

E Delivering the Cambridge Southern Fringe

E1 PHASING AND IMPLEMENTATION

OBJECTIVES

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

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

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

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

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

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

CONSTRUCTION STRATEGY

POLICY CSF/22 Construction Strategy

Site Accesses and Haul Roads

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

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

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

Storage Compounds, Plant and Machinery

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

Construction Activities

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

Construction Spoil

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

Site Accesses

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

Storage Compounds, Plant and Machinery

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

Construction Activities

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

Construction Spoil

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

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

Sustainable Building Methods and Materials

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

STRATEGIC LANDSCAPING

POLICY CSF/23 Countryside Enhancement Strategy

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

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

MAKING USE OF EXISTING BUILDINGS/RESOURCES ON SITE

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

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

Recycling of Building Materials

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

MANAGEMENT OF SERVICES, FACILITIES, LANDSCAPE AND INFRASTRUCTURE

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

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

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

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

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

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

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

TIMING / ORDER OF SERVICE PROVISION

POLICY CSF/26 Timing / Order of Service Provision

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

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