

SINGLE ISSUE CONSULTATION – SAWSTON STADIUM PROPOSAL	
QUESTION NO.	SUMMARY OF REPS
QUESTION: Should the Local Plan allocate the site north of Dales Manor Business Park, Babraham Road Sawston, for a football stadium with associated public open space?	
<p>Support: 80 Object: 150 Comment: 41</p>	<p>ARGUMENTS IN SUPPORT:</p> <ul style="list-style-type: none"> • Additional facilities for Sawston; • Provide a recreation hub for this large village, where there is an existing shortage; • Close enough to Cambridge; • Benefits for young people; • Benefits to Cambridge City Football Club, which supports a number of youth teams providing opportunities to local children, and employs 27 people. Existing ground has planning permission for housing, and the club has to leave; • To stay in existence many clubs have had to relocate; Club have explored alternative locations; • Sawston more convenient to many fans; • Ground sharing would limit other revenue streams; • proposed facilities are essential to the use and comply with FA requirements for a Grade B standard ground; • Benefit to businesses in village; • Transform a derelict site for benefit of the village; • Existing screening would limit wider landscape impacts; • Screening to residential development would be maintained, and stadium sites away from existing houses. Stadiums are found near to residential areas; • Visitors generally outside peak traffic times; • Green travel plan should be required, including shuttle buses. • New facilities needed if further residential development planned; • Supported by National Planning Policy Framework, which supports economic growth in rural areas; • Although Green Belt, site has never been permanently open, and is not visually open; • Most games are at weekends and only a few during the evenings; • Small crowds will not bring traffic chaos; • Friendly non-league club; • Sport England – Redevelopment of ground at Milton Road would require replacement of equivalent or better facility. The replacement facilities proposed at Sawston would meet exception E4 of the above policy in terms of quantity, quality, location and management arrangements. Need to consider duplication of facilities with a community stadium;

	<p>OBJECTIONS:</p> <ul style="list-style-type: none"> • Green Belt land, conflict with Green Belt policies; • Impact on village character; • Too far from Cambridge; • No link between the village and Cambridge City Football Club; • Should be located in north Cambridge; • Loss of privacy, and disturbance to houses which adjoin the site; • Deciduous woodland separating houses from stadium inadequate barrier in winter; • Traffic impact, including on Babraham Road. Increased traffic on weekends; • Last season, CCFC hosted ~1800 traveling fans during an FA Cup match; • Congestion around pubs; • Should be access road to A1307; • Cannot see why a club with attendance of 250 need facilities for 3000; • With only 300 spaces how would larger crowds be accommodated. What if the club gain promotion; • Impact of parking on surrounding streets; • Low supporter numbers means justification for development is marginal. Why such a large facility if crowds are so low; • Not clear whether the proposal is viable; • Ground share with Histon would be a better option; • Extra maintenance costs for village; • Potential increase in antisocial behaviour; • Impact of floodlights and noise, impact on a quiet residential area; • Impact on biodiversity, trees, rookery, deer. Trees are part of ancient woodland; Lack of information on whether red listed bird species would be affected; • Too far from public transport routes; • Impact on traffic in Babraham; • Impact on Dales Manor Business Park businesses; • Impact on housing is Dales Manor Business Park used for residential development; • Impact on views from Babraham Road; • Would be visible as far as the Gog Magog hills; • Would not benefit Sawston residents; • Not very accessible to centre of the village; • CCFC have no link with Sawston; • Should share Community Stadium; • Need houses not a stadium; Residential development on the industrial estate should be given preference; • Should be used for allotments; • Increased hardstanding would impact on drainage;
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	<ul style="list-style-type: none"> • Detrimental effect on Sawston Village College Sports Centre; • Offer of gifted land is a bribe; • Inadequate consultation of those directly affected; • CPRE - too large a facility to be located in the Green Belt; • Babraham Parish Council – Concerned about traffic impact on village; • Stapleford Parish Council – Green Belt, traffic impact, including on Stapleford; • Haslingfield Parish Council – No case has been made for removal of land from the Green Belt; • Cam Valley Forum – fundamentally unsustainable; <p>COMMENTS:</p> <ul style="list-style-type: none"> • Would like to see other facilities e.g. a swimming pool; • Will it free up recreation space elsewhere for other activities apart from football? • Need to consider traffic impacts in combination with housing; • Should be new road link on old railway from A1307 past sewage works; • Pampisford Parish Council - concerned that this preliminary application has been included in the Local Plan consultation, without enough detail for informed comments to be made; • Great Shelford Parish Council – primarily a decision for Sawston, but concerned about traffic impact on Great Shelford; • Sawston Parish Council - concerned that matches would generate a large volume of traffic and cause significant congestion around the access to the site on Babraham Road, at the junction of Babraham Road and Cambridge Road, at the junctions of the A1301 with Cambridge Road and the A505 and at the junction between Babraham High St and the A1307. Need to assess noise and light issues, and impact on biodiversity; Plan does not take into account development of Dales Manor for residential, the only site in Sawston that enjoys clear public support; concerned that removal of this land from the green belt could potentially enable development in general; • Police Architectural Liaison Officer – Few city matches require a police presence. Need to address access route, parking, likely hood of crime and disorder, public transport, emergency access; • Anglian Water – odour issues from nearby sewage treatment works may need to be addressed; • Wildlife Trust – Need up to date ecological
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	<p>surveys in order to assess the impact;</p> <ul style="list-style-type: none">• Natural England - Development would change the character of the site, and has the potential to negatively impact on biodiversity. We agree that biodiversity surveys will be needed to identify any impacts and how they can be avoided or mitigated. Need to clarify agricultural land impact;• Environment Agency – Land contamination, and protection of aquifers would need to be addressed;
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