

B VISION AND DEVELOPMENT PRINCIPLES

THE VISION FOR THE CAMBRIDGE SOUTHERN FRINGE

POLICY CSF/1 The Vision for the Cambridge Southern Fringe

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

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

DEVELOPMENT AND COUNTRYSIDE IMPROVEMENT PRINCIPLES

POLICY CSF/2 Development and Countryside Improvement Principles

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

The Setting of the Cambridge Southern Fringe

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

The Character and Design of Trumpington West

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

Transport

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

Supporting Services and Facilities

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

Land Drainage

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

Implementation and Phasing

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

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

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

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

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

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

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