

D TRUMPINGTON WEST

D1 THE STRUCTURE OF TRUMPINGTON WEST

POLICY CSF/6 The Structure of Trumpington West

Main Land Uses

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

Other Services, Facilities and Infrastructure

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

Transport

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

Character, Design and Landscape

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

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

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

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

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