



GROSVENOR



Trumpington South

Delivering sustainable growth in Southern Cambridge

February 2020



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*Delivering sustainable growth in
Southern Cambridge*

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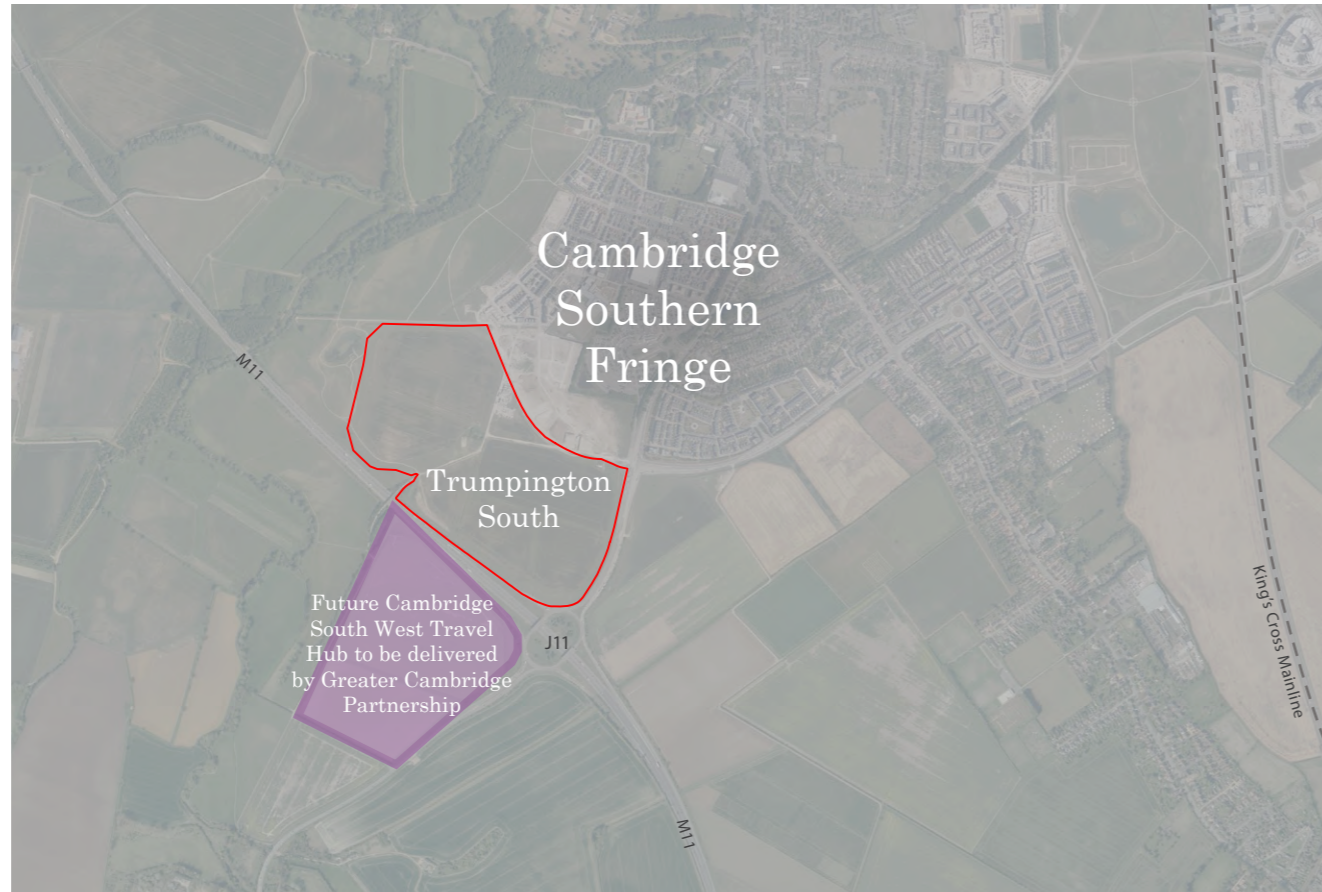
Introduction

Delivering sustainable growth in Southern Cambridge

This document has been prepared on behalf of Grosvenor Britain and Ireland and USS Ltd to demonstrate how Trumpington South is best placed to deliver sustainable growth in Greater Cambridge, against each of the four emerging themes for the new Local Plan and sets out our vision for the development.

Greater Cambridge is a centre of excellence and a world leader in the fields of higher education and research. It has fostered a dynamic and successful knowledge based economy, while aiming to retain the high quality of life that underpins that economic success.

Greater Cambridge has a reputation for design excellence and a focus on new development that is innovative; promoting the use of sustainable modes of transport. Cambridge City Council and South Cambridgeshire District Council are now exploring issues and options for the new Local Plan which will lead to a positive vision for the future growth of Greater Cambridge through ensuring sustainable development of the highest quality. To achieve this aim, the new Local Plan is exploring four key themes:



1 Theme 1: Responding to Climate Change



The councils have committed to achieve net zero carbon by 2050. The new Local Plan is expected to play a key part in helping Cambridge achieve this challenging objective and make a valuable contribution to combatting climate change, with a focus on low carbon travel, energy efficiency and renewables.

2 Theme 2: Increasing Biodiversity and Green Spaces



A healthy and biodiverse environment is important to ensure Greater Cambridge's future prosperity and well-being. Both councils have recognised pressures on the natural environment and want to explore how the next Local Plan can do more to improve the existing Green Infrastructure network, through enhancing and growing green networks, multifunctional green infrastructure and biodiversity gain.

3 Theme 3: Promoting Well-being and Equality



The Local Plan is expected to support social inclusivity and help people access local services and a broad range of amenities including sports, social and education facilities. The new Local Plan will also acknowledge the importance of supporting healthy lifestyles and promoting equality.

4 Theme 4: Delivering Quality Places



Cambridge is an iconic historic centre of national significance and is surrounded by a rural area with a unique landscape character. The new Local Plan will aim to further enhance the distinctiveness and special character of the city.

Our vision document explores each of these themes in turn; firstly, demonstrating how the site's attributes are particularly suited to achieving the councils' aims for sustainable growth and; secondly, how the development at Trumpington South could be conceived to deliver a place with the highest social, economic and environmental credentials.

02

The Vision










Vision

Trumpington South will build upon the success of the Trumpington Meadows to deliver an inclusive, balanced and active community. Residents will live in zero carbon homes surrounded by a green network of pedestrian friendly streets and pathways. This place will be rich in wildlife and biodiversity, with direct access to new parkland and a range of community facilities including a new primary school. Extremely well connected to major employment hubs, people will be encouraged to make low-carbon and active travel choices. Trumpington South can be delivered early to help Greater Cambridge meet its climate, biodiversity, equality and place-making priorities.

The local area already has established active travel culture, with 61% of residents at Trumpington Meadows choosing to cycle to work.

A modest release of green belt land can secure up to 750 new mixed tenure zero carbon homes* in one of the most sustainable locations in Cambridge. Additional land under the control of the landowner can deliver significant green belt compensatory measures including additional biodiversity, recreational, enhanced access and landscape infrastructure. New public open space will form a natural extension to Trumpington Meadows Country Park, promote healthy lifestyles and maintain a strong green setting to the city, north of the new Park and Ride.

Grosvenor and USS envisage an innovative, bespoke and exemplar new residential quarter and wish to work collaboratively with all stakeholders to develop a compelling vision that directly addresses the councils' four overarching themes considered vital to the city's long-term success.

 UP TO 750 ZERO CARBON HOMES	 PRIMARY SCHOOL	 A DIVERSE RANGE OF HIGH QUALITY MIXED TENURE HOMES, INCLUDING 40% AFFORDABLE
 DIRECT ACCESS TO SUSTAINABLE TRANSPORT HUBS WITH AN ON-SITE MOBILITY HUB	 4.5 KM OF RECREATION ROUTES, SEGREGATED CYCLE PATHS AND CYCLE HUB	 25% + NET GAIN IN BIODIVERSITY
 UP TO 23HA OF PUBLIC OPEN SPACE (UP TO 60% OF THE SITE AREA / DOUBLE POLICY REQUIREMENT)	 NEW COMMUNITY AND CO-WORKING FACILITIES	 UP TO 10% OF OPEN SPACE TO BE PLANTED WITH NATIVE TREES

* Grosvenor and USS commit to the delivery of up to 750 net zero carbon homes in operation, with a commitment to reducing and reporting on the associated embodied carbon emissions in construction as defined by the UK Green Building Council, from here on referred to as zero carbon homes



03

Developing a Framework

Responding to Climate Change

Creating a place where people live and work locally and that contributes positively to climate change and healthy living.

Trumpington South is exceptionally well connected to nearby employment centres and community facilities and benefits from the active travel culture and mentality in Cambridge.

The southern areas of Cambridge incorporate a range of residential areas and day to day facilities combined with large-scale employment centres at the Biomedical Campus including Addenbrookes and Papworth hospitals and the southern science cluster including Granta Park and the Wellcome Genome Campus.

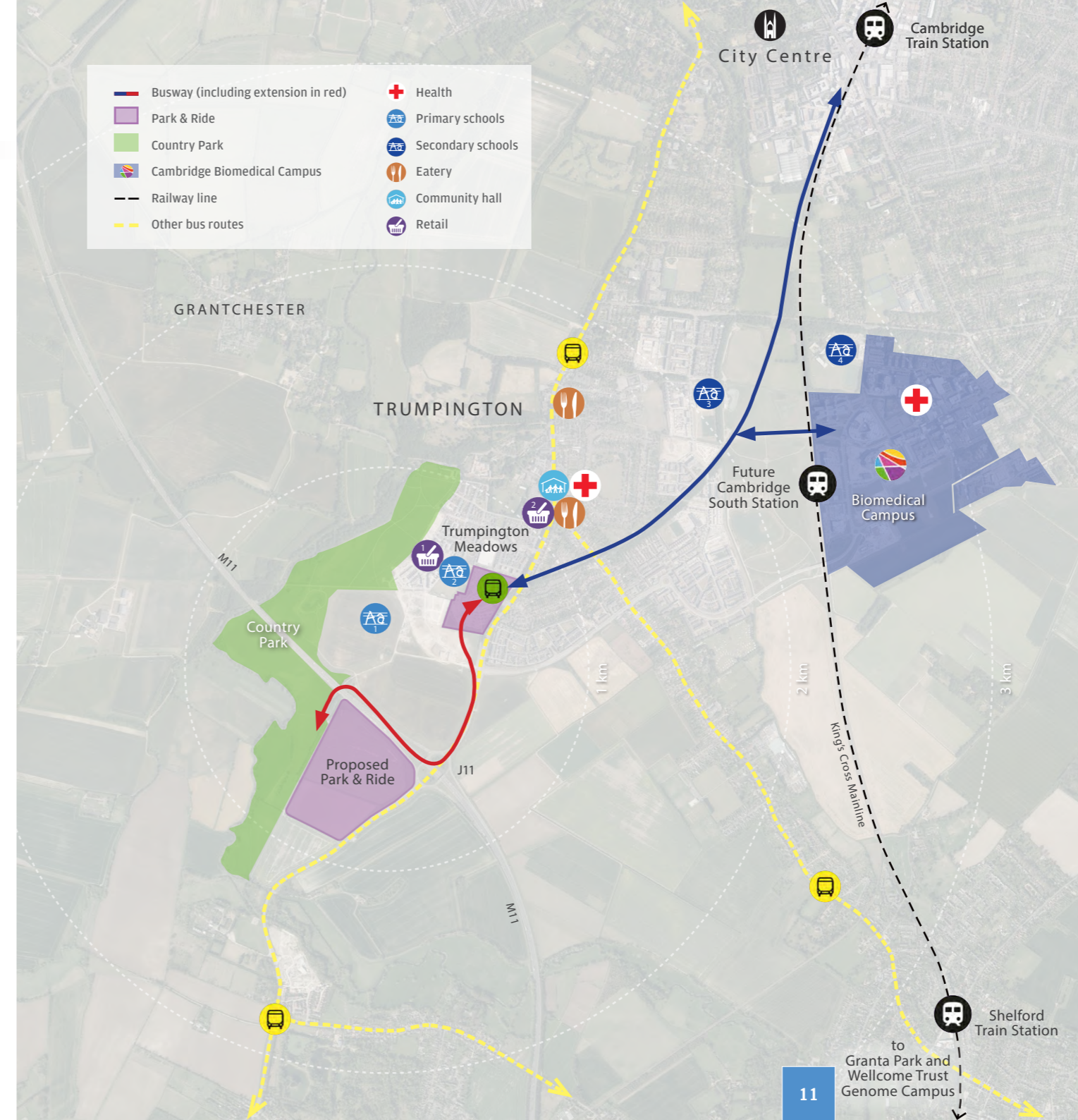
Trumpington South is located close to these existing communities and employment areas, and is readily connectable by the highest priority forms of travel, walking and cycling, followed by shared travel in the form of the existing guided busway. Through a combination of active and transit corridors, wider facilities and employment areas such as the city centre are highly accessible.

Facilities are all very easily accessible either by a short walk or bike ride to Trumpington South.

Sustainable connections are set to improve with a planned Cambridge South West Travel Hub to the south of the site, an extended guided busway through Trumpington South, trials of autonomous vehicles on the guided busway, and a planned new railway station at Cambridge South.

Trumpington South is particularly well suited to continue to improve upon the area's active travel culture and build on these sustainable credentials, extending them and delivering a distinctive residential quarter with a thriving active travel culture.

	Proposed New Primary School			
	Trumpington Meadows Primary School	10 mins	2 mins	
	Trumpington Community College	30 mins	7 mins	15 mins
	Long Road Sixth Form College	40 mins	12 mins	15 mins
	Trumpington High Street	20 mins	5 mins	15 mins
	Trumpington Park & Ride	8 mins	2 mins	
	Biomedical Campus	35 mins	9 mins	10 mins
	Cambridge City Centre	1 hour	15 mins	23 mins
	Future Cambridge South Station	35 mins	9 mins	10 mins



Close to two major Cambridge transport hubs (existing and proposed)



A city centre that is only a 15-minute bike ride, and a 9-minute bus ride away



A comprehensive array of day to day facilities on the doorstep



A culture that is already focused on sustainable and healthy living

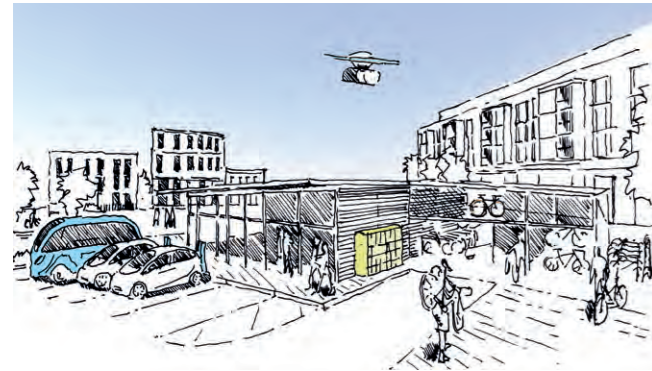


Proximity to major regional employment hubs

Responding to Climate Change

A new community designed around people where active and shared low carbon travel are the most convenient way of moving within and outside of the site.

- Centralised parking locations to allow the creation of car free / low car housing zones, with parking provision well below Trumpington Meadows levels
- Connections to public transport and electric vehicle charging
- Central cycle hubs with segregated cycle links integrated in to the road network and green infrastructure



Car free streets; Replacing tarmac with biodiversity and weaving wildlife within the site.

Reducing a community's reliance on car borne journeys opens up opportunities to re-claim the street for recreational use and essentially making the neighbourhoods more pleasant places to live.

Car free and low car streets can become doorstep spaces for safe play, social interaction and community events. Significant areas previously given over to built infrastructure can become

connected linear networks of natural habitats and ecologically enhanced rainwater drainage systems.



Responding to Climate Change

Delivering zero carbon homes

(Generic housing principles)

Fabric First Construction



- Highly insulated external envelope
- Air tight construction
- High specification glazing

Water Management



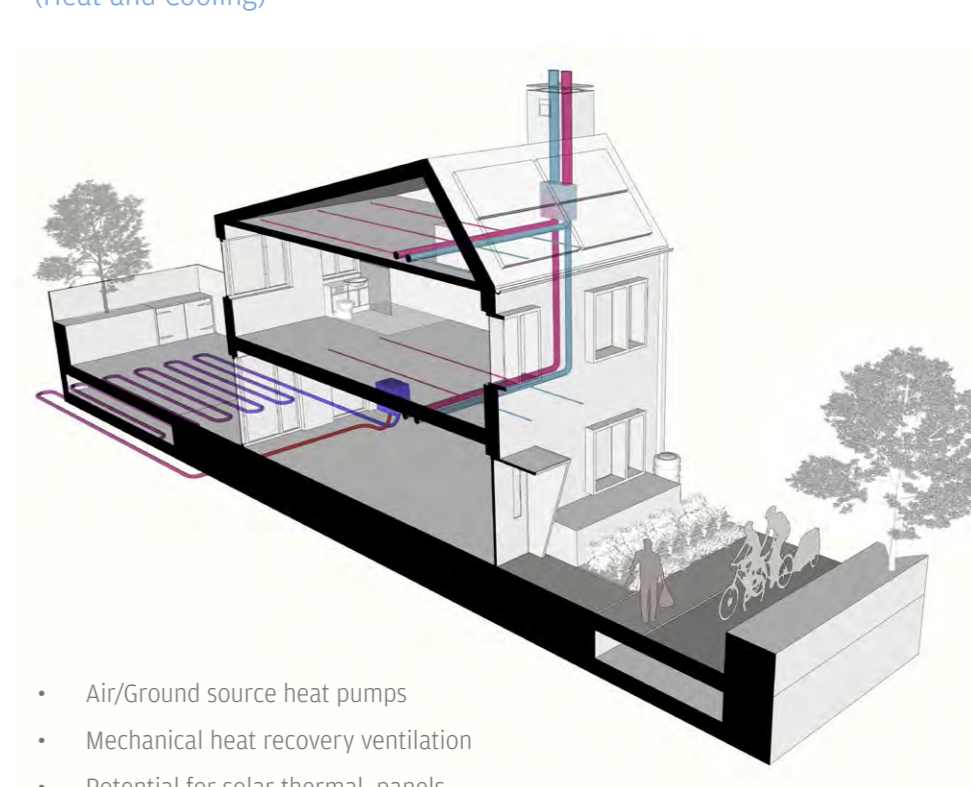
- Potential for grey water recycling
- Permeable external surfaces
- Rainwater harvesting for garden irrigation

Passive Environmental Strategies



- Building orientation & form
- Photo voltaic panels
- Window sizing to optimise solar gains
- External shading to control summer solar gains

Low Energy Environmental Strategies (Heat and Cooling)



- Air/Ground source heat pumps
- Mechanical heat recovery ventilation
- Potential for solar thermal panels
- Waste water heat recovery
- Real time energy monitoring
- No gas/fossil fuels

Increasing Biodiversity and Greenspace

Delivering growth in a location that offers access to exceptional, multi functional and connected Green Infrastructure.

With the River Cam and country park to the west and the open countryside of Cambridgeshire to the south, Trumpington South sits within a strong and established Green Infrastructure, with direct connections to a network of footpaths and cycleways.

The site's location, sandwiched between a key arterial route into Cambridge and a principal green corridor linking the countryside with the city centre, provides exceptional opportunities to further supplement and strengthen the existing Green Infrastructure network, while also enhancing the setting and approach to the city.

Trumpington Meadows Country Park is now established and, through on site management provided by the Wildlife Trust, has delivered **significant biodiversity gains**. Trumpington South has the potential to create a further expansion to the country park, creating valuable contiguous and connected habitats.

Trumpington South is also uniquely placed to maintain a defined gap and separation between the city and the villages of South Cambridge.

This landscape gap could provide the opportunity to enhance the function of the remaining green belt, improving the setting and special character of Cambridge while also delivering significant **compensatory improvements to the green belt**, over and above standard development requirements.



Trumpington South will deliver high performance, multi functional open space, delivering significant natural capital gains while promoting active lifestyles, social inclusion and cohesive communities.



Biodiversity gains

A significant net gain in biodiversity has been achieved at Trumpington Meadows Country Park. Naturalisation of the landscape and extension of the country park will provide similar opportunities for significant biodiversity gains at Trumpington South.



Increased tree cover

Providing diversified habitats and the potential to sequester carbon emissions, contributing to the GCP's zero carbon targets and restoring the regions natural climax vegetation.



Multi-functional landscapes

Residents should all have access to multi functional areas of open space providing opportunities for sport, growing foodstuff, caring for the natural environment and informal active recreation.

Increasing Biodiversity and Greenspace

Creating a vision that delivers up to 60% of the site for open space and a landscape designed to foster a vibrant and active community alongside thriving natural ecosystems.

Landscape setting and function

- Zones of complementary open space typology and function with varying focus on activity, access and natural resources.
- Series of spaces on the development edge affording an outlook over the country park and supporting concentrated hubs of community focused activities.



Green links

- Series of green links knitting together the communities of Trumpington South and Trumpington Meadows with the country park
- Varied development edge



A cohesive strategy

- Interconnected open spaces arranged on a loose grid maximising pedestrian and cycle permeability.
- Maximised community interface with usable and active green infrastructure.



Developing a strategy for a new countryside edge



MAXIMUM RECREATION POTENTIAL

- UNLIMITED ACCESS
- FOCUS ON ACTIVE PURSUITS
- SPORTS PITCHES, FORMALISED PLAY SET WITHIN AN OPEN PARKLAND



REDUCED RECREATION POTENTIAL

- REDUCED ACCESS
- INFORMAL ACTIVE PURSUITS
- RELAXED COUNTRY PARKLAND AND INFORMAL PLAY



MAXIMUM BIODIVERSITY POTENTIAL

- LIMITED ACCESS
- MAXIMUM BIODIVERSITY
- SCRUB, SEMI WETLANDS AND ENHANCED MEADOWS



Extending the Green Infrastructure network



Significant increase in on-site tree cover using only native species



In excess of double the local policy requirement for public open space



Multi-functional open space promoting active lifestyles



Direct access to existing local nature reserves and country park



Open space designed to foster relationships with the natural environment



Open space designed to support multi-generational living



Water sensitive urban design /neutral water consumption



25% + net biodiversity gains, in excess of DEFRA targets



Clusters of community gardens on no-car streets



On plot vertical gardens for edible produce

Promoting Well-being and Equality

Trumpington South will develop an inclusive sense of identity, promote healthy lifestyles and active public spaces, provide local access to uses which support a diverse demographic.

Trumpington South will draw on its location as a gateway to Cambridge city and the surrounding natural and historic landscape.

Providing new homes close to jobs would reduce commuting distances, leading to reduced stress and time pressures faced by employees. Residents could cycle to work, which would increase the health and well-being of the local workforce.

Creating a low car development with no-car zones provides new opportunities to re-imagine the street

with a much greater emphasis on the community. Trumpington South would become a development where **multi-generational and active living** is at its heart.

Streets would become a tranquil place for **interaction, safe doorstep play and pedestrian and cycle movement.**

The public realm would have a strong **focus on food production**, maximising its potential to improve mental and physical well-being. Spaces will allow

rainwater capture and recycling for irrigation, on plot and community gardens for scalable production and centralised community facilities with an ethos of **lifelong learning and co-dependence.**

Providing the right community infrastructure together with communications infrastructure will help prevent social isolation and allow for more flexible working and, in turn, contribute to a reduction in traffic.



Re-imagining the street



Re-imagining the public realm to support clean, quiet and safe community spaces with an emphasis on healthy and active living.

Delivering quality places

Embracing the positive change that has occurred at the Southern Fringe and building on this character and local identity.



The Southern Fringe

Trumpington South will draw on its location as a gateway to Cambridge city and the surrounding natural and historic landscape. It will also achieve a strong sense of community and be a 'connected' place.

Grosvenor's commitments to developing high quality places is reflected through Trumpington Meadows. The scheme mirrors principles of good design and high quality place-making which made it an award-winning scheme. These same aspirations would be extended to Trumpington South. If the site were allocated, a Design Code would be prepared as part of an outline planning application. The Design Code would secure the highest quality design principles to guide sustainable living.

Trumpington South will deliver an innovative, bespoke housing solution, set within an exceptionally high quality, low car public realm with direct connections to the wildlife rich Trumpington Meadows country park. The site will deliver exemplar natural capital gains and a long lasting legacy for the city, much as Trumpington Meadows has before it.

Quality - responding positively to the Cambridge Quality Charter and "4 C's" to deliver sustainable growth in Greater Cambridge

Energy and climate – delivering a workable climate change response through high quality zero-carbon homes, car free zones and pedestrian scale environment



Nature and biodiversity – delivering growth and increasing biodiversity within an extended green network that fosters an active community alongside thriving natural ecosystems



Well-being and equality – a welcoming place is suited to this gateway to Cambridge, with an inclusive sense of identity formed through the promotion of healthy lifestyles and active public spaces



The space between buildings – a high quality public realm will create healthy neighbourhoods and attractive places and allow opportunities to re-imagine the street as a community focal point



- | | | |
|--------------------------------------|---------------------------------|-------------------------|
| 1 Trumpington South | 7 Parkland landscape | 13 Trumpington |
| 2 Trumpington Meadows | 8 Formal recreation | 14 River Cam |
| 3 Trumpington Meadows primary school | 9 Hauxton Road | 15 Grantchester Meadows |
| 4 Country park | 10 Trumpington Park and Ride | 16 M11 Junction 11 |
| 5 Future Park and Ride | 11 Cambridgeshire Guided Busway | 17 New primary school |
| 6 Bus bridge | 12 Addenbrooke's Road | 18 Mobility hub |

Sustainable growth in the Southern Fringe

05

Summary of Benefits



Sustainable growth in the Southern Fringe

CLIMATE CHANGE RESPONSE

- ZERO CARBON HOMES
- MOBILITY HUB & COMMUNITY TRAVEL CONCIERGE SERVICE
- CONSOLIDATED WASTE COLLECTION WITH UNDERGROUND STORAGE
- SMART HOME SOLUTIONS
- WATER SENSITIVE DESIGN
- LOW-CARBON HEATING SOURCES
- IMPROVED AIR QUALITY

INCREASING BIODIVERSITY AND GREEN SPACES

- EXTENDED GREEN INFRASTRUCTURE NETWORK
- 25% + NET BIODIVERSITY GAIN ON-SITE
- GREEN BELT COMPENSATORY MEASURES
- ONGOING BIODIVERSITY MONITORING
- INCREASED TREE COVERAGE
- DOUBLE PROVISION OF OPEN SPACE

PROMOTING WELL-BEING AND EQUALITY

- CAR-FREE ZONES
- SEGREGATED CYCLE LANES
- CYCLE FACILITIES FOR ALL HOMES
- PROVISION OF INFRASTRUCTURE
- ACCESS TO DOORSTEP GREEN SPACE
- NETWORK OF PRODUCTIVE COMMUNITY GARDENS
- LOW CARBON SMART TRANSPORT
- MOBILITY HUBS
- 40% AFFORDABLE HOUSING, WHICH COULD HELP MEET THE SPECIFIC NEEDS OF THE NEARBY MAJOR EMPLOYER

DELIVERING QUALITY PLACES

- INCLUSIVE ON-SITE SHARED FACILITIES
- RANGE OF HOUSING TO MEET ALL DEMOGRAPHICS
- DENSIFICATION NEAR TRANSPORT CORRIDORS
- ALL HOMES CERTIFIED UNDER THE HOME QUALITY MARK STANDARD
- HIGHEST QUALITY ARCHITECTURE CHARACTERISTIC OF THE SOUTHERN FRINGE
- RANGE OF BESPOKE HOUSING TO MEET ALL DEMOGRAPHICS



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