

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

### **OBJECTIVES**

#### **C1 Site**

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

#### **C2 Green Belt**

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

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

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

#### **C3 Countryside**

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

#### Revised Cambridge Green Belt

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

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

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

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

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

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

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

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

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

##### **Hauxton Road to the River Cam**

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

- C3.1 The scale of development in the Cambridge Southern Fringe both within Cambridge City and South Cambridgeshire will require substantial mitigation measures over a wide area of countryside to the south of the built-up area to mitigate the impact of development. In addition, the Cambridgeshire Structure Plan requires that major new developments adjoining the countryside include proposals for:
- informal leisure and recreation, including Country Parks, and routes for walkers, cyclists and horse riders (policy (4/2)
  - conserving and enhancing biodiversity (policy P7/2)
  - maintaining and enhancing the character and conservation value of urban fringe areas, including improving public access to the countryside (policy P7/5)
- C3.2 English Heritage's Historic Landscape Characterisation data base will provide useful guidance on the suitability of landscape improvements. The County Council's Right of Way Improvement Plan will provide the basis for the new footpaths, cyclepaths and bridleways for which contributions will be required from development.

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

- C3.3 The Cambridge Southern Fringe between Shelford Road/Cambridge Road and Babraham Road is mainly a chalklands character area comprising a rolling topography which rises gently towards the Gog Magog Hills with a spur of high ground reaching towards the city between Babraham Road and Great Shelford/Stapleford villages. This landscape is broad in scale and offers uninterrupted views from the Magog Down in the south across large arable fields where enclosure is limited to occasional trimmed thorn hedges, shelter belts and hilltop copses. As recently as the 19<sup>th</sup> century sheep grazing was the dominant agricultural activity. Remnant chalk grassland does remain, but is mostly associated with road verges and golf courses which have increasingly changed the appearance of the landscape and have further limited general public access to the countryside.
- C3.4 The Area Action Plan is bounded to the south by The Magog Down and Wandlebury which are very popular for public enjoyment of the countryside close to Cambridge. Unfortunately, public access to these areas other than by car is very difficult. There are no continuous footpaths, cyclepaths or bridleways from Cambridge or Great Shelford and Stapleford villages. Permissive footpaths and a Sustrans cycleway have been created linking Great Shelford to Cambridge along the route of the mainline railway and extending/completing the network of footpaths/cyclepaths/bridleways to the Magog Down/Wandlebury will ensure that both the new residents of Trumpington and the wider public will benefit from development in the Cambridge Southern Fringe.

- C.3.5 The landscape is dominated by the major complex of buildings at Addenbrookes Hospital where further major development is proposed. Development at Addenbrookes Hospital will therefore contribute to these networks through the extensive off-site landscape mitigation measures that will be required for the new hospital and research buildings. If any balancing ponds associated with the Addenbrooke's Link Road must be located in this sweep of countryside they will be landscaped to complement the character of the area and be incorporated into the recreation strategy.

#### Hauxton Road to the River Cam

- C3.6 Trumpington West is located on the eastern edge of the valley of the River Cam at the boundary of two landscape character areas – the Western Claylands and the Chalklands which typify much of the remainder of the Cambridge Southern Fringe. The river valley extends as far as Cambridge city centre along Grantchester Meadows, Sheep's Green and Laundress Green where there is extensive public access to the meadows and pastures alongside the river. To the south of Grantchester, public access to the river extends no further than Byrons Pool.
- C3.7 The landscape between Hauxton Road and the River Cam is made up of a broad sweep of open agricultural land where there are no hedgerows or trees stretching down to the wooded line of the river. This large area of land is crossed by the M11 and bisected by a concrete agricultural track which runs parallel to Hauxton Road which broadly marks the edge of the river valley.
- C3.8 Whilst there are fine views of Trumpington Church, this southern approach to Cambridge is currently dominated by the M11 junction, park & ride site and large warehouse buildings. Development will improve the character of this edge of Cambridge and the setting of this part of the city by landscaping the land between Grantchester Road and Hauxton Mill and providing public access to the countryside by the completion of a meadowland corridor which will extend from Hauxton Mill into Cambridge city centre.
- C3.9 As this is a new urban extension with a significant population, it will be important that residents have the opportunity to connect with the surrounding countryside. With the compact form of the urban extension, the countryside will be relatively close to the whole development and should be reachable on foot and certainly by bicycle.
- C3.10 The County Council, in partnership with the District and City Councils has undertaken a study of "Strategic Open Space". This is a higher order facility which serves a wider catchment and has a different purpose to local public open space and is of more than local significance. A standard will be identified for Strategic Open Space, and also the appropriate contribution towards additional Strategic Open Space that should come forward from developments, including Cambridge Southern Fringe. This will be detailed in the Planning Obligations Supplementary Planning Document.

- C3.11 It is generally recognised that Cambridgeshire is deficient in this type of open space. As a major new community, Cambridge Southern Fringe will itself create a need for a strategic open space facility and it will be important to ensure that its substantial population has good access to the countryside. Wandlebury and the Magog Down which border the Cambridge Southern Fringe are already over-used and additional countryside recreation areas will be needed as a result of the development in Cambridge.
- C3.12 This is likely to be translated into a need for areas of open access where people can also find the facilities which would enable them to experience informal countryside leisure activities. Such facilities could include a visitors' centre, areas for picnicking, kick about areas, kite flying and so on, as well as supporting facilities such as car and cycle parking, toilets, etc. Such areas are normally defined as country parks
- C3.13 The Green Corridor running along the river to the west of the development and running into the City would have potential to contribute towards strategic open space needs. The creation of a country park adjoining the development is proposed to provide this informal countryside recreation function. A country park in this location will be well related to the main body of Cambridge.
- C3.14 Footpaths, cycleways and bridleways through the Country Park will link from Trumpington West to Hauxton Mill in the south and provide a network of routes on the land between Grantchester Road, Hauxton Road and the River Cam.