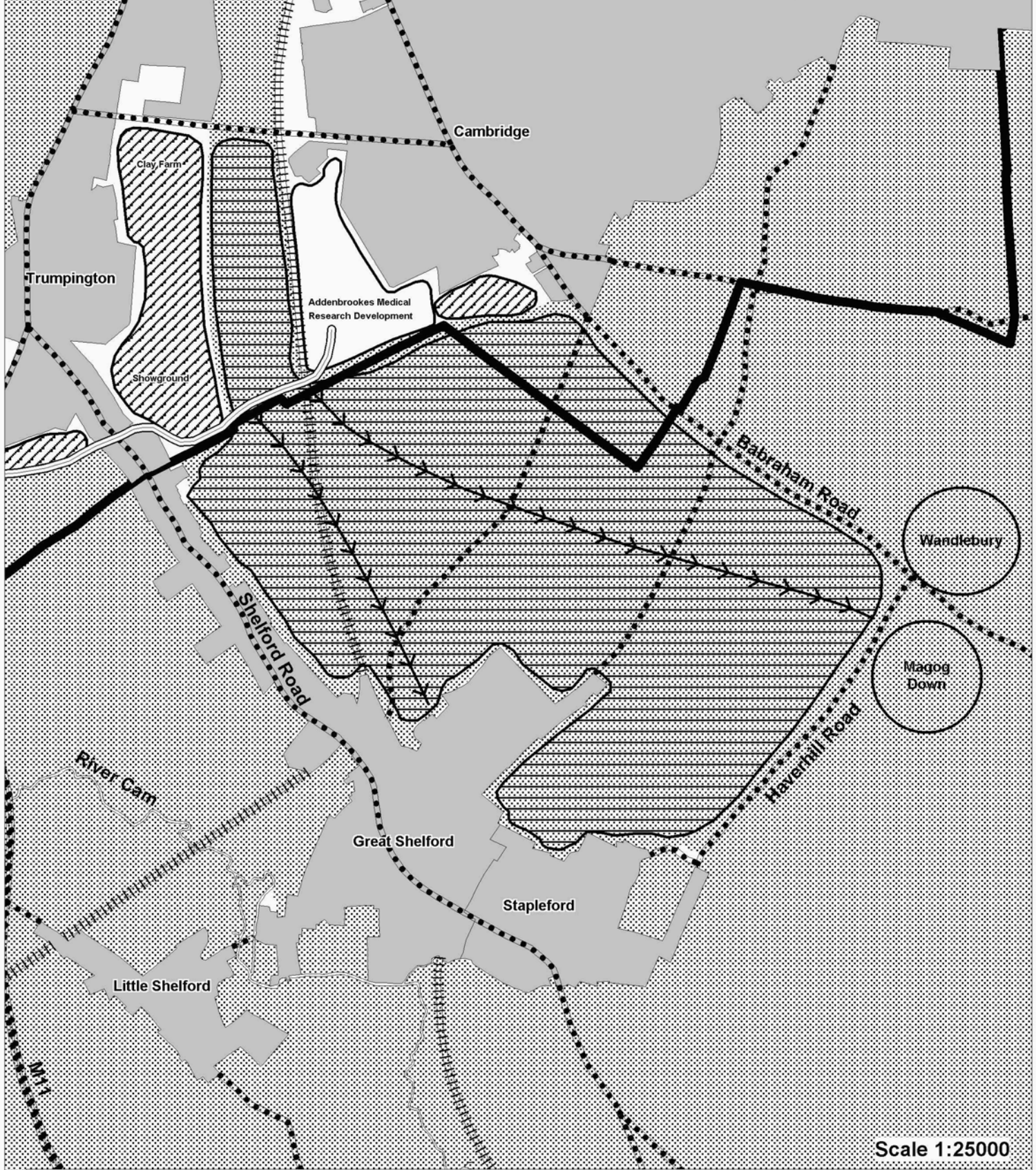
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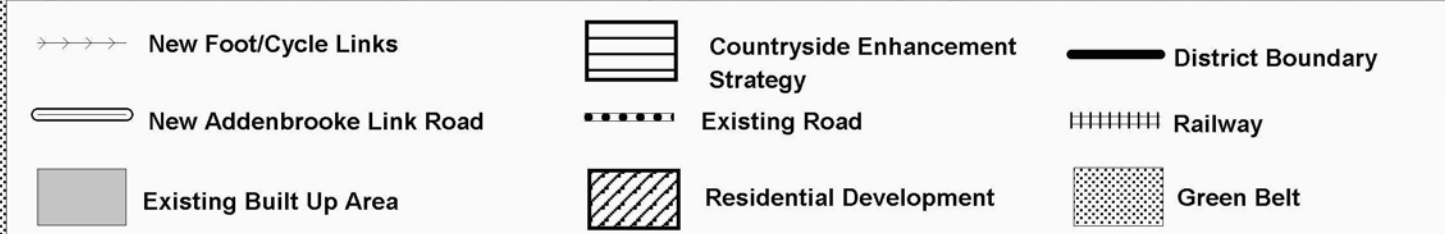
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# Appendix C - Map 2

## South of Addenbrookes: Concept Diagram



Scale 1:25000



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