

# TRUMPINGTON SOUTH

**SUPPORTING THE SUSTAINABLE  
GROWTH OF SOUTHERN  
CAMBRIDGE**

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March 2019



*Supporting the sustainable growth of southern Cambridge.*



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*This brochure supports the promotion of Trumpington South to the emerging Greater Cambridge Local Plan.*

Trumpington South is extremely well connected and uniquely located to support the sustainable growth of Southern Cambridge.

Grosvenor and USS are committed to the future success of Cambridge. We have planned, delivered and continue to manage successful places locally for over 30 years, including Grand Arcade, Trumpington Meadows and Parkside Place. These places demonstrate our commitment to quality and our approach to working in partnership with the Councils within an open and collaborative stakeholder and public engagement framework.

We encourage the Councils to embrace this opportunity to consider and plan for the sustainable growth of Southern Cambridge building upon the excellent conditions that are already present.

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## 01 Overview

*An opportunity for an innovative housing solution to support Southern Cambridge and the growing Health and Bio-technology sector.*

Trumpington South has the potential to deliver an innovative, bespoke housing solution with supporting community and work facilities to meet the specific needs of Southern Cambridge, the establishing Cambridge Biomedical Campus and beyond.

This would include a diverse mix of housing types and tenures which are accessible to a wide range of local people, with houses and apartments to buy, rent or share.

We would seek to work with major employers – creating a pathway to the right housing for their people – in a location that removes the need to own a car.

The local area already has an established active travel culture, with 61% of residents choosing to cycle to work\* and Trumpington South is particularly well suited to continue to improve this culture:



- It is exceptionally well connected to Cambridge Biomedical Campus and the City Centre via cycle networks, the guided busway and Park & Ride, all within a 10 to 15 minutes cycle ride or guided busway journey from Trumpington South.
- Sustainable connections are set to improve with a planned extension to the Park & Ride to the south of the site, an extended guided busway, trials of Autonomous vehicles on the guided busway from Summer 2019, and a planned new railway station at Cambridge South.
- Trumpington South can build on these sustainable credentials, extending them and delivering a distinctive residential quarter with a thriving active travel culture.
- Trumpington South would broaden the range of housing choices – tenure, design, affordability, sharing options – available to local people and workers.
- This is a place where ‘active travel’ and public transport will be given priority, to help reduce congestion and the use of the car - improving air quality, supporting healthy lifestyles, and ultimately moving towards a Zero Carbon future.

Trumpington South forms part of the Green Belt and exceptional circumstances will be needed to justify its release and an assessment of its contribution to the purposes of the Green Belt. Much more detailed study will be required to assess the Green Belt impacts, however, the site’s location and ability to support sustainable development and meet specific identified housing & economic needs of the City merit consideration in any Green Belt review that takes place as part of the Greater Cambridge Local Plan.

Grosvenor and USS would like to work collaboratively with the Cambridge City Council and South Cambridgeshire District Council, the County, adjoining landowners, and the major employers to investigate the potential of the land at Trumpington South to support the sustainable growth of Cambridge, and the biotechnology and healthcare cluster.

\*Trumpington Meadows Household Travel Survey

## 02 Land Ownership

Trumpington South is owned by Grosvenor and USS who are responsible for the successful delivery of Trumpington Meadows and combine:

- Financial strength with a long term approach and commitment to Cambridge
- Development expertise and management capability (including Build for Rent)
- Commitment to innovative solutions to the housing needs of South Cambridge
- Commitment to working towards a Zero Carbon future
- A track record of working in partnership with the Authorities and local employers

### Ownership:

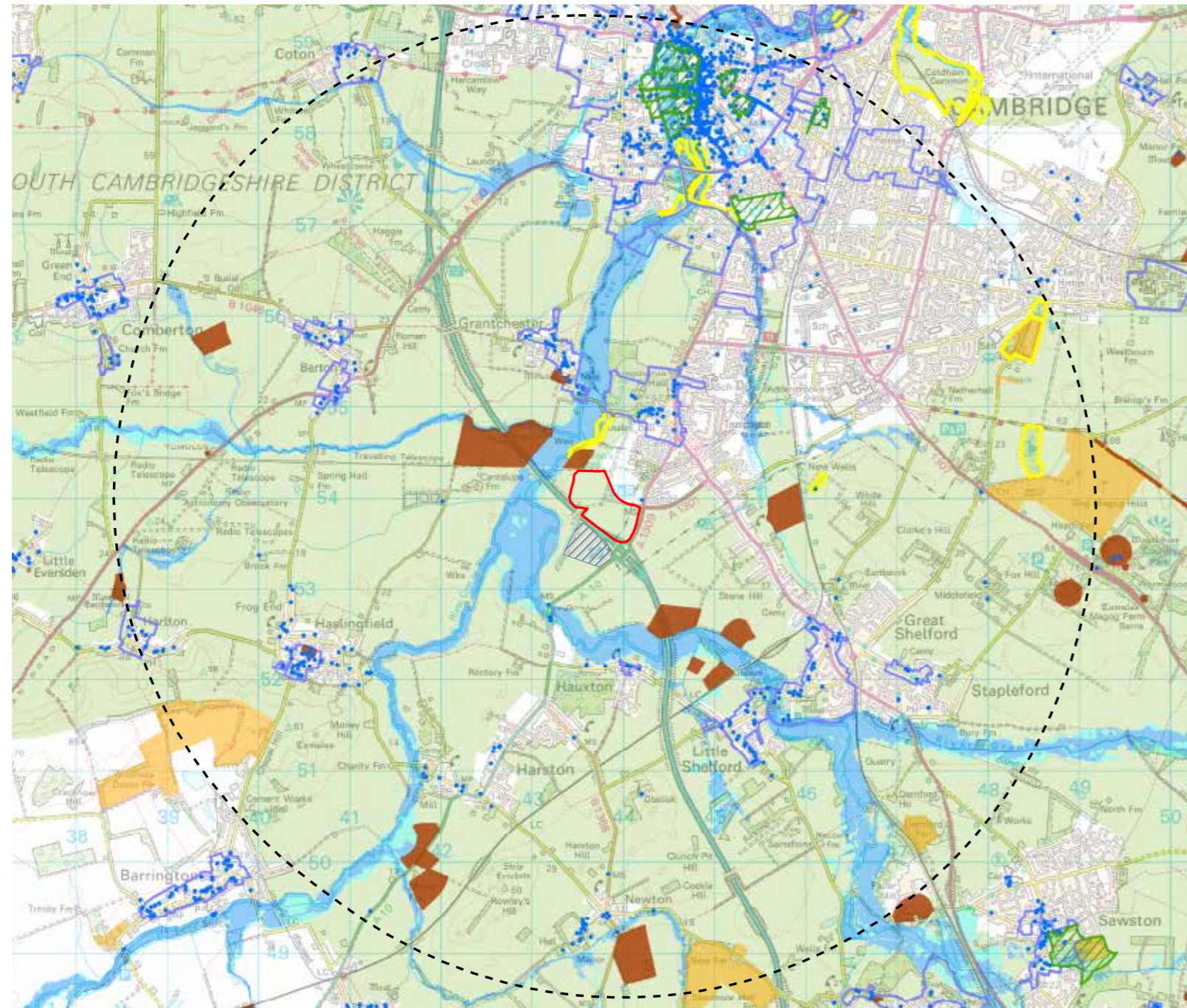
- Red line – 35 hectares development site (Trumpington South)
- Blue line – 125 hectares extent of Grosvenor and USS ownership
- Green shading – 60 hectare existing Country Park
- Blue shading – 12 hectares under option to Cambridgeshire County Council for a second Park & Ride.

*35 ha available to meet growing needs for housing and infrastructure to support economic growth.*





### 03 Site Analysis



- 5km study area
- Site boundary
- Park & Ride
- Registered parks and gardens
- Listed buildings
- Scheduled monuments
- Conservation areas
- Local Nature Reserve
- Site of Special Scientific Interest
- Flood Zone 3
- Flood Zone 2
- Green belt

*Trumpington South is well located, well suited for development and free from environmental and physical constraints.*

Trumpington South benefits from excellent active travel and public transport connections, and is well connected to the Country Park and new communities of the Southern Fringe.

The site sits approximately 600m south of Trumpington Conservation area. The listed building immediately north of the site is a Grade II Listed Milestone, located adjacent to Hauxton Road.

A local nature reserve and scheduled monument are located immediately north of the site, but these are afforded protection by the Country Park in which they are sited.

The land at Trumpington South is also unconstrained by Flood Zones 2 and 3.

Therefore, other than the current Green Belt designation, the land at Trumpington South is free of environmental planning constraints.

Air quality and noise from the M11 can be mitigated through the landscaping and design of any new development.

#### Site Context & Conditions

- Site boundary
- Country Park
- Flood zone (EA)
- Scheduled Ancient Monuments
- Pedestrian links
- Pedestrian and cycle links
- Public Rights of Way
- Road network
- Bridge over M11
- Strategic gas main
- Trumpington Park and ride
- Areas safeguarded for future bus link
- Potential park and ride site south of M11
- Primary access to Trumpington South
- Important links to Trumpington Meadows





## 04 Green Infrastructure

*Framing the edge of the City by strengthening the network of accessible green spaces and enhancing bio-diversity*

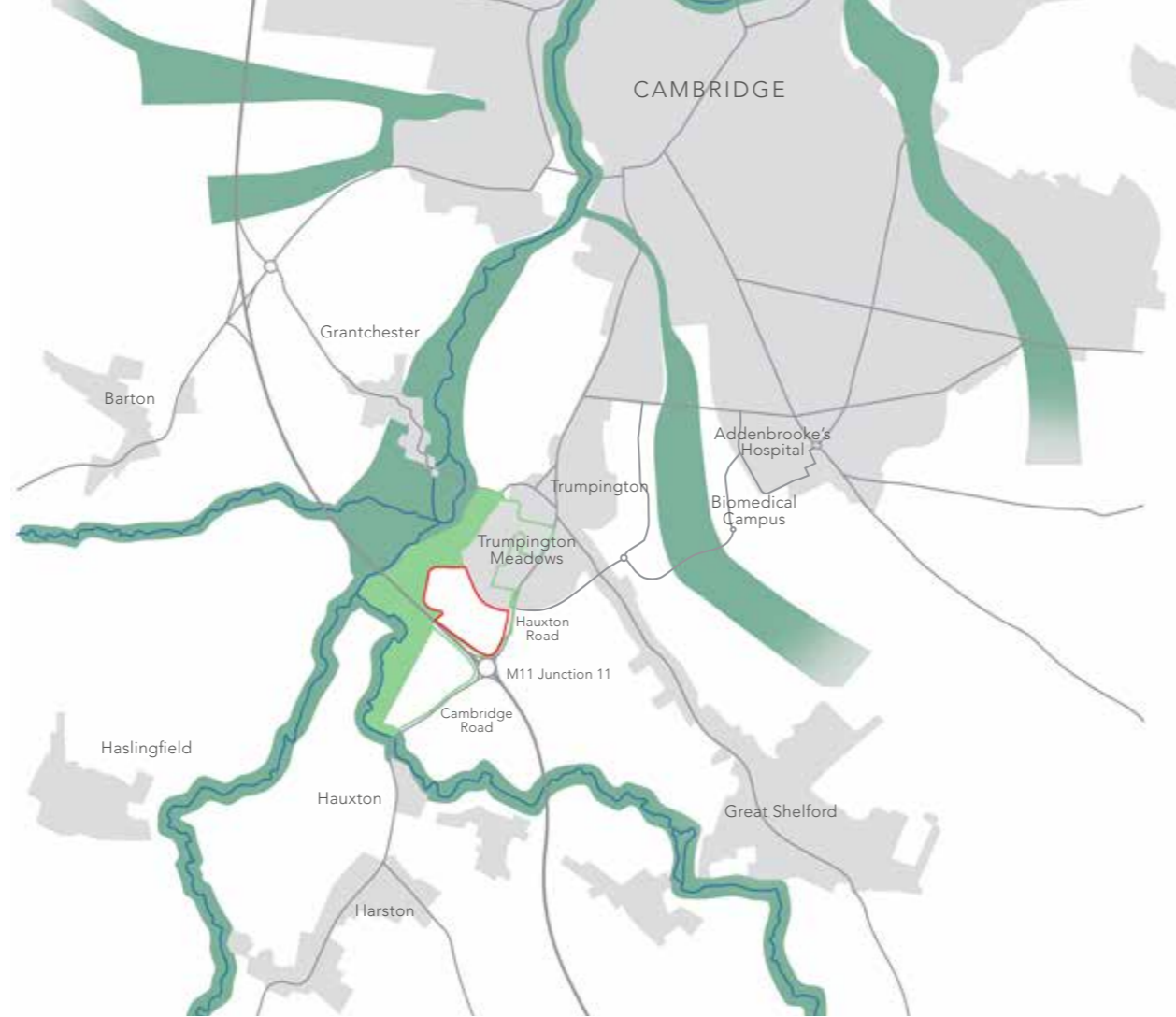
With the River Cam and Country Park to the west and the open countryside of Cambridgeshire to the south, Trumpington South sits within a strong and established green infrastructure, with direct connections to a network of footpaths and cycleways.

In much the same way that the River Cam corridor has been protected to form Trumpington Country Park, the setting of the Country Park is key to Trumpington South.

The site can provide a strong high quality landscaped edge as part of a redefined sequence of spaces on the southern edge of the City.

A clearly defined gap and separation can be maintained between the City and the villages of South Cambridge.

Green corridors can define the site and run through it, creating a strong east - west network of connected green spaces.



## 05 Existing Active & Passenger Travel

*Trumpington South is uniquely located to essential facilities, employment centres and high quality cycle and bus routes which will ensure sustainable travel patterns.*

It is well connected to existing communities and facilities including the local centre and local schools which will help deliver a truly walkable environment.

A range of cycle routes connect the site to Addenbrookes and the bio-medical campus, the City Centre, Cambridge Railway Station and the southern villages via the Melbourn Greenway.

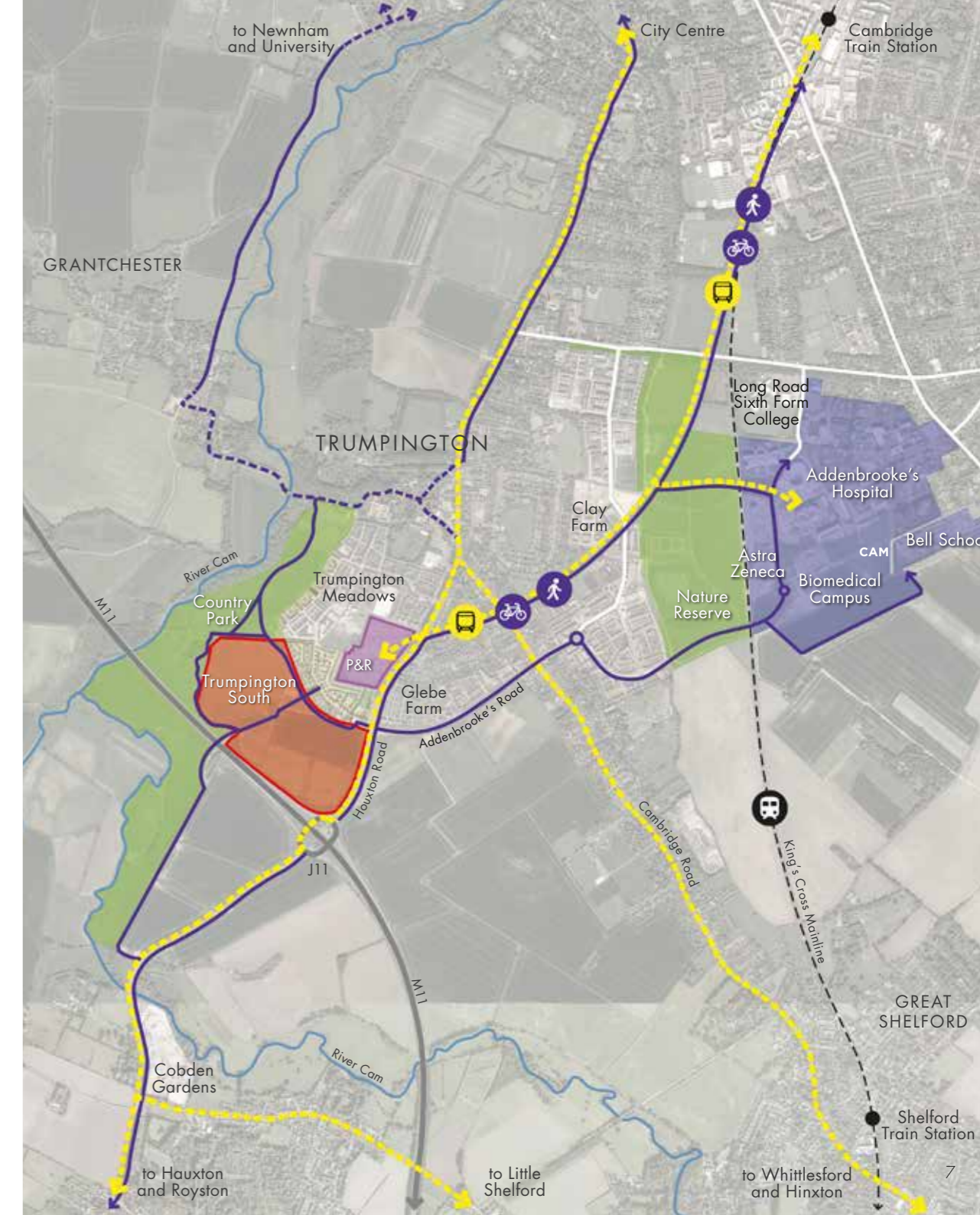
Opportunities for travel by bus to wider destinations are also available through the site's proximity to local services including the services that operate from Trumpington Park and Ride.

The Busway provides excellent services to the bio-medical campus and the City Centre.

The active and passenger travel opportunities that the site may offer to reduce car dependency is evidenced through the travel patterns of residents living in Trumpington Meadows. A householder survey undertaken in January 2017 identified that:

- 61% of residents working in Cambridge cycle to work
- 8% of residents use the bus to travel to work
- 100% of primary school trips are made by walking or cycling.

- |                                   |                           |
|-----------------------------------|---------------------------|
| Site boundary                     | Existing Bus Routes       |
| Existing Residential Developments | Cycling Routes – off road |
| Park & Ride                       | Cycling Routes – on road  |
| Country Park                      | Motorway (M11)            |
| Cambridge Biomedical Campus       | Railway Line              |



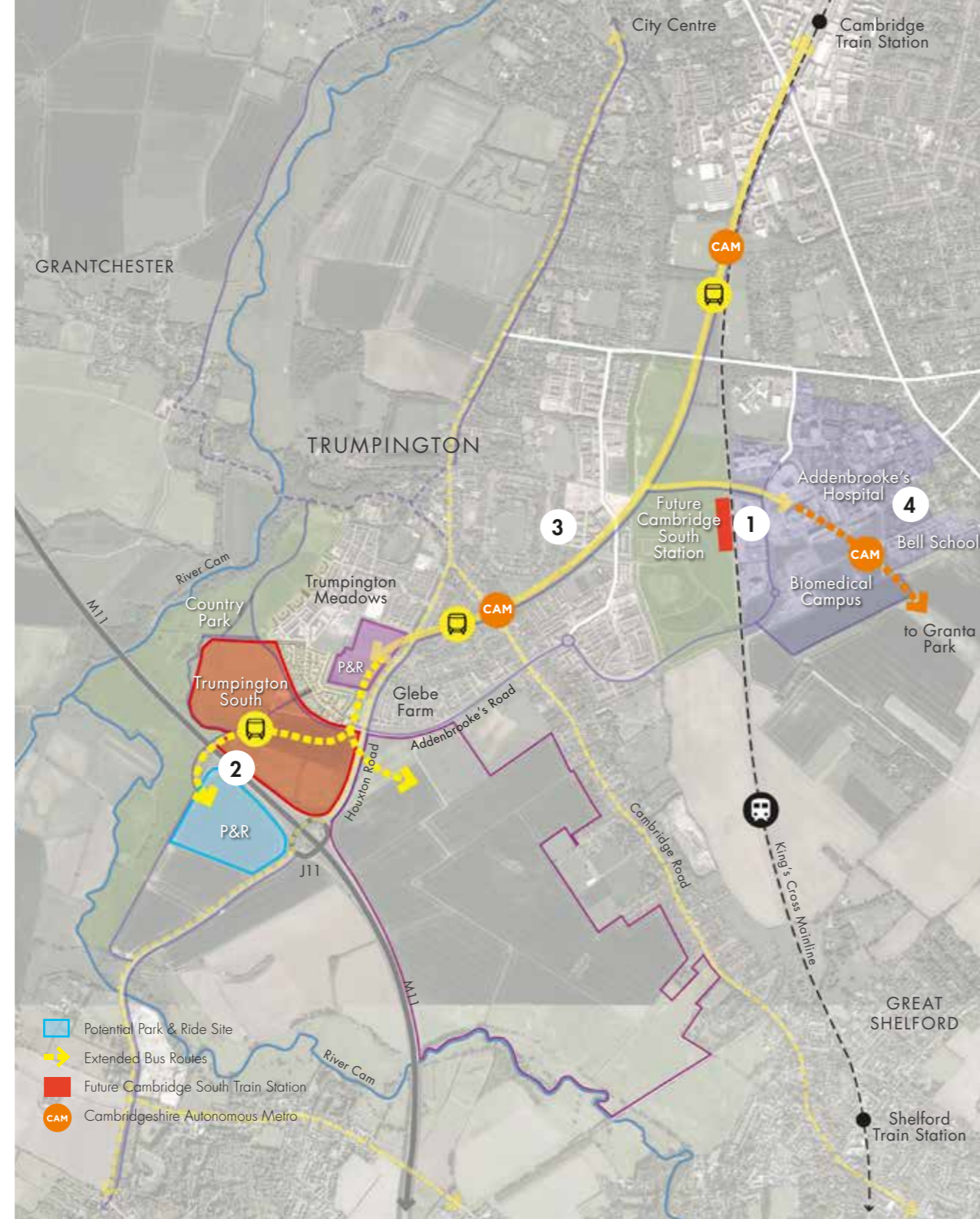


## 06 Future Connectivity

*Ideally located to utilise future travel opportunities. Living and working can be enjoyed by walking, cycling and high quality, high frequency guided and autonomous bus services.*

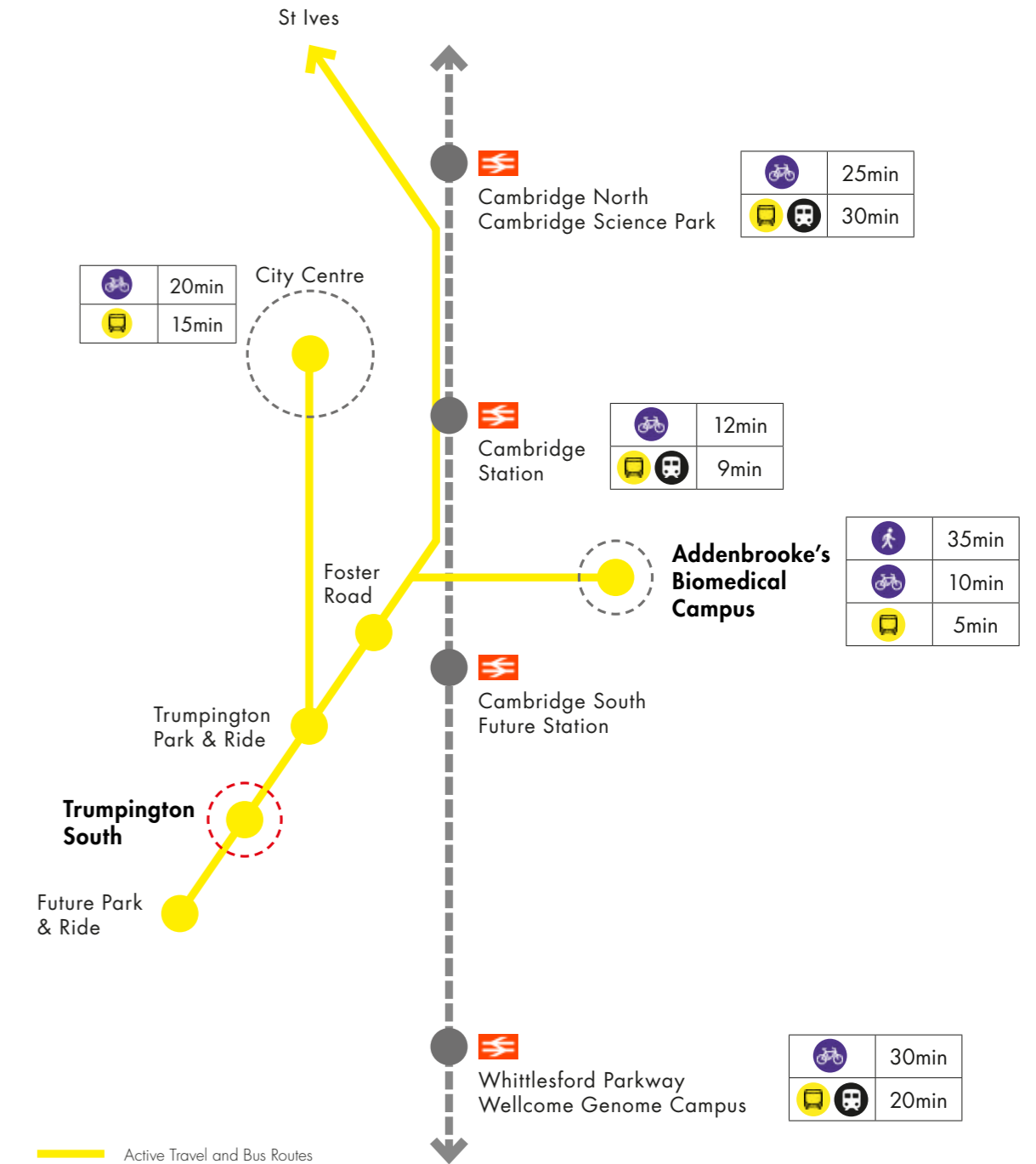
The site is already well connected for active travel and the use of passenger transport. However, there are proposals for significant transport infrastructure improvements, which place the site at the heart of the passenger transport and cycle networks.

- 1 The emerging proposals for Cambridge South Railway Station will provide increased access to local rail services. Connections to employment centres at Cambridge North (Cambridge Science Park) and Whittlesford Parkway (Wellcome Genome Campus) will be possible.
- 2 The Greater Cambridge Partnership are progressing plans for a new Park & Ride site to the south of the site, which will be connected with the existing Park & Ride via an extension to the guided busway through Trumpington South. The opportunity to explore the alignment and route of the extended guided busway through Trumpington South (and possibly further development land to the east) would be welcomed to maximise accessibility to existing and future residents.
- 3 The trials of Autonomous Vehicles along the busway which are scheduled for 2019 represent real opportunity to incorporate innovation within the transport strategy for the site.
- 4 Proposals for the Cambridgeshire Autonomous Metro which will connect the Greater Cambridge areas, including Granta Park to the south east, whilst utilising the existing Guided Busway to connect into the City Centre.



*“Cambridge Autonomous Metro (CAM) could transform the economy and many people’s day-to-day lives.”*

(Cambridgeshire & Peterborough Independent Economic Review, pg. 79)





## 07 Meeting the future housing needs of the bio-technology cluster

The expanding Cambridge Biomedical Campus will support more than 27,000 employees by 2030. The success of the businesses and hospitals will depend on attracting and retaining talent – accessibility to a variety of housing types within close proximity will be integral to achieving this.

Demand will increase for affordable, good quality rented accommodation and shared living for graduates and post graduates, recently qualified health professionals and a wide range of employees working in key roles, ranging from lab technicians, to managers.

There will be advantages to the major employers in getting involved in shaping the housing offer, potentially creating pathways for their staff to secure well located, affordable and secure housing choices.

The Independent Economic Review found that one of the biggest economic challenges facing Cambridge is delivering housing which is linked to people on average incomes and below average.

Social mobility will largely determine how well the economy performs in the future. And there are signs that growth in Cambridge may be starting to slow down.

Trumpington South can provide a platform for responding to these challenges through new long term working arrangements with high quality co-living and co-working partners - so that the focus is on place and people and the provision of a diverse mix of housing types and tenures to buy, rent or share.



Flexible, “agile” working would be supported by the community facilities and work hubs, which would also support social networking. In this way places can be created which drive new clusters of economic activity.

Demand for transport would be reduced by enabling people to live and work locally, using the Active Travel options available to the biomedical campus and the City Centre.

### Designing for the Digital Generation

The next generation will have different lifestyle preferences that will influence how we plan for the growth of communities:

- They will be using and owning private cars less
- They will prefer active travel
- They will embrace digital technology and the sharing economy
- They will work flexibly, often from or close to home
- They will make lifestyle choices around reducing their impact on the environment

Trumpington South can support a form of development that is so well connected by Active Travel and ‘smart’ Guided Bus that the car can be a ‘guest’.

*“... life sciences has become one of the UK’s greatest business strengths... the sector accounts for 16% of turnover and 18% of employment”*

(Cambridgeshire & Peterborough Independent Economic Review, pg. 55)





## 08 Our Vision

*Trumpington South will contribute to the Councils achieving their ambition of zero carbon by 2050.*

Our vision for Trumpington South is to deliver an innovative, bespoke housing solution with supporting community and work facilities to meet the specific needs of Southern Cambridge and the growing Cambridge Biomedical Campus.

This would include a diverse mix of housing types and tenures which are accessible to a wide range of local people, with houses and apartments to buy, rent or share. We would work with major employers – creating a pathway to the right housing for their people – in a location that removes the need to own a car.

All of this would be set within high quality public realm and green spaces, with direct connections to the wildlife rich Trumpington Meadows country park.

We believe this Vision provides the context to consider exceptional circumstance to review the boundary of the Green Belt and to plan for the future growth of South Cambridge.

- Neighbourhood Centre (mixed-use/ apartment living/ green space/ amenity)
- Residential Neighbourhoods
- High Quality Landscape
- Guided Bus Route
- Cycle Route



## 09 Building a Community that encourages Low Carbon Living, Healthy Lifestyles & Productivity

A mix of community and work spaces would support the new housing. This could include:

- 750+ new homes
- Primary education
- Health and wellbeing
- Community space
- Work hubs
- Micro-consolidation centre for on-line deliveries
- Community concierge to support 'active travel' options

The site would focus on achieving low carbon living – by reducing the need to travel by car within the city, the development would contribute to the City's objective of zero carbon emissions.

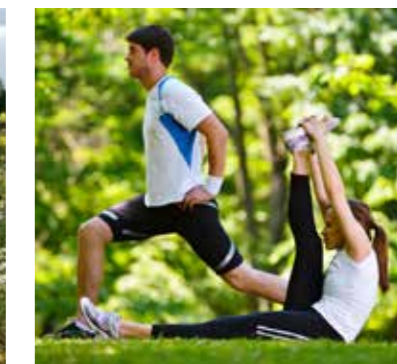
The Green Network could increase the natural capital of the area, enhancing bio-diversity by integration with the Country Park. Land could be devoted to community, organic, food production.

By empowering residents to make Active Travel choices, living close to their work, with a wide network of green spaces for play and recreation, the City's objectives for healthy lifestyles would be supported.

Affordable, well designed housing, so close to work, with a strong focus on community, would support the City's target for higher productivity, and would directly benefit the major employers in the bio-technology cluster.

*"...some densification, particularly in Cambridge, is needed..."*

(Cambridgeshire & Peterborough Independent Economic Review, pg. 40)





# 11 Summary

The indicative visioning plans illustrate how the new neighbourhood could form a logical extension to southern Cambridge while being sensitively designed to sit comfortably within the wider context of the Southern Fringe.



## 750+ homes

A diverse mix of housing types and tenures



## Innovative and bespoke

A bespoke housing solution to meet the specific needs of Southern Cambridge



## Key workers housing

Accommodation for key workers at Cambridge Biomedical Campus, in a location that removes the need for a car



## Healthy lifestyles

Generous open and green spaces, and active travel culture will promote healthy lifestyles



## Low carbon

Active travel and public transport, supporting healthy lifestyles contributing to zero carbon by 2050



## Future thinking

Planned extension to the Park & Ride and guided busway, autonomous vehicles and new railway station



## Walkable neighbourhoods

Community facilities within comfortable walking distance



## Cycle routes

Commuter cycle routes to Cambridge city centre in a thriving active travel culture



## Public transport links

Excellent links from the guided busway and Park & Ride



## Community facilities

A range of services including a community concierge to support active travel



## Country park setting

Connections to and sensitive treatment of Trumpington Meadows country park



## Biodiversity enhancement

Provision of wildlife connections between green spaces and habitat creation



