

**Appendix E. Cambridge Sub Regional Facilities Review  
(November 2012)**



# **Major Facilities Sub Regional Facilities in the Cambridge Area**

## **Review of Evidence and Site Options**

Cambridge City Council  
South Cambridgeshire District Council

Draft November 2012



## **Executive Summary**

The purpose of this paper is to consider the evidence available regarding the need for major Sub Regional Facilities in the Cambridge area, and explore whether any site options warrant consultation in the second issues and options consultations for the Cambridge and South Cambridgeshire District Council Local Plans.

### *The Need for a Community Stadium*

This study has reviewed the evidence commissioned by Cambridgeshire Horizons (Major Sports Facilities Strategy for the Cambridge Sub Region, and the Community Stadium Feasibility Study) to consider whether there is a need for a community stadium.

Studies have identified the potential benefit to the Cambridge Sub-Region of a community stadium, meeting the aspirations of one or more of its major sports clubs and providing supporting facilities to local communities. A community stadium could raise the sporting profile of the area, whilst delivering a community hub through, for example, the provision of sports participation and other community accessible activities and/ or local business engagement opportunities.

Studies also suggest that Cambridge United would likely be the anchor tenant for a stadium of the scale envisaged (circa 10,000 seats). The existing Abbey Stadium site on Newmarket Road meets the current needs of Cambridge United. However, the facilities are not ideal for the club. The club supports the potential community stadium due to the scope for further facilities. Given this situation, whether there is a need is a subjective issue, but the right package of uses in a suitable location could deliver benefits for the wider sub region.

In terms of whether there is a need, it is considered that demonstrable need is a subjective issue, and should be tested further through public consultation. The Councils did ask questions relating to the need for a facility, the type and size, and the most appropriate location during the Issues and Options consultations in the summer (2012). However, no overall conclusions have been reached at this stage and it is considered that the question of need should be raised again in light of the current joint consultation, and in considering site options.

### *Specific Proposals*

A number of locations were suggested through the Local Plan Issues and Options Consultations in 2012, including two more detailed proposals.

Grosvenor / Wrenbridge submitted a proposal for land adjoining Trumpington Meadows on land within the recently reviewed Cambridge Green Belt. The Grosvenor / Wrenbridge Supporting Statement describes their proposal as a sporting village, with a centre piece of a new Community Stadium. It is described as providing a broad range of community uses, and formal and informal recreation opportunities.

The Union Place Proposal involves a site north of the A14 between Impington and Milton, comprising 24 hectares, and has been suggested for a community stadium with 10,000 seat capacity, a concert hall, an Ice Rink, and a large high quality conference centre and adjoined extended hotel.

Only Grosvenor/ Wrenbridge provided detail regarding the mix of uses to be included in their community stadium proposal. It proposes a sporting hub with a range of education uses, which would deliver many elements of the identified sub regional needs identified. It would appear less focused on meeting local needs of the nearby community.

Not only does the relationship with Trumpington Meadows need to be considered if the proposal is taken forward, but the relationship with the whole of the Cambridge Southern Fringe. This includes

planned education, health and community provision.

### *Community Stadium – Site Options*

This paper has explored potential site options where a community stadium could be located. A number of options were rejected before detailed consideration as they did not merit further exploration. Although tested further, significant constraints were identified for all the site options tested. This illustrates the difficulty in finding available, suitable and deliverable site options. No specific option is being proposed or promoted at this stage. The existing Abbey Stadium site in its current form is unlikely to be able support a development of a community stadium. One potential alternative would be to increase the size of the existing Abbey Stadium site, by including the allotment land to the south. This would make it possible to deliver a stadium, and potentially other facilities associated with the sports hub at the abbey sports complex. The allotments are currently protected open space, and a suitable alternative would need to be found.

There are limited alternative site options within the built up area of the City. The Cowley Road site is constrained, but could accommodate a stadium. The land owners (Cambridge City Council) indicate that it is not available, as it would reduce land available for employment development associated with the new railway station. The North of Newmarket Road site identified in the Cambridge East Area Action Plan could have potential for a stadium to be incorporated into development, forming part of a new community.

On the edge of Cambridge, land is primarily designated as Green Belt. The National Planning Policy Framework requires the consideration of exceptional circumstances to justify a review of the Green Belt. The lack of an alternative site would be a key consideration, alongside consideration of the need for a facility. The Inner Green Belt Study (November 2012) has reviewed the development potential of the ten broad locations identified in the Cambridge and South Cambridgeshire Issues and Options Reports. It identified a small number of options where housing may be possible whilst limiting harm to Green Belt purposes. In all cases a community stadium in these locations would result in significant harm to the Green Belt.

Sites have been proposed to the Councils adjoining Trumpington Meadows to the south of Cambridge, and north of the A14 between Impington and Milton. A further option has been identified adjoining the development between Huntingdon Road and Cambridge Road (Histon Road) Impington (on the edge of Cambridge), as the only Green Belt option identified following the Inner Green Belt Study capable of accommodating a community stadium. All three would impact on the purposes of the Green Belt.

A further alternative would be to locate a site at the next level in the settlement hierarchy, at Northstowe, or other new settlement options being explored through the Local Plan review, although the Cambridgeshire Horizons Reports indicate Cambridge United has stated a requirement for a Cambridge location.

### *Other Sub Regional Facilities - Ice Rink*

Analysis in the Cambridgeshire Horizons studies showed that there is demand for a facility, and a sufficient population catchment similar to a number of other facilities in the country. The Major Sports Facilities Strategy recommended that an ice rink be developed with a vision to provide an ice centre that offers a range of ice based activities (ice hockey, public skating, figure skating, curling etc.) with a focus on providing opportunities for community, local clubs and the University of Cambridge. Whilst a group known as Cambridge Leisure Ice Centre (CLIC) looked at various locations including North West Cambridge, Cambourne and West Cambridge no firm proposals have been put forward. A facility would be much smaller than a community stadium and there could be more options regarding location.

Given the limited evidence available at this stage, instead of allocating a specific site, the Local Plans could include a general policy, so that should proposals come forward they can be appropriately considered.

#### *Other Sub Regional Facilities - Concert Hall*

The Cambridgeshire Horizons Arts and Culture Strategy concluded that although there is a wide range of music venues at the small and medium scale in and around Cambridge, there is growing interest in testing the case for a purpose-built auditorium for a large scale music venue. It would still be necessary to demonstrate a need and demand for such a facility, and consider the costs and benefits. Given its scale Cambridge East was suggested as a possible location for a purpose built concert hall, but the main airport site is no longer anticipated to come forward for redevelopment until at least 2031.

Given the limited evidence available at this stage, instead of allocating a specific site, the Local Plans could include a general policy, so that should proposals come forward they can be appropriately considered.

## 1) Introduction

- 1.1. In 2006 Cambridgeshire Horizons commissioned a series of reports examining the infrastructure needs of the Cambridge Sub Region, under the banner 'Quality of Life Strategies'. They identified a need for a range of facilities generated by growth, including a number of major sub-regional facilities – an ice rink, concert hall, and a community stadium. Cambridgeshire Horizons followed up the major sports strategy in 2008 with a specific study exploring the feasibility of a community stadium, including potential site options.
- 1.2. In summer 2012 Cambridge City Council and South Cambridgeshire District Council undertook consultation on their respective Local Plans. Both Issues and Options consultations sought views on whether there was a need for these facilities, and if so where should they be located.
- 1.3. A range of representations were received, including some recommending specific locations. Two site proposals included more detailed submissions. One from Grosvenor / Wrenbridge proposing a Cambridge Sporting Village and Community Stadium adjoin the Trumpington Meadows development to the south west of Cambridge. The other a proposal for a Community Stadium, Ice Rink and Concert Hall on a site adjoining the A14 between Impington and Milton.
- 1.4. The purpose of this paper is to review the case for these sub-regional facilities, and consider whether either of the Local Plans should allocate a site for any of the three sub-regional facilities. This has been undertaken through the following stages:
  - 2) Review of the Needs Evidence
- 1.5. This section considers the requirements of the National Planning Policy Framework, and reviews the findings of the Horizons Quality of Life studies (the Major Sports Facilities Study and the Arts and Culture Strategy), and other related studies, with the aim of identifying the basis for the needs identified.
  - 3) Identify the Nature of Facilities Needed
- 1.6. This section reviews the more detailed evidence available regarding community stadia, to consider in particular what a community stadium in the Cambridge context would comprise.
  - 4) Review of the Submitted Proposals
- 1.7. This section compares the two submitted proposals with the needs identified, and consider whether the nature of proposals reflect the definition of a community stadium.

*Site Review*

  - 5) Consider key locational requirements, and establish site review criteria
- 1.8. This section considers any particular design issues related to each facility, and establish site testing criteria, and the relationship with the sustainability appraisal, of the Local Plans.
  - 6) Identify Reasonable Alternative Site Options
- 1.9. A number of site options have been identified in the Cambridgeshire Horizons Feasibility Study, and those proposing site options. There is the need to consider which of these remain potentially reasonable alternative options and warrant further assessment. Additionally, it is necessary to consider whether there are other alternative options that warrant assessment.



7) Review site options

- 1.10. This section assesses and compares the potential site options, including those suggested in representations.

8) Identification of Site Options for Consultation

- 1.11. Determine whether there are reasonable alternatives which warrant consideration for allocation in the Cambridge or South Cambridgeshire Local Plans. Note: Detailed site review proformas have been bound separately, in annex 1 to this report.

## **2) Review of the Needs Evidence**

### **National Planning Policy Framework**

- 2.1. One of the 12 core planning principles in the NPPF is to take account of and support local strategies to improve health, social and cultural well-being for all, and deliver sufficient community and cultural facilities and services to meet local needs.
- 2.2. Paragraph 70 states that, 'To deliver the social, recreational and cultural facilities and services the community needs, planning policies and decisions should: plan positively for the provision and use of shared space, community facilities (such as local shops, meeting places, sports venues, cultural buildings, public houses and places of worship) and other local services to enhance the sustainability of communities and residential environments; ensure an integrated approach to considering the location of housing, economic uses and community facilities and services.
- 2.3. Paragraph 73 states, 'Access to high quality open spaces and opportunities for sport and recreation can make an important contribution to the health and well-being of communities. Planning policies should be based on robust and up-to-date assessments of the needs for open space, sports and recreation facilities and opportunities for new provision. The assessments should identify specific needs and quantitative or qualitative deficits or surpluses of open space, sports and recreational facilities in the local area. Information gained from the assessments should be used to determine what open space, sports and recreational provision is required.'

### **Major Sports Facilities Strategy for the Cambridge Sub-Region (Cambridgeshire Horizons 2006)**

- 2.4. The Major Sports Facilities Strategy for the Cambridge Sub-Region was prepared for Cambridgeshire Horizons by consultants PMP, and completed in 2006. Its preparation was overseen by a project steering group, which included representatives from Cambridgeshire Horizons, Cambridgeshire County Council, Cambridge City Council, South Cambridgeshire District Council, Huntingdonshire District Council, and Sport England. The strategy was endorsed in July 2006 at the Strategy Scrutiny committee of Cambridge City Council. It was received and welcomed by South Cambridgeshire District Council Cabinet in July 2006 (note: it was not endorsed).
- 2.5. The Strategy aimed to evaluate existing facility provision within the sub region, and consider the increase in demand expected as a result of the significant population growth planned over the next twenty years, including as a result of the development of Northstowe and urban extensions to Cambridge.
- 2.6. The strategy includes an audit of existing built community facilities like sports halls and swimming pools, and a review of specialist sport specific facilities. For each facility it collated information on the facilities available, and their capacity. The strategy notes that, 'given the current facility mix it would appear that the sub-region has few facilities through which higher profile sporting events can be staged. This has implications in terms of the profile that sport can have within the sub-region.'
- 2.7. The needs analysis took account of a number of sources, including district, county and governing body strategies, and consultation with stakeholders. It provides detailed recommendations regarding community sports facilities. The strategy notes a need for full size third generation artificial pitches in Cambridge, as well as the benefits of the sports village concept, to support development of strategically positioned community clubs in new communities. It specifically identifies needs for martial arts, gymnastics, and indoor athletics, highlighting opportunities for integration with other sports, and potential for co-

location. It notes specific potential to provide a focused hub for hockey, with at least two synthetic pitches.

### *Community Stadium*

- 2.8. There is a specific section of the strategy reviewing the need for a community stadium. It identifies the position of the three local football clubs. It reports Cambridge United's desire to relocate to a new stadium, that they consider the current site has traffic problems and there is limited space for any additional development. The club's existing lease arrangement exceeds any income potential that can be generated through the current stadium, a financial burden that the club have had to carry for some time and which places them in a difficult position in terms of competing with similar sized clubs. The club are keen to provide a facility mix that has relevance across the community, to sit the club at the heart of its community and ensure that a new stadium is fully utilised on a daily basis. The Report also identified that Cambridge City FC were in need of an alternative venue, and Histon FC had their needs met by their existing site, and were having success on the pitch, and aspirations may be constrained on their existing site.
- 2.9. The Strategy concludes that there is clearly a desire and a demand for a new community stadium to serve the needs of one or more of these clubs. It states that, 'Good practice trends in stadia development follows the principles of 'Sweating the Assets,' not just from a revenue perspective but to ensure that a stadium becomes a resource that is fully utilised on a daily basis and places a club at the heart of its community. This generates real value of these clubs to the community in sporting and wider quality of life benefits.'
- 2.10. It reports that the consensus from consultation was that any new development must be a community stadium, co-located to meet other area needs (e.g. sports hall, health and fitness, conference /exhibition space, cultural/arts space, other community provision). This could logically link to identified sub regional needs for larger conference venues. Ground sharing with another club was particularly highlighted. It reports that the FA noted that it would strongly support a combined proposition from two of the clubs, as this is the logical approach from a cost and sustainability perspective.
- 2.11. Following this analysis the report concludes that, 'The development of a community football stadium is a worthwhile and important aspiration for the sub-region. This development has the potential to provide the landmark sporting development that the Sub Region currently lacks, whilst also contributing towards the development of sustainable communities through the provision of additional community services through the facility mix on site.'
- 2.12. The strategy explores the benefits of co-located provision, and the development of community hubs relevant to all sectors. This helps to break down some of the traditional barriers and stigma attached to sport and enables sport to link directly into supporting the delivery of agendas in health, education, and physical, social and economic regeneration. Other services may include:
- business incubation units
  - discreet spaces for young people
  - health facilities
  - educational services
- 2.13. The sports village model is highlighted as having real merit. It further recommends that a partnership approach is developed, including local authorities, the FA, education and health sectors, as well as other agencies as appropriate.
- 2.14. The report provides the following recommendation: 'A community asset in the widest sense, the stadium would be the new home to Cambridge United FC, and if feasible one of the City's two other clubs, with a capacity of circa 10,000. If feasible the stadium can become the focal point for football in the sub-region offering a new base for Cambridgeshire County

FA, and associated football pitches for development programmes and Academy. In relation to the community, the stadium would look to provide facilities for a wide range of other services in areas such as health, education, and economic development, as well as offering an affordable resource for the local community to access. It is expected that the stadium would generate commercial income opportunities in areas such as leasing or conferencing and banqueting to ensure that the asset is sustainable.'

### *Ice Rink*

- 2.15. The Cambridgeshire Horizons Major Sports Facilities Strategy for the Cambridge Sub Region reviewed existing provision in the area, and identified the need for an Ice Rink.
- 2.16. There are currently no Ice Rinks in the sub-region, with the nearest provision in Peterborough at Planet Ice. The strategy concluded that there is demand, and a unique catchment, to support a facility in the Cambridge area. The strategy notes that within a 20minute drive time catchment the population would be in the order of 300,000 by 2026, making the target market comparable with many other existing ice rinks across the country.
- 2.17. The strategy identifies that there is some funding available, in the form of the University's Gattiker Ice Rink fund, which stands at approximately £1.5m. The University established a charitable company (Cambridge Leisure and Ice Centre Ltd, CLIC) to oversee the Ice facility. CLIC will receive the Gattiker funds and arrange to build the proposed rink in association with the University's sports plans. The strategy estimated a funding shortfall of around £2m to deliver a facility.
- 2.18. The strategy refers to a pre-feasibility study which suggested that a local facility would likely be successful in the Cambridge area with the following facilities:
- a 30m by 60m Olympic size ice rink with appropriate amenities including changing rooms and washrooms
  - bar/canteen area with catering facilities
  - small retail store,
  - seating for approximately 500-1000 people,
  - three curling sheets.
- 2.19. It is envisaged that the facility would cater for a wide variety of uses including ice hockey, figure skating, ice dancing, speed skating, public skating and disco skating. In addition, the facility could also house a second rink for curling. It is estimated this would require around 4000m<sup>2</sup> of floorspace.
- 2.20. At the time of the Horizons strategy, the Orchard Park site was being considered as a potential location, but this did not materialise. Subsequently, a number of other sites were considered, but did not come to fruition.

### **Arts and Culture Strategy for the Cambridge Sub-Region**

- 2.21. The Arts and Culture Strategy for the Cambridge Sub-Region was prepared for Cambridgeshire Horizons, Arts Council England, Cambridgeshire County Council, Cambridge City Council, South Cambridgeshire District Council and the Greater Cambridge Partnership by consultants David Powell Associates Ltd, and was completed in 2006. The strategy was endorsed in July 2006 by the Strategy Scrutiny Committee of Cambridge City Council. The strategy was received and welcomed by South Cambridgeshire District Council Cabinet in July 2006 (note: it was not endorsed).
- 2.22. The strategy comprises a survey of existing provision, and assessment of future need, taking account of population growth anticipated over the next 20 years.

### *Concert Hall*

- 2.23. When reviewing music provision, it identified existing provision at the Corn Exchange, the Junction, the University's West Road Concert Hall, and Ely Cathedral. It notes that despite a distinguished music tradition, there is no purpose-built large-scale venue provision within the Cambridge sub-region. It states, 'Although there is a wide range of music venues at the small and medium scale in and around Cambridge, there is growing interest in testing the case for a purpose-built auditorium for large scale music – the nearest concert halls are at Aldeburgh and in Nottingham, Birmingham and London.'
- 2.24. A purpose built concert hall would be a long term project of regional significance with a 10 – 15 year development timetable. It would significantly raise the cultural offer of the Cambridge sub-region: the Greater Cambridge Partnership (GCP) has identified culture and quality of life issues as being critically important in maintaining Cambridge's place in the increasingly competitive global market place for academia, science and technology and the knowledge economies.
- 2.25. It advises that next steps would be to consider the costs and benefits of similar projects, such as The Sage at Gateshead (heavily supported by Arts Lottery funding, the Regional Development Agency, and Gateshead MBC, and significant local commercial sponsorship) as well as venues which have been developed without Lottery funding and without direct subsidy such as Bridgewater Hall in Manchester. It states that it is vital to demonstrate the need and potential for such a major development.

### **Other Studies the Need for Sporting or Related Facilities**

#### *Open Space*

- 2.26. Cambridge City Council adopted the Open Space and Recreation Strategy 2011 as a material consideration and as part of the technical evidence base for the Local Plan Review in October 2011. The strategy covers many open spaces within the city, from major tracts of green space to small pockets of open space. It includes land which is available for use by the public, but also private land which contributes to the character, environmental quality or recreational resources of the city. The strategy is important as it seeks to ensure that open space supports the development of sustainable communities, and the enhancement of the health and well-being of residents and the biodiversity of the city. It sets out to ensure that open space in Cambridge meets the needs of all who live, work, study in or visit the city and provides a satisfactory environment for nature and enhances the local townscape, complementing the built environment.
- 2.27. Across the City, there are some 743.59 hectares of Protected Open Space on 305 sites, of which 348.35 hectares on 163 sites are publicly accessible. Overall, this equates to approximately 6.2 hectares of Protected Open Space per 1,000 people based on mid-2009 population estimates, of which 2.9 hectares per 1,000 people is publicly accessible. This can be compared to the existing standard for all open space provision through new residential development of 3.3 hectares per 1,000 people (3.7 hectares per 1,000 people in the urban extensions as allotments are included). Open spaces are not evenly distributed, with many suburbs experiencing a relative paucity of open space in comparison with the City Centre and the west of the City.
- 2.28. In Trumpington, the King George V Playing Field includes (one full size pitch) with bookings being taken via Trumpington Pavilion, 1 tennis court and 1 MUGA. Queen Ediths Ward has Nightingale Avenue Recreation Ground, with one nearly full size and two mini soccer pitches) used by Cherry Hinton Lions FC. There are also two tennis courts and one MUGA.

- 2.29. The South Cambridgeshire Recreation Study draft 2012 focuses on the needs of village communities. In most larger villages there is a shortfall of open space provision against adopted standards. Netherhall School also has a number of full-size pitches, a MUGA and a sports hall.

#### *Sports Halls*

- 2.30. The Cambridgeshire Horizons Major Sports Facilities Strategy identifies a need for 3-4 eight court sport halls in the area up to 2026. It identifies that this need could be met by sites at Northstowe, Cambridge East, Huntingdonshire, and Ely.
- 2.31. In June 2008 Cambridge City Council and South Cambridgeshire District Council commissioned a Sports Hall Assessment, using the Sport England Facilities Planning Model. This considered a range of scenarios, including whether facilities met the need of existing population, and then what facilities were needed to meet the population growth anticipated by 2021. It should be noted that this population growth included that anticipated from the development of Cambridge East.
- 2.32. It concluded that by 2021 additional sports hall provision is required in a number of locations to meet unmet demand arising from existing sports halls being used to capacity, and from additional residents in the area demanding more sports hall space. The assessment considered options for provision at: Northstowe, Cambridge Regional College, Cambridge University, Cambridge Southern Fringe and Cambridge East.
- 2.33. Subsequent to the assessment, Cambridge Regional College has provided 4 additional courts. A new sports hall is being constructed at the University's West Cambridge site, incorporating an 8 court hall, and other facilities including a multipurpose room, and a health club. Further phases will include indoor and outdoor tennis courts, and a 50 metre Olympic size swimming pool. Public access was recently agreed through a section 106 agreement with Cambridge City Council. A new sports centre, including 25 metre swimming pool is proposed at King's College School. Access to this facility would be limited. Provision is planned at Northstowe. A new sports hall is planned as part of the secondary school provision in the Southern Fringe in the Clay Farm/Showground site. New provision already planned exceeds the level of unmet demand (equivalent to 15 courts, up to four halls) identified by the assessment in 2021.
- 2.34. The results of these studies were also summarised in a report commissioned by Grosvenor / Wrenbridge from Pan Leisure, to review the potential for sports facilities alongside a community stadium. (Note this report was commissioned independently, and has not been endorsed by either of the Councils). The study also sought views from a range of stakeholders, including local authorities, sports governing bodies, and sports clubs. According to their analysis there was support for a range of specialist sport provision. A survey of sports clubs also indicated support for additional facilities. In terms of commercial facilities, they consider that there is a need for conference facilities (500+ delegates), hotel accommodation (although it acknowledges new provision was planned), health and fitness, and 5 a side synthetic pitches.

#### *Synthetic Turf Pitches*

- 2.35. There are existing full size outdoor 3G pitches at Comberton and Linton village colleges. The Horizons Major Sports Facilities Strategy identifies a need for full size 3G pitches in Cambridge City, and that they should be flood lit. Consideration should also be given to a focused site for hockey, with at least 2 synthetic pitches.

### *Conference Facilities*

- 2.36. Conferencing facilities have been identified as a facility that could potentially be co-located as part of a community stadium.
- 2.37. The South Cambridgeshire Economic Development Strategy recognised opportunities to expand conferencing opportunities. The Cambridge Cluster at 50 study identifies that the conference market is important to the economy of Cambridge. It suggests that the market for conferences over 300 delegates is under provided for.
- 2.38. In 2012 Cambridge City Council commissioned a study into Hotel provision in and around the City, which concluded the conference market was important to some of the hotels, particularly for small midweek conferences. Most did not have facilities for larger residential conferences e.g. over 100 delegates.

## **Conclusions Regarding Needs**

### *Community Stadium*

- 2.39. Studies have identified the potential benefit to the Cambridge Sub-Region of a community stadium, meeting the aspirations of one or more of its major sports clubs and providing supporting facilities to local communities. A community stadium could raise the sporting profile of the area, whilst delivering a community hub through, for example, the provision of sports participation and other community accessible activities and/ or local business engagement opportunities.
- 2.40. Studies also suggest that Cambridge United would likely be the anchor tenant for a stadium of the scale envisaged (circa 10,000 seats). The existing Abbey Stadium site on Newmarket Road meets the current needs of Cambridge United. However, the facilities are not ideal for the club. The club supports the potential community stadium due to the scope for further facilities. Given this situation, whether there is a need is a subjective issue, but the right package of uses in a suitable location could deliver benefits for the wider sub region.
- 2.41. In terms of whether there is a need, it is considered that demonstrable need is a subjective issue, and should be tested further through public consultation. The Councils did ask questions relating to the need for a facility, the type and size, and the most appropriate location during the Issues and Options consultations in the summer (2012). However, no overall conclusions have been reached at this stage and it is considered that the question of need should be raised again in light of the current joint consultation, and in considering site options.

### *Ice Rink*

- 2.42. Analysis in the Strategy showed that there is demand for a facility, and a sufficient population catchment similar to a number of other facilities in the country. It recommended that an ice rink be developed with a vision to provide an ice centre that offers a range of ice based activities (ice hockey, public skating, figure skating, curling etc) with a focus on providing opportunities for community, local clubs and the University of Cambridge. Whilst a group known as Cambridge Leisure Ice Centre (CLIC) looked at various locations including North West Cambridge, Cambourne and West Cambridge but no firm proposals have been put forward.
- 2.43. Given the limited evidence available at this stage, instead of allocating a specific site, the Local Plans could include a general policy, so that should proposals come forward they can

be appropriately considered.

### *Concert Hall*

- 2.44. The Cambridgeshire Horizons Arts and Culture Strategy concluded that although there is a wide range of music venues at the small and medium scale in and around Cambridge, there is growing interest in testing the case for a purpose-built auditorium for a large scale music venue. It would still be necessary to demonstrate a need and demand for such a facility, and consider the costs and benefits. Given its scale Cambridge East was suggested as a possible location for a purpose built concert hall, but the main airport site is no longer anticipated to come forward for redevelopment until at least 2031. Of all three facilities, there is there least evidence regarding the need for a facility, or what it would comprise.
- 2.45. Given the limited evidence available at this stage, instead of allocating a specific site, the Local Plans could include a general policy, so that should proposals come forward they can be appropriately considered.



### **3) Identify the Nature of Facilities Needed**

#### **Cambridge Community Stadium Feasibility Study (PMP for Cambridgeshire Horizons 2008)**

- 3.1. The Cambridge Community Stadium Feasibility Study was commissioned by Cambridgeshire Horizons, responding to the recommendations of the Major Sports Facilities Strategy. It was guided by a steering group with representatives from the Local Authorities, Sport England East, and Cambridgeshire FA.
- 3.2. It aimed to identify a vision for a community stadium that meets the needs of local clubs, and that could act as a hub for the community. It considers examples of best practice to refine the vision and the facilities it could offer a community, identifies critical success factors for a stadium, as well as reviewing site options and funding opportunities, and the potential for enabling development.
- 3.3. The study advises that the term 'community stadium' is typically used to describe a stadium facility that delivers amenities and services to local communities beyond its core operations. This can encompass many different services and provisions<sup>1</sup>. The principles behind a community stadium encompasses an aspiration to be at the centre of the local community through, for example, the provision of sports participation and other community accessible activities and/ or local business engagement opportunities. A community stadium aims to be accessible to the communities it serves throughout the day and evening, on weekdays and weekends. This is markedly different from the typical sports stadium, which beyond its core operation, often provides very little community benefit<sup>2</sup>.
- 3.4. A community focussed stadium can be achieved by locating a facility within the heart of the community and providing service provision that attracts and engages with it. This can help provide a critical mass of services and increased awareness of services available, including from the high footfall on event days. A community stadium can play a community hub role, supporting community engagement and development. This could include:
  - Health provision (including PCT and health improvement services)
  - Leisure provision (community health and fitness, or larger commercial scale opportunities)
  - Education facilities (e.g. playing for success centres, community class rooms and ICT suites)
  - General community provisions (community halls, meeting places, libraries)
  - Sports Facilities (indoor sports halls, outdoor pitches)
  - Local retail and other businesses.<sup>3</sup>
- 3.5. The study states that this is typical of many examples of existing stadia, but needs to be tailored to the community being served. Dependent on the 'focus' of provision beyond the core stadium facilities (eg sport, health, community, education, business and enterprise etc), a community stadium provides local communities with a hub facility and presents particular opportunities around community engagement, development and cohesion.<sup>4</sup>
- 3.6. New communities offer particular opportunities. The study recommends that a Cambridge community stadium and the facilities and services that it provides should be linked to the key requirements and priorities of the sub-regions new and existing communities, guided by a number of strategic documents which help to identify these priorities<sup>5</sup>. The development of a community stadium is not only applicable to the sporting agenda, it can also contribute towards health, community, education, social inclusion and economic objectives<sup>6</sup>.

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<sup>1</sup> Cambridge Community Stadium Feasibility Study Paragraph 1.7

<sup>2</sup> Cambridge Community Stadium Feasibility Study Paragraph 1.8

<sup>3</sup> Cambridge Community Stadium Feasibility Study Paragraph 1.9

<sup>4</sup> Cambridge Community Stadium Feasibility Study Paragraph 1.12

<sup>5</sup> Cambridge Community Stadium Feasibility Study Paragraph 1.17

<sup>6</sup> Cambridge Community Stadium Feasibility Study Paragraph 1.25

3.7. It states (at paragraph 4.3) that, 'Of key importance to ensuring that a scheme provides a genuine community stadium, are the developments and facilities that coexist within or alongside the core facility. It is the success of these facilities that will determine whether the facility is embraced by the local community and the extent that it will be used outside of match days.'

3.8. The study explores opportunities for colocation of facilities under 6 headings:

A Core stadium requirements

- stadium and circulation amenities
- players and officials areas
- venue management, operations and security

B Sports medicine/ health

- Sports medicine provision (for professional club tenants and local community)
- Healthy living centre
- PCT/ health service provision (including taking advantage of footfall on match days for delivery of services and information)

C Community sport and physical activity

- football club academy (e.g. CUFC)
- community health and fitness
- flexible indoor sports space
- ancillary provision, crèche
- playing fields/ open space provision
- other sports provision

D Education

- CUFC 'playing for success' centre
- community classroom
- school/nursery
- adult education

E Other community/ cultural provision

- dance / rehearsal / performance space
- flexible meeting space for community use/coaching courses etc

F Commercial uses

- bars and restaurants
- branded health and fitness
- hotel
- business/office accommodation
- business incubation units
- branded play/ children's activities
- conference/ exhibition space
- commercial leisure
- student accommodation

3.9. In particular in section 4 it highlights:

- The Cambridge City and South Cambridgeshire Primary Care Trust (PCT) are looking for sites to enhance their service provision and delivery within local communities. (Note PCTs have now been abolished)

- There is a need for additional health and fitness stations. This provides a rationale for the inclusion of a low cost community access health and fitness facility within the community stadium.
- A need for new training pitches, highlighted by Cambridgeshire FA, and the Major Sports Strategy highlighted need for more synthetic pitches. There is a particular demand for training facilities across all clubs and for community club accessible playing fields in particular areas of Cambridge.
- Playing fields or open space provision to supplement community football/ rugby programmes of anchor tenants
- Indoor facilities - flexible space would most likely be in the form of a small multi purpose sports hall or studio space and could be expected to support a range of community and leisure activities.
- Any sporting facilities could also benefit from the provision of ancillary facilities such a crèche and a café.
- Inclusion of school, nursery or adult education provision within the community stadium site.
- The stadium should also be considered for continuous adult learning opportunities.
- A range of cultural and community activities could be catered for in a flexible hall space.
- Commercial uses are regularly incorporated within stadium developments. These uses represent the enabling development aspects of the scheme. The list includes conference and exhibition space, highlighted in other economic development studies.

3.10. When exploring potential site options, the study concludes that the location and size of site would influence the type of facility that could be achieved, and the package of facilities that could go with the core uses of a stadium. The study explores 3 options (Cambridge East, Milton, and Cowley Road), and explores their opportunities and constraints.

- Cowley Road is only large enough to focus on the professional sport stadium itself, and possibly one full size training pitch. This would not reflect the large scale outdoor training facilities favoured by partners and the County FA Its separation from a community would mean it would be more suited to providing a hub location for businesses, rather than wider community uses.
- Cambridge East has most potential to integrate with a community, and be integrated with a range of community uses, and match the vision identified in the study. It provides an opportunity to design the stadium and supporting / enabling developments whilst maximising integration with a community, ensuring facilities meet residents requirements and aspirations. It identifies a list of local facilities that could be integrated to meet community need, including small scale community shops and entertainment.
- The Milton site is in the Green Belt, which could restrict its potential for supporting built development, as well as its links to an existing or new community, but could provide space for outdoor training pitches, supporting its role as a sports hub. A number of commercial uses apparently expressed interest in the site, in particular offices, retail, and commercial leisure.

3.11. The study identifies Cambridge United as a key partner, as the only club which has scale requirements to justify a stadium of 10,000 capacity, and the most significant finance<sup>7</sup>. The club's lease arrangements for the Abbey Stadium are prohibitive to the clubs development plans.

3.12. The Abbey Stadium will continue to be adequate, although not ideal for the club. Cambridge Rugby Club, and Cambridge City Football Club are identified as potential partners, as well as the University for major sporting events. Cambridge City FC also has an urgent need to

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<sup>7</sup>Cambridge Community Stadium Feasibility Study Paragraph 6.2

find a new ground. The study states that, 'There is an option that CUFC alone could utilise a 10,000 capacity stadium but this solution would not maximise the financial viability of the scheme and is unlikely to deliver full community benefits.'

3.13. In summary, drawing on factors identified in the study, a community stadium would:

- Meet needs of at least one, but ideally more than one locally significant sports club;
- Be at the centre of the local community, through for example, the provision of sports participation and other community accessible activities and/ or local business engagement opportunities;
- Deliver amenities and services to local communities beyond its core operations;
- Be accessible to the communities it serves throughout the day and evening, on weekdays and weekends;
- Help provide a critical mass of services, and increased awareness of services available;
- Increase participation in sporting activity;
- Play a community hub role, supporting community engagement and development;
- Include a mix of uses appropriate to the location such as health, leisure, education, general community provision, sports, retail, and business, the success of these facilities that will determine whether the facility is embraced by the local community;
- Reflect the key requirements and priorities of the sub-regions new and existing communities;
- Be financially sustainable.

#### **4) Review of the Submitted Proposals**

##### **The Grosvenor / Wrenbridge Community Stadium Proposal**

- 4.1. Grosvenor / Wrenbridge have submitted a proposal in representations to the South Cambridgeshire and Cambridge issues and Options consultations adjoining Trumpington Meadows on land within the recently reviewed Cambridge Green Belt. The Grosvenor / Wrenbridge Supporting Statement describes their proposal as a sporting village, with a centre piece of a new Community Stadium. It is described as providing a broad range of community uses, and formal and informal recreation opportunities.
- 4.2. The statement indicates that the stadium would be home to a single club, Cambridge United FC, although it states that discussions have taken place with a number of potential partners including other sporting clubs. Particular links are highlighted with Anglian Ruskin University, who would utilise the site for a sports science faculty, and the Cambridge United Youth and Community Trust. It indicates that there is flexibility to incorporate other potential partners, uses and users. A Community Management Company would manage the facilities, to ensure long term sustainability.
- 4.3. The facilities described in the Grosvenor / Wrenbridge supporting statement are:
- 8,000 capacity community stadium
  - Indoor training hall
  - Sports Science faculty for Anglia Ruskin University
  - British Judo HQ
  - Sports medicine and conditioning
  - 6.5 ha. of outdoor pitches for rugby, football and hockey
  - 8.5 ha. extension to Trumpington Meadows Country Park
- 4.4. The proposal includes an enabling development proposal of 400 dwellings, but does not include any information on viability to explain why this is required.
- 4.5. Additional material is also available on a Cambridge Community Stadium website, which describes some additional facilities not referred to in the planning statement.

##### **Comparison with Needs Identified by Cambridgeshire Horizons Studies**

- 4.6. This section aims to identify whether the Grosvenor / Wrenbridge proposal would deliver a truly “community’ stadium, and whether it would deliver the opportunities identified in the Cambridgeshire Horizons Studies, and reflect the needs evidence for sport and recreation facilities.
- 4.7. As set out earlier, the Horizons Community Stadium Feasibility Study identified six areas of potential colocation. The table below compares the facilities identified in the Grosvenor / Wrenbridge Community Stadium proposals with these potential colocation opportunities. A website has been established by the promoters, providing additional information on their vision for the site. For completeness a comparison with this information has also been undertaken.

<b>Horizons Feasibility Study – Opportunities for colocation</b>	<b>Grosvenor / Wrenbridge Planning Supporting Statement</b>	<b>Cambridge Community Stadium Website</b>
Core stadium requirements	8000 capacity stadium	8000 capacity stadium
Sports medicine/ health	Sports medicine and conditioning	Core Cambridge, commercial gym
Community sport and physical activity	Indoor Training Hall, British Judo HQ, Outdoor training pitches	Indoor Training Hall, British Judo HQ Outdoor training pitches
Education	Sports Science faculty for Anglia Ruskin University, Cambridge United Youth & Community Trust	Sports Science faculty for Anglia Ruskin University, Cambridge United Youth & Community Trust
Other community/ cultural provision	No	No
Commercial uses	No	Sports bar, café / restaurant, Function / Conferencing facility (350 capacity)

- 4.8. Paragraph 3.9 of this report also summaries a range of issues and opportunities for the Cambridge Area identified in the Horizons feasibility study. The table below identifies whether they have been included in the Grosvenor / Wrenbridge Cambridge Community Stadium proposal.

<b>Specific Opportunities Identified by Horizons Feasibility Study</b>	<b>Grosvenor / Wrenbridge Planning Supporting Statement</b>	<b>Cambridge Community Stadium Website</b>
Community Stadium with circa 10,000 seats	Yes	Yes
Health Services for local community	No	No
Additional health and fitness stations	Sports medicine and conditioning	Core Cambridge, commercial gym
New training pitches (including synthetic pitches)	6.5 hectares of outdoor pitches	6.5 hectares of outdoor pitches
Indoor facilities e.g. multipurpose sports hall	Indoor training hall	Indoor training hall
Ancillary facilities such a crèche and a café	No	sports bar, café / restaurant
School on stadium site	Sports Science faculty for Anglia Ruskin University, Cambridge United Youth & Community Trust.	Sports Science faculty for Anglia Ruskin University, Cambridge United Youth & Community Trust.
Continuous adult learning opportunities	No	No
Cultural and community activities	No	No
Commercial uses	No	Yes (Function / Conferencing facility)
Martial arts, gymnastics, and indoor athletics	Indoor Training Hall, British Judo HQ	Indoor Training Hall, British Judo HQ

- 4.9. The Grosvenor / Wrenbridge proposal addresses many of the themes and opportunities identified by the PMP Horizons study. In particular the sporting themes are addressed, by proposing a range of facilities, that would contribute to addressing the particular sporting needs identified in the subregion. Education is also a key theme, with the links to Anglia Ruskin University. The most noticeable gaps relate to community and cultural provision, health services for the local community, and continuous adult learning opportunities.
- 4.10. Table 5.2 of the Horizons Community Stadium Feasibility Study considers the revenue implications of potential supporting and enabling development. The table below estimates how the table would be completed reflecting the Grosvenor / Wrenbridge proposal.

<b>Category of Development</b>	<b>Expected Positive contribution</b>	<b>Expected breakeven</b>	<b>Expected cross subsidy requirement</b>
<b>Core Stadium Facilities</b>	sports bar, café / restaurant	Training pitch facilities	Club offices, stadium management
<b>Supporting Community Facilities</b>	Function Room/ Conference Facilities  Sports Science faculty for Anglia Ruskin University	Indoor Training Hall, British Judo HQ	Cambridge United Youth & Community Trust.
<b>Enabling Development</b>	Commercial Gym  Residential development on-site  Redevelopment of existing stadium site		

- 4.11. The proposals appear to establish a package with a significant level of enabling residential development, but relatively little development delivered through cross subsidy. It should be noted that information regarding viability and the impact of the mix of uses proposed, has not been submitted as part of representations to the Issues and Options consultations.

*Addressing Sporting Needs*

- 4.12. The Feasibility Study identified that a stadium should meet needs of at least one, but ideally more than one of the area's major sports clubs. The proposal is currently focused on Cambridge United, but advises discussions are still on-going with other clubs.
- 4.13. The proposal would potentially deliver the sports village model identified in the Cambridgeshire Horizons studies, by delivering a range of facilities in one location. The proposals describe 6.5 hectares of outdoor pitches. Illustrative masterplans indicate 4 full size pitches, and 12 half size or 5-a-side pitches. As provision of publicly available sports pitches on the southern side of Cambridge is below identified open space standards, proposals would contribute to meeting identified need. It could also deliver a full size all weather pitch, a further need specifically identified for Cambridge.
- 4.14. An indoor training pitch is proposed, which could provide a venue for martial arts, a need specifically identified by the major sports facilities strategy.
- 4.15. The proposal would combine a stadium use with a higher education facility, benefiting from the links to professional sport and to the sporting hub.

### *Addressing Commercial Facility Needs*

- 4.16. The conference facility would contribute to meeting the wider needs of the City. A scale of up to 250 delegates is referred to on the Cambridge Community Stadium website, which would reflect the needs identified in the Cambridge Cluster at 50 study.

### *Addressing Community Needs*

- 4.17. The proposal as it currently stands includes few community facilities that would meet the day to day needs of a local community. There are currently no proposals for general use community rooms or facilities, no general medical or drop in uses, no retail or education facilities meeting the general needs of the immediate local community.
- 4.18. Sporting uses in the stadium would attract visitors to the site in addition to match days. However, the focus would be as a sub-regional facility, rather than meeting the needs of a nearby community. The Sports Science Faculty, and sports medicine centre, would attract people in from a wide area to these specialist facilities, rather than meeting the day to day needs of a local community. They would be accessible to a specific group of people, rather than attracting general day to day use by the local community.
- 4.19. A play strategy has already been agreed as part of the planning application for the existing Trumpington Meadows site. As well as the country park this includes a community park (incorporating equipped play areas and a tennis court), provision of small play areas throughout the development, and sports provision through enhanced specification of the primary school, including sports hall, two community spaces, a floodlit MUGA, and two junior football pitches.
- 4.20. It is questionable whether this combination of uses would deliver the heart of this new community, or whether it would merely become a neighbouring use. The planned Trumpington Meadows development is focused on a central local centre near the Park and Ride, which will include a primary school and community facilities. This would appear to remain the focus despite the 400 additional homes suggested, rather than the stadium taking on a local community hub role.
- 4.21. Not only does the relationship with Trumpington Meadows need to be considered if the proposal is taken forward, but the relationship with the whole of the Cambridge Southern Fringe. This includes planned education, health and community provision.

### *Conclusion – Do Grosvenor’s proposals truly comprise a community stadium?*

- 4.22. The primary focus of the proposals appears to be to deliver a sports village on the edge of Cambridge, whilst meeting the Stadium needs of Cambridge United, and enabling the redevelopment of their existing site. There are significant elements of the proposal that would contribute to the vision for a Community Stadium identified in the Cambridgeshire Horizons studies. It could have the potential to provide a focal point for football and a sporting resource for the community. It could link education with the sporting agenda by collocating facilities. It could also support businesses by providing an additional conference venue.
- 4.23. However, a further part of the vision of a community stadium is a facility which acts as a community hub, and has an aspiration to be at the centre of the local community. The Grosvenor / Wrenbridge proposal appears to focus on being a sub-regional facility, rather than meeting needs of a local community. The existing Trumpington Meadows site would continue to look to the planned local centre near the park and ride for local facilities, and the additional 400 homes would also look to this as its community hub.



## **The Leonard Martin 'Union Place' Proposal**

- 4.24. The Union Place Proposal involves a site north of the A14 between Impington and Milton, comprising 24 hectares, and has been suggested for:
- a community stadium with 10,000 seat capacity;
  - A concert hall;
  - An Ice Rink;
  - A large high quality conference centre and adjoined extended hotel.
- 4.25. There is limited detail provided in the statement submitted to the Local Plan Issues and Options consultation. There is no indication in the proposal document of support from local sports clubs. It states that precise mix of uses is still to be determined. It does propose to maximise community benefit.
- 4.26. Given the lack of detail it is not possible to compare the proposal to the same level with the recommendations of the Cambridgeshire Horizons studies. The location north of the A14, to the rear of the Cambridge Regional College site means that it would be segregated from an existing or planned new community. The Community Stadium Feasibility Study reviewed a nearby site near the Milton Park and Ride, and concluded it would be unsuitable for local community or cultural facilities due to this separation.

## **5) Consider key locational requirements, and establish site review criteria**

- 5.1. As well as site specific considerations that could apply to any form of development there are a range of issues that would specifically relate to sites for sub-regional facilities. Although this site review is focused on considerations for a community stadium, many of the considerations would apply to other major facilities.

### *Site Size*

- 5.2. The Cambridgeshire Horizons Community Stadium Feasibility Study identified that core stadium facilities would require between 2.4 to 3.2 hectares. However, associated facilities, such as additional sport and community provision, would require a larger site. The study implies that a site like Cowley Road Cambridge, comprising around 6.5 hectares, would restrict the potential for these associated facilities. A larger site may therefore be needed if training pitches and other facilities are to form part of a community stadium proposal.
- 5.3. The space required for an ice rink would be considerably smaller. Looking at examples from around the country, the built facility would require less than half a hectare, but they are often accompanied by significant areas of car parking, bringing the total site to around 1 to 2 hectares.
- 5.4. The Concert Hall examples referred to in the Cambridgeshire Horizons Study are substantial facilities with an urban context. The built facilities cover around 1 hectare, but there would be a need for ancillary facilities such as car parking.

### *A Sequential Approach*

- 5.5. As main town centre uses<sup>8</sup>, the National Planning Policy Framework requires a sequential approach to their location. When considering edge of centre and out of centre proposals, preference should be given to accessible sites that are well connected to the town centre.
- 5.6. No City Centre options have been identified, so the site search has considered opportunities outside the City Centre, and on the edge of Cambridge in the Green Belt. The review has also considered the option of centres outside Cambridge. This includes the existing site of Northstowe, and potential new town option at Waterbeach being explored through the Local Plan review.
- 5.7. Sites in villages have generally not been considered, because this would not be consistent with the sequential test, and would not deliver a sustainable form of development for major sub-regional facilities. The Cambridgeshire Horizons Community Stadium Feasibility Study indicates that clubs considered Northstowe too far from their existing locations to be a suitable alternative (although subsequently Cambridge City FC are considering a location in Sawston). Grosvenor / Wrenbridge also consider it was not a reasonable option to locate a community stadium out of Cambridge, as Cambridge United are proposed as the anchor tenant.

### *The Green Belt*

- 5.8. Once established, Green Belt boundaries should only be altered in exceptional circumstances, through the preparation or review of a Local Plan. It will need to be considered whether the need for any of the facilities in a Green Belt location provides these exceptional circumstances. Consideration of non-green belt alternative sites will be an important element of this.

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<sup>8</sup>

National Planning Policy Framework defines Main town centre uses: Retail development (including warehouse clubs and factory outlet centres); leisure, entertainment facilities the more intensive sport and recreation uses (including cinemas, restaurants, drive-through restaurants, bars and pubs, night-clubs, casinos, health and fitness centres, indoor bowling centres, and bingo halls); offices; and arts, culture and tourism development (including theatres, museums, galleries and concert halls, hotels and conference facilities).

- 5.9. The particular landscape impacts of facilities will need to be considered. For example, a football pitch (and potentially training pitches) would need floodlighting.

#### *Transport Access*

- 5.10. Transport access concerns were a common theme among respondents to the Issues and Options consultations questions regarding sub regional facilities. All three sub-regional facilities have the potential to generate a significant volume of trips, particularly on event days. The impact on the local and strategic network would need to be considered.
- 5.11. It is important that any site provides opportunities for access by non-motorised modes. It is generally accepted that a distance of 400 to 800 metres constitutes a reasonable walking distance to a destination providing there are regular rest spots en route for people with restricted mobility. This equates to 5-10 minutes walking one way. Cycling distances of up to 3km are generally accepted as being a reasonable cycling distance with an upper threshold of 5km.
- 5.12. Parking and visitor movements would be would be a key consideration on match days. Site proposals near to a park and ride site have the benefit of utilising existing parking and public transport routes. However, football matches are regularly played on Saturday afternoon, at the same time the park and ride facilities are busy with shoppers and town centre visitors. Potential consideration of remote parking and onward travel by bus / coach could be considered.
- 5.13. Full Transport Assessment and Travel Management Plans would be required to accompany any proposal. This would need to include a review of operation on both a Saturday and a Tuesday would be required interaction with existing traffic / travel demands, as well as impact on non-match days. Further more detailed work on site access proposals including location, layout and capacity/operation would also be required.

#### *Community Safety*

- 5.14. Football matches require policing, and the ability to move significant numbers of people safely. Liaison with police on traffic and crowd management, and public safety issues will be required. It will need to take account of major games involving higher tier teams as well as typical match days.
- 5.15. Some of the issues to be considered for a 8,000 or 10,000 capacity football stadium are as follows:
- Traffic flow before and after the game and the traffic congestion this would cause (normal flow before a game is steady, there is typically a mass exodus at the end of a game).
  - Supporters and team coaches.
  - Parking of vehicles
  - Segregation of home and away football supporters.
  - Footfall of supporters attending such an event to and from stadium from parking areas away from stadium.
  - Safety of supporters (especially near to major roads).
  - Emergency evacuation procedures and Counter Terrorism (CT Crowded Places).

#### *Community Stadium – The ability to form part of a community*

- 5.16. As detailed earlier, a key consideration for a community stadium is the ability to provide a community hub, and form part of the community. A development forming part of a new community could offer the opportunity for a stadium to be integrated into the masterplan,

and for it to meet local needs for services and facilities as well as the core stadium functions. More isolated sites may offer advantages in terms of available space, but their ability to integrate into a community would be more limited.

#### *Associated Community and Sports Facilities*

- 5.17. The Community Stadium Feasibility Study identified the benefits of co-location of facilities, such as the delivery of training pitches to create a sports hub, or inclusion of wider community facilities. It is important that a site review considers the ability to accommodate additional facilities associated with a stadium, such as training pitches. In addition, if a site would result in the loss of facilities, the assessment will need to consider whether suitable replacement can be made. Existing development plans protect valued open spaces and community facilities, unless suitable replacement can be made.

#### *Availability and Deliverability*

- 5.18. If a site is identified as suitable, it still needs to be confirmed that is viable and deliverable. This includes whether the land owner would be willing to make land available to accommodate a facility. The Councils intend to further explore viability and deliverability issues.

### **Site Review Proforma**

- 5.19. A proforma has been developed with the purpose of identifying the impacts of potential sites, and enabling a comparison of their impacts and relative sustainability. A blank proforma with a description of the scoring mechanism is included in appendix 3. This is a variation on the joint South Cambridgeshire / Cambridge City Green Belt site pro-forma, which has been used to identify and compare potential cross boundary housing site options. A number of the criteria relevant to housing but not sub regional facilities have been removed, and a number of new criteria have been added, reflecting the key locational issues identified above. The proforma also indicates the links between the criteria and the Sustainability Appraisal Objectives, which form the basis for sustainability appraisal of the Local Plans.
- 5.20. Each proforma begins by describing the site, its current and proposed uses, and its ability to accommodate sub-regional facilities. This is guided by the size, form and nature of the site.

#### Level 1A Strategic Considerations –

Assesses impact on:

- Flood Risk
- Green Belt
- Landscape and Townscape
- National Nature and Heritage Designations

#### Level 1B Infrastructure Criteria -

Assesses impact on:

- Road access and highway capacity
- Safeguarding Areas

#### Level 2 – Site Considerations

Assesses impact on:

- Community Facilities,
- Outdoor Facilities and Green spaces,
- Supporting economic growth,
- Sustainable transport,

- Air Quality, pollution, contamination and noise,
- Protecting groundwater,
- Protecting the townscape and historic environment,
- Making Efficient Use of Land,
- Biodiversity and Green Infrastructure.

Level 3 – Availability and Deliverability

- Legal issues and constraints;
- Availability
- Viability
- Timeframe for delivery

5.21. A conclusion is then identified for each level, whether there are significant constraints, some constraints, or only minor constraints or adverse impacts. There is then an overall conclusion, identifying the level of constraints that have been identified.

## **6) Identifying Reasonable Alternatives Site Options**

- 6.1. Whilst two proposals for a community stadium site have been suggested to the Council through representations to Local Plan Issues and Options consultations (Land South of Trumpington Meadows - Grosvenor / Wrenbridge, Land Between Milton and Impington - Leonard Martin), it is important to consider whether there are other reasonable alternative options that should be considered.
- 6.2. In 2008 the Cambridgeshire Horizons Community Stadium Feasibility Study identified 10 potential options (Cambridge East; Northstowe; the Cambridge Southern Fringe; Cowley Road Cambridge; North West Cambridge Site (University Site and NIAB 1); Blue Circle site Coldhams Lane Cambridge; Barton Road Cambridge; Cambridge Rugby Union FC (Grantchester Road); Milton (near the Park and Ride); Orchard Park). In addition, Grosvenor / Wrenbridge state that they considered a number of additional sites before submitting their proposals for Trumpington (NIAB 2; Addenbrooke's; Peterhouse; Trumpington Road). These sites have all been subject to an initial review, to identify if any warrant more detailed assessment.
- 6.3. New sites options being explored through the review of the Local Plan have also been considered. The South Cambridgeshire Local Plan Issues and Options Report identified a number of new settlement site options, at Waterbeach Barracks and Bourn Airfield.
- 6.4. A review of the Green Belt has been undertaken jointly by Cambridge City and South Cambridgeshire to support the review of their respective local plans. This has drawn on the recent Inner Green Belt study, and considered whether there are any locations that warrant consideration as development options.
- 6.5. A small number of additional potential locations were suggested in representations to the Local Plan Issues and Options Consultations. These sites have also been subject to an initial review, to identify if they warrant more detailed assessment.
- 6.6. Finally, it is important to ensure the opportunities of the existing Cambridge United site at the Abbey Stadium, Newmarket Road, have been fully explored, particularly before a Green Belt exception is considered. Whilst the existing site is constrained, the potential to expand the site onto the allotments to the south has been considered.
- 6.7. Following an initial review, 11 options were identified for more detailed assessment for suitability to accommodate a community stadium:
  - Abbey Stadium site, Newmarket Road, Cambridge
  - Abbey Stadium site plus allotment land to the south
  - Land east of Norman Way Business Park, Coldhams Lane Cambridge
  - Cowley Road, Cambridge
  - Cambridge East – North of Newmarket Road
  - Land between Milton and Impington (Leonard Martin – Union Place)
  - West of Cambridge Road South of the A14, Impington
  - South of Trumpington Meadows (Grosvenor / Wrenbridge proposal)
  - Northstowe
  - Waterbeach New Town Option
  - Bourn Airfield
- 6.8. The following have not been considered further for a community stadium. For further details on why they are not considered to warrant further assessment see appendix 2.
  - South of Park and Ride, Milton
  - Orchard Park

- NIAB1 and 2 (land between Huntingdon Road and Histon Road Cambridge)
- Addenbrooke's
- University Site (land between Madingley Road and Huntingdon Road Cambridge)
- Howes Close Sports Fields, Cambridge
- The Southern Fringe – Clay Farm
- West Cambridge
- Other Green Belt locations (Peterhouse, Trumpington Road, Barton Road)

6.9. A map of all these sites can be found in Appendix 1.

6.10. A number of representations suggested locations specifically for a Concert Hall or Ice Rink. These have also been explored and rejected from further consideration:

- Mill Road Cambridge
- Cambridge Station area
- Waterbeach Rowing Lakes
- Area near A11 / M11 Junction

## **7) Review site options**

- 7.1. The following section provides a summary of the site assessment results. The full assessments have been bound separately in annex 1. A summary of the results can be found in appendix 4.
- 7.2. Again it should be noted that the Councils are not proposing or promoting a Community Stadium or specific site at this stage, but are exploring options.

### **Edge of Centre**

#### **Abbey Stadium site, Newmarket Road, Cambridge**

- 7.3. The closest site to the City Centre, the existing site has been reviewed as to whether it could accommodate a larger stadium or other facilities.

##### Pros

- Reuse of existing previously developed site
- Established football club location
- Near to existing sports facilities (the Abbey Complex)
- Surrounded by established residential community
- Nearest available site to the City Centre
- Site is at least 1.5km from the nearest railway station (existing or proposed) but within 400m of High Quality Public Transport bus routes.

##### Cons

- Constrained site, with tight development boundaries that would limit opportunities beyond core stadium functions, meaning that the full benefits of a community stadium could not be achieved.
- The site is located off Newmarket Road which can suffer from congestion particularly at the weekends. The impact on both local and strategic transport networks would need to be investigated further.
- Grosvenor has indicated they are pursuing the existing stadium site for housing development.

##### Conclusion

- 7.4. Whilst there may be potential to increase the capacity of the stadium, the constrained site is unlikely to be capable of accommodating a community stadium of the scale envisaged by the Cambridgeshire Horizons studies. If it is determined that a Community Stadium is needed, the existing Abbey Stadium site would not be a suitable site option.

#### **Abbey Stadium site plus allotment land**

- 7.5. In addition to the above option, a further alternative of including additional land to the south, currently allotments, has been considered.

##### Pros

- Established football club location
- Part of an established residential community
- Near to existing sports facilities, with potential to form a sports hub with the Abbey sports complex.
- With the incorporation of further land around the existing stadium, this would offer greater scope to have a wider community purpose.
- Nearest available site to the City Centre



- Site is at least 1.5km from the nearest railway station (existing or proposed) but within 400m of High Quality Public Transport bus routes.

#### Cons

- Loss of existing allotments (protected open space, would require appropriate replacement elsewhere).
- The site is located off Newmarket Road which can suffer from congestion particularly at the weekends. The impact on both local and strategic transport networks would need to be investigated further.
- Grosvenor have indicated they are pursuing the existing stadium site for housing development.

#### Conclusion

- 7.6. With inclusion of an area of land to the south, it would be possible to create a site large enough to accommodate a community stadium. A key benefit would be the ability to create a larger sporting hub, but combining with facilities at the existing Abbey complex.
- 7.7. The allotments are identified as protected open space in the existing Cambridge Local Plan. There would be a need to identify appropriate replacement allotment facility elsewhere.

#### **Land east of Norman Way Business Park, Coldhams Lane, Cambridge**

- 7.8. Former quarries / landfill sites, currently scrubland. The Cambridge Local Plan Issues and Options Report identifies this as an opportunity area, to provide recreation uses and enhance a green/blue corridor in this part of Cambridge on the western part of the site, and opportunities for commercial development east of Norman Way Business Park.
- 7.9. The western part of the site was explored and rejected by the PMP report. It identifies problematic ground conditions, height restrictions in association with the airport, and proximity to a City Wildlife site as potential problems with the site, although it also identifies proximity to the Next Generation Gym, and open space, as being advantages.
- 7.10. This review has focused on the land east of Norman Way Business Park.

#### Pros

- Opportunity site identified in Cambridge Local Plan Issues and Options Report for commercial uses
- Near to existing sports facilities

#### Cons

- Constrained site – Shape and nature of site would limit suitability for a stadium;
- Airport Safety Zone requires consultation for structures over 10m in height. ;
- Remediation costs associated with former use.
- Limited public transport near to the site.
- Loss of commercial development opportunity identified in Cambridge Local Plan Issues and Options Report 2012.

#### Conclusion

- 7.11. The site presents a range of development challenges, particularly being former landfill which could impact on the viability of development. Size and shape would limit potential for a community stadium. It is therefore not a reasonable option for allocation.

## **Cowley Road, Cambridge**

- 7.12. The Cambridgeshire Horizons Community Stadium Feasibility Study identifies the former park and ride site, and golf driving range, as a potential site option, comprising around 6.3 hectares.
- 7.13. Related to the development of a new railway station on the nearby railway sidings, the area is identified as having potential for employment development in the Cambridge and South Cambridgeshire Local Plan Issues and Options reports. The area is surrounded by existing employment development on three sides, with the Waste Water Treatment Works to the north. Whilst the site is highly accessible to public transport, it does not form part of a wider community, and the constrained size would limit opportunities for community facilities to be included in a proposal. There may be opportunities to link with business use, but at the same time, employment opportunities at this key site would be reduced.
- 7.14. The land is owned by Cambridge City Council, who have previously indicated the land is not available for this use, due to its employment potential as part of the wider Cambridge Northern Fringe East area.

### Pros

- Area will be subject to significant public transport improvement with new railway station and links to guided bus.
- Previously developed vacant site, providing an opportunity as part of wider Cambridge Northern Fringe East development.

### Cons

- Capable of accommodating a stadium, but limited size to accommodate much beyond core Community Stadium facilities.
- Identified as an opportunity for employment development in Local Plan Issues and Options Reports, would reduce land available for this use.
- Isolated from existing or planned residential area.
- Access along single lane road.
- Cambridge City Council previously indicated land not available for this use.

### Conclusion

- 7.15. The Cowley Road Site has potential to accommodate a Community Stadium, with advantages of using a previously developed site in an area where public transport will be significantly improved. Isolated from a residential area, and with limited space available, could limit ability to produce a genuine community stadium. It would also reduce land available for employment development.

## **Cambridge East – North of Newmarket Road**

- 7.16. The site was identified through the previous round of plan making as a site for major residential development, utilising the Cambridge Airport site and land north of Newmarket Road to accommodate a new urban quarter. The Cambridge East Area Action Plan, adopted in 2008, currently establishes planning policies for the site. Following Marshalls announcement that they intend to continue to operate the airport until at least 2031, the Cambridge and South Cambridgeshire Local Plan Issues and Options Reports sought views on how the area should be addressed in future development plans.
- 7.17. The Cambridge East Area Action Plan recognises that land north of Newmarket Road and west of the Park and Ride could come forward for development whilst the airport remains operational. The site area would be approximately 40 hectares.

7.18. Grosvenor / Wrenbridge state that they have approached Marshalls, and advise that the land is not available for this use.

Pros

- Potential to integrate new facilities with wider development, including a residential community (if the site comes forward for residential development);
- Near to existing Abbey Stadium site;
- Good access to public transport and park and ride;
- Opportunities for open space / Green infrastructure in wider site.
- Land already removed from the Green Belt for development.

Cons

- Airport safety zones could impact on building height, or influence location of facilities. May need to be located away from Newmarket Road frontage;
- Would reduce land available for housing;
- Marshalls have previously indicated land is not available for this use.

Conclusion

7.19. A major development could provide an opportunity to integrate a community stadium into the new community near to the existing Abbey Stadium site. However, the land owner has previously advised the site is not available for this use.

### **Out of Centre – Green Belt Sites**

#### **Land between Milton and Impington (Leonard Martin – Union Place)**

7.20. Through representations to the Issues and Options Report a site has been submitted and referred to as Union Place, between Milton and Impington north of the A14. Representations propose that the site could accommodate a community stadium, concert hall and ice rink. It would also be accompanied by hotel and conferencing facilities.

7.21. The representation indicates that road access to the site would be through an existing underpass under the A14 to the rear of the Cambridge Regional College, and a new road built along the Mere Way from Butt Lane, a public right of way following the route of a roman road. This would be accompanied by expansion of the Milton Park and Ride, and a new park and ride south of Impington.

Pros

- Significant scale would give potential for pitches or open space to accompany proposal (or other sub regional facilities)
- Near to Regional College, potential linkages for sports education.

Cons

- Green Belt – significant impact on the purposes of the Green Belt.
- Access constraints – Currently limited access to site through A14 underpass, unsuitable for high volumes of traffic. Proposes new road along Mere Way from Butt Lane, a public right of way.
- Need to demonstrate highway capacity on the A14 and local roads
- Limited existing walking and cycling access to site. Separated from City by A14 / A10. Underpass to rear of Regional College a particular constraint.
- Relatively long walk from guided bus and park and ride . Due to distance does not meet definition of High Quality Public Transport;
- Isolated from existing or new community;

- Potential impact on existing Travellers Site;
- Adjoins the Air Quality Management Area designated on the A14, would need to address traffic impacts;
- Potential impacts on Milton A14 junction, need to demonstrate strategic highway capacity.

#### Conclusion

- 7.22. Although a large greenfield site would provide a flexible opportunity to develop sub-regional facilities, the site would have a significant negative impact on the Green Belt. The site also has particular access challenges that would need to be demonstrated could be overcome.

#### **West of Cambridge Road South of the A14, Impington**

- 7.23. The existing development plans of South Cambridgeshire and Cambridge City Council have allocated land for housing development between Huntingdon Road and Histon Road. A site in Cambridge City which will accommodate around 1500 homes, was followed up by a second allocation in South Cambridgeshire for around 1100 homes.
- 7.24. A further site was identified through the site assessments for Edge of Cambridge Sites, as having potential for development. It is the only one of the six site options identified through this process to warrant consideration for a Community Stadium, due to its scale, location, and lesser impact on the Green Belt than the two specific proposals received.
- 7.25. Grosvenor / Wrenbridge indicate that they explored the potential of this site for a community stadium before they selected the site south of Trumpington Meadows.

#### Pros

- Adjoins a new community, opportunity to integrate facilities.
- Access to High Quality Public Transport and good cycling routes. Access via guided bus to planned new railway station.

#### Cons

- Green Belt site - development would have negative impacts on the Green Belt purposes but mitigation possible.
- Within the Air Quality Management Area designated on the A14, would need to address traffic impacts
- Site size and shape could limit range of additional facilities or open space that could be accommodated
- Over 3km from the City Centre
- Need to resolve parking and transport issues.

#### Conclusion

- 7.26. A Community Stadium in this location would adjoin a new community, and provide opportunities for the collocation of facilities.
- 7.27. The site lies within the Green Belt, in areas that were retained in the Green Belt though the previous plan review in order to retain the purposes of the Green Belt. It would impact on the objective to prevent communities merging into one another, although the location would have less impact on the wider landscape than other options due to location below the A 14 junction.
- 7.28. Being the City side of the A14, which could make it easier to address transport impacts on the strategic road network. The site lies within an Air Quality Management Area. A key issue if the site is selected would be to ensure development does not harm the ability to achieve air quality objectives through its impact on traffic. The site does benefit from good cycling

and public transport access.

- 7.29. Due to the benefits identified of the site, and the potential for a lesser degree of harm to the Green Belt than the Trumpington Meadows site, it is considered a reasonable option for consultation.

### **South of Trumpington Meadows (Grosvenor / Wrenbridge proposal)**

- 7.30. Trumpington Meadows is a cross boundary site, allocated in South Cambridgeshire and Cambridge City Councils development plans for a development of 1200 dwellings and associated facilities. Planning permission has subsequently been granted, and construction is underway.
- 7.31. Through the Issues and Options consultation Grosvenor / Wrenbridge have submitted a proposal for approximately 15 hectares of Green Belt land between the M11 and the development to accommodate a community stadium, 400 additional dwellings, and a range of outdoor sports pitches, and an extension to the planned country park.

#### Pros

- Large site, giving flexibility to accommodate a range of facilities.
- Would adjoin planned new community
- Near to existing park and ride facility, and guided bus links to railway stations
- Potential to deliver new pitches and open space on city edge.
- Specific proposal received from land owners, in consultation with sport clubs, which gives greater certainty that site is deliverable

#### Cons

- Green Belt – Significant adverse impact on the purposes of Green Belt in terms of setting of the City.
- Opportunity to integrate facilities with a new community limited by adding to existing site rather than integrating proposals.
- Nearly 4km from railway station and the City Centre.
- Beyond 400m of Park & Ride site and does not benefit from all aspects of a High Quality Public Transport service.
- Need to resolve parking and transport issues.

#### Conclusion

- 7.32. Given its scale the site has capacity to accommodate a stadium, and additional community and sporting facilities. In particular being on the edge of Cambridge there is greater capacity for provision of additional pitches and green space than sites in the built up area of the city. The site does, however, abut the M11.
- 7.33. The existing development was planned to create a distinctive urban edge to the city. Utilising land where the impact on the Green Belt could be minimised whilst utilising the opportunity provided by the former Monsanto development. Development of this additional site would have an adverse impact on the purposes of Green Belt in terms of openness and setting of the City.
- 7.34. It is three times further from the City Centre than the existing Abbey Stadium. It benefits from the public transport service associated with the park and ride, and the guided bus, but further work would need to be undertaken to establish transport arrangements and car parking, particularly on match days.
- 7.35. Given limited site availability, the submission of a specific proposal from land owners in consultation with the football clubs, gives a greater certainty regarding deliverability than a number of other sites, it is therefore considered a site option for consultation despite the

harm to the Green Belt, if the need is considered sufficient exceptional circumstances for a review of the Green Belt (no decision has been made on whether this is the case at this point).

## **Other Centres**

### **Northstowe**

- 7.36. The new town of Northstowe is located between Oakington and Longstanton, on the route of the Guided Busway, and is planned to accommodate up to 10,000 dwellings and a range of other services, facilities, and employment. The Northstowe Development Framework was agreed in 2012, and South Cambridgeshire District Council has resolved to grant planning permission for the first phase of development.

#### Pros

- Opportunity to integrate facilities into new town
- Located on route of the Guided Bus (with links to new station), and existing park and ride facilities.
- Not in the Green Belt.

#### Cons

- Development Framework Plan already agreed, and it has been resolved to grant planning permission for the first phase.
- Tight land budget to accommodate all the uses needed in the town. Inclusion of facilities could impact on ability to deliver other uses.
- 8km from Cambridge City Centre, limiting walking and cycling access from Cambridge.
- Conflict with desire of Cambridge United for a Cambridge location.
- Constraints of the A14 could mean there would only be highway capacity later in the plan period.

#### Conclusion

- 7.37. As a large new community Northstowe could offer an opportunity for provision new sub-regional facilities in association with a new community. However, the sequential approach to main town centre uses must be considered. The Cambridgeshire Horizons Reports indicate Cambridge United has stated a need for a Cambridge location.
- 7.38. Given the stage planning for the site has reached, it would be difficult to add a community facility without compromising the ability to deliver the other land uses. Maintaining viability could limit potential contribution as enabling development.

### **Waterbeach New Town (Issues and Options Report 2012 Option)**

- 7.39. The South Cambridgeshire Local Plan Issues and Options Report 2012 identified an option of a new town at Waterbeach to accommodate future development. Two options were identified, one utilising the MOD land (dwelling capacity 7,600), one including a larger site (dwelling capacity 12,750). As an out of town location it would have similar issues to Northstowe regarding the sequential approach and preferences of the football clubs.

#### Pros

- Opportunities to deliver site as part of town master plan and to integrate stadium to act as community hub,
- Greater flexibility at early planning stage.

- Near to a Waterbeach Railway Station as part of the new town.
- Not in the Green Belt.

#### Cons

- 9km from Cambridge City Centre, limiting walking and cycling access from Cambridge.
- Conflict with desire of Cambridge United for a Cambridge location.
- Significant infrastructure requirements could mean only deliverable later in the plan period.
- Uncertainty regarding quality of public transport / cycling facilities at this stage, although there would need to be significant improvement.
- Waterbeach new town is only an option at this stage.

#### Conclusion

- 7.40. Waterbeach new town remains only an option at this stage. If Waterbeach new town were allocated, at this early stage there could be greater flexibility to accommodate land uses. However, it could take some time to come forward. It would conflict with Cambridge United's desire for a Cambridge location.

### **Bourn Airfield (Local Plan Option)**

- 7.41. The South Cambridgeshire Local Plan Issues and options Report 2012 identified an option for a new village on Bourn Airfield, east of Cambourne, with a capacity of 3,000 to 3,500 dwellings.

#### Pros

- 
- Opportunity to integrate community stadium into a new settlement, at very early stages of planning,
- Land not in the Green Belt.

#### Cons

- 10km from Cambridge City Centre
- Poorest non-car access of all sites tested. Limiting walking and cycling access from Cambridge. Does not have access to high quality public transport. 12 km from railway station.
- Proposal for a new village, conflict with sequential test for major town centre facilities
- Conflict with desire of Cambridge United for a Cambridge location.
- Bourn Airfield new village is still only an option at this stage.

#### Conclusion

- 7.42. A further option for a new settlement, but this proposal is only for a village. This would conflict with the sequential approach to main town centre uses required by the NPPF, and the desires of Cambridge United for a Cambridge location.
- 7.43. Given the smaller scale compared to new town proposals, the public transport is not likely to be improved to the same level, meaning this option could be the least well served option of all those tested. If the site was allocated in the South Cambridgeshire Local Plan, it would provide an opportunity to integrate facilities into the masterplanning of a development.





## **8) Identification of Site Options for Consultation**

8.1. Significant constraints were identified for all the site options tested. This illustrates the difficulty in finding available, suitable and deliverable site options. Due to these constraints it is recommended a long list is subject to consultation. The Councils are not proposing or promoting a Community Stadium or specific site at this stage, but are exploring options.

- Abbey Stadium site plus allotment land to the south
- Cowley Road, Cambridge
- Cambridge East – North of Newmarket Road
- Land between Milton and Impington (Leonard Martin – Union Place)
- West of Cambridge Road South of the A14, Impington South of Trumpington Meadows (Grosvenor / Wrenbridge proposal)
- Northstowe
- Waterbeach New Town Option
- Cambourne / Bourne Airfield

8.2. A Summary of the site review can be found in appendix 4, and detailed proforma results have been bound separately, in annex 1 to this report.



# Appendix 1: Community Stadium Sites

## Key

 General Extent of the Green Belt

 Community Stadium Site Option

CS1 - The Abbey Stadium & Adjoining Allotment Land, Cambridge

CS2 - Cowley Road, Cambridge

CS3 - North of Newmarket Road, Cambridge

CS4 - West of Cambridge Road, south of the A14, Impington


CS5 - Land south of Trumpington Meadows

CS6 - Land between Milton and Histon, north of A14 (Union Place)

CS7 - Northstowe

CS8 - Waterbeach New Town Option


CS9 - Bourn Airfield New Settlement Option

 Rejected Community Stadium Site Option (Tested)

A - South of Park and Ride, Milton

B - The Abbey Stadium, Cambridge

C - Blue Circle Site, Cambridge

 Rejected Community Stadium Site Option (Not Tested)

D - Orchard Park

E - NIAB 1

F - NIAB 2

G - Addenbrookes

H - University Site

I - Howes Close Sports Fields, Cambridge

J - The Southern Fringe, Clay Farm

K - West Cambridge

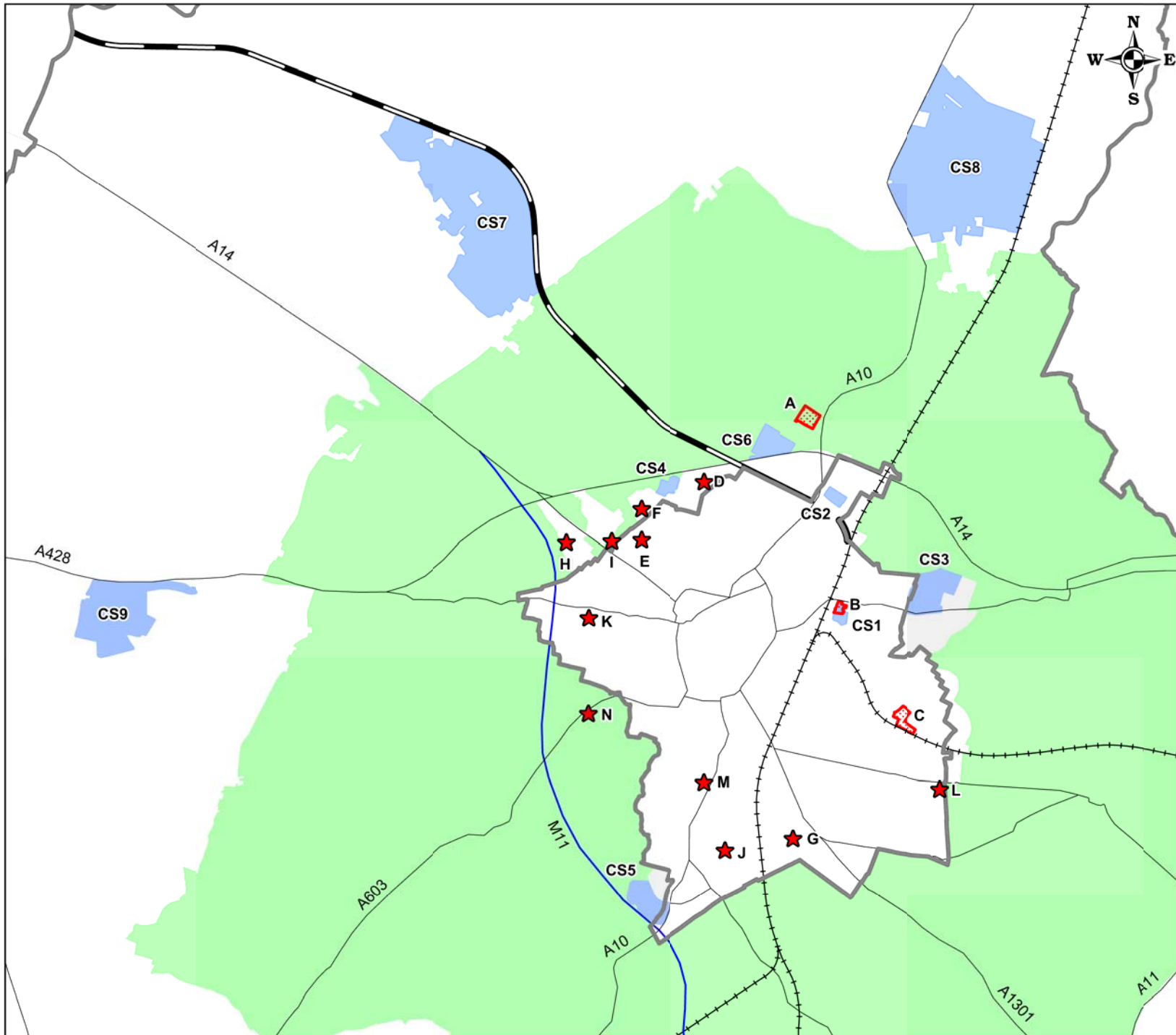
L - Peterhouse (ARM)

M - Trumpington Road

N - Barton Road

 Guided Busway

 Train Line





## **Appendix 2**

### **Rejected Site Options**

The following options are considered not to merit detailed further assessment:

#### **Milton – Land south of the Park and Ride**

Land south of the Park and Ride was previously suggested as a site for the stadium, with enabling development, by the Horizons Community Stadium Feasibility Study. The site was put forward in representations to the South Cambridgeshire Site Specific Policies DPD, and rejected due to the impact on the Green Belt. The Planning Inspector examining the DPD concluded, 'The need for, and benefits of, development do not amount to the exceptional circumstances necessary to justify the removal of the land from the Green Belt.'

The site is separated from Cambridge, and adjoins the village of Milton. It would therefore not reflect the sequential approach required by the NPPF. Development would also have a very high negative impact on the purposes of the Green Belt.

Rejected Option: The site does not warrant further assessment.

#### **Orchard Park**

The Cambridgeshire Horizons Community Stadium Feasibility Study considered the Orchard Park site, but even in 2008 acknowledged that there was unlikely to be sufficient land available to develop a scheme on the scale of a community stadium.

In 2012 few land parcels remain undeveloped, and the majority of community uses have already been completed. Planning permission on the only remaining significant land parcel (the 2ha. corner site) was granted planning permission subject to s106 in August 2012.

Rejected Option: There is limited potential to address major sub regional facilities at this late stage, and the site does not warrant further assessment.

#### **NIAB1 and 2 (land between Huntingdon Road and Histon Road Cambridge)**

The existing development plans of South Cambridgeshire and Cambridge City Council have allocated land for development between Huntingdon Road and Histon road. The site in Cambridge which will accommodate around 1500 homes, was followed up by a further allocation in South Cambridgeshire for around 1100 homes. The site in Cambridge has subsequently gained planning permission.

Grosvenor / Wrenbridge indicate that they had discussions with agents acting on behalf of the landowners, who had concerns about the loss of housing land on the edge of Cambridge. They therefore did not pursue the option.

Rejected Option: There is limited potential to address major sub regional facilities at this late stage, and the site does not warrant further assessment.

#### **Addenbrooke's**

This is a strategic site for Cambridge allocated for the expansion of Addenbrooke's, with some consents already given for expansion of the hospital, access and associated uses. The site is also identified in the Employment Land Review for its importance as a major employer. This site is understood to have been ruled out by Addenbrooke's. It is not in keeping with Option 30 - Addenbrooke's Hospital in Cambridge Local Plan Towards 2031 - Issues and Options.

Rejected Option: There is limited potential to address major sub regional facilities at this late stage, and the site does not warrant further assessment.

### **West Cambridge – South of Madingley Road**

Would not be in keeping with the Masterplan for West Cambridge. The Cambridge Local Plan Towards 2031 - Issues and Options identified the area as an option to intensify the area for employment development.

A sports centre, including a 50m swimming pool, is already under construction on the site.

Rejected Option: The site does not warrant further assessment.

### **University Site (land between Madingley Road and Huntingdon Road Cambridge)**

The North West Cambridge Area Action Plan identifies the primary goal of the site to address the University's long term needs, which provided the justification for its removal from the Green Belt.

Local planning authorities approved outline planning permission for the site in 2012, which will include 1,500 homes for key University and College employees, 1,500 homes for sale, accommodation for 2,000 students, 100,000 square metres of research facilities, including up to 40,000 square metres for research institutes and private research facilities linked to the University and a range of community facilities.

Rejected Option: There is limited potential to address major sub regional facilities at this late stage, and the site does not warrant further assessment.

### **Howes Close Sports Fields, Cambridge**

Lies between Cambridge and Girton, and accommodates football and rugby pitches as well as a pavilion, used by Anglia Ruskin University. The site is approximately 5 hectares, surrounded by residential development. The Cambridgeshire Horizons Community Stadium Feasibility Study acknowledges that given the site size, there would be limited capacity to retain training pitches if a community stadium was developed on the site. It would also close the gap between Girton and Cambridge, conflicting with the purposes of the Green Belt. The site is also 300m from Huntingdon Road, along a single no-through road.

Grosvenor considered potential as part of a wider sports village in association with the NIAB 2 site, but rejected the option.

Rejected Option: The site does not warrant further assessment.

### **The Southern Fringe – Clay Farm and Trumpington Meadows**

The southern fringe considered in the Cambridgeshire Horizons Community Stadium Feasibility Study comprised land south and east of Trumpington (Clay Farm), and the existing Trumpington Meadows site. Opportunities for integrating provision with development were highlighted, but the allocation for housing development meant that it was not taken forward as a shortlisted option in the study.

Subsequent to the study development of the sites has progressed, and both are under construction. There may still be opportunities to consider integration of sub regional proposals with later phases of the Trumpington Meadows site. (see appraisal of South of Trumpington Meadows).

Rejected Option: There is limited potential to address major sub regional facilities at this late stage, and they do not warrant further assessment.

### **Mill Road Cambridge (Concert Hall)**

A representation proposed Mill Road in Cambridge for a concert hall (Cambridge 14300). Reference was made to the use of the former cinema now Salvation Army shop, the depot and the Travis Perkins site on Devonshire Road. Travis Perkins site on Devonshire Road is a housing allocation in the Cambridge Local Plan 2006 and has two major planning applications currently lodged for redevelopment of the site either for housing or for Travis Perkins itself. The Salvation Army site is too small for the purposes of a concert hall and servicing would be poor. The depot is large enough to accommodate a concert hall, the transport impacts would be likely to be significant on an already congested Mill Road. The Council is the landowner in the case of the depot.

Rejected Option: The site does not warrant further assessment.

### **Station Area (Ice Rink, Concert Hall)**

Planning permissions already in place for Station Area and development underway. Not in keeping with adopted masterplan. Not considered to be physical scope for provision.

Rejected Option: The site does not warrant further assessment.

### **Area near A11 / M11 Junction (Ice Rink)**

This general location was suggested in a representation to the South Cambridgeshire Issues and Options Report, as a potential location for an ice rink. In South Cambridgeshire this would indicate a site near Ickleton, around 14km from Cambridge with limited alternative transport modes.

Rejected Option: The site does not warrant further assessment.

### **Waterbeach Rowing Lake (Ice Rink)**

Green Belt location near to village location. It does not warrant further assessment for main town centre uses.

### **Other Green Belt Sites**

A review of the Green Belt has been undertaken jointly by Cambridge City and South Cambridgeshire to support the review of their respective local plans. This has drawn on the recent Inner Green Belt study, and considered whether there are any locations warrant consideration as development options. This review did not identify any further locations which warranted consideration for community stadium proposals.

In particular:

#### **Barton Road**

The Cambridgeshire Horizons Community Stadium Feasibility Study explored a site south of Barton Road, adjoining Coton Road. Due to Green Belt impact, limited public transport, and flood risk, it was rejected. Grosvenor indicate they considered a larger site, encompassing land north of Barton Road, and up to the edge of the built up area. They indicate it was rejected because it did not perform as well as other sites in terms of public transport access, Green Belt history, and due to it being in multiple ownership.

The Inner Green Belt Study identified significant impact on Green Belt purposes.

**Peterhouse (land south of Cherry Hinton Road)**

Land south of Cherry Hinton road was identified as a potential location by Grosvenor / Wrenbridge in their site review, before determining not to explore it further.

The Green Belt review identifies some land that may be suitable for employment, around the existing employment area. This would not be suitable for a development of the scale of a community stadium.

**West of Trumpington Road**

Land owned by Cambridgeshire County Council was considered by Grosvenor Wrenbridge in their initial site review, but not taken forward for further consideration.

The Inner Green Belt Study identified significant impact on Green Belt purposes.



## Appendix 3 – Site Review Proforma

### Site Review Proforma and Key

<b>Site Information</b>
<b>Site reference number(s):</b>
<b>Site name/address:</b>
<b>Functional area (taken from Cambridge City SA Scoping Report):</b> <i>City only</i>
<b>Photo:</b>
<b>Map:</b>
<b>Site description:</b>
<b>Current use(s):</b> Current use of the site
<b>Proposed use(s):</b> Identifies whether the site has been proposed for a particular use through representations to the Cambridge or South Cambridgeshire Local Plan consultations, or whether the Local Plan Issues and Options Reports proposed a use.
<b>Site size (ha):</b> South Cambridgeshire: ha Cambridge: ha
<b>Ability to accommodate Sub regional Facilities</b> including potential to accommodate associated community uses  <b>VERY GOOD</b> (likely to be large enough to accommodate a community stadium and a range of other sub-regional facilities)  <b>GOOD</b> (likely to be large enough to accommodate a community stadium and one other sub-regional facility)  <b>ADEQUATE</b> (likely to be large enough to accommodate a community stadium)  <b>LIMITED</b> (unlikely to be large enough to accommodate a community stadium)
<b>Site owner/promoter:</b> <i>Owners known/Unknown</i>
<b>Landowner has agreed to promote site for this development?:</b> <i>Yes/No/Unknown</i>
<b>Relevant planning history:</b> A summary of recent planning history, as a result of planning applications, or development plans.

<b>Level 1</b>		
<b>Part A: Strategic Considerations</b>		
<b>Sequential approach to main town centre uses</b>		
<b>Criteria</b>	<b>Performance</b>	<b>Comments / Links to Sustainability Objectives</b>
What position does the site fall within the settlement hierarchy?	G – Built up area of Cambridge A = Edge of City R = New Town RR = Village	<i>When considering main town centre uses, particularly major sub-regional facilities, a sequential approach needs to be demonstrated.</i>  <i>South Cambridgeshire Sustainability Objective: 16. Improve the quality, range and accessibility of services and facilities (e.g. health, transport, education, training, leisure opportunities)</i>

<b>Flood Risk</b>		
Criteria	Performance	Comments / Links to Sustainability Objectives
Is site within a flood zone?	RR = Flood risk zone 3b A = Flood risk zone 3 G = Flood risk zone 2 GG = Flood risk zone 1	<p><i>Identifies the fluvial flood risk of the site, using the Strategic Flood Risk Assessment.</i></p> <p><i>The National Planning Policy Framework requires a sequential approach to development, seeking land at lowest risk first. Development in zone 3a would require exception test if included medical or educational uses.</i></p> <p><i>South Cambridgeshire Sustainability Objective: 11. Reduce vulnerability to future climate change effects.</i></p> <p><i>Cambridge SA topic: Flood risk including climate change adaptation.</i></p>
Is site at risk from surface water flooding?	A= High risk, G = Medium risk GG= Low risk	<p><i>Information from Surface Water Management plans. Takes account of scope for appropriate mitigation, which could reduce the level of risk on site and potentially reduce flood risk elsewhere (for example from site run-off).</i></p> <p><i>South Cambridgeshire Sustainability Objective: 11. Reduce vulnerability to future climate change effects.</i></p> <p><i>Cambridge SA topic: Flood risk including climate change adaptation.</i></p>
<b>Green Belt</b>		
Criteria	Performance	Comments / Links to Sustainability Objectives
Is the site in the Green Belt?	If yes, complete section below.	<i>Not all sites being tested are located in the Green Belt</i>
What effect would the development of this site have on Green Belt purposes, and other matters important to the special character of Cambridge and setting?	See below	<p><i>The purposes of the Green Belt were defined in the South Cambridgeshire Core Strategy, drawing on the Green Belt Study 2002.</i></p> <p><i>The review of impact on Green Belt purposes has been completed with assistance from landscape architects. This will draw on the findings of the Inner Green Belt Study 2012.</i></p> <p><i>South Cambridgeshire Sustainability Objective: 7.</i></p>

		<p><i>Maintain and enhance the diversity and distinctiveness of landscape and townscape character</i></p> <p><i>Cambridge SA topic: Landscape, townscape and cultural heritage</i></p>
To preserve the unique character of Cambridge as a compact and dynamic City with a thriving historic core	Distance from edge of the defined City Centre in Kilometres to approximate centre of site	
To prevent communities in the environs of Cambridge from merging into one another and with the City.	RR = Very significant impacts R = Significant negative impacts A = Some impact, but capable of mitigation G = No impact	
To maintain and enhance the quality of the setting of Cambridge	RR = Very high and high impacts R = High/medium impacts A = Medium and medium/minor impacts G = Minor and minor/negligible impacts GG = Negligible impacts	
Key views of Cambridge / Important views	R = Significant negative impact from loss or degradation of views. A = Negative impact from loss or degradation of views. G = No or negligible impact on views	
Soft green edge to the City	R = Existing high quality edge, significant negative impacts incapable of mitigation. A = Existing lesser quality edge / negative impacts but capable of mitigation G = Not present, significant opportunities for enhancement.	
Distinctive urban edge	R = Existing high quality edge, significant negative impacts incapable of mitigation. A = Existing lesser quality edge / negative impacts but capable of mitigation G = Not present	
Green corridors penetrating into the City	R = Significant negative impact from loss of land forming part of a green corridor, incapable of mitigation A = Negative impact from loss of land forming part of a green corridor, but capable of mitigation G = No loss of land forming	

	part of a green corridor / significant opportunities for enhancement through creation of a new green corridor	
The distribution, physical separation, setting, scale and character of Green Belt villages (SCDC only)	RR = Very significant negative impacts incapable of satisfactory mitigation R = Significant negative impacts incapable of satisfactory mitigation A = Negative impacts but capable of partial mitigation G = No impacts or minor impacts capable of mitigation	
A landscape which has a strongly rural character	R = Significant negative impacts incapable of satisfactory mitigation A = Negative impacts but capable of partial mitigation G = No impacts or impacts capable of mitigation	
Overall conclusion on Green Belt	RR = Very high and high impacts R = High/medium impacts A = Medium and medium/minor impacts G = Minor and minor/negligible impacts GG = Negligible impacts	<i>Assessment likely to pull across findings from the 2012 Inner Green Belt Boundary Study. Using 5 bands allows a finer grained appreciation of importance/significance of site in relation to GB purposes and functions.</i>
<b>Impact on the Landscape</b>		
<b>Criteria</b>	<b>Performance</b>	<b>Comments / Links to Sustainability Objectives</b>
Would development maintain and enhance the diversity and distinctiveness of landscape character?	RR = Development conflicts with landscape character with significant negative impacts incapable of mitigation R = Development conflicts with landscape character with minor negative impacts incapable of mitigation A = Development would be generally compatible or capable of being made compatible with local landscape character G = Development would relate to local landscape character and offer opportunities for landscape enhancement GG = Development would relate to local landscape character and offer significant opportunities for landscape enhancement	<i>Includes consideration of whether a stadium or other facility would have different impacts to residential development.</i>  <i>South Cambridgeshire Sustainability Objective: 7. Maintain and enhance the diversity and distinctiveness of landscape and townscape character</i>  <i>Cambridge SA topic: Landscape, townscape and cultural heritage</i>
<b>Impact on the Townscape</b>		
<b>Criteria</b>	<b>Performance</b>	<b>Comments / Links to Sustainability Objectives</b>

<p>Would development maintain and enhance the diversity and distinctiveness of townscape character?</p>	<p>RR = Development conflicts with townscape character with significant negative impacts incapable of mitigation  R = Development conflicts with townscape character with minor negative impacts incapable of mitigation  A = Development would be generally compatible or capable of being made compatible with local townscape character  G = Development would relate to local townscape character and offer opportunities for townscape enhancement  GG = Development would relate to local townscape character and offer significant opportunities for landscape enhancement</p>	<p><i>Includes consideration of whether a stadium or other facility would have different impacts to residential development.</i></p> <p><i>South Cambridgeshire Sustainability Objective: 7. Maintain and enhance the diversity and distinctiveness of landscape and townscape character</i></p> <p><i>Cambridge SA topic: Landscape, townscape and cultural heritage</i></p>
<b>Impact on national Nature Conservation Designations</b>		
<b>Criteria</b>	<b>Performance</b>	<b>Comments / Links to Sustainability Objectives</b>
<p>Would development impact upon a Site of Special Scientific Interest (SSSI), and European Designated sites?</p>	<p>R = Site is on or adjacent to an SSSI with negative impacts incapable of mitigation  A = Site is on or adjacent to an SSSI with negative impacts capable of mitigation  G = Site is not near to an SSSI with no or negligible impacts</p>	<p><i>South Cambridgeshire Sustainability Objective: 4. Avoid damage to designated sites and protected species</i></p> <p><i>Cambridge SA topic: Biodiversity and green infrastructure</i></p>
<b>Impact on National Heritage Assets</b>		
<b>Criteria</b>	<b>Performance</b>	<b>Comments / Links to Sustainability Objectives</b>
<p>Would development impact upon a Scheduled Ancient Monument (SAM)?</p>	<p>R = Site is on a SAM or allocation will lead to development adjacent to a SAM with the potential for negative impacts  A = Site is adjacent to a SAM that is less sensitive / not likely to be impacted  G = Site is not on or adjacent to a SAM</p>	<p><i>South Cambridgeshire Sustainability Objective: 8. Avoid damage to areas and sites designated for their historic interest, and protect their settings.</i></p> <p><i>Cambridge SA topic: Landscape, townscape and cultural heritage</i></p>
<p>Would development impact upon Listed Buildings?</p>	<p>R = Site contains, is adjacent to, or within the setting of such buildings with potential for significant negative impacts incapable of appropriate mitigation  A = Site contains, is adjacent to, or within the setting of</p>	<p><i>South Cambridgeshire Sustainability Objective: 8. Avoid damage to areas and sites designated for their historic interest, and protect their settings.</i></p>

	such buildings with potential for negative impacts capable of appropriate mitigation G = Site does not contain or adjoin such buildings, and there is no impact to the setting of such buildings	<i>Cambridge SA topic: Landscape, townscape and cultural heritage</i>
<b>Part B: Infrastructure Criteria</b>		
Criteria	Performance	Comments / Links to Sustainability Objectives
Is the site allocated or safeguarded in the Minerals and Waste LDF?	R = Site or a significant part of it falls within an allocated or safeguarded area, development would have significant negative impacts A = Site or a significant part of it falls within an allocated or safeguarded area, development would have minor negative impacts G = Site is not within an allocated or safeguarded area.	<i>Cambridgeshire County Council have been consulted.</i>  <i>South Cambridgeshire Sustainability Objective: 1. Minimise the irreversible loss of undeveloped land, economic mineral reserves, and productive agricultural holdings and the degradation / loss of soils</i>  <i>Cambridge SA topic: Communities and Well Being</i>
Is the site located within the Cambridge Airport Public Safety Zone (PSZ) or Safeguarding Zone?	R = Site is within the PSZ or is designated as an area where no development should occur A = Site or part of site within the SZ G = Site is not within the PSZ or SZ	<i>Location within a zone will not in itself prevent development; it depends upon the nature of the development and its height.</i>  <i>South Cambridgeshire Sustainability Objective: 23. Secure appropriate investment and development in transport infrastructure, and ensure the safety of the transport network.</i>
Is there a suitable access to the site?	R = No A = Yes, with mitigation G = Yes	<i>Advice from Cambridgeshire County Council, as the Local Highways Authority.</i>
Would allocation of the site have a significant impact on the local highway capacity?	R = Insufficient capacity. Negative effects incapable of appropriate mitigation. A = Insufficient capacity. Negative effects capable of appropriate mitigation. G = No capacity constraints identified that cannot be fully mitigated	<i>Advice from Cambridgeshire County Council, as the Local Highways Authority.</i>  <i>South Cambridgeshire Sustainability Objective: 23. Secure appropriate investment and development in transport infrastructure, and ensure the safety of the transport network.</i>
Would allocation of the site have a significant impact on the strategic road network capacity?	R = Insufficient capacity. Negative effects incapable of appropriate mitigation. A = Insufficient capacity. Negative effects capable of	<i>Advice from the Highways Agency.</i>  <i>South Cambridgeshire Sustainability Objective: 23.</i>

	appropriate mitigation. G = No capacity constraints identified that cannot be fully mitigated	<i>Secure appropriate investment and development in transport infrastructure, and ensure the safety of the transport network.</i>
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<b>Level 2 Site Considerations</b>		
<b>Community facilities</b>		
Criteria	Performance	Comments / Links to Sustainability Objectives
Would development lead to a loss of community facilities?	R = Development would lead to the loss of one or more community facilities incapable of appropriate mitigation G = Development would not lead to the loss of any community facilities or appropriate mitigation possible GG = Potential for additional community facilities	<i>South Cambridgeshire Sustainability Objective: 18. Encourage and enable the active involvement of local people in community activities</i>  <i>Cambridge SA topic: Communities and Well Being</i>
Could it form part of an existing or new community?	R = Isolated from existing or planned residential community. A = Near to existing community, but limited opportunities for integration. G = Near to a planned new community, with opportunities for integration.	<i>One of the goals of a community stadium is to play a hub role in a community. This criteria considers how a proposal could link to an existing or planned community.</i>  <i>South Cambridgeshire Sustainability Objective: 18. Encourage and enable the active involvement of local people in community activities</i>  <i>Cambridge SA topic: Communities and Well Being</i>
<b>Outdoor facilities and green spaces</b>		
Criteria	Performance	Comments / Links to Sustainability Objectives
Would development result in the loss of land protected by Cambridge Local Plan (CLP) policy 4/2 or South Cambridgeshire Development Control policy SF/9? (excluding land which is protected only because of its Green Belt status).	R = Yes A = In part G = No	<i>Including commons, recreation grounds, outdoor sports facilities, provision for children and teenagers, semi-natural green spaces, and allotments and other similar areas.</i>  <i>South Cambridgeshire Sustainability Objective: 14. Improve the quantity and quality of publically accessible open space.</i>  <i>Cambridge SA topics:</i> - Communities and Well Being

		<ul style="list-style-type: none"> <li>- Landscape, townscape and cultural heritage</li> <li>- Biodiversity and green infrastructure</li> </ul>
<p>If the site is protected open space, would the loss or replacement of the open space be consistent with CLP Local Plan policy 4/2 Protection of Open Space (for land in Cambridge), or with South Cambridgeshire Development Control policy SF/9 (for land in South Cambridgeshire)?</p>	<p>R=No A = Unknown G=Yes</p>	<p>Policy requires a satisfactory replacement facility elsewhere.</p> <p>South Cambridgeshire Sustainability Objective: 14. Improve the quantity and quality of publically accessible open space.</p> <p>Cambridge SA topics: - Communities and Well Being</p> <ul style="list-style-type: none"> <li>- Landscape, townscape and cultural heritage</li> <li>- Biodiversity and green infrastructure</li> </ul>
<p>If the site does not involve any protected open space would development of the site be able to increase the quantity and quality of publically accessible open space / outdoor sports facilities and achieve the minimum standards of onsite public open space (OS) provision?</p>	<p>A = No, the site by virtue of its size is not able to provide additional open space G = Development could provide some enhanced provision of new public open spaces GG = Development could create the opportunity to deliver significantly enhanced provision of new public open spaces</p>	<p>A key objective of national planning policy is for planning to promote healthy communities. Good accessibility to open spaces and sports facilities is likely to encourage healthier lifestyles.</p> <p>G or GG where there is potential for training pitches and community facilities, not just a stadium pitch.</p> <p>Appraisal guided by site size and circumstance, as specific proposals not available for all sites.</p> <p>South Cambridgeshire Sustainability Objective: 14. Improve the quantity and quality of publically accessible open space.</p> <p>Cambridge SA topics: - Communities and Well Being</p> <ul style="list-style-type: none"> <li>- Landscape, townscape and cultural heritage</li> <li>- Biodiversity and green infrastructure</li> </ul>
<b>Supporting Economic Growth</b>		
<b>Criteria</b>	<b>Performance</b>	<b>Comments / Links to Sustainability Objectives</b>
<p>Would development result in the loss of employment land identified in the Employment Land Review?</p>	<p>R = Significant loss of employment land and job opportunities not mitigated by alternative allocation in the area (&gt; 50%) A = Some loss of</p>	<p>From GIS. Retained business estates, office locations and other portfolio sites defined in ELR</p> <p>South Cambridgeshire</p>



	employment land and job opportunities mitigated by alternative allocation in the area (< 50%), or no reasonable prospect of employment development. G = No loss of employment land / allocation is for employment development	<i>Sustainability Objective: 19. Improve the efficiency, competitiveness, vitality and adaptability of the local economy.</i>  <i>Cambridge SA topic: Economy</i>
<b>Sustainable Transport</b>		
<b>Criteria</b>	<b>Performance</b>	<b>Comments / Links to Sustainability Objectives</b>
What type of public transport service is accessible at the edge of the site?	R = Service does not meet the requirements of a high quality public transport (HQPT) A = service meets requirements of high quality public transport in most but not all instances G = High quality public transport service	<i>Cambridge City Council have carried out a assessment of where HQPT is available, using the definition in the Cambridge Local Plan.</i>  <i>South Cambridgeshire Sustainability Objective: 22. Reduce the need to travel and promote more sustainable transport choices.</i>  <i>Cambridge SA topic: Transport</i>
How far is the site from an existing or proposed train station?	R = >800m A = 400 - 800m G = <400m	<i>From approximate centre of site to proposed Science Park Station or Cambridge Station.</i>  <i>South Cambridgeshire Sustainability Objective: 22. Reduce the need to travel and promote more sustainable transport choices.</i>  <i>Cambridge SA topic: Transport</i>
What type of cycle routes are accessible near to the site? CITY	<b>RR</b> = no cycling provision and traffic speeds >30mph with high vehicular traffic volume.  <b>R</b> = No cycling provision or a cycle lane less than 1.5m with medium volume of traffic. Having to cross a busy junction with high cycle accident rate to access local facilities/school. Poor quality off road path.  <b>A</b> = Medium quality off-road path.  <b>G</b> = Quiet residential street speed below 30mph, cycle lane with 1.5m minimum width, high quality off-road path e.g. cycleway adjacent	<i>Completed by Cambridge City Cycling Officer taking into account speed of traffic and accident records and width of facility and nature of any sharing with pedestrians.</i>  <i>South Cambridgeshire Sustainability Objective: 22. Reduce the need to travel and promote more sustainable transport choices.</i>  <i>Cambridge SA topic: Transport</i>

	to guided busway.  <b>GG</b> = Quiet residential street designed for 20mph speeds, high quality off-road paths with good segregation from pedestrians, uni-directional hybrid cycle lanes.	
SCDC Would development reduce the need to travel and promote sustainable transport choices:	RR = Score 0-4 from 4 criteria below R = Score 5-9 from 4 criteria below A = Score 10-14 from 4 criteria below G = Score 15-19 from 4 criteria below GG = Score 19-24 from 4 criteria below	<i>This assessment of accessibility have been utilised in the South Cambridgeshire Sustainability Appraisal.</i>  <i>South Cambridgeshire Sustainability Objective: 22. Reduce the need to travel and promote more sustainable transport choices.</i>  <i>Cambridge SA topic: Transport</i>
SCDC Sub-indicator: Distance to a bus stop / rail station	Within 400m (6) Within 600m (4) Within 800m (3) Within 1000m (2) Beyond 1000m (0)	
SCDC Sub-indicator: Frequency of Public Transport	10 minute service or better (6) 20 minute service (4) 30 minute service (3) 60 minute service (2) Less than hourly service (0)	
SCDC Sub-Indicator: Typical public transport journey time to Cambridge City Centre	20 minutes or less (6) Between 21 and 30 minutes (4) Between 31 and 40 minutes (3) Between 41 and 50 minutes (2) Greater than 50 minutes (0)	
SCDC Sub-indicator: Distance for cycling to City Centre	Up to 5km (6) 5-10km (4) 10-15km (3) 115km + (2) 20km + (0)	
<b>Air Quality, pollution, contamination and noise</b>		
<b>Criteria</b>	<b>Performance</b>	<b>Comments / Links to Sustainability Objectives</b>
Is the site within or near to an AQMA, the M11 or the A14?	R= Within or adjacent to an AQMA A = Within or adjacent to M11 or A14 G = <1000m of an AQMA, M11 or A14 GG = >1000m of an AQMA, M11, or A14	The assessment will include consideration of the health impacts of air quality.  <i>South Cambridgeshire Sustainability Objective: 3. Improve air quality and minimise or mitigate against sources of environmental pollution</i>

		<i>Cambridge SA topic: Communities and Well Being</i>
Would the development of the site result in an adverse impact/worsening of air quality?	R = Significant adverse impact A = Adverse impact G = Minimal, no impact, reduced impact	<i>South Cambridgeshire Sustainability Objective: 3. Improve air quality and minimise or mitigate against sources of environmental pollution</i>  <i>Cambridge SA topic: Communities and Well Being</i>
Are there potential noise and vibration problems if the site is developed, as a receptor or generator?	R = Significant adverse impacts incapable of appropriate mitigation A = Adverse impacts capable of adequate mitigation G = No adverse effects or capable of full mitigation	<i>South Cambridgeshire Sustainability Objective: 3. Improve air quality and minimise or mitigate against sources of environmental pollution</i>  <i>Cambridge SA topic: Communities and Well Being</i>
Are there potential light pollution problems if the site is developed, as a receptor or generator?	R = Significant adverse impacts incapable of appropriate mitigation A = Adverse impacts capable of adequate mitigation G = No adverse effects or capable of full mitigation	<i>South Cambridgeshire Sustainability Objective: 3. Improve air quality and minimise or mitigate against sources of environmental pollution</i>  <i>Cambridge SA topic: Communities and Well Being</i>
Are there potential odour problems if the site is developed, as a receptor or generator?	R = Significant adverse impacts incapable of appropriate mitigation A = Adverse impacts capable of adequate mitigation G = No adverse effects or capable of full mitigation	<i>South Cambridgeshire Sustainability Objective: 3. Improve air quality and minimise or mitigate against sources of environmental pollution</i>  <i>Cambridge SA topic: Communities and Well Being</i>
Is there possible contamination on the site?	R = All or a significant part of the site within an area with a history of contamination which, due to physical constraints or economic viability, is incapable of appropriate mitigation during the plan period A = Site partially within or adjacent to an area with a history of contamination, or capable of remediation appropriate to proposed development G = Site not within or adjacent to an area with a history of contamination	<i>South Cambridgeshire Sustainability Objective: 3. Improve air quality and minimise or mitigate against sources of environmental pollution</i>  <i>Cambridge SA topic: Communities and Well Being</i>

<b>Protecting Groundwater</b>		
Criteria	Performance	Comments / Links to Sustainability Objectives
Would development be within a source protection zone? Groundwater sources (e.g. wells, boreholes and springs) are used for public drinking water supply. These zones show the risk of contamination from any activities that might cause pollution in the area.	R = Within SPZ 1 G = Not within SPZ1 or allocation is for greenspace	<i>South Cambridgeshire Sustainability Objective: 3. Improve air quality and minimise or mitigate against sources of environmental pollution</i>  <i>Cambridge SA topic: Water</i>
<b>Protecting the townscape and historic environment</b>		
Criteria	Performance	Comments / Links to Sustainability Objectives
Would allocation impact upon a historic park/garden?	R = Site contains, is adjacent to, or within the setting of such areas with potential for significant negative impacts incapable of appropriate mitigation A = Site contains, is adjacent to, or within the setting of such areas with potential for negative impacts capable of appropriate mitigation G = Site does not contain or adjoin such areas, and there is no impact to the setting of such areas	<i>South Cambridgeshire Sustainability Objective: 8. Avoid damage to areas and sites designated for their historic interest, and protect their settings.</i>  <i>Cambridge SA topic: Landscape, townscape and cultural heritage</i>
Would development impact upon a Conservation Area?	R = Site contains, is adjacent to, or within the setting of such an area with potential for significant negative impacts incapable of appropriate mitigation A = Site contains, is adjacent to, or within the setting of such an area with potential for negative impacts capable of appropriate mitigation G = Site does not contain or adjoin such an area, and there is no impact to the setting of such an area	<i>South Cambridgeshire Sustainability Objective: 8. Avoid damage to areas and sites designated for their historic interest, and protect their settings.</i>  <i>Cambridge SA topic: Landscape, townscape and cultural heritage</i>
Would development impact upon buildings of local interest (Cambridge only)	A = Site contains, is adjacent to, or within the setting of such buildings with potential for negative impacts capable of appropriate mitigation G = Site does not contain or adjoin such buildings, and there is no impact to the setting of such buildings	<i>South Cambridgeshire Sustainability Objective: 8. Avoid damage to areas and sites designated for their historic interest, and protect their settings.</i>  <i>Cambridge SA topic: Landscape, townscape and cultural heritage</i>
Would development impact upon archaeology?	A = Known archaeology on site or in vicinity	

	G=No known archaeology on site or in vicinity	<p><i>South Cambridgeshire Sustainability Objective: 8. Avoid damage to areas and sites designated for their historic interest, and protect their settings.</i></p> <p><i>Cambridge SA topic: Landscape, townscape and cultural heritage</i></p>
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**Making Efficient Use of Land**

Criteria	Performance	Comments / Links to Sustainability Objectives
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Would development lead to the loss of the best and most versatile agricultural land?	<p>R = Significant loss (20 ha or more) of grades 1 and 2 land  A = Minor loss of grade 1 and 2 land  G = Neutral. Development would not affect grade 1 and 2 land.</p>	<p><i>Maps produced by DEFRA identify that most of South Cambridgeshire's farmland is in the higher grades of the Agricultural Land Grades 1, 2 and 3a are the grades which comprise the best and most versatile land which is a national resource. The DEFRA maps do not divide zone 3 into a and b. The focus of the appraisal will be on grade 1 and 2. Loss of 20 hectares or more would be considered significant, reflecting the threshold used for referring planning applications to DEFRA.</i></p> <p><i>South Cambridgeshire Sustainability Objective: 1. Minimise the irreversible loss of undeveloped land, economic mineral reserves, and productive agricultural holdings and the degradation / loss of soils</i></p> <p><i>Cambridge SA topic: Communities and Well Being</i></p>
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Would development make use of previously developed land (PDL)?	<p>R = No  A = Partly  G = Yes</p>	<p><i>South Cambridgeshire Sustainability Objective: 1. Minimise the irreversible loss of undeveloped land, economic mineral reserves, and productive agricultural holdings and the degradation / loss of soils</i></p> <p><i>Cambridge SA topic: Communities and Well Being</i></p>
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**Biodiversity and Green Infrastructure**

Criteria	Performance	Comments / Links to Sustainability Objectives
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<p>Would development impact upon a locally designated wildlife site i.e. (Local Nature Reserve, County Wildlife Site, City Wildlife Site)</p>	<p>R = Contains or is adjacent to an existing site and impacts incapable of appropriate mitigation  A = Contains or is adjacent to an existing site and impacts capable of appropriate mitigation  G = Does not contain, is not adjacent to or local area will be developed as greenspace</p>	<p><i>South Cambridgeshire Sustainability Objective: 5. Maintain and enhance the range and viability of characteristic habitats and species</i></p> <p><i>Cambridge SA topic: Biodiversity and green infrastructure</i></p>
<p>Does the site offer opportunity for green infrastructure delivery?</p>	<p>R = Development involves a loss of existing green infrastructure which is incapable of appropriate mitigation.  A = No significant opportunities or loss of existing green infrastructure capable of appropriate mitigation  G = Development could deliver significant new green infrastructure</p>	<p><i>Only larger sites are likely to be able to deliver significant green infrastructure. Note that potential for additional sports pitches and open space are addressed by a separate category.</i></p> <p><i>South Cambridgeshire Sustainability Objective: 6. Improve opportunities for people to access and appreciate wildlife and green spaces</i></p> <p><i>Cambridge SA topic: Biodiversity and green infrastructure</i></p>
<p>Would development reduce habitat fragmentation, enhance native species, and help deliver habitat restoration (helping to achieve Biodiversity Action Plan targets?)</p>	<p>R = Development would have a negative impact on existing features or network links incapable of appropriate mitigation  A = Development would have a negative impact on existing features or network links but capable of appropriate mitigation  G = Development could have a positive impact by enhancing existing features and adding new features or network links</p>	<p><i>South Cambridgeshire Sustainability Objective: 5. Maintain and enhance the range and viability of characteristic habitats and species</i></p> <p><i>Cambridge SA topic: Biodiversity and green infrastructure</i></p>
<p>Are there trees on site or immediately adjacent protected by a Tree Preservation Order (TPO)?</p>	<p>R = Development likely to have a significant adverse impact on the protected trees incapable of appropriate mitigation  A = Any adverse impact on protected trees capable of appropriate mitigation  G = Site does not contain or adjoin any protected trees</p>	<p><i>South Cambridgeshire Sustainability Objective: 5. Maintain and enhance the range and viability of characteristic habitats and species</i></p> <p><i>Cambridge SA topics:</i>  - Biodiversity and green infrastructure  - Landscape, townscape and cultural heritage</p>
<p><b>Any other information not captured above?</b></p>		

<b>Level 3</b>		
<b>Availability and Deliverability</b>		
Criteria	Performance	Comments / Links to Sustainability Objectives
Are there any known legal issues/covenants that could constrain development of the site?	R = Yes G = No	
Is the site part of a larger site and could it prejudice development of any strategic sites?	R = Yes major impact A = Some impact G = No impact	
Is the site available for this type of development?	R = Yes A = Unknown G = No	
Is the site viable for this type of development?	R = Yes A = Unknown G = No	
Timeframe for bringing the site forward for development?	R = Beyond 2031 G = Start of construction between 2017 and 2031 GG = Start of construction between 2011 and 2016	Cambridge United have a 50 year lease on their current ground, but have a desire to move soon. This is reflected in the scoring.

<b>Conclusions</b>		
<b>Level 1 Conclusion</b> (after allowing scope for mitigation)	R = Significant constraints or adverse impacts A = Some constraints or adverse impacts G = Minor constraints or adverse impacts	
<b>Level 2 Conclusion</b> (after allowing scope for mitigation)	R = Significant constraints or adverse impacts A = Some constraints or adverse impacts G = Minor constraints or adverse impacts	
<b>Level 3 Conclusion</b>	R = Significant constraints or adverse impacts A = Some constraints or adverse impacts G = Minor constraints or adverse impacts	
<b>Overall Conclusion</b>	R = Site with significant constraints and adverse impacts A = Site with some constraints or adverse impacts G = Site with few or minor constraints or adverse impacts	





## Appendix 4 Summary of Site Proforma Results

**NOTE: The Individual Proforma results can be found in annex 1**

	The Abbey Stadium, Newmarket Road, Cambridge	Abbey Stadium site plus allotment land	Land east of Norman Way Business Park Blue Circle site, Coldhams Lane, Cambridge	Cowley Road Cambridge	North of Newmarket Road, Cambridge East	Land between Milton and Impington (Leonard Martin – Union Place)	South of Trumpington Meadows (Grosvenor / Wrenbridge proposal)	West of Cambridge Road South of the A14, Impington	Northstowe	Waterbeach New Town Option	Bourn Airfield New Village Option
<b>Site Size (hectares)</b>	2.8	7.1	8	6.3	40	24	32.4	9	432	280 or 558	141
<b>Ability to accommodate Facilities</b>	Limited	Adequate	Limited	Adequate	Very Good	Very Good	Good	Adequate	Very Good	Very Good	Very Good
<b>Level 1 Part A: Strategic Considerations</b>											
<b>Sequential approach to main town centre uses</b>											
What position does the site fall within the settlement hierarchy?	G	G	G	G	A	A	A	A	R	R	RR
<b>Flood Risk</b>											
Is site within a flood zone?	GG	GG	GG	GG	GG	GG	GG	GG	GG	GG	GG
Is site at risk from surface water flooding?	GG	GG	GG	GG	GG	GG	GG	A	GG	GG	GG
<b>Green Belt</b>											
Is the site in the Green Belt?	NO	NO	NO	NO	NO	YES	YES	YES	NO	NO	NO
To preserve the unique character of Cambridge as a compact and dynamic City with a thriving historic core						R	R	A			

To prevent communities in the environs of Cambridge from merging into one another and with the City.						R	A	A			
To maintain and enhance the quality of the setting of Cambridge						R	RR	A			
Key views of Cambridge / Important views						G	R	G			
Soft green edge to the City						R	R	R			
Distinctive urban edge						G	R	G			
Green corridors penetrating into the City						G	A	G			
The distribution, physical separation, setting, scale and character of Green Belt villages (SCDC only)						R	A	A			
A landscape which has a strongly rural character						R	A	A			
Overall conclusion on Green Belt						R	RR	A			
<b>Impact on the Landscape and Townscape</b>											
Would development maintain and enhance the diversity and distinctiveness of landscape character?	G	G	A	G	A	R	RR	R	A	A	A





policy SF/9 (for land in South Cambridgeshire)?											
If the site does not involve any protected open space would development of the site be able to increase the quantity and quality of publically accessible open space / outdoor sports facilities and achieve the minimum standards of onsite public open space (OS) provision?	A	GG	GG	G	GG	GG	GG	G	A	GG	GG
<b>Supporting Economic Growth</b>											
Would development result in the loss of employment land identified in the Employment Land Review?	G	G	R	R	G	G	G	G	G	G	G
<b>Sustainable Transport</b>											
What type of public transport service is accessible at the edge of the site? CITY	G	G	R	A	G	R	A	G	G	G	R
How far is the site from an existing or proposed train station? CITY	R	R	R	A	R	R	R	R	R	R	R



generator?											
Are there potential odour problems if the site is developed, as a receptor or generator?	G	G	G	A	G	G	G	G	G	G	G
Is there possible contamination on the site?	A	A	A	A	A	A	A	A	A	A	A
<b>Protecting Groundwater</b>											
Would development be within a source protection zone?	G	G	G	G	G	G	G	G	G	G	G
<b>Protecting the townscape and historic environment</b>											
Would allocation impact upon a historic park/garden?	G	G	G	G	G	G	G	G	G	G	G
Would development impact upon a Conservation Area?	A	A	G	G	A	A	G	G	A	G	G
Would development impact upon buildings of local interest (Cambridge only)	G	G	G	G	G	G	G	G	G	G	G
Would development impact upon archaeology?	A	A	A	A	A	A	A	A	A	A	A
<b>Making Efficient Use of Land</b>											
Would development lead to the loss of the best and most versatile agricultural land?	G	G	G	G	R	R	R	A	R	R	R

Would development make use of previously developed land (PDL)?	G	A	G	G	R	R	R	R	G	G	G
<b>Biodiversity and Green Infrastructure</b>											
Would development impact upon a locally designated wildlife site i.e. (Local Nature Reserve, County Wildlife Site, City Wildlife Site)	A	A	A	G	G	G	G	G	G	G	G
Does the site offer opportunity for green infrastructure delivery?	A	G	A	A	G	G	G	A	G	G	A
Would development reduce habitat fragmentation, enhance native species, and help deliver habitat restoration (helping to achieve Biodiversity Action Plan targets?)	G	G	A	G	G	G	G	G	G	A	G
Are there trees on site or immediately adjacent protected by a Tree Preservation Order (TPO)?	G	G	G	G	G	G	G	G	A	G	A
<b>Level 3</b>											
<b>Availability and Deliverability</b>											
Are there any known legal issues/covenants that could constrain development of the site?	R	R	G	G	G	G	G	G	G	G	G
Is the site part of a larger site and could it prejudice development of any strategic sites?	G	G	G	A	A	G	G	G	R	A	A



