



South
Cambridgeshire
District Council

Local Development Framework

Cambridge Southern Fringe Area Action Plan

Development Plan Document

Adopted February 2008

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Local Development Framework
**Cambridge Southern Fringe
Area Action Plan**

Development Plan Document
Adopted February 2008

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PREFACE - THE SOUTH CAMBRIDGESHIRE LDF

WHAT IS A LOCAL DEVELOPMENT FRAMEWORK?

- 1.1 The Local Development Framework (LDF) for South Cambridgeshire will replace the existing Local Plan, which was adopted in February 2004. It is being prepared under the new government legislation for development plans. The LDF comprises a number of Development Plan Documents (DPDs) that set out policies and proposals for the development and use of land in the district. The first DPDs cover the period to 2016. The LDF includes a vision for the future of South Cambridgeshire and objectives and targets, which developments must meet to secure that vision. Once adopted, planning applications and other decisions will be made in accordance with it.
- 1.2 The Local Development Framework:
- Takes account of national, regional and strategic planning policies;
 - Identifies sites for, and requirements of, major development;
 - Provides the framework of policies for assessing all planning applications;
 - Enables infrastructure and service providers to bring forward their services when needed by new development;
 - Enables the public to be fully involved in developing local policies and proposals.
- 1.3 The Local Development Framework forms part of the Development Plan for South Cambridgeshire. The Development Plan is made up of those plans which have been statutorily adopted and which cover the District. The composition of the current development plan is set out in the Council's Local Development Scheme. This document sets out how the Council will move from the previous to the current development plans system, and lists which local development documents are to be produced and when.
- 1.4 The East of England Regional Spatial Strategy will replace the Cambridgeshire and Peterborough Structure Plan 2003 (generally referred to in this document as the Structure Plan) when it is published in its final form by the Secretary of State. A number of Structure Plan policies will be 'saved', and remain valid until at least 28 September 2007, under the transitional provisions of the Planning and Compulsory Purchase Act 2004. Whilst under the terms of the new plan making system the LDF must be in

general conformity with RPG6, in the circumstances of the Cambridge Area it is also appropriate and consistent for the LDF to have regard to the policy requirements of the Structure Plan.

CONTEXT

- 1.5 South Cambridgeshire is located centrally in the East of England region at the crossroads of the M11 / A14 roads and with direct rail access to London and to Stansted Airport. It is a largely rural district, which surrounds the city of Cambridge and comprises over 100 villages, none currently larger than 8,000 persons. It is surrounded by a ring of market towns just beyond its borders, which are generally 10–15 miles from Cambridge. Together, Cambridge, South Cambridgeshire and the Market Towns form the Cambridge Sub-Region. South Cambridgeshire has long been a fast growing district and in 2003 had a population of over 130,000 persons (bigger than Cambridge itself) and has become home to many of the clusters of high technology research and development in the Cambridge Sub-Region.
- 1.6 The regional context is set out in the Regional Planning Guidance for East Anglia (RPG6) which was approved in November 2000. It aims to focus a higher proportion of Cambridgeshire's growth into the Cambridge Sub-Region and proposes a sequential approach to the planning of development, with much of the development concentrated into and on the edge of Cambridge (subject to a review of the Cambridge Green Belt), including development in South Cambridgeshire, and into a new town beyond the outer boundary of the Green Belt.
- 1.7 The LDF will enable the step change in growth required in the Regional Spatial Strategy and Structure Plan, particularly in the rate of housing development. South Cambridgeshire will be experiencing an almost 40% increase in housing development between 1999 and 2016. In the past much of the housing development in the Cambridge area has been directed to the villages and towns beyond the city. Whilst there has been employment growth elsewhere, Cambridge has remained the dominant centre of employment. As demand has outstripped the supply of housing close to Cambridge, people have located further from Cambridge increasing commuter flows through the District. Most of the new development in the District (on sites not yet committed) will in future take place on the edge of Cambridge and in a new town near to Longstanton and Oakington, named Northstowe.

- 1.8 The national context is set out in Planning Policy Statements (the replacement to Planning Policy Guidance Notes), Circulars and other advice from Government. Whilst some of those national policies will require local interpretation, a great number do not. The Local Development Framework will not repeat that advice which must also be taken into account in determining planning applications.

COMMUNITY STRATEGY

- 1.9 The Local Development Framework will be a key mechanism for delivering the South Cambridgeshire Community Strategy. All local authorities are required by the Local Government Act 2000 to "prepare a community strategy for promoting the economic, environmental and social well-being of their areas and contributing to the achievement of sustainable development in the UK."
- 1.10 The Strategy is the result of a partnership between the District and County Councils, working with the health services, the police, parish councils, the business and voluntary sectors. These groups have come together in the South Cambridgeshire Strategic Partnership to produce the Community Strategy. The Local Strategic Partnership will continue to develop a joint approach to the important issues, whenever possible, and will oversee the delivery of the Strategy. The Local Development Framework will be important in securing those parts of the Community Strategy which involve the development, or use of land and buildings.
- 1.11 The Community Strategy's vision is split into 6 aims as set out below:
- **ACTIVE, SAFE AND HEALTHY COMMUNITIES** where residents can play a full part in community life, with a structure of thriving voluntary and community organisations.
 - **BUILDING SUCCESSFUL NEW COMMUNITIES** where large-scale developments have created attractive places with their own identity, supported by a range of quality services.
 - **A PROSPEROUS DISTRICT** where jobs, skills and learning are developed and sustained to benefit everyone.
 - **GOOD ACCESS TO SERVICES** for all sections of the community, including older people, children and families, through better transport links and improved local services.

- **QUALITY HOMES FOR ALL** with new affordable homes developed to meet local needs and assistance provided for those needing help.
- **A HIGH QUALITY ENVIRONMENT** with better access to a more biodiverse countryside, which is protected and improved, and sustainable measures implemented, minimising waste and tackling climate change.

1.12 The Community Strategy is reviewed regularly and includes actions for the following 3-year period, which focus on meeting key aspects of the vision taking priority at the time and reflecting potential opportunities. Some of these will relate to district wide policies contained in the LDF, including issues such as affordable housing. Others will relate to the major developments in the district, which are addressed in planning terms in Area Action Plans, and which are a key priority for many of the stakeholders and service providers involved in the Local Strategic Partnership.

RELATIONSHIP WITH OTHER PLANS AND STRATEGIES

1.13 The Council has consulted all key stakeholders at three stages in the preparation of the DPDs and it is for them to advise the Council how their own strategies affect the South Cambs LDF. Where such information has been received, this has been taken into account in preparing the DPDs. Where organisations did not advise the Council of their delivery plans, it will be for Cambridgeshire Horizons, as the delivery vehicle for the Cambridge Sub-Region, to draw together the delivery plans for all aspects of the major developments as part of the negotiations on the planning obligations agreements.

CORNERSTONE OF SUSTAINABILITY

1.14 The LDF aims to improve the overall quality of life for residents of South Cambridgeshire in a way, which will also benefit future generations. Taking a sustainable approach to economic, social and environmental issues will be at the heart of the plan and will be closely related to the national strategy for sustainable development which has four objectives:

- Social progress, which recognises the needs of everyone;
- Effective protection and enhancement of the environment;

- Prudent use of natural resources; and
 - Maintenance of high and stable levels of economic growth and employment.
- 1.15 European Directive 2001/42/EC requires an 'Environmental Assessment' of plans and programmes prepared by public authorities that are likely to have a significant effect upon the environment. This process is commonly known as 'Strategic Environmental Assessment' (SEA), and covers relevant plans and programmes whose formal preparation began after 21 July 2004. Among the documents to which this requirement will apply are land use plans that cover a wide area, such as the LDF.
- 1.16 The Planning and Compulsory Purchase Act 2004 requires a Sustainability Appraisal (SA) of all emerging Development Plan Documents and Supplementary Planning Documents. As the draft guidance explaining this requirement makes clear, SA and SEA are similar processes that involve a comparable series of steps. If there is a difference between them, it lies in the fact that SEA focuses on environmental effects whereas SA is concerned with the full range of environmental, social and economic matters.
- 1.17 A Sustainability Appraisal Scoping Report has been prepared, and been the subject of public participation. This highlights economic, social and environmental issues relevant to the area, and objectives to test the LDF against. A Sustainability Report, incorporating an 'Environmental Report' has been prepared to accompany each DPD.
- 1.18 A further requirement comes from the Habitats Directive (Council Directive 92/43/EEC), which requires Assessment of plans or projects affecting Natura 2000 sites. Natura 2000 is a Europe-wide network of sites of international importance for nature conservation. Ramsar sites support internationally important wetland habitats, and are also included in the Assessment in line with Government policy in PPS9. The DPD has been subject to a Screening Assessment, which identifies the likely impacts of the DPD on a Natura 2000 site or Ramsar site, either alone or in combination with other projects or plans, and considers whether these impacts are likely to be significant. The sites assessed have been agreed with Natural England and include those within and outside the district where assessment is required because of their proximity to South Cambridgeshire and / or the nature of their conservation interest. The Assessment objectively concluded that the DPD is not likely to have any significant effects on any Natura 2000 or Ramsar sites. There is therefore no requirement to proceed to the next stage of an Appropriate Assessment.

COMMUNITY INVOLVEMENT

- 1.19 The Cambridge Southern Fringe AAP has been prepared following a programme of consultation and public participation. Consultation with the community on the future planning of South Cambridgeshire began at the end of 2001 with the publication of an Issues Report. In April 2004 the Council carried out an initial consultation with statutory bodies, as required under the new system of plan making, to ensure that it was aware at an early stage of any programmes and plans that would affect the LDF. This was followed in October 2004 by consultation on issues and options, which gave people the opportunity to comment on how the local planning authority should approach the preparation of a particular development plan document. The Issues and Options Reports focused on key issues for the DPDs and issues where there were choices to be made on the policy direction. A Preferred Options Report (pre-submission draft) of the DPD was published in June 2005 and was subject to a six-week long public participation period, allowing people to make representations to be considered by the Council.
- 1.20 The DPD was then submitted to the Secretary of State in January 2006, and made available for a further six-week consultation period. Representations received were considered at an independent Examination, conducted by Inspectors appointed by the Secretary of State to consider the “soundness” of the plan. The independent Inspector subsequently produced a report, which was binding on the Council. Further information on the plan preparation process can be found on the Council's website: www.scamb.gov.uk.
- 1.21 A Glossary of Technical and Other Terms is to be found at the back of this document.

A INTRODUCTION

- A.1 A sustainable new urban extension to Cambridge is proposed at the Cambridge Southern Fringe. The urban extension crosses the South Cambridgeshire / Cambridge City boundary. Much of the built development lies within Cambridge City and is addressed in the Cambridge Local Plan, which should be read alongside this AAP to give a full understanding of all inter-related proposals in the area. The AAP establishes an overall vision for that part of this new urban extension, which lies within South Cambridgeshire including its relationship with Cambridge and its surrounding countryside setting. It identifies the site within South Cambridgeshire for approximately 600 dwellings and associated development at Trumpington West, in the parish of Haslingfield, as well as the off-site infrastructure needed to deliver and serve the urban extension as a whole. The AAP also sets out the policies and proposals for the countryside near to the development areas at Trumpington West and in Cambridge, including landscape, biodiversity and access proposals.
- A.2 The AAP will form part of the Local Development Framework for South Cambridgeshire District. It needs to be read in conjunction with the South Cambridgeshire Development Control Policies DPD, as well as with the Cambridge Local Plan.
- A.3 A number of more detailed plans will be required for Trumpington West, ranging from the Masterplan to design codes. The AAP requires:
- A Masterplan to accompany the outline planning application showing the general disposition of development, roads, services, open space and landscaping within South Cambridgeshire which allows for development on adjoining land within Cambridge City.
 - Design Guidance (incorporated in the Masterplan and supplemented by a Design and Access Statement).
 - Design Codes to set more detailed design criteria to create a clear identity for individual areas.
- A.4 A number of strategies are also required as part of the implementation of development at the Cambridge Southern Fringe to ensure that it is a high quality sustainable development which meets the needs of its residents.

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, innovative and distinctive urban extension of Trumpington, which will complement and enhance the character of the city. Development will secure a 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 The Area Action Plan includes policies and proposals for landscape, biodiversity, access and recreation between Wandlebury Country Park / The Magog Down and the Cambridge City boundary. These are partly to mitigate the effects, and to meet the needs, of development in the City. The AAP will form the basis of the Council's comments on any planning applications to Cambridge City Council, requesting that the development should contribute towards the proposals arising from the impact of that development.
- 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 for Trumpington West will be submitted to and approved by the local planning authority prior to the granting of any planning permission to demonstrate that the development will integrate effectively with development in Cambridge City:**
 - a. The Masterplan will include Design Guidance, supplemented by a Design and Access Statement, setting out the general principles for good design for Trumpington West;**
 - b. Design Guides / Design Codes for each phase of development will be prepared as part of applications for the grant of approval for reserved matters.**

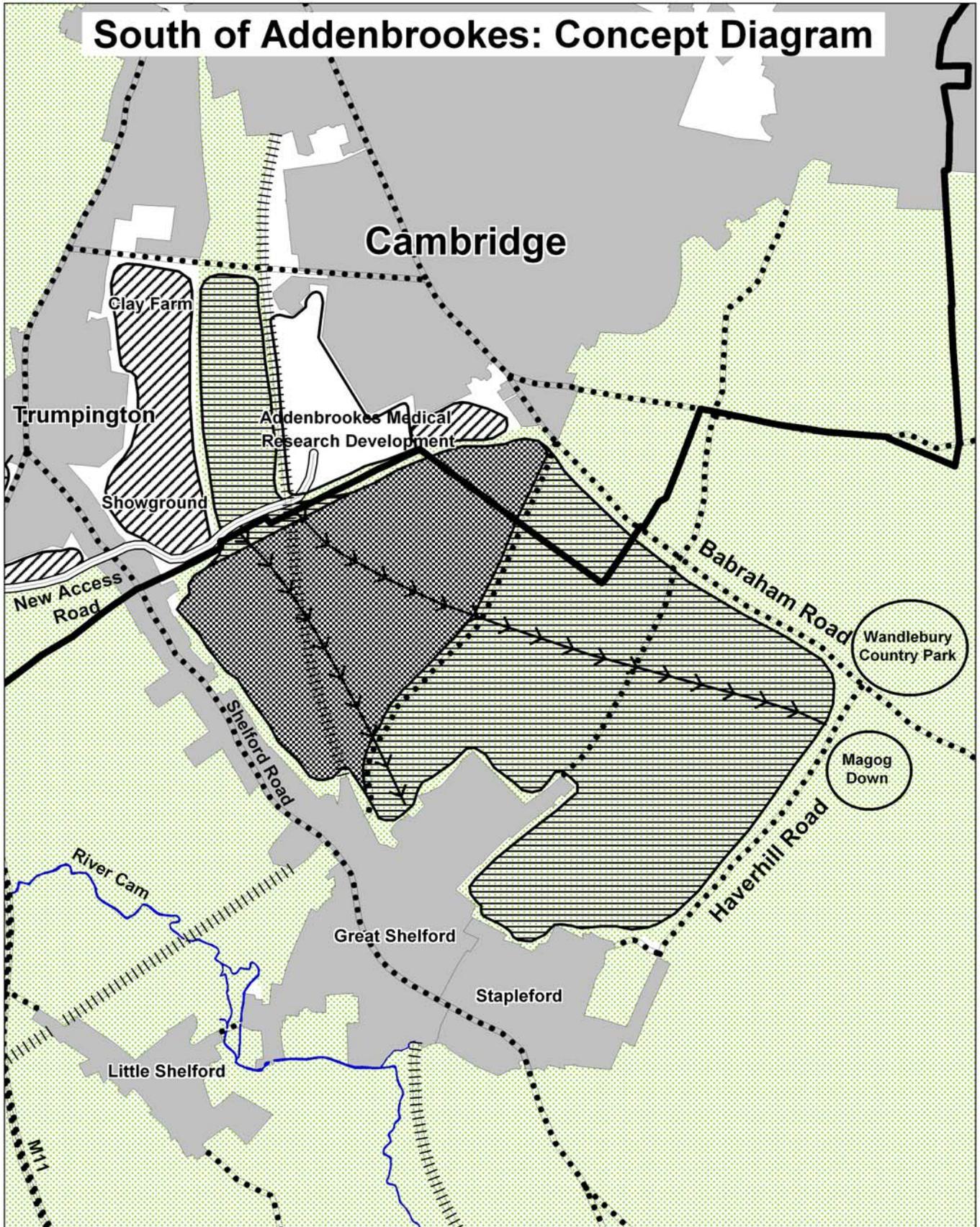
Trumpington West will be developed:

- 2. As a western extension of Trumpington of approximately 600 dwellings in South Cambridgeshire with appropriate employment, services, facilities and infrastructure.**
- 3. As an attractive feature in the landscape with which it is well integrated through a variety of edge treatments;**
- 4. As a compact and sustainable urban extension, well designed to a high quality, with a strong sense of local identity.**
- 5. With well designed and landscaped urban and residential areas which are accessible to Trumpington, permeable and legible, and which create neighbourhoods with their own character;**
- 6. With locally available community facilities to meet day to day needs either on site or elsewhere in the Cambridge Southern Fringe (within or outside the District);**

- 7. As a balanced, viable and socially inclusive community where people can live in a healthy and safe environment and have access to most of their learning needs;**
 - 8. With a flexible design, energy efficient, built to be an exemplar of sustainable living with low carbon and greenhouse gas emissions and able to accommodate the impacts of climate change;**
 - 9. To achieve a net increase in biodiversity across the site;**
 - 10. Making drainage water features an integral part of the design of the urban extension and its open spaces, so they also provide for amenity, landscape, biodiversity and recreation.**
 - 11. Trumpington West will be bounded by the Cambridge Green Belt, which will constrain further growth.**
 - 12. Trumpington West will connect the green spaces of Cambridge to the surrounding countryside, maintain a Green Corridor along the River Cam, and provide landscape, biodiversity and public access enhancements in the surrounding countryside.**
- 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 the Council can grant any planning permission for Trumpington West; it will need to ensure that the development will be delivered consistent with the principles set out in the AAP. A Strategic Masterplan will create the framework within which a quality environment can be achieved. Different levels and types of design guidance will be required at appropriate stages during the development to ensure the delivery of a high quality development.
- B.7 Securing landscape, access and biodiversity improvements within South Cambridgeshire for development which will take place within Cambridge City will require that the District Council when it is consulted by the City Council on relevant planning applications requests conditions / Section 106 agreements for linked funding provisions.

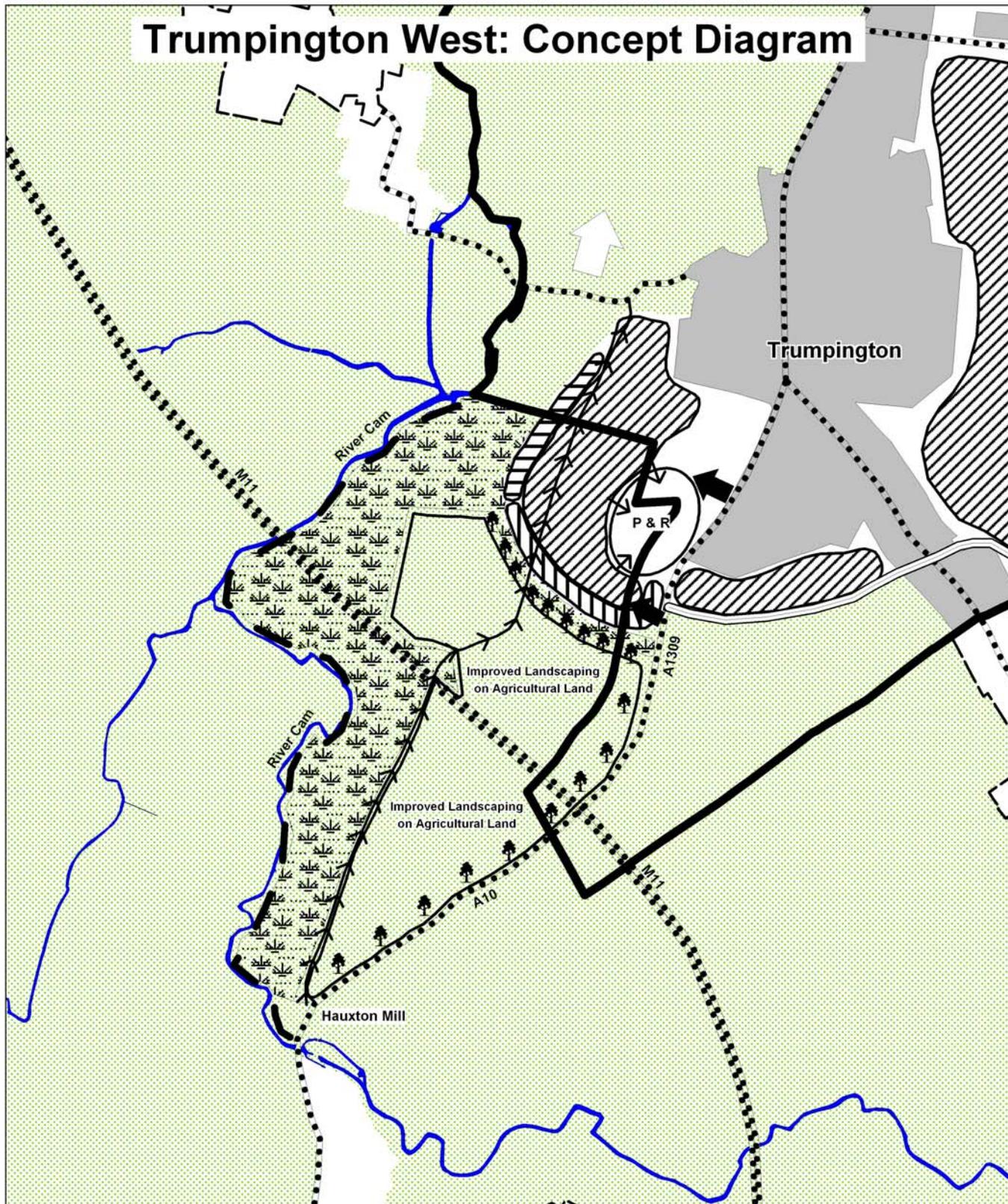
- B.8 Redevelopment of the former Plant Breeding Institute / Monsanto land to the west of Trumpington provides an opportunity to contribute towards meeting more of the sub-region's housing needs in a sustainable location on the edge of Cambridge city. Together with development at Clay Farm and Showground 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.
- B.9 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 and Ride site, warehouses and glasshouse complex at Trumpington.
- B.10 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 any other local centres that are included in the new development, which is close by.
- B.11 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 and Ride site.
- B.12 Trumpington West will have sufficient variety in its built form to create a sense of different places with landmark spaces 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.

South of Addenbrookes: Concept Diagram



- | | | |
|--|----------------------------------|------------------------|
| District Boundary | Countryside Enhancement Strategy | Addenbrookes Link Road |
| Existing Built Up Area | Residential Development | New Cycle/Footpath |
| Green Belt | Existing Road | Railway |
| Country Enhancement Strategy and Ecological Study Area | | |

Trumpington West: Concept Diagram



- | | | |
|---------------------------------|---|------------------------------------|
| District Boundary | Gateway Development 4 Storey | Existing Road |
| Existing Built Up Area | Park & Ride | Addenbrookes Link Road |
| Green Belt | Strategic Landscaped Edge | New Cycle/Footpath |
| Country Park | Road Access | Public Access to parts of River |
| Residential Development | Green Corridor into Cambridge City Centre | Foot & Cycle Access to Park & Ride |
| Sensitive Riverside Development | | |

C TRUMPINGTON WEST AND THE SOUTHERN SETTING OF CAMBRIDGE

OBJECTIVES

1. Site

C1/a To meet the requirements of the South Cambridgeshire Core Strategy DPD and Policies P9/1 and P9/2 of the Structure Plan.

2. 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 Addenbrooke's Hospital.

3. Countryside

C3/a To create an appropriate setting for the expanded Trumpington and Addenbrooke's Hospital, minimizing 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 southwestern 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 and 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 southeast 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 West.

- 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.
- C.2.3 The Green Belt will ensure that Cambridge remains physically separate from surrounding villages especially the closest villages of Great Shelford, Stapleford, Little Shelford, and Hauxton, and maintain the character of Cambridge as a city surrounded by a necklace of villages.
- C2.4 The Green Belt boundary at Trumpington West abuts the western and southern built edge of the development. This development edge relates to the contours of the site, existing features associated with the previous use of the site, the enhanced River Cam corridor, the southern gateway to Cambridge and strategic views across the landscape towards Trumpington and Cambridge beyond. It provides a Green Belt boundary and community park that will protect and enhance the quality and purpose of the remaining Green Belt land.

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

POLICY CSF/5 Countryside Enhancement Strategy

- 1. Planning permission for development at Trumpington West will include a planning obligation requirement for contributions to the implementation of a Countryside Enhancement Strategy which will create an enhanced gateway into the City between Hauxton Road and the River Cam and which will comprise:**
 - 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, from Grantchester Road to Hauxton Mill;**
 - b. Hedgerow planting on field boundaries in the agricultural land between Hauxton Road and the Trumpington Meadows Country Park;**
 - c. New footpaths, cyclepaths and bridleways creating routes through the area from Hauxton Mill and linking to Grantchester Road;**
 - d. Measures to protect and enhance wildlife habitats, including managing public access to the river banks;**
 - e. Noise attenuation on the northern side of the M11 through the creation of new landscape features which are compatible with the river valley character.**

- 2. A Countryside Enhancement Strategy will be prepared for the area bounded by the Cambridge City boundary, Babraham Road, Haverhill Road, and the edge of the built up area of Great Shelford and Stapleford. The Strategy will comprise:**
 - f. New copses on suitable knolls, hilltops and scarp tops.**
 - g. Management and creation of chalk grassland.**
 - h. Management of existing shelter belts.**
 - i. New mixed woodland and shelter belts.**
 - j. Creation of a landscape corridor along Hobson's Brook.**

- k. Reinforcement and planting of new hedgerows.
- l. Roadside planting.
- m. New footpaths, cyclepaths and bridleways creating routes through the area and linking to Wandlebury Country Park / The Magog Down.

3. The Countryside Strategies will include integrated proposals for landscape, biodiversity, recreation and public access improvements, which will be compatible with long-term agricultural production to create enhanced gateways into the City. Provision will be made for maintenance of landscaping and replacement of diseased, dying and dead stock for a period of 10 years, and details of long-term management thereafter.

- 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 P4/2);
 - 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 database 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 District Council will ask Cambridge City Council in its determination of applications for development in the Cambridge Southern Fringe, to secure contributions to the preparation of the Countryside Enhancement Strategy

referred to in Policy CSF/5 (2) above, and towards the countryside enhancement measures referred to in Policy CSF/5 (2a-h).

- C3.4 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, shelterbelts and hilltop copses. As recently as the 19th 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.
- C3.5 The Area Action Plan is bounded to the south by The Magog Down and Wandlebury Country Park, 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 Country Park will ensure that both the new residents of Trumpington and the wider public will benefit from development in the Cambridge Southern Fringe.
- C3.6 The landscape is dominated by the major complex of buildings at Addenbrooke's Hospital where further major development is proposed for Papworth Hospital and a Bio-Medical campus. The District Council expects that development at the Addenbrooke's Hospital site 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 should be landscaped to complement the character of the area and be incorporated into the Recreation Strategy.

Hauxton Road to the River Cam

- C3.7 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 Byron's Pool.

- C3.8 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.
- C3.9 Whilst there are fine views of Trumpington Church, this southern approach to Cambridge is currently dominated by the M11 junction, Park and 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.
- C3.10 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.
- C3.11 It will be important to ensure that the substantial population of the major new community of the Cambridge Southern Fringe has good access to the countryside. Wandlebury Country Park 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.

D TRUMPINGTON WEST

D1 THE DESIGN OF THE EDGES OF TRUMPINGTON WEST

POLICY CSF/6 The Design of the Edges of Trumpington West

- 1. 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;**
- 2. Development facing the River Cam will be required to respect the character of the valley, in terms of height, scale, massing, form, colour, layout and landscaping.**
- 3. 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;**

D1.1 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 development must acknowledge the sensitive nature of the River Cam 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 and Ride site and be more in keeping with the height of existing and proposed buildings on the eastern side of Hauxton Road.

D2 HOUSING

OBJECTIVES

- D2/a To provide an adequate and continuous supply of land for housing to help meet the guidelines set out in the South Cambridgeshire Core Strategy DPD and Structure Plan Policy P9/1.**
- D2/b To provide high quality housing that makes best use of previously developed and other land with higher densities in locations close to a good range of services and facilities and public transport stops.**
- D2/c To ensure the provision of a well integrated mix of housing types, tenures and sizes, including affordable housing, to meet the identified needs of all sectors of the community, including Key Workers.**

POLICY CSF/7 Trumpington West Housing

Housing Supply:

- 1. Trumpington West will provide an adequate and continuous supply of land for housing for at least 600 dwellings within South Cambridgeshire.**
- 2. Trumpington West will be developed 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, and which is well designed and of a high quality.**

Density:

- 3. Trumpington West will provide housing, which achieves an overall high density. A range of densities will be provided following a design-led approach, including higher densities closer to Trumpington village centre and at public transport stops with lower densities on the sensitive outer edge facing the River Cam. Subject to the design-led approach and the need to provide a full range of house types and quality, the average net site density will be at least 50 dwellings per hectare.**

House Types and Quality:

- 4. There will be variety in the housing types provided at Trumpington West to offer choice. It will require imaginative and high quality developments both in terms of design and materials which include apartments in the more accessible locations and close to services and facilities, town houses, terraced housing and family housing in forms which embrace the move towards more sustainable ways of living and will include a significant proportion of smaller homes.**

Affordable Housing:

- 5. The starting point for negotiations concerning the provision of affordable housing at Trumpington West will be Policy HG/3 of the Development Control Policies DPD. However, this is a major and complex development, which has a wide variety of requirements covering infrastructure and services, and a balance may need to be struck between competing requirements, in the light of economic viability.**

Housing Supply

- D2.1 Trumpington West will provide an adequate and continuous supply of land for housing for at least 600 dwellings in South Cambridgeshire. The whole of Trumpington West, including land in Cambridge city, will bring forward approximately 1,200 dwellings.

Housing Density

- D2.2 Making best use of previously developed land minimising the amount of Green Belt land whilst providing a basis for sustainable living where services and facilities are nearby for most of its residents means achieving an average net density across the development as a whole of at least 50 dwellings per hectare. The amount of development, which can be achieved, will be design-led and seek to make the most effective and efficient use of land across the development as a whole.
- D2.3 Higher densities will be appropriate closer to Trumpington village centre and around public transport stops including the Trumpington Park and Ride site where a greater intensity and scale of buildings will also contribute to the design quality of Trumpington West by providing opportunities for landmark buildings and different character areas.

- D2.4 There will be areas that are relatively less accessible and where lower densities may be more appropriate and also to provide variety in character and more typical family housing. In particular, the urban edge overlooking the River Cam must be developed at lower densities and with lower building heights in order to maintain the rural character of the river valley.

House Types and Quality

- D2.5 In order to meet the need for smaller dwellings in the area and to respond to the density requirements for Trumpington West, a variety in dwelling types will need to be provided. This will help provide interest in the character and design of Trumpington West. This will include modern apartments closer to Trumpington village centre and could be included as part of the 'landmark' buildings facing the M11. Elsewhere imaginative use of town houses, terraces and other forms of high quality but higher density housing types will prevail. In the interests of providing a range of housing at Cambridge Southern Fringe, it would also be desirable for land to be made available at Trumpington West for an element of self-build projects.
- D2.6 The District Council will prepare a Travellers' Policy Development Plan Document which will include policies and proposals for the needs of travellers, including site requirements, which may include provision at Trumpington West. It will be informed by a sub-regional Travellers' needs survey. The Document is provided for in the Council's Development Plan Scheme.

Housing Mix

- D2.7 Policy HG/2 of the Development Control Policies DPD sets out targets for housing mix that seek to ensure that developments provide a mix of housing sizes that address the high level of need for smaller 1 and 2 bedroom homes in the Cambridge area. For many years, the market in South Cambridgeshire has been providing a high proportion of larger properties of 4 bedrooms or more, at the expense of smaller properties. The district-wide targets aim to redress this imbalance, whilst at the same time being mindful of the need to create balanced communities. Cambridge has its own housing mix and development plan, and these factors, together with any up to date Housing Market Assessment, should be taken into account in determining the housing mix for Trumpington West.

Affordable Housing

- D2.8 Providing substantially more affordable housing in and close to Cambridge is fundamental to the growth area strategy for the Cambridge Sub-Region. This is necessary to sustain the growth of the local economy and to ensure that local people are not priced out of the housing market by economic success. Affordable housing is addressed in the Housing section of the Development Control Policies DPD, which sets out affordable housing policy district wide. Policy HG/3 requires that 40% or more of the dwellings given planning permission should be affordable. The strategic developments are the key to addressing the affordable housing requirements of the area, and therefore Policy HG/3 will be the starting point for negotiations as the percentage of affordable housing in Trumpington West. Contributions to off site provision will not be appropriate.
- D2.9 Trumpington West will be a new community and it is important that it achieves a balanced and sustainable community profile. In order to ensure this, it is important that the right tenure mix within the affordable housing is secured. The mix of affordable housing will be determined in response to identified needs at the time of development. Key Worker housing at Trumpington West should be targeted towards meeting the staffing needs of Addenbrooke's Hospital.
- D2.10 To ensure that Trumpington West develops as a sustainable community, affordable housing will be distributed through the development in small groups or clusters, with the appropriate cluster size being determined having regard to the location within the development.

D3 EMPLOYMENT

OBJECTIVES

- D3/a To provide a part of the labour force for Cambridge and its locality.
- D3/b To provide small-scale local employment, as part of a development with an appropriate mix of uses.

POLICY CSF/8 Employment

Development at Trumpington West will include provision for smallscale B1 employment development, the location of which will be determined through detailed masterplanning.

- D3.1 The Cambridgeshire and Peterborough Structure Plan 2003 does not identify the Southern Fringe as a strategic employment location. Its location close to Addenbrooke's, and accessibility to Cambridge as a whole, provides an opportunity to provide housing and redress the current housing / jobs balance.
- D3.2 Providing some opportunities for small-scale employment will provide local job opportunities and add to the overall sustainable mix of services and facilities. It will be for detailed masterplanning to determine whether the employment development necessary within Trumpington West as a whole is better located in the City or in South Cambridgeshire.
- D3.3 Employment development at Trumpington West will be subject to Policy ET/1 of the Development Control Policies DPD that reserves employment land for development that can demonstrate a clear need to be located in the area, to serve local needs, or contribute to the continued success of the Cambridge Sub-Region.

D4 COMMUNITY FACILITIES, LEISURE, ARTS AND CULTURE INCLUDING COMMUNITY DEVELOPMENT

OBJECTIVES

- D4/a To support the early establishment of a successful new community at Trumpington.**
- D4/b To establish a strong feeling of community ownership of facilities and community space.**
- D4/c To ensure provision of appropriate high quality community services and facilities, leisure, arts and cultural facilities of a high standard of design which would reasonably be expected to be found in the expanded Trumpington.**
- D4/d To prepare appropriate management strategies to ensure high quality, robust and effective implementation, adoption and maintenance of community facilities, leisure, arts and culture.**

POLICY CSF/9 Community Services, Facilities, Leisure, Arts and Culture

Publicly and Commercially Provided Services and Facilities:

- 1. A detailed assessment of the need for community services, facilities, leisure, arts and culture at Trumpington West together with a strategy for the delivery of the identified need will be prepared in consultation with service providers and stakeholders and submitted with the first planning application for development at Trumpington West.**
- 2. The development at Trumpington West will make a proportional contribution to the provision of the full range of community services and facilities, education, health and social care facilities, leisure, arts and culture identified in the strategy.**
- 3. The development will provide for innovative means of provision, including opportunities for joint provision and co-location to provide services which best meet people's needs, are accessible to all and which are cost efficient to service and facility providers.**

4. Any planning permission granted for the development of Trumpington West will include a planning obligation requiring the phased delivery of community services, facilities, leisure, arts and culture of a high standard of design, with the provision of key services and facilities for early phases of the development, including the provision of Community Development Workers.

Location of Services and Facilities:

5. Services and facilities will be provided in accessible locations in accordance with a Masterplan for Trumpington West. If such locations lie within Cambridge city, the planning obligation for Trumpington West will include a requirement for contributions to the provision of off-site services and facilities.

Public Art:

6. Provision will be made for public art in Trumpington West to help provide a sense of place and distinctiveness. A Strategy for Public Art will be prepared, with the appointment of a lead artist(s) at an early stage in the planning and design of development.

Publicly and Commercially Provided Community Services, Facilities, Leisure, Arts and Culture

D4.1 The development of Trumpington West in the context of the expansion of Trumpington as a whole provides the opportunity for community services and facilities providers to take advantage of emerging best practice in order to ensure that all residents of Trumpington secure the greatest benefit from development. The principles that will guide the location of services and facilities in Trumpington West are:

- **Accessibility** to the people who will be seeking services and facilities;
- **Combining** or linking services and facilities which will be mutually supportive and convenient for the public;
- **Concentrating** services and facilities in a few locations order to ensure that a journey for one purpose provides the opportunity to serve another purpose, reducing the number of journeys, and providing opportunities for community interaction.

- D4.2 Trumpington village centre, within Cambridge City, will be the main focus of services and facilities and will be linked to Trumpington West by direct and convenient footpath and cycleway networks, which will provide safe and convenient public access
- D4.3 Public service providers in the Cambridge Sub-Region are investigating opportunities for closer integration of their services to offer a better overall service to the public and to make the best use of land, buildings and other resources. Co-location provides substantial savings, operational efficiency and better customer service. This will be achieved by sharing buildings, car parks and other facilities such as receptions.
- D4.4 Before planning permission will be granted for Trumpington West, the needs of the development must be determined in accordance with detailed assessments for the whole of Trumpington, prepared in consultation with service providers. Some of this work will be carried out in partnership with Cambridgeshire Horizons. This will lead to the preparation of strategies setting out the services and facilities required of the development and a phasing plan for the timely delivery of publicly provided community services, facilities, leisure, arts and culture, including the provision of key services and facilities for early phases of the development. This will form the basis of a planning obligation. The development will pay for or contribute to the cost of all of services or facilities which would not have been necessary but for their development even where this would confer some wider benefit on the community. Only if extra provision is made because it is desirable to serve the wider community would it be appropriate that funding from other sources would be required.
- D4.5 The range of community services and facilities needed to serve Trumpington West as a whole will be determined through joint working between the two local planning authorities and the County Council as service provider. Facilities may be located in either the City or South Cambridgeshire depending on detailed masterplanning. The County Council has advised that a single primary school will be provided to serve the whole development at Trumpington West.
- D4.6 In addition to the provision of services and facilities, provision will be needed for professional Community Development Workers to help establish a vibrant and sustainable community from the outset of development and also to provide support mechanisms in response to local need. This will involve a Community Development Strategy outlining roles, partnership working and the professional people needed to help establish the new community. This work will include support to help establish good communication and information for new residents, establishment of new groups, support mechanisms, sports clubs and community events. The

needs of young people should be considered at the earliest stage of development, including the employment of youth workers. Early and ongoing development work can help establish a strong feeling of community ownership of facilities and community space.

- D4.7 Not all services and facilities will be provided by the public sector. A number of facilities at Trumpington will be provided commercially e.g. public houses, indoor sport, health and fitness clubs etc. Some of these would be considered essential to the development of a successful community and there will need to be some certainty that they will be capable of being provided.
- D4.8 The priorities for commercial leisure provision will be considered in consultation with potential service providers and neighbouring local authorities in order that deficiencies and priorities can be identified. The needs of the development will be identified as part of the assessment and strategy referred to above for publicly provided services and facilities.

The Range of Services, Facilities, Leisure and Community Infrastructure

- D4.9 The range of services and facilities and community infrastructure that will need to be provided at Trumpington West is still being investigated by the service providers. Within the development it has already been established that the provision of a one form entry primary school will be required. The development will also need to make contributions towards the provision of a new secondary school within the Cambridge Southern Fringe development as a whole.

Location of Services and Facilities

- D4.10 Those services and facilities, which will primarily serve Trumpington West, could be located within the development, but those services and facilities which will serve Trumpington as a whole will be located in Trumpington village centre and funded by contributions secured by a planning obligation.

Management of Community Services and Facilities

- D4.11 It is important that not only are the community services and facilities needed by Trumpington provided, but that they are properly and effectively managed and maintained if they are to provide high quality facilities for the community in the long term. It is also important that a feeling of community

ownership is developed for all community facilities and that they are managed to ensure accessibility by all. The strategy for publicly provided community services and facilities will therefore need to include appropriate management strategies to ensure that high quality, robust and effective implementation, adoption and maintenance arrangements are in place ahead of any planning permission being granted. This is dealt with in the Phasing and Implementation policies.

Public Art

- D4.12 Provision should be made for public art in the Cambridge Southern Fringe to help provide a sense of place and distinctiveness. Policy SF/6 of the Development Control Policies DPD sets out the Council's policy to see the provision of public art in larger developments. The provision of quality visual arts and crafts as part of new developments can bring social, cultural, environmental, educational and economic benefits, both to the new development and the community at large. It is considered particularly important that public art is integrated into the overall design of the urban extension and functional elements e.g. lighting, landscape, street furniture, floor designs and signage as well as landmark works such as a sculpture.
- D4.13 The District Council has adopted a Public Art Policy that provides guidance for developers implementing large-scale developments, including residential and commercial. It encourages developers to allocate a proportion of the budget for the implementation of a carefully considered public art scheme.
- D4.14 Whilst the Area Action Plan does not prescribe a level of public art provision, it does require that a strategy for public art is prepared, with the appointment of lead artists at an early stage in the planning and design of the development, and a significant level of provision for public art will be required as part of any proposals.

D5 TRANSPORT

OBJECTIVES

- D5/a To develop an improved rights of way network to support sustainable transport, recreation and health, and connect the development to Cambridge, neighbouring villages and the open countryside.**
- D5/b To provide attractive, direct, safe and convenient walking routes within the development linking homes to public transport and the main areas of activity nearby.**
- D5/c To provide a highly accessible network of safe and convenient cycleways, segregated from other modes where appropriate and secure cycle parking facilities.**
- D5/d To link development to the main road network whilst minimising the impact of traffic generation on nearby communities.**
- D5/e To identify the appropriate stages in the development when transport infrastructure will need to be provided.**

ROAD INFRASTRUCTURE

POLICY CSF/10 Road Infrastructure

Trumpington West:

- 1. Planning permission for development at Trumpington West will not be granted until it has been demonstrated by the applicants that the effects of the development would be such that the morning peak traffic queuing between Shelford Road and the M11 would not be materially worse than conditions prevailing at the time of submission of the first planning application. The development will be phased to achieve this objective;**
- 2. The development will be served by two road accesses, which will link onto Hauxton Road.**

3. **Traffic management measures will be funded by the development to minimise traffic impacts on nearby communities and users of Hauxton Road;**
4. **All new infrastructure linking the urban extension to the existing network will have appropriate landscaping to ensure they integrate into the existing landscape character and mitigate the impact of these new roads on existing and proposed developments;**

Road Infrastructure & Road Access

- D5.1 Development at Trumpington East / Addenbrooke's requires that a new road is provided to link Hauxton Road to Addenbrooke's Hospital which will also serve the new residential areas east and south-east of Trumpington and the 'Cambridge Bio-Medical Campus' at Addenbrooke's.
- D5.2 At Trumpington West two accesses will be required linking onto Hauxton Road. Hauxton Road lies entirely within Cambridge City, but the development of Trumpington West will need to demonstrate that it can be properly served by two access points. The southern one will be aligned so that it will connect to the Hauxton Road / Addenbrooke's link road junction, which will lie in Cambridge City Council's area, in order to minimise delays on Hauxton Road.

Mitigating Traffic Impact

- D5.3 Access roads and junction layouts will be designed and located to minimise the impact of traffic on local residents.

ALTERNATIVE MODES

POLICY CSF/11 Alternative Modes

1. **Trumpington West will be highly accessible and permeable to all its residents on foot, by cycle and High Quality Public Transport, to support sustainable transport, recreation and health. Adequate provision for alternative transport modes will be required to serve all stages of development.**

Public Transport:

- 2. All development will be within 400m easy walking distance of a High Quality Public Transport bus stop.**

Non-motorised Modes:

- 3. There will be a network of dedicated, highly accessible, segregated, high quality, safe, direct, connected and convenient rights of way, including cycle, pedestrian and horse riding routes, both within the development and connecting with the rest of Cambridge, surrounding villages, the open countryside and the wider rights of way network. These routes will be complemented with quality infrastructure including signing, seating and lighting where appropriate.**
- 4. Secure cycle parking will also be provided in accordance with Cambridge City Council's cycle standards as set out in Appendix 2.**

Car Pooling:

- 5. Car parking will be provided in accordance with the maximum standards as set out in Appendix 1. Car pooling will be encouraged to minimise the amount of land given over to car parking. This must be explored through the Transport Assessment and Travel Plan.**

Public Transport

- D5.4 High Quality Public Transport (HQPT) will form a fundamental part of making the new development sustainable and minimise its impact on the environment. All development will be within easy walking distance of a bus stop (no more than 400m walking distance, equating to a 5 minute walk).
- D5.5 The majority of Trumpington West will be within 400m of Trumpington Park and Ride site with a frequent service into Cambridge city centre along Trumpington Road. There is also a frequent shuttle service between the Park and Ride site and Addenbrooke's Hospital, which also serves Long Road Sixth Form College. Once the guided busway is developed, it will also provide direct links to Addenbrooke's Hospital, Cambridge railway station and the main centres of attraction within Cambridge. The majority of northern parts of the development will be within 400m of a stop on the High Quality Public Transport Route along the Hauxton Road into Cambridge.

Cycling and Pedestrians

- D5.6 Cycling has the potential to substitute for short car trips, particularly for journeys under 5km. Cambridge Southern Fringe represents a major opportunity to connect the development to the rest of the city by bicycle. In order to achieve a high level of cycle use there will need to be a network of dedicated high quality cycle routes.
- D5.7 Rights of way routes will be provided to:
- Integrate with the existing network serving Cambridge city centre and other nearby centres of attraction, including Trumpington and Addenbrooke's Hospital;
 - The wider rights of way network of byways, bridleways, cycleways and footpaths.
- D5.8 Routes will be segregated, high quality, safe, direct, connected and convenient for all users, including the less able, such as the partially sighted, hearing impaired, and wheelchair users. These routes will also be complemented with quality infrastructure, such as signing, seating and lighting (of a level appropriate to the location). Secure cycle parking will be provided to serve the development. As an urban extension to Cambridge, it would be appropriate for the City Council's standards to cover the entire Cambridge Southern Fringe development. These are set out in Appendix 2.

Car Parking

- D5.9 It will be important to establish a culture within the development which accepts that whilst the car has an important role in providing for some journeys, for most journeys from the development to other locations in Cambridge it should be the least preferred option.
- D5.10 In part, this will be influenced by the scale of provision of car parking in residential areas. There will be a need for a certain level of car parking to enable people to park without causing social or amenity problems. This will include making adequate and convenient provision for disabled parking.
- D5.11 As an urban extension to Cambridge, it would be appropriate for the City Council's standards to cover the entire Cambridge Southern Fringe development. The standards which would be applied would those which pertain to those areas of the city outside the Controlled Parking Zone (CPZ), as set out at Appendix 1.

- D5.12 In addition, given the sustainable location and that it will be served by HQPT, opportunities for car pooling will be explored.
- D5.13 Car parking will be designed to minimise the impact on the urban form, in terms of visual impact, lighting, and should design out crime. Development at higher densities may require more innovative design to incorporate off-street car parking, for example through integrating garages within the footprint of dwellings and underground parking.

Travel Plans

- D5.14 Employers in Trumpington West will be required to prepare travel plans to show how they intend to ensure that travel to work by car by their employees is not encouraged, and travel by other modes is positively promoted.

APPENDIX 1 CAR PARKING STANDARDS

INTRODUCTION

1. The standards set out in this document define the appropriate levels of car parking for various types of development. These levels should not be exceeded but may be reduced where lower car use can reasonably be expected.
2. Car parking standards are defined for most land uses, however for some land use types whose transport patterns are difficult to generalise (for instance training centres and museums), it is not possible to establish general parking standards. For these very specific uses, car parking provision will be approved on merit, on the basis of a Transport Assessment and negotiation.

Application of the Standards

3. Parking for disabled people will be required for their exclusive use at all sites in accordance with Section 6. It should be noted that under the Disability Discrimination Act, it is the responsibility of site occupiers to ensure that adequate provision is made for the needs of disabled people.
4. Levels of car parking below the stated levels, including car-free developments, will be supported where:
 - The site has good access to HQPT bus services, pedestrian and cycle routes; and
 - For residential developments, the site is within close proximity to shops and other local services; and
 - Reduced car ownership / use can be encouraged by provision of car pooling / car share clubs; and
 - Reduced car ownership / use can be enforced by means of a planning condition or obligation, on-street controls, or other methods to ensure that increased on-street parking pressure will not occur.
5. Some developments may have an exceptional need for vehicle parking in addition to that specified in the standards. Where this can be shown to be necessary, either by the applicant or the local planning authority, such parking should be provided in addition to that stated in the following sections. Such additional parking may be necessary where there will be

shift-working staff and non-car travel options are not viable, for example. Preliminary discussions and Transport Assessments will play a key role in demonstrating the need for any such additional parking.

6. Where reference is made to staff numbers, this relates to the typical number of staff working at the same time.

RESIDENTIAL USES

Residential Dwellings

Table 1: Residential Development

Dwelling Size	Standard
Up to 2 bedrooms	1 car parking space.
3 or more bedrooms	2 car parking spaces.

Note: Garages are counted as parking spaces.

7. Table 1 gives the car parking standards for residential uses. In addition to these ratios provision should be made for visitors at the ratio of 1 space for every 4 units, provided that off-street car parking spaces resulting from the development would not be above the district-wide average of 1.5 car parking spaces per dwelling. Visitor parking should be marked appropriately.

Other Residential Developments

Table 2: Other Residential Developments

Type of Development	Standard
Guest houses and hotels	2 spaces for every 3 bedrooms and 1 space per resident staff. Off-street coach parking to be conveniently located in relation to developments of 40 or more bedrooms. Where there are rooms specifically designed for

	people with disabilities, disabled parking of at least 1 space for each room so designed should be provided.
Nursing homes	1 space for every 8 residents, 1 space for every 2 members of staff.
	Provision must be made for ambulance parking.
Retirement homes / sheltered houses	1 space per 4 units, 1 space for every 2 members of staff.
	Provision must be made for ambulance parking. A secure, covered, enclosed area with electricity sockets needs to be provided for electric buggies.
Student residential accommodation where proctorial control or alternative control on car parking exist	1 space per 10 bed spaces or an area for both pick-up / drop-off at the end of term time and visitor parking.
	1 space per resident warden / staff.
	Where there are rooms specifically designed for people with disabilities, disabled parking of at least 1 space for each room so designed should be provided.
Student residential accommodation where proctorial control does not exist or where control exists but the development will house conference delegates	1 space per 3 bed spaces.
	1 space per resident warden / staff.
	Where there are rooms specifically designed for people with disabilities, disabled parking of at least 1 space for each room so designed should be provided. Controls will be necessary to limit use of car parking outside conference times.
Residential schools, college or training centre	On merit.
	Where there are rooms specifically designed for people with disabilities, disabled parking of at least 1 space for each room so designed should be provided.
Hospitals	On merit.

8. Table 2 sets out the car parking standards for residents, visitors and staff. In addition, developers will need to demonstrate that their proposal provides for any particular exceptional needs, such as service vehicles.

RETAIL, CULTURE, LEISURE AND SPORTS USES

Table 3: Retail, Culture, Leisure and Sports Uses

Use	Standard
Food retail	1 space per 50 m ² GFA ¹ up to 1,400 m ² and 1 per 18 m ² thereafter, including disabled.
Non-food retail	1 space per 50 m ² GFA, including disabled.
Financial and professional services	1 space per 40 m ² GFA, including disabled car parking.
Food and drink takeaways	1 space per 20 m ² drinking / dining area, including disabled. 1 space for proprietor when resident.

Table 4: Assembly, Culture, Leisure And Sports Uses

Use	Standards
Museums, Exhibition venues	On merit.
Sports & recreational facilities, swimming baths	2 spaces for every 3 staff, plus 1 space for every 4 seats, including disabled.
Cinema	1 space for every 5 seats, including disabled.
Stadia	1 space for every 15 seats, including disabled.
Places of assembly including, theatre, auditoria and concert hall	1 space for every 4 seats, including disabled and staff car parking.
Place of worship	1 space for every 8 seats, including disabled.
Public halls / community centres	1 space per 20 m ² of public space, including disabled.

9. Transport Assessments will play a key role in determining the optimal level of car parking, particularly for mixed-use developments and retail parks where linked trips might lead to a level of parking below the standards.
10. A picking up and dropping off point for taxis and mini-buses will need to be provided for uses in Table 4.

¹ Gross Floor Area

OFFICE USE

Table 5: Business And Industrial Uses

Use	Standards
Offices, General Industry	1 space per 40 m ² GFA, including disabled.
Storage	1 space per 100 m ² GFA, including disabled.

11. Access will primarily rely on public transport, cycling and walking.

NON-RESIDENTIAL INSTITUTIONS

Table 6: Non-Residential Institutions

Use	Standards
Clinics and Surgeries	1 space for every professional member of staff plus 2 spaces per consulting room.
Non-residential schools	2 spaces for every 3 staff.
Non-residential higher and further education	2 spaces for every 3 staff.
Crèches	2 spaces for every 3 staff.

PROVISION FOR PEOPLE WITH DISABILITIES

12. At least 5% of the total number of car parking spaces should be reserved for disabled people, rounded up to the nearest whole space. Where parking provision is below the standards the required proportion of spaces reserved for disabled people will therefore be higher than 5%.
13. Higher ratios than the 5% given above may be required in some cases by the local planning authority, for example at medical facilities, residential care homes, community facilities and any other uses where a higher proportion of disabled users / visitors will be expected. It should be noted that provision at the above levels or any required by the local planning authority does not guarantee that the requirements of the Disability Discrimination Act will be met, which is the responsibility of the building occupier or service provider.

14. Spaces for disabled people should be located adjacent to entrances, be convenient to use and have dimensions that conform to Part M of the Building Regulations. If it is impossible to accommodate car parking spaces within the site, disabled car parking spaces should not be located at a distance more than 100 metres from the site.

15. Disabled car parking spaces should be marked either 'disabled' or with a wheelchair marking.

APPENDIX 2 CYCLE PARKING STANDARDS

INTRODUCTION

1. The standards in the tables below set out minimum requirements in terms of cycle parking for new developments and changes in use.
2. In addition to the application of these standards, new developments will have to comply with the following principles:
 - Cycle racks or stands should conform to the design and dimensions as set out at the end of these standards.
 - For residential purposes cycle parking should be within a covered, lockable enclosure. For individual houses this could be in the form of a shed or garage. For flats or student accommodation either individual lockers or cycle stands within a lockable, covered enclosure are required. The cycle parking should be easily accessible and convenient to use.
 - Cycle parking for employees should be, in a convenient, secure location and where practical covered.
 - Short stay cycle parking, e.g. for visitors or shoppers, should be located as near as possible to the main entrance of buildings and covered by natural surveillance or CCTV. For large developments the cycle parking facility should be covered.
 - Reference to staff should be taken to mean the peak number of staff expected to be on site at any one time.
 - All cycle parking should be located to minimise conflicts between cycles and motor vehicles.
 - Some flexibility will be applied to applications where it can be demonstrated that strict adherence to the standards, for a multi-purpose site is likely to result in a duplication of provision.

Table 1: Residential Use

Type of Development	Number of Spaces
Residential dwellings	<ul style="list-style-type: none"> • 1 space per bedroom up to 3 bedroom dwellings. • Then 3 spaces for 4 bedroom dwellings, 4 spaces for 5 bedroom dwellings etc. • Some level of visitor cycle parking, in particular for large housing developments.
Guest houses and hotels	1 space for every 2 members of staff and 2 spaces for every 10 bedrooms.
Nursing homes	1 visitor space for every 10 residents and 1 space for every 2 members of staff.
Retirement homes / sheltered houses	1 space for every 6 residents and 1 space for every 2 members of staff.
Student residential accommodation	<ul style="list-style-type: none"> • 2 spaces per 3 bedspaces. • 1 visitor space per 5 bedspaces.
Residential schools, college or training centre	(as above)
Hospitals	On merit.

Table 2: Retail, Culture, Leisure And Sports Uses

Type of Development	Number of Spaces
Food retail	1 space per 25 m ² GFA ¹ up to 1,500 m ² thereafter 1 per 75 m ²
Non-food retail	1 space per 25 m ² GFA up to 1,500 m ² thereafter 1 per 75 m ²
Financial and professional services	1 space per 30 m ² GFA to include some visitor parking.
Food and drinks	1 space for every 10 m ² of dining area.
Museums, exhibition venues	1 for every 2 members of staff Visitors: on merit.
Sports and recreational facilities and swimming baths	1 space for every 25 m ² net floor area or 1 space for every 10 m ² of pool area and 1 for every 15 seats provided for spectators.
Places of assembly including cinema, theatre, stadia, auditoria and concert halls	1 space for every 3 seats.
Place of worship, public halls and community centres	1 space per 15 m ² of public floor area.

¹ Gross Floor Area

Table 3: Office Uses

Type of Development	Number of Spaces
Offices	1 space for every 30 m ² GFA to include some visitor parking.
General Industry	1 space for every 40 m ² GFA to include some visitor parking.
Storage and other B use classes	On merit.

Table 4: Non-Residential Institutions

Type of Development	Number of Spaces
Clinics and surgeries	2 spaces per consulting room and 1 space for every 3 professional members of staff.
Non-residential schools	Cycle spaces to be provided for 50% of children between 5 and 12 and 75% of children over 12 years.
Non-residential higher and further education	Cycle parking for all students using the site and 1 for every 2 members of staff.
Crèches and Nurseries	1 space for every 2 members of staff. 1 visitor space per 5 children.

CYCLE PARKING DESIGN AND LAYOUT

Design Of Rack

3. A Sheffield Stand is acceptable but a rounded 'A' design is recommended as it provides additional support, particularly for smaller bicycles.

Sheffield Stand:

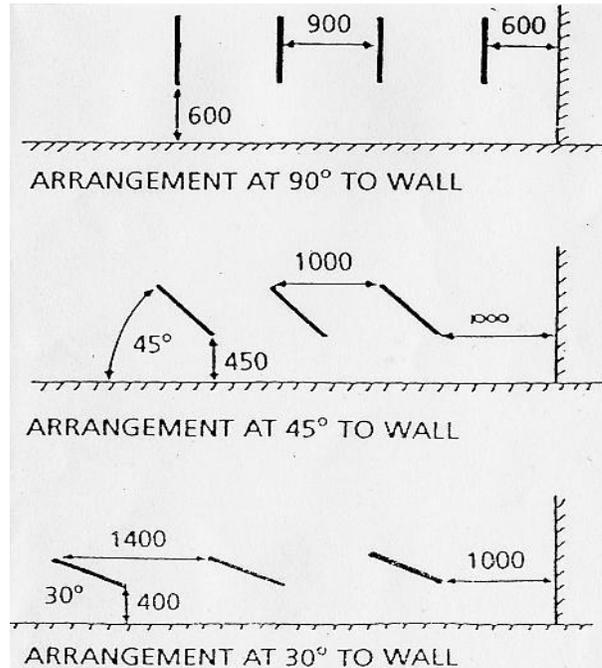


Rounded A Stand:



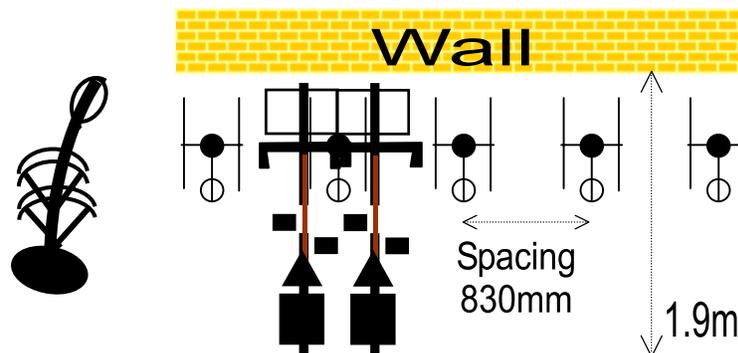
Layout

4. This diagram shows the spacing required for cycle stands. There should be a 1,200mm space between a double row of stands. All measurements shown are in millimetres.



High Capacity

5. For increased capacity racks can be arranged at alternative heights with the type of rack that holds the front wheel in place. These racks are only acceptable if a support post is provided between each rack to which the frame for the bicycle can easily be locked. This type of rack also ensures a straight row of bicycles which is useful where space is a premium.



D6 LANDSCAPE

OBJECTIVES

- D6/a** To create within the urban area a pleasant and attractive external environment to contribute to local character and provide legibility to meet the needs of those living, working and visiting the urban extension.
- D6/b** To ensure a high degree of integration between green areas within the urban extension for wildlife and people.
- D6/c** To create a network of green spaces within the urban extension which integrate well with the development, contribute to legibility, are pleasant and attractive.
- D6/d** To enable landscape areas to provide an environment suitable for the mitigation of any adverse impact on wildlife and to maximise benefits to wildlife in order to increase biodiversity.
- D6/e** To enable landscape areas to contribute to the informal recreation needs of those living at, working in, and visiting the urban extension.
- D6/f** To ensure that any alterations to topography within the urban extension are appropriate to local landscape character.
- D6/g** To make the best use of the existing tree resource on site as a setting for the development.
- D6/h** To develop an appropriate management strategy to ensure high quality, robust and effective implementation, adoption and maintenance of the landscape areas.

LANDSCAPE PRINCIPLES

POLICY CSF/12 Landscape Principles

Landscape Strategy:

- 1. A Landscape Strategy for Trumpington West must be submitted and approved prior to the granting of planning permission, of a**

level of detail appropriate to the type of application. It will be implemented as part of the conditions / planning obligations for the development of the new urban extension. The strategy will:

- a. Create a quality environment within the urban extension for residents, workers and visitors;
- b. Establish the principles for structural landscaping within and on the countryside edges of the urban extension;
- c. Take account of the historic character of the site and reinforce local landscape character of the Southern Fringe as a whole;
- d. Ensure a high degree of connectivity between green areas within the urban extension;
- e. Create a network of green spaces within the urban extension which are pleasant and attractive and contribute to legibility;
- f. Enable the landscaped areas within the urban extension to provide an environment suitable to mitigate any adverse wildlife impacts and to maximise the benefits to wildlife thus increasing biodiversity;
- g. Enable the landscaped areas to contribute to the recreational needs of the urban extension;
- h. Make best use of and enhance existing tree and hedge resources as a setting for the development;
- i. Ensure that any alterations to topography within the urban extension are appropriate to local landscape character;
- j. Include appropriate management systems to ensure high quality, robust and effective maintenance of the landscape areas.

Treatment of Construction Spoil:

2. Construction spoil retained on-site must be in a manner appropriate to the local topography and landscape character.

Existing Landscape Features:

3. **In order to assist the creation of a mature landscape at an early stage in the development existing landscape features on the Trumpington West site will be retained where they can make a significant contribution to the urban environment.**

Landscape Strategy

- D6.1 The Landscape Strategy for the areas outside of the built areas of Trumpington West is addressed in Part C: Site and Setting. This chapter considers the landscape within the built areas, including strategic landscaping on the countryside edges of the urban extension within the identified sites. It will be important for the landscape within the built-up area of Trumpington West to be determined at an early stage in the planning process in order to guide the development of the urban extension and to allow structural planting and landscaping to be implemented at the earliest opportunity. The landscape strategy will assist in delivering a quality environment to meet the needs of residents and visitors. Connections between the landscaped open spaces will add to their overall value for both people and wildlife. Effective maintenance and management is essential to the long-term strategy. The level of detail required in a landscape strategy will be different at the outline and detailed planning application stages, with a strategy at the outline stage being more strategic in nature.
- D6.2 The landscaping of the edges of Trumpington West will be addressed through a variety of measures to integrate the urban extension into its surroundings and also to protect the amenity of existing residents surrounding the site and the new community of Trumpington West. This will include appropriate structural landscaping along the riverside and M11 facing edges of development.
- D6.3 In general, the structural landscaping areas and Green Fingers should be characteristic of Cambridge in terms of drainage, topography, species and habitats, and be robust and require minimum maintenance. Reference should be made to the Historic Landscape Characterisation database, which shows the evolution of the landscape over time and where reinstatement of features in the landscape will assist in the reinforcement of local character.

Construction Spoil

- D6.4 There will be significant amounts of construction spoil generated by the removal of existing buildings and roads. The majority of this should be distributed over a wide area within the site to reinforce its flat and gently contoured character. There may be limited opportunities to form higher ground features, but only where this is consistent with the appropriate urban and landscape characters identified in the Strategic Masterplan, Strategic Design Guide and Landscape Strategies and provided that would not adversely affect visual amenity or the landscape.

Existing Landscape Features

- D6.5 The design of the urban extension should be guided by the need to incorporate any existing landscape features. In exceptional circumstances where this is not possible, every effort will be made to transplant existing trees to new locations within the development.

Management Strategy

- D6.6 The landscaping of Trumpington West will only be effective if it is managed to the highest standards. In order to achieve this, it will be necessary for all landscaped areas to be maintained by the same organisation. This will need to take into account the varying requirements of the different functions which open space has to perform. It will only be successful if the local communities using this open space are fully involved in its development and maintenance as key stakeholders. There will therefore be the need to develop appropriate management strategies to ensure high quality, robust and effective implementation, adoption and maintenance arrangements are in place ahead of any planning permission being granted. This is dealt with in Section E.

LANDSCAPING WITHIN TRUMPINGTON WEST

POLICY CSF/13 Landscaping within Trumpington West

Green Fingers:

- 1. A series of Green Fingers will be created into and through the urban area, which may be based on:**

- a. **Drainage infrastructure;**
 - b. **Existing landscape features;**
 - c. **New landscape character areas.**
2. **They will have landscaping and biodiversity value and also perform a recreational function for both informal recreation and children's play. Public access will include provision for walking, cycling and horse riding.**
 3. **Road and bus crossings through the Green Fingers will be designed to limit any adverse safety implications for people and be low key in character to limit adverse affects on the landscape. Safe and appropriate crossing facilities for wildlife will also be provided, such as tunnels under roads and ditches alongside roads where appropriate**

The Landscaping of the Built Environment:

4. **The built environment will be landscaped with high quality design, materials and planting; this will be addressed in the Strategic Design Guide required by the local planning authority which will need to be approved prior to the granting of any reserved matters applications or detailed planning consents.**

The Landscaping of Open Spaces:

5. **Open spaces which have a recreational or amenity function will be landscaped to the highest quality and be sympathetic to the distinctive character of Trumpington West and local landscape character.**

Green Fingers

- D6.7 A number of Green Fingers will penetrate into and through the urban area, drawing upon the character of Cambridge, and based on drainage infrastructure, existing landscape features and opportunities to create new landscaped character areas. As well as having a visual amenity, these will offer varied recreational opportunities and will also act as wildlife corridors. For all these functions it is important that they connect to other key internal open spaces within the urban extension and to the River Cam corridor, larger 'green' areas on the periphery and the surrounding countryside.

Water will be a central feature of these Green Fingers thus enhancing this aspect of the character of the new urban extension.

- D6.8 These Green Fingers will offer landscape and biodiversity value as well as recreational use and will be accessed from areas of built development by footpaths and cycleways and connect to each other and with the surrounding countryside in order to maximise their value in creating a complete network.
- D6.9 In order that the Green Fingers can safely fulfil their landscape, recreational and biodiversity functions for both people and wildlife, the number of road crossings of these will be limited. Any crossings must be well designed and complement the local landscape character.

The Landscaping of the Built Environment

- D6.10 Within the urban area high quality streetscapes should be created through the use of attractive, durable materials which reflect the character of the locality and include sufficient practical space to incorporate green landscape elements, such as avenues and formal ornamental planting primarily in the public areas to create a varied and legible environment.

The Landscaping of Open Spaces

- D6.11 All open spaces should be designed and landscaped to a high standard and link to and integrate with other landscaped and amenity areas so that they contribute to the overall quality of the urban fabric of Cambridge.

LINKING TRUMPINGTON WEST TO ITS SURROUNDINGS

POLICY CSF/14 Linking Trumpington West to its Surroundings

Access Roads:

- 1. New roads linking the urban extension to the existing network will require landscaping which is consistent with local landscape character and which mitigates any adverse impact on the landscape. This will need trees to be planted in blocks beyond the highway boundary and in association with balancing ponds as well as planting trees and hedgerows along the highway boundary.**

Connecting to the Wider Landscape:

2. **The landscaped areas and Green Fingers within Trumpington West will be designed to connect to each other and to other green areas on the periphery of the urban extension including the green corridor along the River Cam, the country park and the wider countryside beyond to create a comprehensive green and landscaped network.**

Access Roads

- D6.12 It will be important to minimise any adverse landscape and visual impacts of the highway infrastructure, including any new road link to the A1309, and associated drainage areas including balancing lakes by means of appropriate tree and shrub planting and unobtrusive earth shaping. The new roads linking Trumpington West to the existing network should be appropriately landscaped consistent with the existing landscape character so that the roads and their landscaping do not appear as alien features.

Connecting to the Wider Landscape

- D6.13 The value of the landscaped areas and Green Fingers within the urban extension will be enhanced by their being linked together to form a network with the landscapes created on the periphery of the urban extension, in the country park and through to the wider countryside. Such landscaping should respect local landscape character.

D7 BIODIVERSITY

OBJECTIVES

- D7/a To achieve and maintain a thorough understanding of the existing biodiversity including raising public awareness.**
- D7/b To minimise any adverse impact on existing species and habitats.**
- D7/c To make use of existing features of ecological value to contribute to the creation and retention of key habitats within the new development and adjoining countryside.**
- D7/d To maximise the biodiversity value of green spaces within developed areas and the urban area as a whole.**
- D7/e To establish a high degree of connectivity between green areas within the development and the wider countryside.**
- D7/f To provide for the management, maintenance, and monitoring of habitats.**

POLICY CSF/15 Enhancing Biodiversity

Survey:

- 1. Outline planning applications for development at Trumpington West will be accompanied by a comprehensive ecological survey of flora and fauna. This will include land bounded by the River Cam and Hauxton Road as far south as Hauxton Mill.**

Managing and Enhancing Biodiversity:

- 2. All open areas will be managed and landscaped to encourage wildlife in locally distinctive habitats. Sensitive habitats will be protected by limiting public access to specified areas.**
- 3. A Biodiversity Management Strategy will demonstrate how biodiversity will be enhanced and how local communities will be involved. A project officer will be funded to implement the strategy through a planning obligation.**

Connecting Green Fingers and the Countryside:

- 4. Connections will be provided for Green Fingers within the urban extensions to the surrounding countryside by enhanced landscaping, planting and the creation of wildlife habitats to provide links to larger scale wildlife habitats further afield including Nine Wells, the Magog Down, Wandlebury Country Park, the River Cam corridor, Coton Country Park, Wimpole Hall and Wicken Fen.**

Survey

- D7.1 The Area Action Plan covers a farmland landscape that supports few hedgerows, copses, woodlands, major watercourses or water-bodies. There are a number of villages, which border the Area Action Plan. The biodiversity of the area is generally poor, with no designated sites in the Action Plan area. The lack of habitat networks combined with intensive farming will have contributed to the low biodiversity value. However, the area should not be dismissed as a “wildlife desert” as species typical of open farmland including the brown hare, skylark and grey partridge can be found. There is also a cumulative value of lower quality habitats including as buffer spaces and connecting strips. There is also potential to find rare arable plants along field boundaries.
- D7.2 Hobson’s Brook and the River Cam hugely increase the habitat diversity. The River Cam is a clean flowing river with beds of water crowfoot. Eroding gravel cliffs provide nest sites for kingfisher and sand-martin. A wide range of fish species can be found including the brook lamprey. Hobson’s Brook receives clean cool water from natural chalk springs, which are very rare within the district. The springhead was formerly a Site of Special Scientific Interest for the rare invertebrate fauna associated with the clean water. All watercourses and their network of ditches and associated hedges and trees provide important corridors for animals moving through the Action Plan Area.
- D7.3 Much of the Area Action Plan area in South Cambridgeshire has not been surveyed in any detail for its ecological value. In order to protect and enhance the biodiversity of the area it will be essential to undertake full programmes for ecological survey and monitoring before, during and after construction.
- D7.4 This will enable the identification of key areas of value to inform the design process and to develop strategies for:

- Key species, particularly badgers, bats, great crested newts, barn owls, common lizard, grass snake, invertebrates, water vole, brown hare and important fish populations (through consultations with the Environment Agency);
- Key habitats, including arable fields, woodland, individual trees of merit, open water both flowing and standing, mosaics of grassland, hedgerows, together with their associated ditches.

D7.5 The District Council will ask Cambridge City Council, in its determination of applications for development at Addenbrooke's, Clay Farm, Showground and the Bell School, to secure a comprehensive ecological survey of flora and fauna. This will cover land bounded by the Cambridge City boundary, Babraham Road, Granhams Road, and the edge of the built-up area of Great Shelford.

Managing and Enhancing Biodiversity

- D7.6 For areas within any development, including Trumpington West, it will be important to draw up strategies for the creation, retention and management of key habitats important for foraging, shelter and migration for protected species and those of local importance for biodiversity to ensure and encourage their continued presence within the new development.
- D7.7 There are a number of ways in which biodiversity can be maximised within urban areas, such as by incorporating green roofs, erection of bat bricks and boxes, bird nest boxes, insect hibernation boxes, installation of mammal tunnels and other crossing points along severed routes. All of the above will need to be designed and installed at appropriate locations to achieve maximum net gains.
- D7.8 Existing trees and hedges within the site are a resource for biodiversity. A Biodiversity and Landscape Management Plan will enhance this resource through replanting and establishment of a diverse scrub and herb-rich under-storey planting.
- D7.9 A Biodiversity Management Strategy will be needed to maintain and fund biodiversity. The landownership structure of public open space should be as simple as possible and subject to a single agreed management plan in order to be comprehensive and all embracing. It will be important that any biodiversity management plan receives the full support of the local communities who should be involved in creation and care of habitats. This can be achieved by informing the residents of Trumpington about the

biodiversity of the area through community / wildlife groups, on-site information boards and local newsletters.

Green Corridors for Biodiversity

- D7.10 The landscape strategy requires that green corridors penetrate into the urban area. For biodiversity it is important that a network within the development links to wildlife corridors and that they connect to the open countryside.

D8 ARCHAEOLOGY AND HERITAGE

OBJECTIVES

- D8/a To develop an appropriate archaeological strategy which mitigates any adverse effects of the development on the archaeological resource.**
- D8/b To minimise any adverse impacts on the setting and character of Listed Buildings and Conservation Areas in the surrounding area.**

ARCHAEOLOGY

POLICY CSF/16 Archaeology at Trumpington West

The developers of Trumpington West will be required to undertake a detailed, fully analytical archaeological assessment and evaluation of known and suspected sites or features of archaeological importance, including the Scheduled Ancient Monument between Trumpington West and the river. The results of the comprehensive site survey will inform the design of any development at Trumpington West.

- D8.1 Cambridge Southern Fringe is an area with great archaeological significance. The gravel terraces and chalk slopes are exceptionally rich in the remains of later prehistoric (Iron Age) and Roman settlements, mostly identified through cropmarks. The Roman road connecting Duroliponte (the Castle area of Cambridge) to the south-east and Colchester (Camulodunum) may have intersected with another road aligned along Worts Causeway. The villages of Grantchester, Trumpington, Hauxton and Great Shelford are Medieval with probable Saxon origins.**
- D8.2 Wandlebury Camp, a Scheduled Ancient Monument, lies to the south on the crest of the Gog Magog Hills. It is a hill fort possibly on the site of an earlier henge. In the 18th Century the bank and ditch were levelled when Gog Magog House was built. Run by the Cambridge Preservation Society, this land is open to the public and performs a function similar to a country park.**
- D8.3 In addition to sites identified through cropmarks, there are a number of finds of material from the earlier prehistoric period to the post medieval which indicates a landscape settled and intensively used over a long period.**

- D8.4 Further archaeological remains may be anticipated in the Trumpington West area, particularly of late prehistoric and Roman date although remains before and after these eras may also be present. Further assessment and evaluation will therefore need to be undertaken, having particular regard to the Scheduled Ancient Monument.
- D8.5 Whilst the LDF Development Control Policies on archaeology will apply, the results of this assessment and evaluation will need to be taken into account in the design of the urban extension at Trumpington West.

HERITAGE

- D8.6 The built heritage in nearby villages is also important and consists of a significant number of Listed Buildings and there are Conservation Areas at Grantchester and Great Shelford. The villages adjoining the Southern Fringe contribute both through their built heritage and their rural setting to the wider setting of Cambridge.
- D8.7 The strategies set out in the landscape section will be the main means of protecting and enhancing the heritage built environment of surrounding villages. The built form of development will also be important, including for example, retaining and enhancing long distant views of the city, such as Trumpington parish church to the north of the site.

D9 MEETING RECREATIONAL NEEDS

OBJECTIVES

- D9/a To provide adequate sports facilities.**
- D9/b To ensure adequate public open space for play and informal leisure.**
- D9/c To provide opportunities to access and enjoy the surrounding countryside.**

URBAN RECREATION

POLICY CSF/17 Public Open Space and Sports Provision

Public Open Space:

- 1. Provision for outdoor sports facilities, teenagers and children, informal open space and allotments will be made in Cambridge Southern Fringe in accordance with the Open Space and Recreation Standards set out in Appendix 3.**

Formal Sports Provision:

- 2. A Strategy for Formal Sports Provision will be prepared, for the approval of the local planning authority before occupation of the first house at Trumpington West. It will provide a full assessment of the formal indoor and outdoor sports facilities required to meet the needs of the new community. It will take account of the Major Sports Facilities Strategy for the Cambridge Sub-Region prepared by Cambridgeshire Horizons, and consider the implications for Cambridge Southern Fringe.**
- 3. The requirements of the strategy for formal sports provision which are directly related to the needs of the future residents of Trumpington West and its implementation will be met in full by the development in terms of quantity, quality and accessibility of facilities provided.**

Location of Children's Play Areas and Youth Facilities:

4. **A Strategy for Children's Play and Youth Facilities will be prepared, for the approval of the local planning authority before planning permission is granted. The Play Strategy will include a mixture of formal and informal provision. Local children and young people must be involved in the design of all play areas.**
 - a. **No home will be more than 100m from a Local Area for Play (LAP).**
 - b. **No home will be more than 240m from a Local Equipped Area for Play (LEAP).**
 - c. **No home should be more than 600m from a Neighbourhood Equipped Area for Play (NEAP) or Space for Imaginative Play (SIP).**

Phasing of the Delivery of Open Space:

5. **Recreational facilities and landscaping will be delivered early in the development such that the needs of the development are met at all times.**

D9.1 Residents of the Southern Fringe should be able to find that their sport, leisure and recreational needs are met locally so that they can lead a healthy lifestyle and enjoy a high quality of life and leisure time. For Trumpington West the needs for formal and informal recreation will be met on the site.

D9.2 South of Trumpington / Addenbrooke's it would be inappropriate to locate formal sport facilities as far south as the district of South Cambridgeshire. Indeed there may be opportunities to locate formal sports provision some distance to the north inside the city boundary. This would reduce the visual impact on the wider countryside, which lies to the south on the chalkland slopes rising up to the Gog Magog Hills and Nine Wells, and ensure provision is close to the new development.

Public Open Space and Sports Provision

D9.3 A high standard of public open space provision will be required in the Cambridge Southern Fringe. The Cambridge City Council Open Space

Standards will apply at the Cambridge Southern Fringe as the development will function as part of the city. The standards are set out in Appendix 3.

Strategy for Formal Sports Provision

- D9.4 A Strategy for Formal Sport will enable comprehensive planning of facilities at Cambridge Southern Fringe. The Strategy will be completed in partnership with Cambridgeshire Horizons along with other partner organisations and professional bodies such as Sport England and the Governing Bodies of Sport. It must also include an assessment of local and national sporting trends. A Major Sports Facilities Strategy for the Cambridge Sub-Region is being prepared by Cambridgeshire Horizons. The Strategy for Formal Sport must consider the implications of this Strategy for the Cambridge Southern Fringe.

Location of Children's Play Areas

- D9.5 A Play Strategy will be produced for Trumpington West, which will include a mixture of formal and informal provision. Formal provision will include:
- LAPs - Local Areas for Play;
 - LEAPs - Local Equipped Areas for Play;
 - NEAPs - Neighbourhood Equipped Areas for Play; and
 - SIPs - Spaces for Imaginative Play.
- D9.6 LAPs will not be formally equipped but will provide soft and hard landscaping to provide a natural meeting place and play space for children and adults. The National Playing Fields Association recommends that no home should be more than 100m from a LAP.
- D9.7 LEAPs offer formal equipment for children up to 8 years. They should incorporate at least 8 pieces of equipment including a minimum of 3 pieces suitable for toddlers. The National Playing Fields Association recommends that no home should be more than 240m from a LEAP.
- D9.8 NEAPs will cater for unaccompanied 8–14 year olds and will include equipped play areas and youth sports facilities including informal multi-use areas and provision for a range of wheeled sports. SIPs are more natural areas using local features. The National Playing Fields Association recommends that no home should be more than 600m from a NEAP or SIP.

Phasing of the Delivery of Open Space

- D9.9 It will be important for the new residents to have access to both recreational facilities and informal open space to meet their needs at a very early stage. Phasing is particularly relevant to the provision of sports pitches, as they need to be established for up to 2 years before they can be used. The early implementation of these areas should therefore be conditions of any planning permission.

Management of Public Open Space

- D9.10 With a wide variety of public open space and facilities being planned for the Southern Fringe, it is important that appropriate long-term management arrangements are planned and implemented at an early stage. This includes ensuring that parcels of land are not fragmented and that it is clear which body is responsible for their maintenance and care. This is particularly the case for incidental open space within housing development and roadside verges. Appropriate management systems will be required to ensure high quality, robust and effective maintenance of open space. This is dealt with in the Phasing and Implementation policies.

COUNTRYSIDE RECREATION

POLICY CSF/18 Access to the Countryside

A strategy will be developed with reference to the Rights of Way Improvement Plan to link Trumpington West to the wider countryside through an enhanced network of rights of way including footpaths, cyclepaths and bridleways, the provision of which will be funded by planning obligations on the development.

- D9.11 Within and close to the Southern Fringe there are significant countryside recreational areas at Wandlebury Country Park and the Magog Down, and along the River Cam corridor. There are also potential future areas at Cambridge East and at the Cambridge Preservation Society's proposals for the Coton area. Whilst all these areas are well related to the proposed developments in the Southern Fringe, they are not as accessible as they need to be due to the lack of public footpaths, bridleways and cycleways across the intervening countryside. A strategy is therefore required to increase the access between the urban extensions and these strategic recreation areas. This should be developed having regard to the Rights of

Way Improvement Plan (ROWIP). This is a statutory plan required by the Countryside and Rights of Way (CROW) Act 2000. The ROWIP will support improvements to the rights of way network over the whole county, and it is anticipated that the County Council will work with districts and other partners to achieve this. It will be important for these to be delivered in an early stage of the development.

- D9.12 Opportunities for enabling greater access to the countryside through the creation of new or improved public rights of way should be identified.
- D9.13 The District Council will ask Cambridge City Council in its determination of applications for development at Glebe Farm, Clay Farm, Showground, Addenbrooke's and The Bell School Site, to secure a strategy to be developed with reference to the Rights of Way Improvement Plan to link the developments to the wider countryside through an enhanced network of rights of way including footpaths, cyclepaths and bridleways, to include land in South Cambridgeshire.
- D9.14 Chapter C3 proposes a new Country Park along the east bank of the River Cam between the development at Trumpington West and Hauxton Mill.

APPENDIX 3 OPEN SPACE AND RECREATION STANDARDS

Type of Open Space	Definition	Standard
Outdoor Sports Facilities	Playing pitches, courts and greens.	1.2 ha. per 1,000 people.
Provision for Children and Teenagers	Equipped children's play areas and outdoor youth provision.	0.3 ha. per 1,000 people.
Informal Open Space	Recreation grounds, parks and common land excluding equipped play areas and pitches and nature conservation sites.	1.8 ha. per 1,000 people.
Allotments	Allotments	0.4 ha. per 1,000 people.

D10 AN INTEGRATED WATER MANAGEMENT STRATEGY

OBJECTIVES

- D10/a** To ensure that the development would not be at risk of flooding either from itself or surrounding watercourses, for up to the 1 in 100 year event including the forecast effects of climate change.
- D10/b** To not increase the flood risk to surrounding properties and communities.
- D10/c** To maintain where possible, practicable and sustainable the natural catchment areas.
- D10/d** To ensure that landforms and engineering works in any drainage scheme do not compromise the character of the surrounding area by considering the landscape options available for the site.
- D10/e** To suggest an appropriate foul water drainage system and disposal method for the site.
- D10/f** To develop appropriate strategies for the management and maintenance of all water bodies and watercourses.
- D10/g** To determine the scope for water minimisation, conservation and recycling within the development, through layout and building design.
- D10/h** To incorporate the principles of sustainable drainage systems within the development.

LAND DRAINAGE, WATER CONSERVATION, FOUL DRAINAGE AND SEWAGE DISPOSAL

POLICY CSF/19 Land Drainage, Water Conservation, Foul Drainage And Sewage Disposal

Surface Water Drainage:

- 1. Surface water drainage will be controlled by means of a sustainable drainage system to drain Trumpington West. This**

will comprise a series of underground cells and pipes and surface water channels. These could form a variety of design features through the urban quarter, feeding to water holding features. A strategic surface water drainage scheme will be required at the outline planning application stage for the Southern Fringe area.

Foul Drainage and Sewage Disposal:

2. Neither the development of Trumpington West as a whole, nor any phase of the development, will result in harm in the form of untreated sewage discharge or increased flood risk from treated waste water. Planning conditions (which may include 'Grampian' style conditions) will link the start and phased development of the new town to the availability of waste water treatment capacity and the capacity of receiving watercourses.

Management and Maintenance of Watercourses:

3. All water bodies and water courses required to serve the development will be maintained and managed by one or more publicly accountable bodies to ensure a comprehensive and integrated approach to surface water drainage with clearly defined areas of responsibility and funding ensure that:
 - a. Flooding does not occur within the site of Trumpington West;
 - b. No additional discharge is made into surrounding water courses or onto surrounding land to that naturally discharging from the site in its current form;
 - c. Water quality and levels are maintained within Trumpington West's surface water drainage systems sufficient to support and encourage natural habitats;
 - d. The managing organisation will be funded in perpetuity.
4. No development shall commence until the written agreement of the local planning authority has been secured to ensure that organisations with sufficient powers, funding, resources, expertise and integrated management have legally committed to maintain and manage the surface water systems for Trumpington West in perpetuity.

Water Conservation:

- 5. All development in Trumpington West will incorporate water conservation measures, including water saving devices, rainwater harvesting and greywater recycling, whilst managing the recycling of water in order to achieve approximately a 25% reduction in mains water use compared with conventional housing.**

D10.1 In Cambridgeshire, with its low lying land, the treatment of surface water run-off is of critical importance in order to avoid flood risk to new development, land nearby or downstream. The Cambridge Southern Fringe is immediately upstream of Cambridge and development will drain into the River Cam and Hobson's Brook which have the potential to exacerbate flooding conditions in the city. Taking land out of agricultural use provides an opportunity to improve water quality at Nine Wells and Hobson's Brook which has diminished in recent years resulting in Nine Wells losing its status as a Site of Special Scientific Interest for its aquatic species.

Surface Water Drainage

- D10.2 To the south of the city the land rises towards the chalk hills culminating in the Gog Magogs. This is an open landscape of chalkland slopes interspersed with blocks of woodland, predominantly beech hangers. Balancing ponds and lakes should not be located in this wider landscape as they would form an alien feature on the chalkland slopes. Any balancing ponds required for the development and any associated infrastructure should therefore be retained within or adjoining the development areas, and used to form additional landscape and recreational features.
- D10.3 Any drainage proposals to serve development at Trumpington West will need to have regard to the protection of the River Cam corridor landscape. The use of carefully designed balancing ponds could complement the river corridor and enhance the biodiversity in this area. These would need to be designed to ensure there would be no detrimental impact to the current river valley landscape features and ecological balance. Dependent on land levels there could be a wetland area of reed beds as a Sustainable Drainage System.
- D10.4 The watercourses downstream of the Cambridge Southern Fringe are all at full capacity at peak flows. Storm water run-off will increase as a result of

the development which will create impermeable areas and full attenuation measures will be required for 100 year storms.

- D10.5 Storm water drainage for the site will be designed as far as possible in line with sustainable drainage systems (SuDS) principles. Water storage areas will be designed and integrated into the development as multi-functional features with drainage, recreation, biodiversity and amenity value. Where new water bodies are proposed they will also have the dual function of providing permanent water features and also provision for excess water in times of storm conditions. These features will also be designed to enhance biodiversity by providing wetland habitat and reed beds that will also help to improve the water quality from surface water run-off.
- D10.6 The development will require the preparation of a flood risk assessment. This will address any potential flood risk, and will identify the types of SuDS drainage facilities proposed and options for future adoption and maintenance arrangements. The site lies some way from the Indicative Floodplains defined by the Environment Agency. A range of sustainable solutions for handling storm water drainage on the site will include:
- Pervious surfacing of minor roads and parking areas;
 - Underground reservoirs (for example beneath urban squares) upstream of the main open water features, which can store water and release it at a controlled rate into the permanent water features;
 - Two-stage open drains in green corridors, which would serve as public amenity and a balancing function during storms;
 - A series of linked wetland features in the public open space part of the site, with adjacent land serving as washland for temporary storage of flood run-off;
 - Green roofs where appropriate to the urban design.
- D10.7 The management of the water systems will be important if they are to be permanent water features able to fulfil an amenity and recreation role as well as a drainage function. It will be important that any underground storage reservoirs in the urban area do not prejudice high quality landscaping of these important urban squares, including trees. Any implications of the surface water drainage treatment proposed for development in the Cambridge Southern Fringe for water quality, water table and watercourses elsewhere will need to be considered and addressed.

Foul Drainage and Sewage Disposal

- D10.8 The foul water produced at the site will be directed to Cambridge Sewage Treatment Works (STW) at Milton to take advantage of consolidating existing facilities. Anglian Water is currently considering relocating the STW in connection with potential redevelopment at Cambridge Northern Fringe East. If relocated, it is still anticipated that the foul water from Trumpington West will be directed to the new STW.

Management and Maintenance of Watercourses

- D10.9 It will be important to ensure that surface water drainage will be suitably managed and maintained in perpetuity, beyond the lifetime of construction. The options for this are for maintenance and management to be the responsibility of one or more of the following:
- The City and / or District Councils;
 - A water company such as Anglian Water;
 - A publicly accountable trust.
- D10.10 It is important to ensure that the body or bodies made responsible have adequate expertise and are financially stable in perpetuity. It will be the responsibility of the developer to secure and fund a suitable management and maintenance body / bodies (see also Phasing and Implementation).

Water Conservation

- D10.11 East Anglia is the United Kingdom's driest but fastest growing region and the Cambridge Sub-Region will be the fastest growing part. Even allowing for the impact of climate change, careful husbandry of water resources will be crucial if the economic potential of the sub-region is to continue to be realised. The development of the new urban extension provides an opportunity to design water conservation measures into the infrastructure and buildings in order to reduce the overall demand for water. This important issue should be considered as part of the Cambridge Southern Fringe proposals.

D11 TELECOMMUNICATIONS

OBJECTIVES

- D11/a To provide an effective telecommunications infrastructure, including provision for broadband.
- D11/b To be capable of responding to changes in technology requirements over the period of the development.

POLICY CSF/20 Telecommunications Infrastructure

All telecommunications infrastructure should be capable of responding to changes in technology requirements over the period of the development. Provision for broadband should be designed and installed as an integral part of the development which minimises visual impact and future disturbance during maintenance.

- D11.1 Effective telecommunications are of great benefit to both the economy and the community, and the technology is developing rapidly. It is closely related to information technology, where broadband access is becoming increasingly important to businesses, as well as enabling home working which can contribute to reducing the need to travel. It is important that infrastructure can respond to changes in technology over the period of the development.
- D11.2 The expansion of Trumpington provides the opportunity to ensure that all telecommunications infrastructure is designed and installed as an integral part of the development.
- D11.3 Underground cables should be provided as part of the development of Trumpington West and located to ensure ease of future maintenance with minimum disruption, including to landscaping.
- D11.4 For surface infrastructure, the scope to share existing telecommunications masts should be maximised and potential to utilise other buildings and structures should also be explored to help minimise visual impact.

D12 AN EXEMPLAR IN SUSTAINABILITY

OBJECTIVE

- D12/a To include within Trumpington West projects which are an exemplar in terms of the use of the earth's resources, including energy, water and materials.**

POLICY CSF/21 An Exemplar in Sustainability

Trumpington West will include within the development exemplar projects in sustainable development, including energy efficient measures. This will involve building a proportion of the development using cutting-edge technologies that fully address sustainability issues and minimise any environmental impact by pushing at the boundaries of the proven technology available at the time each exemplar project comes forward. This requirement could be met, in part, by providing an increased level of sustainability across the development as a whole materially above current requirements.

Exemplar Projects

- D12.1 The Area Action Plan requires the provision of exemplar projects to be incorporated in the development at Trumpington West to make the development of this urban extension as sustainable as possible by taking an innovative approach to development. This requirement would be achieved by a proportion of the development being built using cutting-edge methods and materials and pushing at the boundaries of technology.
- D12.2 It would also be possible to offer the benefits of increased sustainability to a wider number of properties. The policy provides for the requirement to be met in part by an increased level of sustainability above current requirements could be provided across the whole development. This would need to be at a level that was materially higher than could normally be required of the development. This must be in addition to the provision of exemplar projects.

Materials and Construction Techniques

- D12.3 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 needs of labour during construction

should be achieved at Trumpington West (see Development Principles and Natural Environment chapters in the Development Control Policies DPD). In an exemplar project, making these matters integral to the development would contribute towards exemplar projects.

Water Conservation

- D12.4 Policy CSF/19 in the Land Drainage and Water chapter seeks water conservation measures to be incorporated into the development, whilst managing the recycling of water to ensure no adverse impact on the water environment and biodiversity. Within Trumpington West there will be exemplar projects in sustainable development in response to the Structure Plan policy. Improvements upon the standards of water conservation would contribute towards such exemplar projects.

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.**

CONSTRUCTION STRATEGY

POLICY CSF/22 Construction Strategy

- 1. A comprehensive construction strategy will be required for all phases of development.**

Site Accesses and Haul Roads:

- 2. A scheme will be introduced to avoid construction vehicles travelling through Trumpington and villages in the locality and to ensure that any haulroads 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. They should also avoid adverse effects on the environmental amenities of biodiversity, rights of way and green spaces. Traffic flows will be monitored to ensure that the public has a mechanism to feed back any concerns that arise during development.

3. Planning conditions will be imposed to prevent construction traffic from accessing the site during peak hours to avoid exacerbating existing congestion on Hauxton Road.
4. Construction haul roads for development at Glebe Farm, Clay Farm, Showground, Addenbrooke's the Bells School Site within Cambridge will not be permitted in the countryside within South Cambridgeshire.

Storage Compounds, Plant and Machinery:

5. Any storage compounds, plant and machinery will be located, designed and used to minimise noise, smell, dust, visual or other adverse impact on existing and new residents and businesses at Trumpington.

Construction methods:

6. Development at Trumpington West will be required to recycle construction waste within the site during construction and in the long term. Exceptions would include waste having potentially hazardous properties and any other materials where off-site treatment would be more appropriate. A 'resource re-use and recycling scheme' will be needed to address treatment of all waste arising during the development.

Construction Activities:

7. Planning conditions will be imposed to minimise the adverse effects of construction activity on residential amenity and the environment.

Construction Spoil:

8. All suitable construction spoil generated by development at Trumpington West will 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 Trumpington West and Trumpington Meadows Country Park from traffic noise. The Construction Strategy will demonstrate how this is to be addressed and will be required to be prepared and approved before development commences.

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.
- E1.3 Whilst it is not appropriate for the Area Action Plan to make policy statements relating to development within Cambridge city, the District Council is concerned that any haul roads within Cambridge city to serve development in the Southern Fringe that are located close to properties in South Cambridgeshire should include landscaping and noise attenuation measures to minimise disruption to local residents. The Council will make representations to this effect in response to consultation on any planning applications submitted to Cambridge City Council.

Storage Compounds, Plant and Machinery

- E1.4 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 and 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

- E1.5 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. South Cambridgeshire District Council is developing a similar scheme.
- E1.6 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 adjacent areas **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.
- E1.7 Adopting this scheme will go a long way to minimising disruption from this long-term development project. Key issues such as access arrangements and working hours will be determined through conditions on planning permissions to ensure that impacts on existing and emerging communities are minimised during construction.
- E1.8 A temporary processing plant could be located on the site to treat the waste construction material. Any application would be dealt with by Cambridgeshire County Council as the waste planning authority. Any such facility should be located as far as possible from housing and any other sensitive uses. Exceptions to on-site treatment would include hazardous materials and any other materials where off-site treatment would be more appropriate. A Resource Re-use and Recycling Scheme requires categorising of nature and type of waste or surplus material arising, its volume, and proposals for dealing with each component. This promotes waste minimisation, and maximises opportunities for re-use and recycling of materials.

Construction Spoil

- E1.9 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.
- E1.10 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 spoils to be utilised on site. However, it would not be acceptable to alter the landforms 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

- E1.11 Policy DP/1 of the Development Control Policies DPD requires, where practicable, the use of sustainable building methods and verifiably sustainable, locally sourced materials, including recycled materials, and preparation of a Travel Plan to address the travel needs of labour during construction.

MAKING USE OF EXISTING BUILDINGS / RESOURCES ON SITE

POLICY CSF/23 Making Use of Existing Buildings / Resources on Site

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

- E1.12 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.

- E1.13 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/24 Management of Services, Facilities, Landscape and Infrastructure

- 1. 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:**
 - a. The method of funding of implementation, management and maintenance;**
 - b. The body or trust that will be responsible;**
 - c. Monitoring and review requirements.**
- 2. Management strategies must build in provision for ongoing consultation with the existing and emerging communities, which must be involved in the development of services, facilities, landscape and infrastructure.**

- E1.14 It is important that the services, facilities, landscape and infrastructure needed by the development in the Cambridge Southern Fringe are not only 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. Whilst under the terms of the new plan making system the LDF must be in general conformity with RPG6, in the circumstances of the Cambridge area it is also appropriate and consistent for the LDF to meet the policy requirements of the Structure Plan, as there is currently no evidence that the draft RSS is proposing divergent emerging policies on the development strategy for the sub-region relative to those set out in the current RPG and the 2003 Structure Plan.
- E1.15 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/25 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.

- E1.16 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.

E2 PLANNING OBLIGATIONS & CONDITIONS

OBJECTIVE

- E2/a To ensure that the funding and / or provision of the services, facilities, infrastructure, countryside landscape and access requirements that will be needed for the development of the Cambridge Southern Fringe are secured through planning obligations and / or conditions as part of the planning permissions for the site.**

PLANNING OBLIGATIONS

- E2.1 Policy DP/4 of the Development Control Policies DPD requires that development proposals make suitable arrangements for the improvement or provision of infrastructure necessary to make the scheme acceptable in planning terms, related to the form of the development and its potential impact upon the surrounding area. The policy includes a list of potential requirements, including affordable housing, education, health care, transport infrastructure, public open space and recreation.
- E2.2 Development in the Cambridge Southern Fringe will not happen in isolation. Its development will be part of an overall development strategy for the whole of the Cambridge Sub-Region. Services, facilities and infrastructure will be provided elsewhere in the sub-region, which will be required by the development at the Southern Fringe.
- E2.3 In order to ensure that this sub-regional infrastructure is provided when it is needed, that appropriate levels of funding are secured from new development and that a consistent approach is taken to securing contributions from individual development to the service, facilities and infrastructure that will be provided at each development, the planning authorities, service and infrastructure providers have established a delivery vehicle called Cambridgeshire Horizons. This partnership organisation is developing a planning obligation strategy for sub-regional infrastructure, which will be incorporated into the Planning Obligation Strategy for the Cambridge Southern Fringe.
- E2.4 The Area Action Plan includes policies requiring the provision of services, facilities, infrastructure and other uses, such as affordable housing, which will be delivered in full or in part by the developers of the Cambridge Southern Fringe. Where the local planning authority is aware of planning obligation requirements they have been included in the Area Action Plan

otherwise the Development Control policy for planning obligations provides a framework for gathering contributions for services, facilities and infrastructure which have not yet been determined, including contributions to sub-regional services, facilities and infrastructure which will be provided elsewhere in the Cambridge Sub-Region but which will be in part needed to serve the Cambridge Southern Fringe.

E3 DELIVERING CAMBRIDGE SOUTHERN FRINGE

OBJECTIVE

- E3/a To ensure appropriate mechanisms are in place to secure the efficient and timely delivery of the Cambridge Southern Fringe.**

INTRODUCTION

- E3.1 Trumpington West will be an important part of the development strategy for the Cambridge Sub-Region. The Cambridgeshire and Peterborough Structure Plan requires 2,800 dwellings to be constructed annually. Not only is that a challenging target for house builders, it is also a challenging target for the providers of the services, facilities, infrastructure and jobs. There is no specific annual house building target for Trumpington West but development is expected to be substantially completed by 2015.

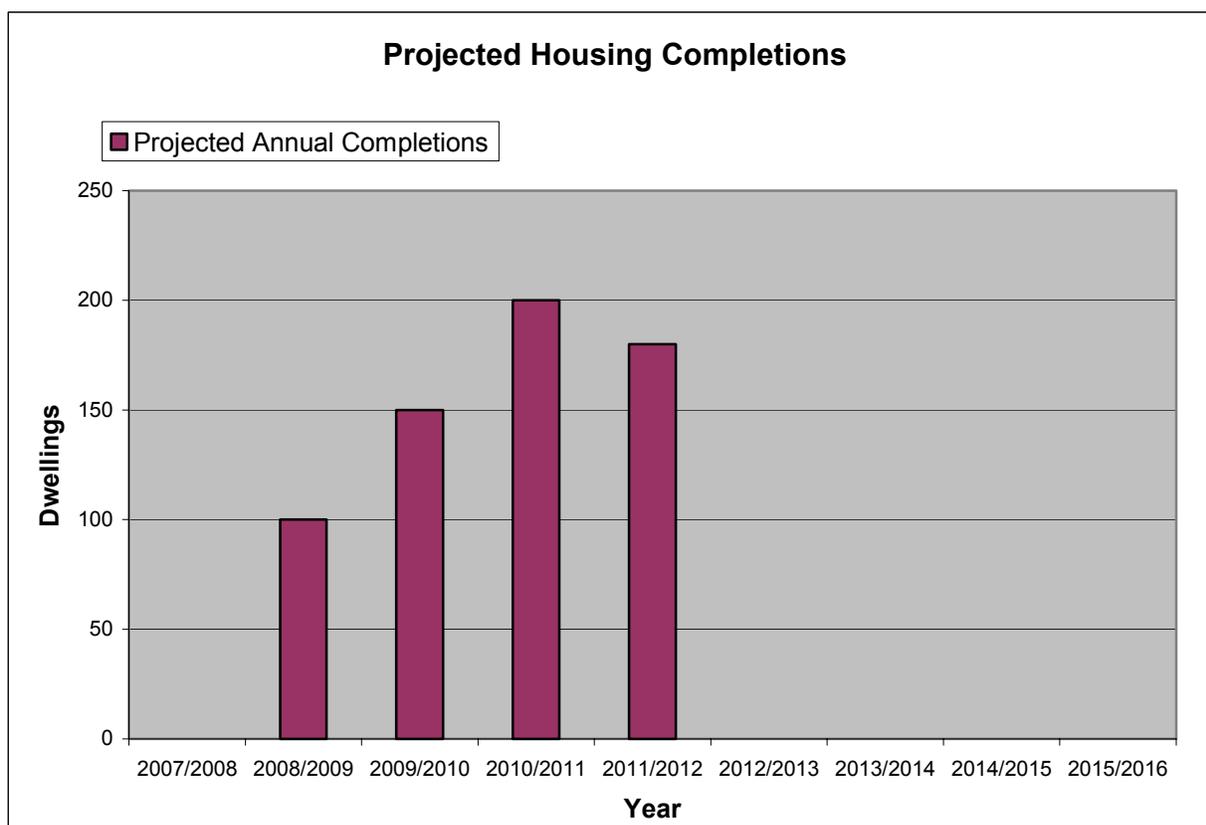
DELIVERY MECHANISMS

- E3.2 The Area Action Plan has been prepared in consultation with stakeholders at three stages of consultation. The Council is also involved in the preparation of other key strategies and plans such as its Community Strategy and strategies being prepared by others such as the Cambridgeshire Long-Term Transport Strategy and Local Transport Plan. Cambridgeshire Horizons is leading on a number of sub regional strategies in which the Council is involved, looking at issues such as formal sports, and green infrastructure.
- E3.3 Cambridgeshire Horizons key focus is on the delivery of the development strategy for the Cambridge area. As such, it is assisting the local authorities with mechanisms to ensure prompt and efficient delivery of the major developments. Given the urgency to ensure that plans are in place to bring forward the major developments to meet the needs of the Cambridge Area, the Area Action Plan is inevitably a fairly strategic document which sets out the anticipated key requirements of the development where these are already known, and identifies where strategies are required to identify all the specific requirements of the development.

DELIVERING HOUSES AT CAMBRIDGE SOUTHERN FRINGE

- E3.4 The new plan making system has an increased emphasis on demonstrating how the policies of the plan will be delivered, particularly housing. Planning Policy Statement 12 requires that all plans involving housing include a housing trajectory. This attempts to estimate the start date for housing being delivered on the ground and the build rate per year to test how reasonable it is to rely on policies to deliver the identified housing requirement.
- E3.5 In preparing the housing trajectory for Trumpington West, the Council has had regard to a number of factors:
- The anticipated date of adoption of the Area Action Plan;
 - A reasonable build rate for the development, agreed with the landowner / developer, based on current expectations of the housing market and the capacity and intensions of the house building industry.
- E3.6 However, all these assumptions must be heavily caveated that in the event of any changes, the housing trajectory will not reflect actual delivery. Many of these factors are beyond the control of the local planning authority or the development industry. The role of monitoring will be important in assessing the actual performance in terms of delivery of this and other parts of the development strategy. A monitoring strategy for the Cambridge Southern Fringe is set out in section E4.

Housing Trajectory for Cambridge Southern Fringe: 2007-2016



Period 2007 - 2016	PROJECTIONS									
	2007 / 2008	2008 / 2009	2009 / 2010	2010 / 2011	2011 / 2012	2012 / 2013	2013 / 2014	2014 / 2015	2015 / 2016	Total up to 2016
Projected Annual completions	0	100	150	200	180	0	0	0	0	630
Annual requirement taking account projected completions	70	79	76	63	36	0	0	0	0	0
Structure Plan requirement annualised over 9 years	70	70	70	70	70	70	70	70	70	630

E4 MONITORING CAMBRIDGE SOUTHERN FRINGE

OBJECTIVE

- E4/a To ensure appropriate mechanisms are in place to monitor the efficient and timely delivery of Cambridge Southern Fringe.**

INTRODUCTION

- E4.1 Monitoring provides information on the performance of policy, the delivery of development and impacts on the environment. Monitoring will help the local planning authority to assess whether its plans remain sound or whether adjustments need to be made to continue to meet the plan's objectives. The presence of clear mechanisms for implementation and monitoring forms part of the test of soundness of the Local Development Framework.

ANNUAL MONITORING REPORTS

- E4.2 Every local planning authority now has to produce an Annual Monitoring Report (AMR) for submission to the Secretary of State. This forms part of the overall package of documents making up the Local Development Framework for each district. South Cambridgeshire District Council will have to produce an AMR, which will deal with development at Cambridge Southern Fringe, as part of the overall provision of different land uses within the district, e.g. district-wide housing land supply. However, it is also important to look at the development of the Southern Fringe specifically and test how it is performing overall against key policy requirements of the Area Action Plan.
- E4.3 The district-wide indicators for South Cambridgeshire are contained in the Core Strategy and Development Control Policies Development Plan Documents. For example, the Council will identify the number of houses completed annually in the district, of which those at Trumpington West will form part.

MONITORING CAMBRIDGE SOUTHERN FRINGE

- E4.4 A set of indicators has been developed specifically for monitoring the Cambridge Southern Fringe Area Action Plan. This includes core indicators similar to those applying across the district but drawing out monitoring of the development of Cambridge Southern Fringe specifically. For example, this will provide for monitoring of housing completions against the policy requirements for the development as set out in the Area Action Plan. A number of specific local indicators are also included to enable monitoring of those policies in the Area Action Plan that set specific requirements for the development at Cambridge Southern Fringe, e.g. housing density and accessibility to public transport. The Council's AMR will include a section monitoring the Cambridge Southern Fringe development against the Site Specific Indicators. These are included at Table E4 at the end of this chapter.

HOUSING TRAJECTORY

- E4.5 A housing trajectory for Trumpington West is included in section E3 Delivering Cambridge Southern Fringe which sets out a policy based assessment of the potential start date and build rate for Trumpington West. A separate housing trajectory will be prepared as one of the Core Output Indicators that districts are required to monitor in their Annual Monitoring Reports, as set out in Table E4.
- E4.6 The role of the housing trajectory is to integrate the "Plan, Monitor, Manage" approach to housing delivery by showing past performance and estimating future performance. The housing trajectory will illustrate this information in a graphical form. The AMR housing trajectory for Trumpington West will compare the levels of actual and projected completions over the period of the plan with the housing trajectory contained in the Area Action Plan. This build rate will then need to be looked at together with other sites across the district as part of the South Cambridgeshire overall housing trajectory.

RESPONDING TO DELIVERY ISSUES

- E4.7 In the event that the AMR identifies delivery issues at Cambridge Southern Fringe, where key policy targets are not being met, these would need to be assessed as part of the Council's AMR process and a decision reached on

whether any change was required to the Area Action Plan or through other mechanisms.

- E4.8 A key aspect of monitoring Cambridge Southern Fringe will be the number of homes being built. The number of homes coming forward in the district at a stage towards the top of the development sequence, will need to be assessed in the AMR, and compared with the Core Strategy figure for that stages in the sequence. If there is a significant shortfall or surplus in the level of provision, it may be necessary to review the housing policies for the Cambridge Southern Fringe to seek to make the necessary adjustment in build rates or provide elsewhere.
- E4.9 Whilst it is not anticipated, if the situation were to arise where this could not meet the housing needs of the area, there would be a need to review the development strategy for the Cambridge Sub-Region to identify the next most sustainable location for the shortfall in development. This is in the context of a Structure Plan hierarchy which has sites within, and then on the edge of, market towns next in the locational sequence for development. Villages are at the bottom of the sequence and there should be no automatic assumption that any shortfall should be made up in villages in South Cambridgeshire.

Table E4: Cambridge Southern Fringe Core and Local Output Indicators

ST/c To create new and distinctive sustainable communities on the edge of Cambridge connected to the rest of the City by high quality public transport and other non-car modes of transport which will enhance the special character of the City and its setting.						
Indicator number	Indicator	Type of Indicator	Related Chapter Objectives	Related LDF Policies	Targets	Data Source
CSF01	Total Housing Completions / Annual Rate	Core	D4/a	CSF/7	At least 600 dwellings in South Cambridgeshire	Cambridgeshire County Council Annual Monitoring Survey
CSF02	Housing Density	Core	D4/b	CSF/7	At least 50 dwellings per hectare	Cambridgeshire County Council Annual Monitoring Survey
CSF03	Housing Mix	Core	D4/c	CSF/7	1) At least 50% of homes with 1 or 2 bedrooms 2) Approximately 25% of homes with 3 bedrooms 3) Approximately 25% of homes with 4 or more bedrooms	Cambridgeshire County Council Annual Monitoring Survey
CSF04	Employment Land Supply by type	Core	D3/b	CSF/8	Cambridge Southern Fringe will need to provide small-scale local employment, as part of a development with an appropriate mix of uses	Cambridgeshire County Council Annual Monitoring Survey
CSF05	Distance to Public Transport	Local	D5/b, D5/c	CSF/11	All development within 600m of a stop on dedicated local Busway or 400m of other local bus stops	Cambridgeshire County Council Annual Monitoring Survey
CSF06	Distance to Public Open Space	Local	D9/b	CSF/17	Formal sports pitches within 1000m; No home more than 100m from a LAP; No home more than 240m from a LEAP; No home more than 600m from a NEAP or SIP	DEVCON/ South Cambs GIS

GLOSSARY OF TERMS

	Above Ordnance Datum	The Ordnance Datum is the mean sea level at Newlyn in Cornwall calculated between 1915 and 1921, taken as a reference point for the height data on Ordnance Survey maps.
	Affordable Housing	A wide variety of types and tenures of housing where the common feature is that it is subsidised in some way to make it affordable to those who cannot afford a home on the open market.
AMR	Annual Monitoring Report	An annual report monitoring the LDF's performance against a number of national and local indicators.
AAP	Area Action Plan	A Development Plan Document setting out policy and proposals for a specific area.
	Biodiversity	Biodiversity is a term used to describe the richness of the living environment around us. It is the variety of life in all its forms, including richness of species, complexity of ecosystems and genetic variation.
BAP	Biodiversity Action Plan	Encouraging a wide range of fauna and flora in a locality.
	Biophysical	Biophysics is an interdisciplinary field which applies techniques from the physical sciences to understanding biological structure and function. The subject lies at the borders of biology, physics, chemistry, mathematics, engineering, genetics, physiology and medicine.
	Biotechnology	The application of science and engineering to the direct or indirect use of living organisms, or parts or products of living organisms, in their natural or modified forms.
	Brownfield land	Previously developed land (PDL) which is or was occupied by a permanent structure (excluding agricultural or forestry buildings), and associated with fixed surface infrastructure. The definition covers the curtilage of development. Previously developed land can occur in both urban and rural settings. The precise definition can be found in PPS3.
	Building Regulations	Building Regulations ensure the health and safety of people in and around buildings by providing functional requirements for building design and construction. They also promote energy efficiency in buildings and contribute to meeting the needs of disabled people. Builders and developers are required by law to obtain building control approval - an independent check that the Building Regulations have been complied with. There are two types of building control providers - the Local Authority and Approved Inspectors.

BIS	Bus Information Strategy	Part of the Local Transport Plan.
	Cambridge Area	The area covered by Cambridge City Council and South Cambridgeshire District Council.
	Cambridgeshire and Peterborough Structure Plan	Statutory plan that sets out broad development requirements in the County to 2016 (Prepared by the County Council).
CGB	Cambridgeshire Guided Busway	Proposed bus-based Rapid Transit System to operate along the former St. Ives railway line. See Rapid Transit System.
	Cambridgeshire Horizons	Cambridgeshire Horizons is the local delivery vehicle established by the Cambridgeshire local authorities to drive forward the development of new communities and infrastructure in the Cambridge Sub-Region in a sustainable way, in accordance with the approved planning policies.
	Cambridge Sub-Region	Comprises Cambridge, South Cambridgeshire and the Market Towns.
	Car Pooling	Shared use of a car(s) by a group of people.
CiWS	City Wildlife Site	Sites designated of particular local importance for nature conservation by Cambridge City Council and the Wildlife Trust.
	Climate Proofing	Climate proofing aims to ensure buildings and associated infrastructure are capable of enduring the future impacts of climate change, for example minimising risk of flooding, minimising risk of subsidence, installing water saving measures and devices, and using materials that have low / zero CO ₂ and green house gas emissions.
	Cluster	Clusters are defined as concentrations of companies in related activities, specialised suppliers, service providers and institutions, which are co-operating, collaborating and competing to build competitive advantage often across sector boundaries (EEDA Regional Economic Strategy 2001). Clusters may be concentrated in a particular location or linked locations.
CPZ	Controlled Parking Zone	An area in which special parking controls are applied.
	Community facilities	Facilities, which help meet the varied needs of the residents for health, educational and public services as well as social, cultural and religious activities.
	Community Strategy	Strategy for promoting the economic, environmental and social well-being of the area and contributing to the achievement of District Wide sustainable development.

	Comparison shopping	Goods that are purchased occasionally and for longer term use, such as electrical goods, clothing, household goods, books, jewellery, furniture etc. which consumers will compare before making a choice.
	Concept Plan	Shows in diagrammatic form the structure and the distribution of the main land uses and their inter-relationships within the new development.
	Conservation Area	Areas identified by the Council, which have 'special architectural or historic interest', which makes them worth protecting and improving.
	Conservation Area Appraisals	Produced by the Council covering various Conservation Areas within the district. The appraisals define the special character and evolve guidelines for development and enhancement schemes.
	Considerate Contractors Scheme	Requires that all contractors, sub contractors, suppliers and others working on a project minimise disturbance on neighbouring uses.
	Convenience shopping	Goods that are purchased regularly and for immediate consumption, such as foods, drink, groceries, confectionary, tobacco, newspapers for which convenience is a prime consideration.
	Core Strategy	An element of planning policy within the LDF.
	Countryside Enhancement Areas	Areas that have potential for undisturbed enjoyment of the countryside and for their landscapes and habitats to be significantly enhanced.
	Country Park	An area of countryside which is landscaped and managed for informal recreation and includes some visitor facilities such as car parking, toilets and an interpretation centre.
CWS	County Wildlife Site	Sites identified as being of particular local importance for nature conservation at county, rather than at national level
	Definitive Map	A legal record of the public's rights of way. The maps are produced by the Local Authority (Cambridgeshire County Council). Note there may be additional rights over land, which have not yet been recorded on the map or there may be rights, which are incorrectly recorded on the map.

	Design and Access Statement	A statement submitted alongside a planning application by the applicant to demonstrate that: <ul style="list-style-type: none"> proper consideration has been given to the impact of the proposal and account taken of all relevant factors in the design and landscaping of the scheme development will be accessible to everybody regardless of age, gender or disability.
	Design Code	Will guide the nature, scale and form of new development.
	Design Guide	Identifies the particular character of an area and sets out the general principles for good design.
	Development Brief	Describes how proposals for a site will be implemented.
	Development Framework	Line on the Proposals Map defining where policies for the built-up areas of settlements give way to policies for the countryside.
DPD	Development Plan Document	Statutory document having been through Independent Examination.
dph	Dwellings per hectare	At least 30 in most circumstances, as required by PPS3: Housing.
EEDA	East of England Development Agency	
EERA	East of England Regional Assembly	
EA	Environment Agency	
EIA	Environmental Impact Assessment	Considers the potential environmental effects of land use change, enabling decisions on land use change to be taken with full knowledge of the likely environmental consequences.
EiP	Examination in Public	Inquiry led by an independent Planning Inspector into proposals for and objections to LDDs.
	Farm diversification	Where a farm diversifies into non-agricultural activities.
FRA	Flood Risk Assessment	An assessment of impact of development on flooding, including the run-off implications of proposals.
	Flood Zones	Zones identified by the Environment Agency to indicate the risk of flooding.
GPDO	General Permitted Development Order	Provides permitted development rights which allow certain types of development to proceed without the need for a planning application.
	Good local public transport service	Minimum service frequencies of every 30 minutes during the day, hourly in the evenings and on Saturdays. Every 2 hours or better on Sundays.

GO-East	Government Office for the Eastern Region	
	Grampian condition	Planning condition restricting development unless and until an event had occurred which was not within the power of the applicant to bring about. (Grampian Regional Council v. Aberdeen DC (1984) JPL 590 H.L).
	Green Belt	A statutory designation made for the purposes of: checking the unrestricted sprawl of large built-up areas, preventing neighbouring towns from merging into each other, assisting in safeguarding the countryside from encroachment, preserving the setting and special character of historic towns and assisting in urban regeneration by encouraging the recycling of derelict and other urban land.
	Green Corridor	Areas of open land which penetrate into an urban area for amenity and recreation.
	Green Fingers	As Green Corridors, but on a smaller scale.
	Green Separation	An area of open land required to keep apart two separate communities and maintain their individual identities.
	Greenfield land	Land which has not previously been developed or which has returned to greenfield status over time.
	Greenhouse Gases	Carbon Dioxide and other emissions, causing global warming.
	Greywater	The mildly polluted wastewater from shower / bath, washbasin and washing machine.
HIA	Health Impact Assessment	An assessment of the impact of the proposed development on health and identifies actions that can enhance positive effects and reduce or eliminate negative effects.
HSA	Health and Safety Executive	The Health and Safety Executive is responsible for health and safety regulation in Great Britain.
	High Quality Agricultural Land	Land designated as Grades 1, 2 and 3a on the Agricultural Land Classification maps produced by Department for Environment, Food and Rural Affairs.
HQPT	High Quality Public Transport	Generally service frequencies of at least a 10 minutes peak / 20 minutes inter-peak. Weekday evening frequencies of ½ hourly until 11pm, Saturday ½ hourly 7am - 6pm, then hourly and Sunday hourly 8am - 11pm. Also provides high quality low floor / easy access buses, air conditioning, prepaid / electronic ticketing, Real Time information and branding to encourage patronage.

	Home Zone	Roads / neighbourhoods that are designed not just to allow the passage of motor vehicles, but so that all road users, pedestrians and cyclists as well as drivers can share the road space. Streets will be safer, greener, friendlier and more attractive, encouraging both social interaction and child's play to be part of the normal use of the street.
	Housing Association	Sometimes referred to as a Registered Social Landlord; a non profit making organisation which provides housing for people in need.
HNS	Housing Needs Survey	Assessment of housing needs across the whole district.
	Housing Trajectory	Assessments showing past, and estimating future, housing performance. They should consider past rates of housing completions and conversions and projected completions and conversions to the end of the specified framework period or ten years from the adoption of the relevant development plan document.
	Important Countryside Frontages	Land with a strong countryside character that penetrates or sweeps into the villages or separates two parts of the built-up area. Such land enhances the setting, character and appearance of the village by retaining the sense of connection between the village and its rural origins and surroundings.
	Infrastructure	Basic structure of systems such as utilities (gas, electricity, water) drainage, flood defences, transportation, roads, healthcare, education and other community facilities.
	Infrastructure Partnership	Responsible for co-ordination of the delivery of housing and infrastructure across the Cambridge Sub-Region. See: Cambridgeshire Horizons
	Intermediate housing	Housing for those who do not qualify for social rented housing, but whose incomes are such in relation to local housing costs that they are nonetheless not able to access market housing. This includes intermediate rented and low cost home ownership.
	Intermediate rented housing	Rents are not to exceed 30% of net median household incomes in Cambridge and South Cambridgeshire taken as a whole except where provided for specific groups of workers, where they should not exceed 30% of the net median income for the specific group.
	Key Diagram	Illustrates the broad strategy for the area in a diagrammatic format.

	Key Worker Housing	Discounted market housing targeted at specific groups, including teachers, nurses and others whose role relates to the care and comfort of the community or sustaining the local economy, and who are unable to meet their housing needs on the open market.
	Landscape Character Assessment	Assessment of the landscapes, wildlife and natural features into distinct Landscape Character Areas.
	Landscape Statement	A statement submitted alongside a planning application by the applicant to demonstrate that they have properly considered the impact of their proposal on the particular site and surroundings.
	Legible	A legible place is one whose landmarks or pathways are easily identified; a place that can be easily understood and which people can navigate simply and safely.
	Lifetime mobility standard / lifetime homes	Developed by the Joseph Rowntree Foundation to provide dwellings that cater for the needs of residents throughout their lifetime, including the possibility of impaired mobility. These standards exceed the requirements of the Building Regulations.
	Listed Building	A building or structure of special architectural or historic interest and included in a list, approved by the Secretary of State. The owner must get Listed Building Consent to carry out alterations, which would affect its character.
LAP	Local Area for Play	A small area of unsupervised open space specifically designated for young children for play activities close to where they live. The target user is mainly for 4-6 year olds, although they can attract other children in slightly older and younger age groups.
LAPC	Local Authority Pollution Control	
LAPPC	Local Authority Pollution Prevention and Control	
	Local Centre	Smaller scale than a District Centre, and includes a primary school, provides for the day-to day shopping needs of local residents for convenience shopping and service provision, and small-scale local employment.
LDD	Local Development Document	Development Plan Documents (DPDs) and Supplementary Planning Documents (SPDs).
LDF	Local Development Framework	A "folder" containing LDDs, LDS, SCI etc.
LDS	Local Development Scheme	Sets out the LDDs to be produced over the next 3 years.

LEAP	Local Equipped Area for Play	Mainly for accompanied children from 4 to 8 although consideration is given to the needs of supervised children from 4 years, and unaccompanied children older than 8.
LNR	Local Nature Reserve	Reserves with wildlife or geological features that are of special interests locally.
LPA	Local Planning Authority	e.g. South Cambridgeshire District Council.
LSP	Local Strategic Partnership	Public service providers, local communities, voluntary, public and private sectors co-ordinate improvements in public services to achieve sustainable economic, social and physical regeneration.
LTP	Local Transport Plan	Sets out transport strategy for Cambridgeshire.
	Long Term Transport Strategy	Sets out the longer term transport strategy for Cambridgeshire to 2021.
	Low cost home ownership	Including shared ownership, equity share, and discounted market housing. Costs (mortgage and any rent) are not to exceed 30% of gross median household incomes in Cambridge and South Cambridgeshire taken as a whole except where provided for specific groups of workers, where they should not exceed 30% of the gross median household income for that specific group.
	Material consideration	Something, which should be taken into account when making planning decisions such as determining planning applications.
MOD	Ministry of Defence	
	Mixed-use development	Development comprising two or more uses as part of the same scheme. This could apply at a variety of scales from individual buildings to an urban extension. Mixed-use development can help create vitality and diversity and can help to reduce the need to travel, which is more sustainable.
	Monitoring Strategy	Sets out how the LDF will be monitored against a number of indicators.
MUGA	Multi-Use Games Area	Used for ball rebound sports such as tennis, netball, basketball, and five-a-side football, hockey, lacrosse and general sports, training and play depending upon the surface material.
NNR	National Nature Reserve	Protect the important areas of wildlife habitat and geological formations.
	Natural Areas	Natural Areas are identified by a unique combination of physical attributes such as geology, plant and animal species, land-use and culture.

NEAP	Neighbourhood Equipped Area for Play	Unsupervised site servicing a substantial residential area, equipped mainly for older children but with opportunities for play for younger children. Equipment will be similar to that of LEAP's but on a larger scale and may well include facilities for teenagers.
	Open Space Standards	The amount of open space required as part of new development.
	Parish Plan	A vision of how a town or village should be, addressing social, economic or environmental issues.
	Park and Ride	A system where private motorists are encouraged to leave their car at an out of centre public car park and travel the rest of the way to their destination by public transport.
	Parking standards	Maximum permissible levels of car parking for various use-classes, along with minimum levels of cycle parking.
	Permeable	A permeable place is one which is based on the idea of linked streets and spaces, and which provides high levels of accessibility without long detours.
	Photovoltaic Energy	Solar energy from photovoltaic cells.
	Planning Condition	Requirement attached to a planning permission. It may control how the development is carried out, or the way it is used in the future. It may require further information to be provided to the Council before or during the construction.
	Planning Obligation	A binding legal agreement requiring a developer or landowner to provide or contribute towards facilities, infrastructure or other measures, in order for planning permission to be granted. Planning Obligations are normally secured under Section 106 of the Town & Country Planning Act 1990.
PPG	Planning Policy Guidance	National planning guidance.
PPS	Planning Policy Statement	New form of national planning guidance replacing PPGs.
PPC	Pollution Prevention Control	
PDL	Previously developed land	See brownfield land.
PENs	Previously Established New Settlements	e.g. Bar Hill.
	Proposals Map	Map, which is part of the LDF showing all designations and site allocations.

PVAA	Protected Village Amenity Area	Open land protected for its contribution to the character of the village.
	Public Art	Publicly sited works of art, which make an important contribution to the character and visual quality of the development and community at large and is accessible to the public.
RWH	Rainwater Harvesting	Using rainwater for flushing toilets, etc.
	Rapid Transit System	Rail or bus transit service operating completely separate from any other modes of transportation (fully or partially) on an exclusive right of way.
RTBI	Real Time Bus Information	A display in the bus shelter showing how long until the next bus arrives.
RPG	Regional Planning Guidance	Planning guidance for the region (See RSS).
RSS	Regional Spatial Strategy	New name for RPG.
RSL	Registered Social Landlord	An organisation registered by the Housing Corporation to provide Affordable Housing.
	Research and development	The investigation, design and development of an idea, concept, material, component, instrument, machine, product or process, up to and including production for testing (not mass production), where the work routine requires daily discussion and action on the part of laboratory and design staff.
	Research establishments / institutes	Provide accommodation for organisations whose primary purpose is to research or investigate ideas, theories and concepts, and / or to design and develop instruments, processes or products, up to and including production for testing, but excluding manufacture.
	Resource Re-use and Recycling Scheme	Promotes waste minimisation, and maximises opportunities for re-use and recycling of materials.
	Right of Way	A route over which the public has a right to pass and re-pass, including; Footpath (for use on foot only), Bridleway (for use by horses, pedal cycle or on foot), Byway (for use by motor vehicles, horses, pedal cycle or on foot). Public footpaths are not to be confused with highway footways, which are pavements to the side of the road. Public rights of way are legally recorded on the Definitive Map.
ROWIP	Rights of Way Improvement Plan	Statutory plan required by the Countryside and Rights of Way Act 2000 which will support improvements to the rights of way network.

	Rural Enterprise	An enterprise where a countryside location is necessary and acceptable, which contributes to the rural economy, and / or promotes recreation in and the enjoyment of the countryside. Examples may include types of farm diversification, recreation and tourism.
	Safeguarded land	Land identified to meet longer-term development needs, beyond the plan period.
	Safer Routes to School	Making the environment safer so that children can walk, cycle or use public transport to and from school as opposed to being carried in the car.
	Scheduled Ancient Monument	Archaeological sites, buried deposits or structures of national importance by virtue of their historic, architectural, traditional or archaeological interest.
S106	Section 106	Planning agreements that secure contributions (in cash or in kind) to the infrastructure and services necessary to facilitate proposed developments.
	Sequential approach	A sequential approach to site selection and the planning of development encouraging a more sustainable pattern of living, with much of the development concentrated into and on the edge of Cambridge and at a new town.
SSSI	Site of Special Scientific Interest	Designated site of national importance to wildlife and / or geology.
	Social rented housing	Housing provided at below market rents at levels controlled by the Housing Corporation, normally provided by Registered Social Landlords (Housing Associations).
SIP	Space for Imaginative Play	
	Strategic Masterplan	Describes how proposals for a site will be implemented. The level of detail required in a strategic masterplan will vary according to the scale at which the masterplan is produced.
SAC	Special Areas of Conservation	Designated site of international importance to wildlife and / or geology.
SPA	Special Protection Areas	Designated site of international importance to wildlife and / or geology.
SAP	Standard Assessment Procedure	Assessment procedure for energy rating of dwellings.
SCI	Statement of Community Involvement	Shows how the wider community and stakeholders are to be involved in the process of producing a LDF.
SEA	Strategic Environmental Assessment	Integration of environmental considerations into the preparation and adoption of plans, promoting sustainable development.

	Sui-generis	Those uses not allocated to a particular Use Class. See Use Class Order.
SPD	Supplementary Planning Document	Informal policy which has been the subject of public participation (the new name for SPG).
SPG	Supplementary Planning Guidance	See SPD.
	Supported housing	Is a generic term used to include supported housing for all client groups covered by the Supporting People Strategy (including people with physical or other disabilities) who cannot afford to buy or rent on the open market.
SA	Sustainability Appraisal	An appraisal against sustainability criteria of proposals for LDDs by independent consultants.
	Sustainable Development	Development that meets the needs of the present, without compromising the ability of future generations to meet their own needs.
SuDS	Sustainable Drainage Systems	Control surface water run-off by mimicking natural drainage processes and may take the form of swales, lagoons, permeable paving, green roofs and sensitively re-engineered channels or reed beds.
TA	Transport Assessment	Assessment of the potential transport impacts of a proposed development, with an agreed plan to reduce or mitigate any adverse consequences and where appropriate establish how more sustainable modes of travel can be increased.
TP	Travel Plan	Package of measures tailored to a particular site, aimed at promoting more sustainable travel choices (such as walking, cycling, public transport) and reducing car use. It may include initiatives such as car sharing schemes, provision of cycle facilities, improved bus services, and restricting or charging for car parking.
	Traveller & Gypsy	Circular 01/2006 defines this as persons of nomadic habit of life whatever their race or origin, including such persons who on grounds only of their own or their family's or dependants' educational or health needs or old age have ceased to travel temporarily or permanently, but excluding members of an organised group of travelling show people or circus people travelling together as such.
UCS	Urban Capacity Study	Assessment of vacant land within built-up areas which could be developed.
	Urban Design	The complex relationships between all the elements of built and unbuilt space.

	Urban extension	Development built on the edge of an existing town or city, which extends the built area of the settlement.
	Use Classes Order	The Town and Country Planning (Use Classes) Order 1987 (as amended) established Use Classes, which is a system of classifying uses of land.
B1(a)	Use Class B1(a)	An office other than within Use Class A2.
B1(b)	Use Class B1(b)	Research and development, studios, laboratories, high technology.
B1(c)	Use Class B1(c)	Light Industry.
B2	Use Class B2	General Industry.
B8	Use Class B8	Wholesale warehouse, distribution centres and repositories.
C2	Use Class C2	Hospitals, nursing homes.
D1	Use Class D1	Places of worship, public halls, health centres, educational uses, libraries.
VDS	Village Design Statement	Produced by communities to show what kind of development they want as part of their settlement.
	Windfall site	A site which becomes unexpectedly available for development (usually for housing) during the Plan period and which is not already identified as a potential development site.

PROPOSALS MAP

KEY

-  Area covered by other maps
-  Country Park (Policy CSF/5 1a)
-  District Boundary
-  Environment Agency Flood Zone 2 - Medium Risk 2007 (Policy NE/11)
-  Environment Agency Flood Zone 3 - High Risk 2007 (Policy NE/11)
-  Green Belt (Policies ST/1 and GB/1)
-  Improved Landscaping (Policies CSF/5 1b-e and 2f-m)
-  Local Nature Reserve (Policy NE/7)
-  Major Development Site (Policy CSF/3)
-  Scheduled Ancient Monument (Policy CH/2)

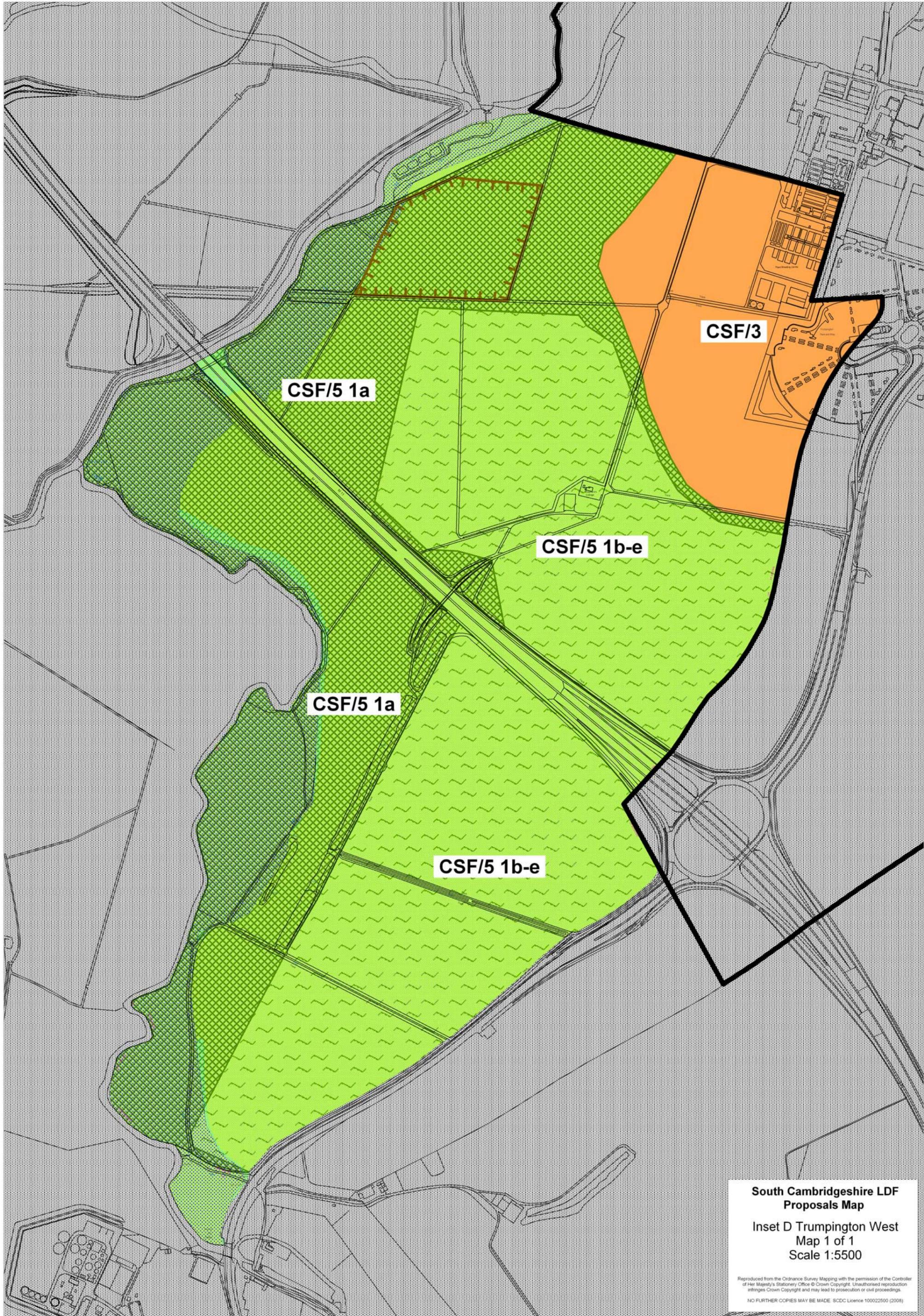
NOTE:

Policies prefixed 'CSF/' are contained in the Cambridge Southern Fringe AAP.

Policies prefixed 'ST/' are contained in the Core Strategy DPD.

All other LDF policies are contained in the Development Control Policies DPD.

For further information on the flood zones please view the Environment Agency's website: <http://www.environment-agency.gov.uk/>



CSF/5 1a

CSF/3

CSF/5 1b-e

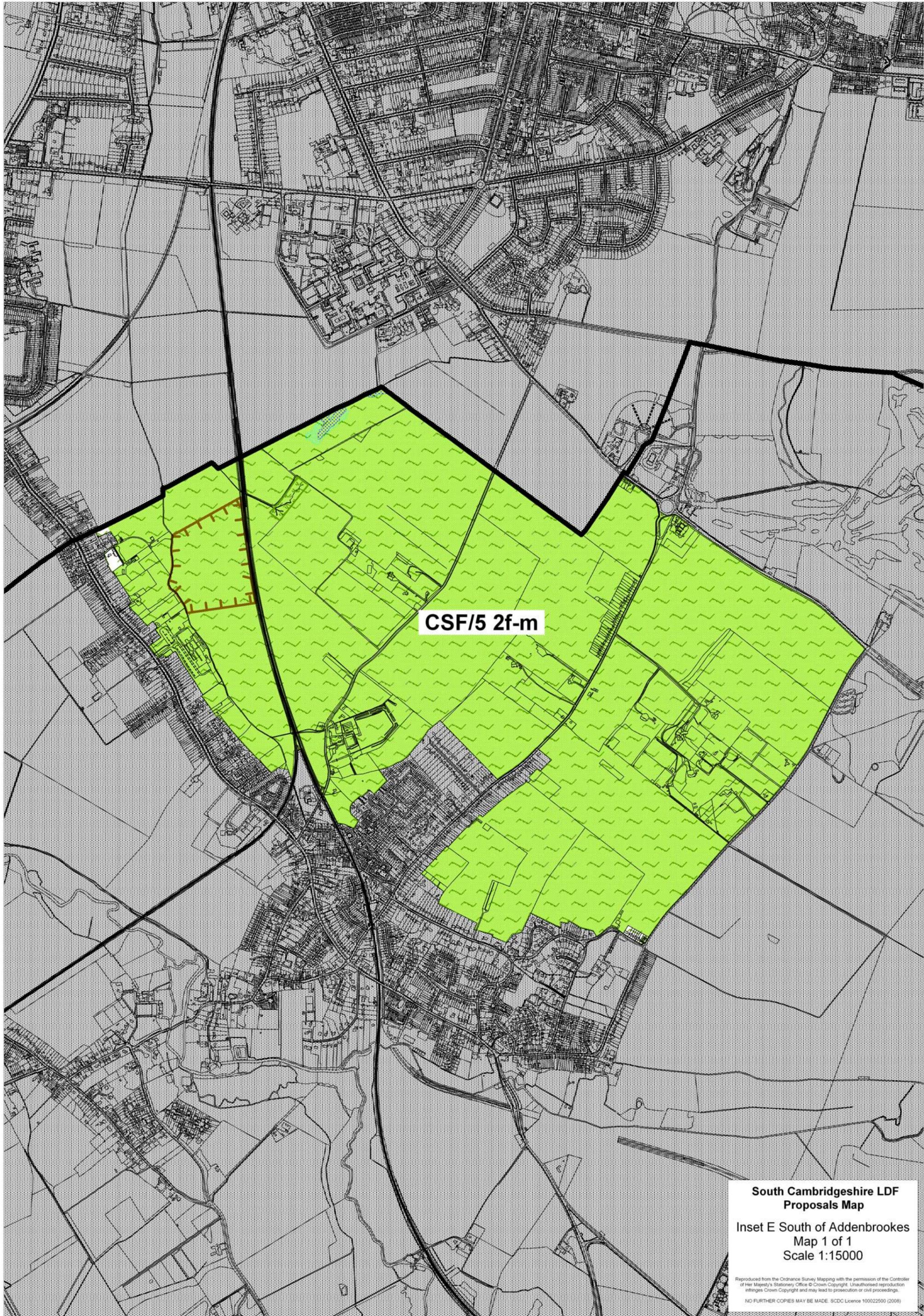
CSF/5 1a

CSF/5 1b-e

**South Cambridgeshire LDF
Proposals Map**

**Inset D Trumpington West
Map 1 of 1
Scale 1:5500**

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CSF/5 2f-m

**South Cambridgeshire LDF
Proposals Map**
Inset E South of Addenbrookes
Map 1 of 1
Scale 1:15000

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