South Trumpington ST

The Vision for Land at South Trumpington

A Deliverable Proposition for Cambridge

Greater Cambridge Local Plan - Regulation 18 Consultation

JANUARY 2026

Allies and Morrison

British Land

Foreword

Greater Cambridge is a unique ecosystem of academia and industry, grounded in knowledge, research and innovation. The city-region attracts the most forward-thinking Science and Technology businesses, globally, and makes a significant contribution to the regional and national economy.

Cambridge is Europe's 'science capital', delivers world class research and development, and competes globally in terms of innovation and productivity. There is a widespread recognition that the future growth in, and success of, Greater Cambridge is central to boosting the UK's economic performance. The government has emphasised that the ambitious and high-quality sustainable growth in Greater Cambridge has a vital role in boosting prosperity and living standards across the UK.

British Land's 2023 report 'Accelerating Innovation': A five-point plan to boost Science and Technology real estate' highlighted the role of the real estate sector in supporting the government's ambitions of becoming a global Science and Technology leader. The report highlighted that if the Science and Technology markets within the Golden Triangle matched the growth seen in leading markets in the US, by 2035, it would generate 67,000 more jobs, £4bn in additional Gross Value Added per year and an extra £1.1bn per year in tax revenue to fund public services.

In response, South Trumpington is well placed to help in supporting the delivery of new homes, jobs and infrastructure to meet the requirements of existing businesses and those wishing to locate here – it can assist the city region in providing the right specification of product, in the right location.

Our vision at South Trumpington is to provide an exemplar and deliverable growth proposition for Cambridge, delivering a mixed-use urban extension, comprising a rich mix of uses including floorspace for a wide range of jobs (Offices, Science & Technology, Research & Development, Mid-tech), a range of housing types including affordable and/or essential worker housing, community facilities, mobility hubs and complementary retail and workspace. There is an opportunity to extend the Country Park and provide routes through, connecting into the neighbouring Trumpington Meadows local centre. We want to work with the local community to ensure that South Trumpington successfully integrates with this part of Cambridge.

South Trumpington offers a significant first phase in delivering Greater Cambridge's plan for growth – one ownership, justifiable, and deliverable at pace.

About British Land

British Land is one of Europe's largest listed real estate companies. We are committed to a pathway to Net Zero and to creating a long-lasting social impact.

Our purpose is to create and manage outstanding places which deliver positive outcomes for all, on a long term, sustainable basis. We focus on making environmentally and socially intelligent decisions which is central to creating **Places People Prefer.**

Our work is structured on Three Pillars:

1. **Greener Spaces**

   We are committed to decarbonising our portfolio and have clear targets to reduce embodied carbon in our developments and operation carbon across our portfolio.

2. **Thriving Places**

   We are committed to making long lasting, positive social impact in our communities, focusing on three key areas: education, employment and affordable space.

3. **Responsible Choices**

   We advocate responsible business practices across British Land and throughout our supply chain.

Image: Canada Water, by British Land

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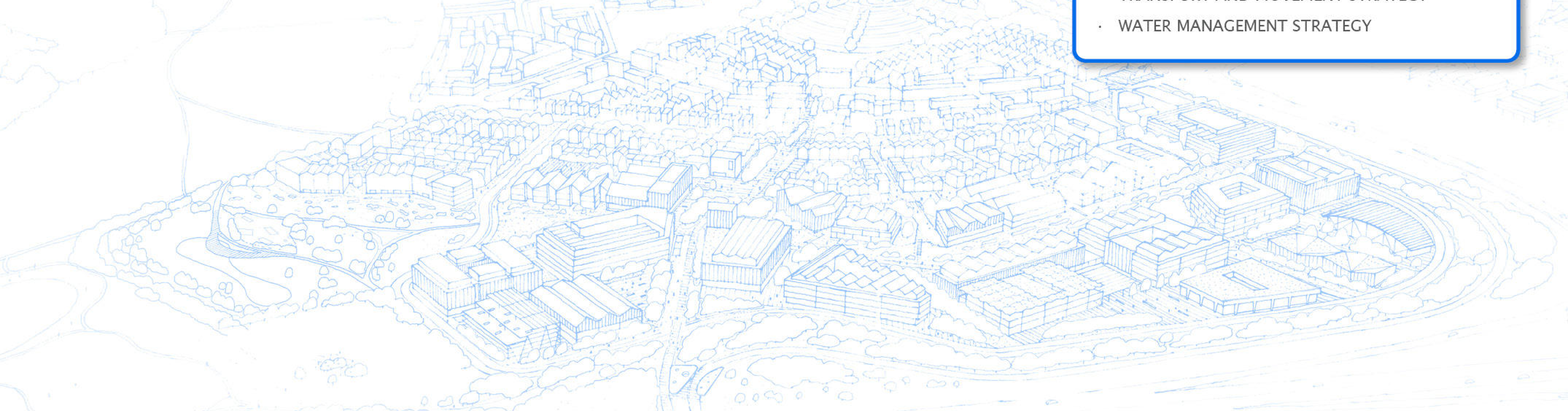


1
Introduction and Purpose

1.1. Introduction and Purpose

We have prepared this document in collaboration with our technical team – including Cambridge-based architectural teams at Allies & Morrison and Stantec Planning, in support of the Greater Cambridge Local Plan ‘Regulation 18 consultation’ exercise. We have owned the Site in full since December 2022 and are committed to promoting the Site through the emerging Greater Cambridge Local Plan.

As a business, we have a strong reputation of delivering state-of-the-art developments, in the best strategic locations, built and managed to industry-leading standards. We do this by bringing together unique expertise in the delivery of complex developments, as well as our award-winning sustainability practices.

We have recently shown our commitment to Cambridge via the completion of our first development project in the city at The Optic, Peterhouse Technology Park. We completed the 114,000 sq ft (GEA) building on programme and fully-let to ARM in February 2025. The building comprises of high quality office and lab-enabled space, designed to meet their fast growing and dynamic needs.

Content

The submission, which this document forms part of, demonstrates that the land at South Trumpington is suitable, achievable, and deliverable for allocation and, ultimately, development, subject to future planning permission(s). It aims to support the emerging Local Plan process and replaces all technical information provided to Greater Cambridge by the previous landowner (Grosvenor).

In summary, the following document covers:

- Our vision for South Trumpington.
- The context for growth in the city-region.
- Strengths, constraints and potential opportunities.
- Our response to the strategic, sustainable development of this Grey Belt site.

Whilst not exhaustive, the submission establishes a robust and evidenced baseline to support the future promotion and vision for South Trumpington. This report concludes that development at South Trumpington represents an exciting opportunity to meet local, regional and national policy objectives and deliver substantial public benefits to the resident and business communities of Greater Cambridge.

2
Our Vision for South Trumpington

2.1. Our Vision for South Trumpington

Strategically located

Our vision is to provide an exemplar and deliverable growth proposition for Cambridge, offering a rich mix of uses to potentially include:

- Floorspace for a range of jobs (Offices, Science & Technology, Research & Development, Mid-tech);
- a range of housing types - including private, affordable and/or essential worker housing;
- supporting/complementary retail and community facilities; and,
- mobility hubs.

There is an opportunity to extend Trumpington Meadows Country Park to provide safe and attractive public routes through the neighbouring country park, connecting to Trumpington Meadows and its local centre.

There is a unique opportunity for development at South Trumpington to be a positive example of partnership working and inward investment, informed by genuine public and community engagement - responding to local needs.

Finally, there is a great opportunity to work strategically with local partners such as the Cambridge Biomedical Campus and Cambridge University Hospital Trust - with whom we are already engaged. There is also an opportunity to explore partnerships with local, established housebuilders.

View from the south-west looking over the Site

3
The Context for Growth

3.1. The Context for Growth - Why here, why now?

National Priorities

The Government has highlighted economic growth and housing delivery as two key ambitions of its administration, committing to kick-start both through planning reform and the Modern Industrial Strategy (2024) ("Invest 2035"). This 10 year plan focuses on unlocking investment in eight high-growth sectors, including life sciences, AI, advanced manufacturing and clean energy whilst supporting regional development and net zero. Maintaining and delivering a high-quality stock of business premises, including Science and Technology floorspace, is crucial in ensuring that the targets set out in Invest 2035 are met.

Planning reform, including updates to the National Planning Policy Framework (NPPF), seeks to simplify planning conditions for residential development and growth sectors such as laboratories. The NPPF also introduces the Grey Belt—Green Belt land that does not strongly fulfil core purposes—which can be prioritised for development where criteria are met.

Ox-Cam Region

The Government's Plan for Change (2025) aims to harness the Oxford-Cambridge region's strengths and create conditions to boost investment in key growth sectors, including Science and Technology, artificial intelligence and advanced manufacturing. The Oxford-Cambridge Super-cluster Board indicates the region can make a major contribution to Invest 2035 and deliver strong national growth over the next decade. East West Rail's latest You Said, We Did report confirmed revised plans for the route linking Cambridge and Oxford via Bedford and Milton Keynes, with further announcements due in 2026.

In 2024 the Cambridge Growth Company was established to accelerate development in and around Cambridge, providing evidence for an infrastructure-first growth plan and overcoming constraints to sustainable growth. In October 2025, the Government announced proposals for a centrally led development corporation for Greater Cambridge to address regional challenges and deploy special powers to support delivery.

Cambridgeshire & Peterborough Combined Authority

The Cambridgeshire and Peterborough Combined Authority (CPCA), led by Mayor Paul Bristow (Conservative, elected May 2025), published a draft Local Growth Plan in October 2025. The Growth Plan, launched on 10 December 2025, seeks to grow the regional economy from £31.4bn to £97.2bn by 2050. The plan focuses on six priority sectors: life sciences, advance manufacturing and materials, defence, digital technologies, agri-food and tech, energy and clean-tech. Global City Cambridge is recognised as one of the key opportunity zones to deliver on these ambitions. The Combined Authority and Mayor will play a key role in delivering on these objectives.

Greater Cambridge

The draft Greater Cambridge Local Plan (Regulation 18) was published for consultation on 1st of December 2025, proposing a minimum of 48,195 new homes and 73,300 jobs between 2024 - 2045. Consultation runs until the 30th of January 2026.

In the immediate surrounds, the Cambridge Biomedical Campus has plans to expand, with a forecasted growth in jobs from 22,000 to 40,000 in the next 15-25 years. Phase 2 expansion is currently underway with a supplementary planning document adopted in April 2025 setting out principles for sustainable development, connectivity and wellbeing

4
The Site and its Context

4.1. Wider Context

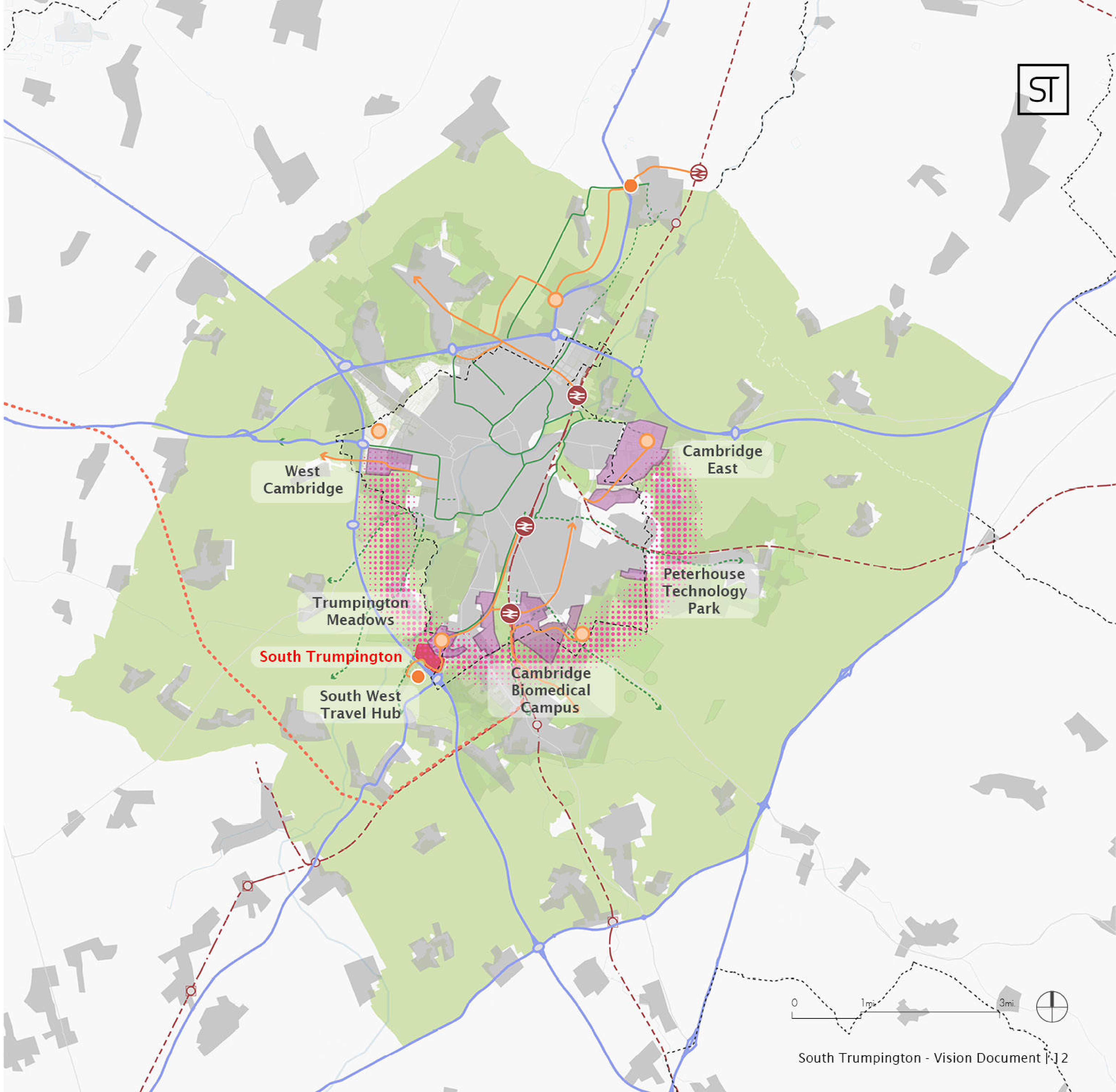
Strategically located

The "Southern Fringe" has seen substantial growth over the past two decades, marked by the expansion of Addenbrooke's hospital and the relocation of AstraZeneca. Anchored by 'West Cambridge' and 'Cambridge East', and encompassing the Cambridge Biomedical Campus. By putting forward the CBC Phase 4 land for allocation, the Councils are demonstrating further commitment to the development of the Southern Fringe.

South Trumpington, c.30 hectares, (hereafter referred to as 'the Site') is well located within the Southern Fringe and presents a clear opportunity to further support development, capitalising on existing successes.

Key

- Growth to the South of Cambridge, extending from West Cambridge to Cambridge East
- Green Belt
- Selected Planned and Completed Developments
- Cambridge City and South Cambs boundary
- Railway Line
- Train Stations
- Strategic Road Network
- Busways
- Park and Ride
- Travel Hubs
- Greenways
- Key Cycle Connections
- Future East West Rail



4.2. Immediate Context

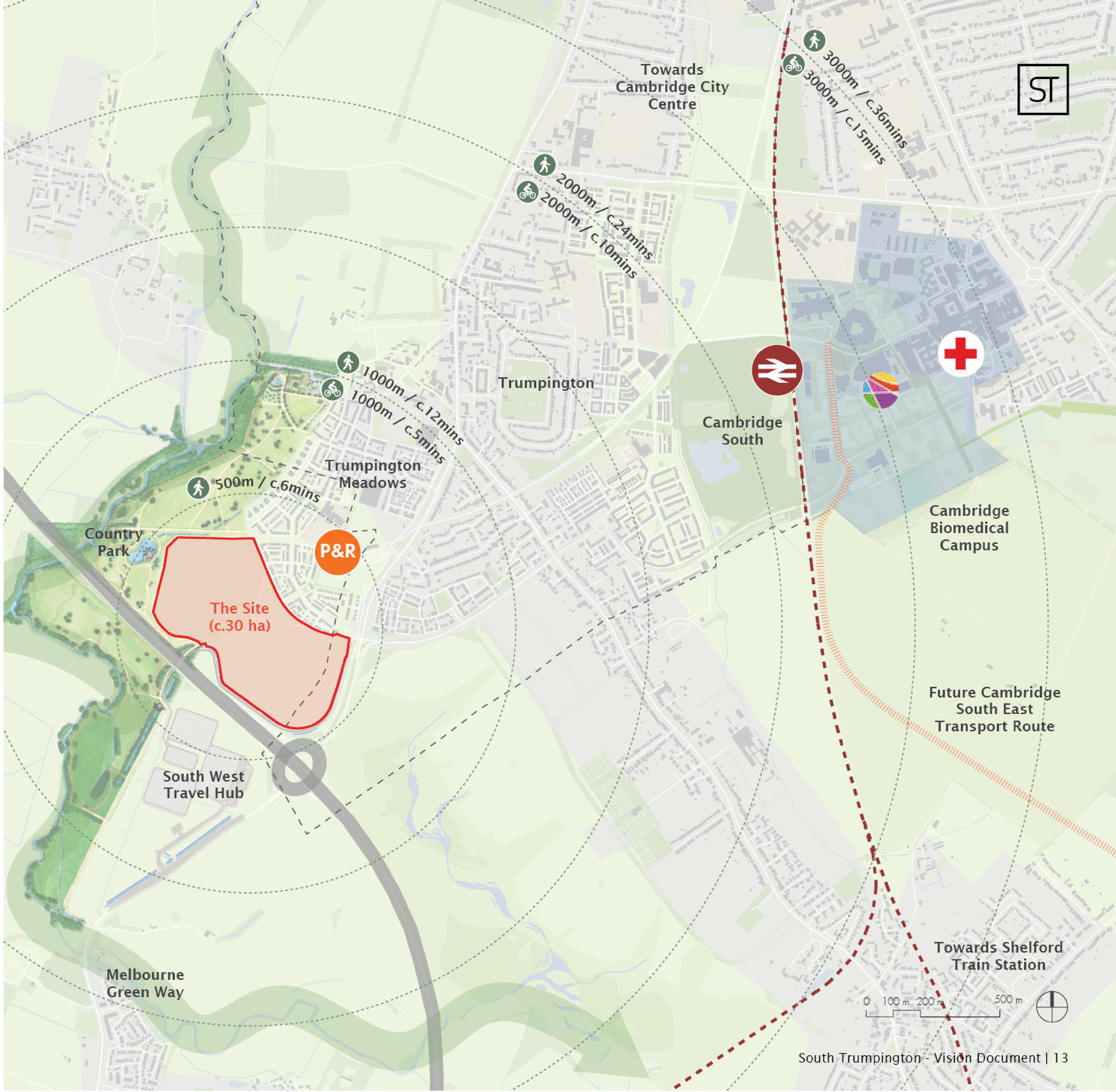
Accessible

The Site comprises approximately 30 hectares of land which provides a unique opportunity to align with the city's projected growth. It is sustainably located in an area highly accessible by public transport, where inclusive access to green infrastructure is a natural choice.

The construction of a new South West Travel Hub and most importantly, the new Cambridge South railway station next to the Cambridge Biomedical Campus (expected to serve 1.8 million passengers a year), will not only increase connectivity in the area but also unlock the development potential for a growing number of communities.

Key

- Site Boundary
- Cambridge City Extent
- P&R Park & Ride
- Cambridge South Train Station
- Cambridge Biomedical Campus
- Cambridge University Hospitals



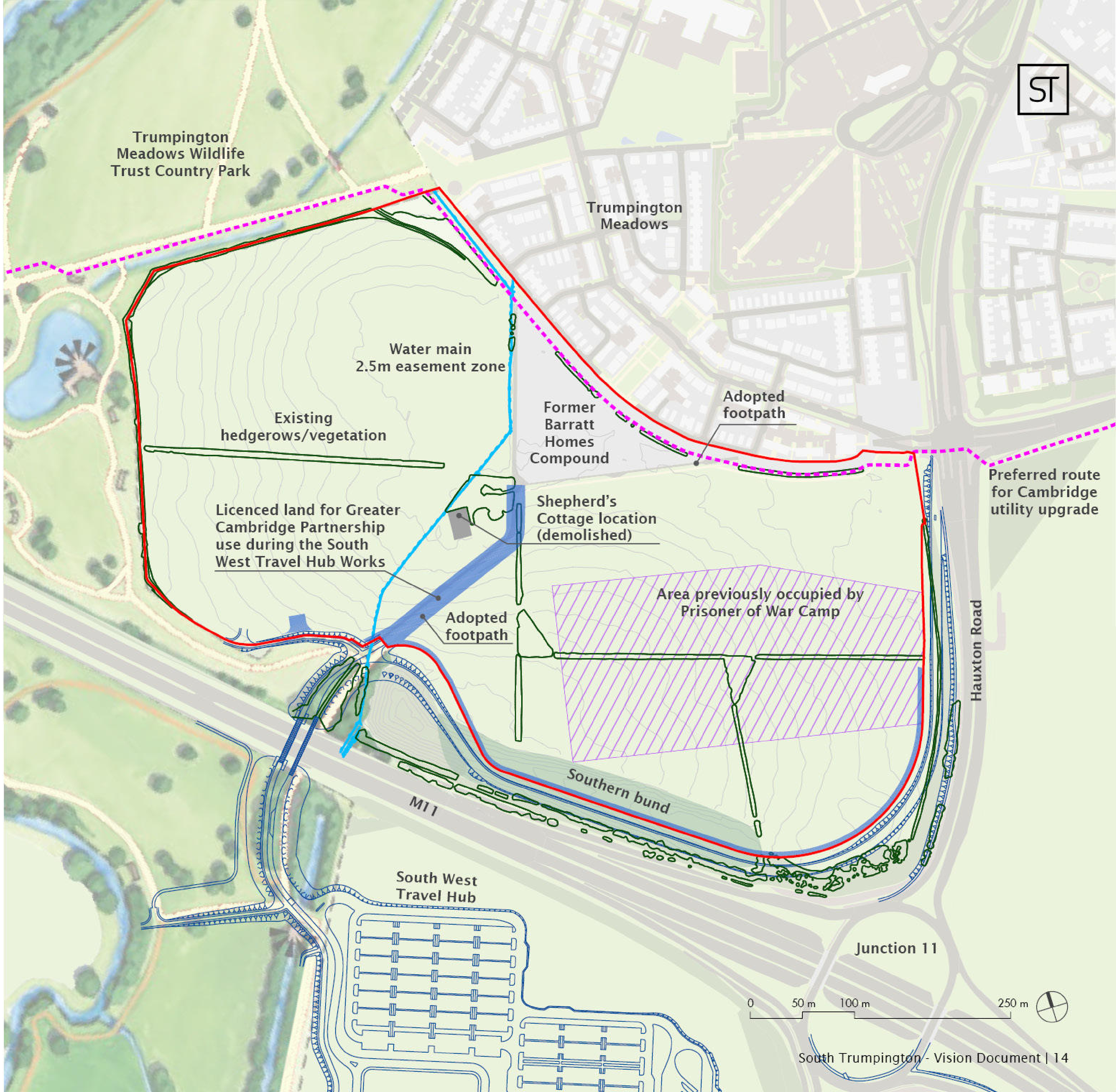
4.3. The Site

Existing conditions and physical change

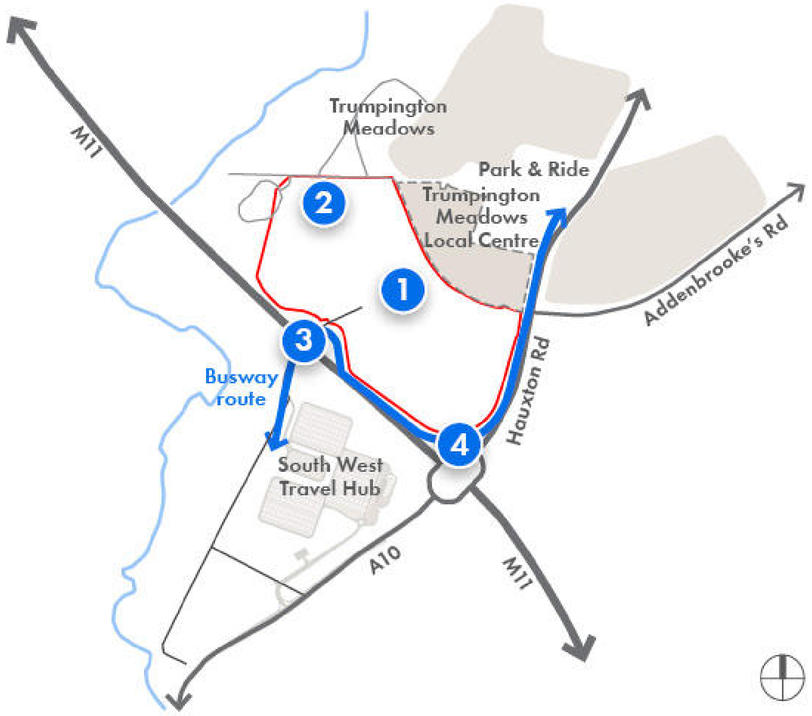
The Site, situated on the southern edge of the city, is bordered by the M11 to the south and Hauxton Road to the east. Trumpington Meadows residential development lies to the north, and the Trumpington Meadows Wildlife Trust Country Park to the west.

Historically the Site (in part) was used during WWII as a Prisoner of War camp. Following this, from 1995, it was occupied by the National Institute of Agricultural Botany as a Plant Breeding Institute, with structure and hardstanding from that time still present. In more recent years, part of the Site has been used by Barratt Homes during the construction of Trumpington Meadows to the north. It is now used by a local farmer.

In 2025, it is anticipated that the north-west corner will be used by UKPN as a site compound location. This infrastructure will facilitate works to expand the Greater Cambridge power network. Additionally, the GCP will use the Site for the delivery of the new South West Travel Hub and busway. The new bus route, providing links to Cambridge South railway station and the Cambridge Biomedical Campus, will run along the south-eastern edge of the Site.



4.3. The Site



View from the centre of the Site towards Trumpington Meadows

View north-west towards the Country Park

South-east approach from the M11, showing the new bus route from the South-West Travel Hub

Vehicular approach from Junction 11 of the M11

5
5 Strengths, Constraints and Opportunities

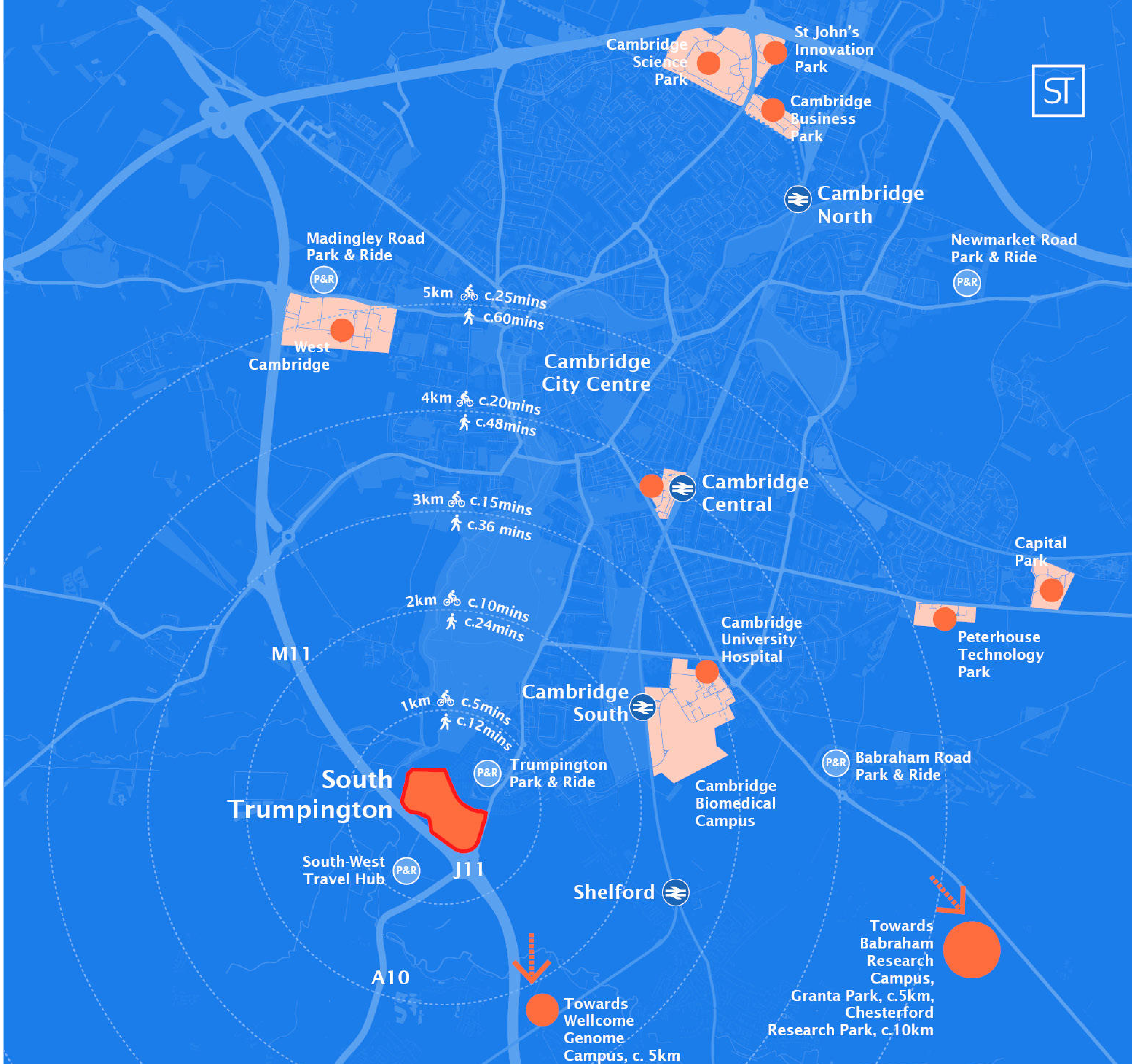
5.1. Strengths

Part of the Cambridge Ecosystem

The Site benefits from excellent links with existing research clusters, institutions, and businesses across the city-region. Notably, it is located just under 3km to the west of the Cambridge Biomedical Campus, which includes the Cambridge University Hospitals.

Other key components of the Cambridge ecosystem include CB1 at Cambridge Station, the Cambridge Science Park, St. John's Innovation Park and the Cambridge Business Park in the north, the University of Cambridge West Cambridge Campus in the west, Peterhouse Technology Park and Capital Park in the east, and the Babraham Research Campus, Granta Park and the Wellcome Genome Campus to the south.

The Site offers unique potential to support these existing clusters through a place-based development of complementary innovation uses, mid-tech, research & development workspace, a mobility hub, and housing for key workers. Future development at South Trumpington can support growth in sectors which are vital to the country's modern economy while contributing to Cambridge's world-class Ecosystem.



5.1. Strengths

Accessibility & Connectivity

Existing high-quality transport infrastructure is already in place

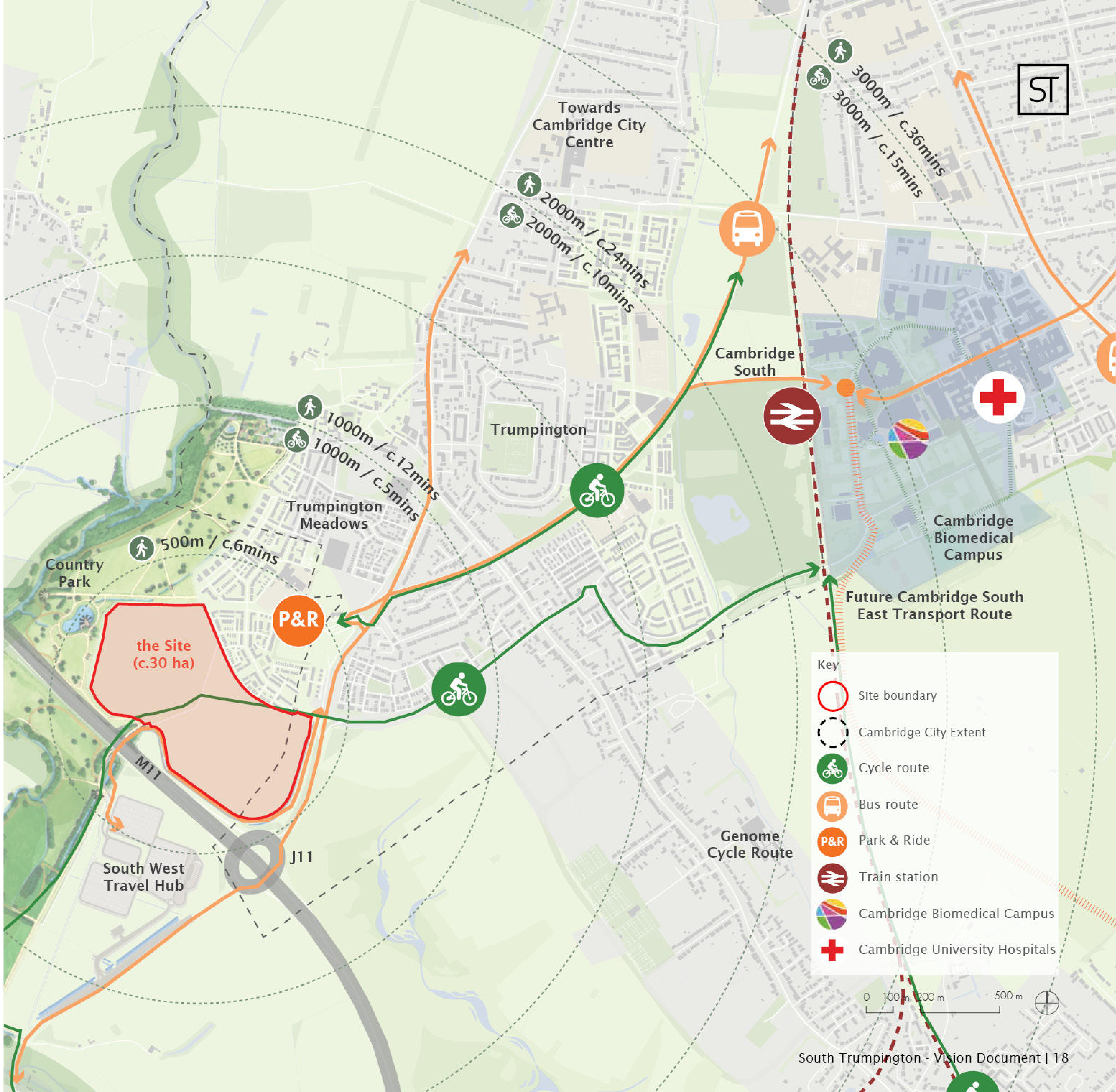
The Trumpington Park and Ride can be utilised by future employees with the busway providing public transport and a traffic free route to Cambridge Biomedical Campus, Cambridge Station and the city centre for employees, and residents alike. Wider active travel connectivity is provided with the Melbourn Green way linking locations to the south of Cambridge and the wider network of routes providing links to the country park and across Cambridge.

Accessibility will improve through emerging and planned transport schemes

Cambridge South Station is under construction and accessible via the busway (under 10 minutes). Future enhancement through East West Rail will widen accessibility to include Cambourne locations through to Oxford. The busway will be extended through the Site ensuring convenient access. Cambridge South East Transport scheme provides opportunity for a wider network across busways, opening up access to the wider southern cluster of employment sites. The South West Travel Hub to the south will further enhance the transport offer in the area.

A strong link between homes and jobs

The Site lies within a key sustainable transport corridor which can enhance connectivity to existing and planned homes and jobs. Local facilities such as Trumpington Meadows School, local shops and the country park will help reduce the need to travel and make travel by active travel and public transport modes the obvious choice.



5.1. Strengths

Immediate access to local amenities and open space

The network of social infrastructure in the area has steadily grown from the historic Trumpington High Street, located just over a 10-minute walk from the Site, with its array of pubs, restaurants, and shops, to newer amenities in developments like Trumpington Meadows and Clay Farm. Trumpington Pavilion offers classes like yoga and pilates, with rooms available for hire. Trumpington Village Hall hosts various clubs, classes, and events. The Clay Farm Centre features a cafe, library, and a series of events and activities. The Centre at St Paul's also runs regular community events. Additionally, the locality enjoys publicly accessible natural areas including Trumpington Meadows Country Park and Byron's Pool Local Nature Reserve.

5.2. Constraints

Green Belt

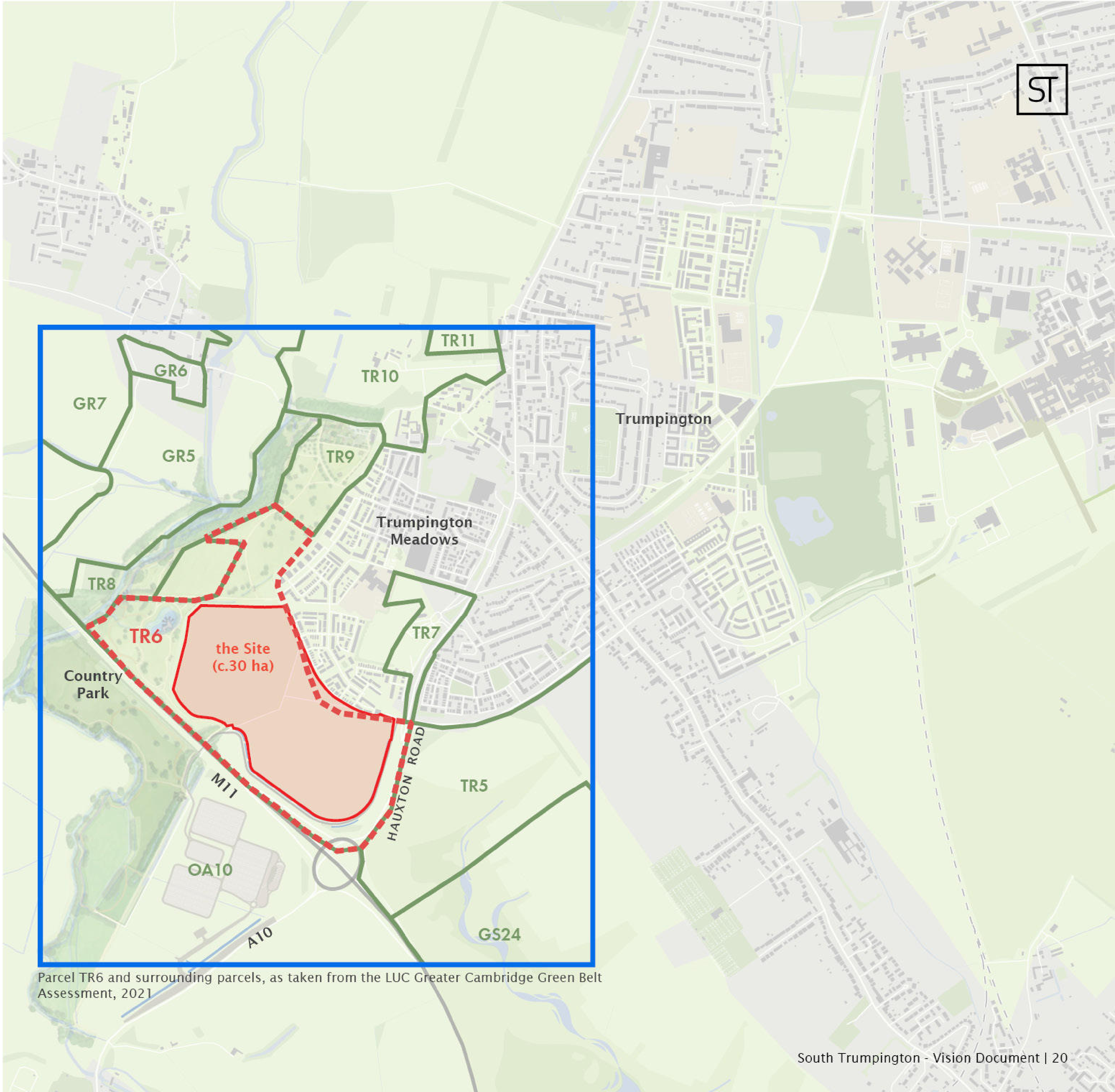
The Site is currently designated as Green Belt in both the Cambridge Local Plan (2018) and the South Cambridgeshire Local Plan (2018). The Green Belt is afforded significant protection by the Government; however, the latest National Planning Policy Framework (NPPF, 2024) also introduces Grey Belt and sets out a series of tests that must be met - as defined in Chapter 13 of the NPPF.

As part of the emerging Greater Cambridge Local Plan, LUC conducted an independent and objective assessment of all Green Belt land within the jurisdictions of Cambridge City Council and South Cambridgeshire District Council. This report is referred to as the LUC study.

The LUC study was completed in 2021, and since that time there have been changes to the context of the area – including the consent/commencement of the Travel Hub immediately south.

The LUC study evaluates the Green Belt in parcels. The Site forms part of parcel TR6, as shown on the accompanying plan. Parcel TR6 covers 52.68 hectares and includes areas of Trumpington Meadows Country Park and Nature Reserve to the west.

To support the Sites Submission Consultation – FPCR have prepared an independent assessment of the Site's contribution to the Green Belt and its potential as Grey Belt. This assessment considers the LUC study, but also the recent changes to site context and its contribution to Green Belt purposes since the LUC assessment was completed in 2021.



Parcel TR6 and surrounding parcels, as taken from the LUC Greater Cambridge Green Belt Assessment, 2021

5.2. Constraints

As demonstrated in the Housing and Employment Land Availability Assessment (HELAA) 2025, the Site is free from environmental constraints and is considered suitable for allocation and development. Furthermore, since the HELAA 2025, the physical and policy context for the Site has evolved and enhanced the suitability of the Site for development.

Key considerations for the development comprise of topics listed on the right hand-side of the page.

There are no environmental considerations that would prevent the future development of the Site. Environmental considerations will be considered further as part of any ongoing promotion through the Local Plan and future planning application(s). The Site is considered suitable for allocation and development.

Environmental considerations

Flood Risk

As demonstrated in the HELAA 2025, the Site is located in Flood Zone 1 (according to the Environment Agency's flood map), with a low probability for flooding from fluvial sources.

Landscape and Townscape

The surrounding physical context of the Site has evolved substantially since the HELAA 2025 and will continue to do so. The recent completion of Trumpington Meadows and the approval of the South West Travel Hub (soon to commence construction) are key urbanising features on the immediate landscape.

Biodiversity and Geodiversity

Since the HELAA 2025, Biodiversity Net Gain has become a mandatory requirement through the Environment Act and will be adhered to by any future development on the Site. There are no protected habitats on the Site.

Historic Environment

There are changes to the historic environment since the HELAA 2025 and there are no barriers to development as a result of built heritage.

Archaeology

There are no changes to archaeology since the HELAA 2025 and whilst ongoing investigations will be needed, this is not unusual and it is not currently considered that there are barriers to development as a result of archaeology.

Noise, Vibration, Odour and Light Pollution

As demonstrated in the HELAA 2025, these considerations can be mitigated and managed successfully through an appropriate layout and design.

Air Quality

As demonstrated in the HELAA 2025, the Site is at low risk in regard to air quality.

Contamination and Ground stability

As demonstrated in the HELAA 2025, contamination and ground stability should not prevent development of the Site.

5.3. Opportunities

Jobs - aligning the proposed development with key priorities

An opportunity to create a world class destination for employment in Science, Technology & Innovation close to, and directly related to, Cambridge Biomedical Campus, that can deliver high quality employment space and new homes, around a dedicated amenity provision, and high quality open space. Building on British Land's placemaking expertise, offering quality accommodation of a scale and within an environment that would be attractive for leading staff and students from around the world, where they could live on Site and easily access Greater Cambridge's social amenity offer.

1. Accessibility and location

- Strategically located near Cambridge South Railway Station, Trumpington Park & Ride, and key busway and mobility hubs.
- Excellent connectivity to the Cambridge South East Transport corridor and wider regional networks.

2. Proximity to clusters and growth areas

- Just c.1 mile from the Cambridge Biomedical Campus, ideal for agglomeration benefits and business clustering.
- Potential to fill a geographic gap in development, addressing missed opportunities near Cambridge Biomedical Campus and enhancing economic diversity.

3. Importance of place-based business destinations

- Potential for a vibrant, amenity-rich environment with cafes, restaurants, leisure facilities, and green public spaces.
- Potential to integrate sustainability and quality placemaking to attract and retain talent.

4. Space for start-ups and scale ups

- Opportunity for flexible, high-quality spaces tailored to scale-ups and small and medium-sized enterprises, supporting local enterprise and business growth.
- Opportunity for partnerships with institutions and innovation networks ensure long-term success.

5.3. Opportunities

Homes - addressing local housing need in a strategic location

Need

Cambridge housing need

- Standard housing methodology increased annual housing target from 1,726 to 2,296 homes – aligned with 2,292 GC identified demand'.
- Government/national targets for Greater Cambridge likely to rise further.

CBC/CUH housing need

- 22,000 employees struggle to find affordable housing.
- Housing shortage impacts recruitment and retention.

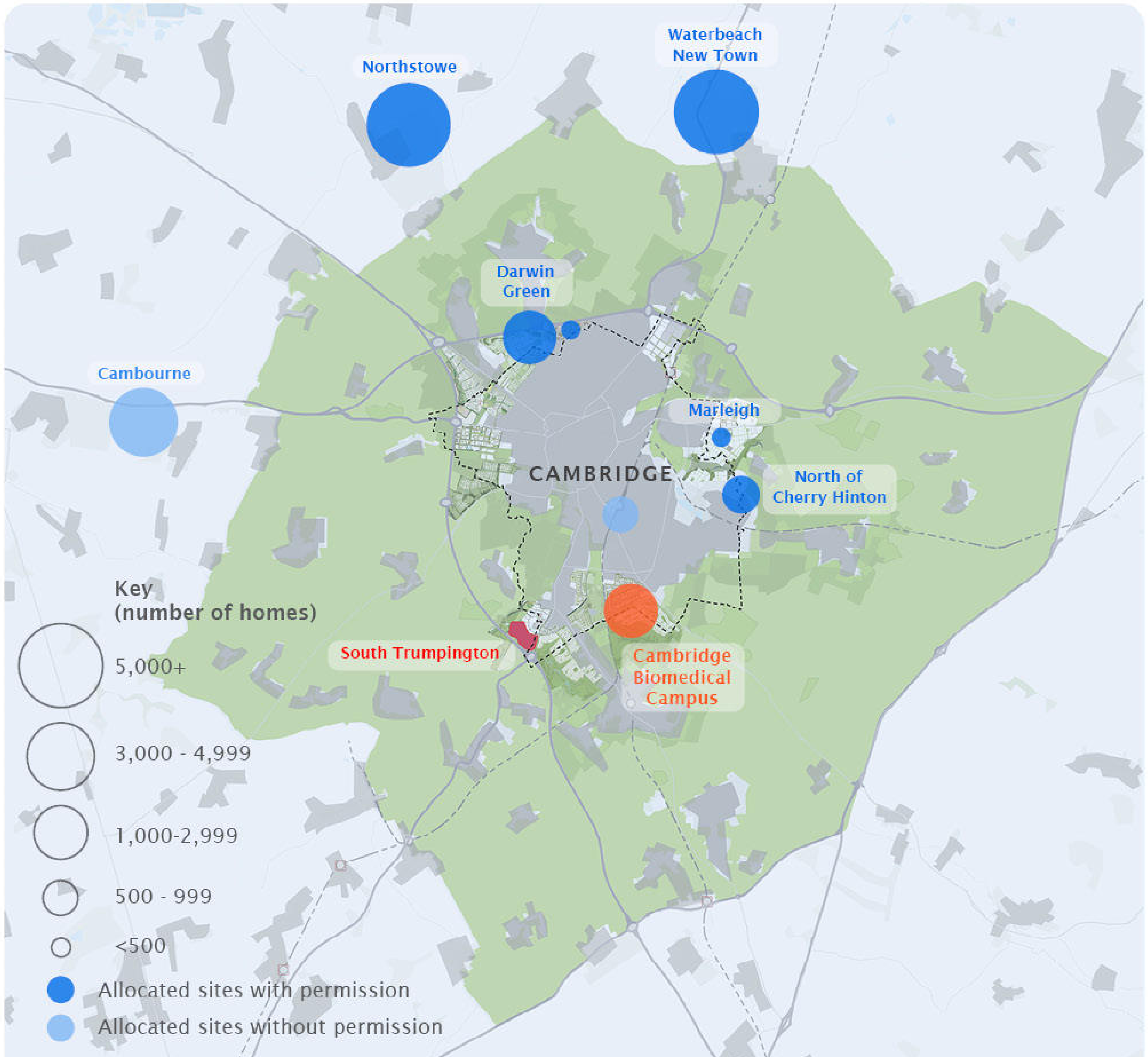
Opportunity

Opportunities for new homes

- Delivery of affordable homes.
- Diverse housing mix tailored to the Cambridge Biomedical Campus workers' need.

Opportunities for keyworker homes

- Opportunity to address the lack of housing/employment pipeline in the Cambridge Biomedical Campus catchment area.
- It is essential to maximise agglomeration and support clustering.



The map demonstrates that the Site is strategically located to provide housing (with the benefit of Cambridge Biomedical Campus clustering) in an area with a lack of pipeline housing.

5.3. Opportunities

Create a distinct entrance to the city

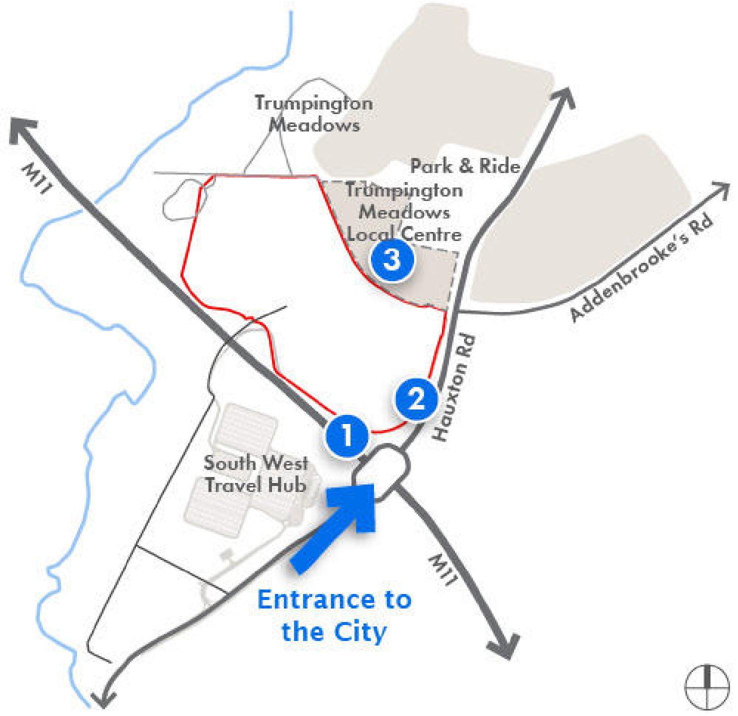
The approach to the city from the M11 along Hauxton Road lacks the memorable, well-composed character of other routes into Cambridge, such as the gradual, tree-lined emergence along Barton, Madingley and Huntingdon Roads or the sweeping descent from the south-east along Babraham Road. This gateway offers a significant opportunity to redefine the settlement edge, reinforcing the traditional natural setting of Cambridge by responding positively to the surrounding landscape.

The Site presents a significant opportunity to redefine the settlement edge on the Hauxton Road approach to Cambridge, creating a more memorable and landscape-led entrance to the city.Emerging policy supports development that reinforces the city's natural setting, with modest building heights and green buffers close to open countryside to soften views and maintain a rural backdrop.

Larger buildings can be introduced, provided they are broken into smaller volumes, feature a varied roofscape, and are integrated with trees and planting to reduce visual impact. A layered composition of planting and sensitively placed taller elements allows the Site to establish a distinctive contemporary gateway, drawing on the character of Cambridge's iconic historic edges, such as the College Backs, while re-interpreting these principles for a contemporary gateway. Where strategically appropriate, policy supports the introduction of exceptional landmark buildings, provided they are guided by a robust, landscape-led masterplanning process.

By embracing these principles, the Site can deliver a coherent, high-quality settlement edge that enhances the arrival experience into Cambridge, strengthens the city's landscape setting, and creates an identifiable new gateway befitting this important strategic corridor.

Vehicular approach to the city - view across the Site from Junction 11of the M11, with Trumpington Meadows beyond and Hauxton Road to the right



Continuation of approach to the city from Hauxton Road

Scale of residential development at Trumpington Meadows

5.3. Opportunities

Complementing the Ecosystem

The Site provides the opportunity to support Greater Cambridge's desired growth by incorporating well located space for local and regional significant infrastructure. Initial need discussions with Cambridge Biomedical Campus, Cambridge University Hospital, and emergency service providers has confirmed the requirement for this space and that the location of the Site at the edge of Cambridge provides efficiency in servicing the city and greater region's needs.

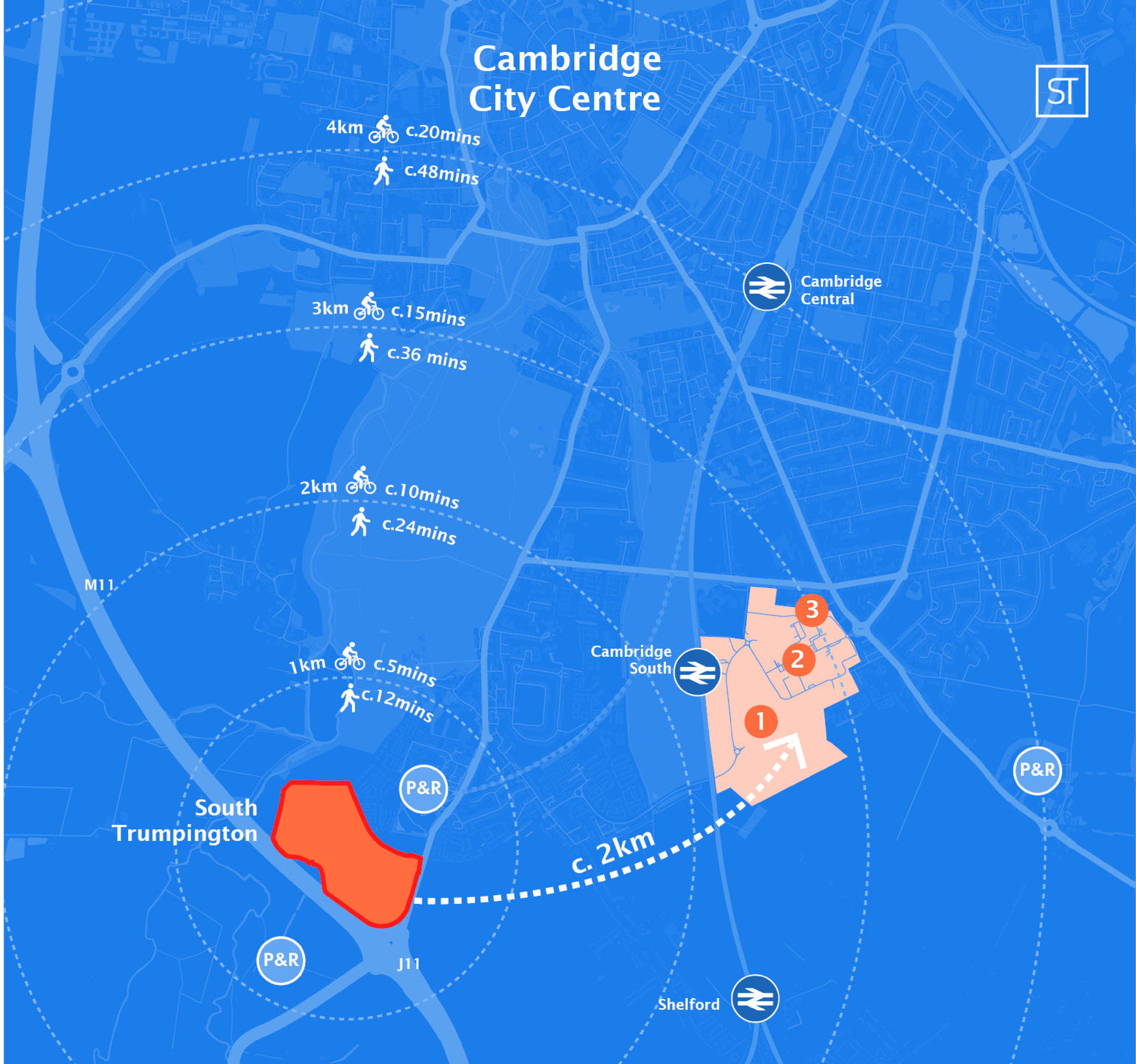
In the planning for complementary uses it helps future proof Greater Cambridge and fosters continued sustainable development.

Locally and nationally important organisations, near South Trumpington who may require support in providing complementary infrastructure:

1 Cambridge Biomedical Campus

2 NHS Cambridge University Hospitals NHS Foundation Trust

3 NHS East of England Ambulance Service NHS Trust



5.4. A Key Link in the Local Green Infrastructure Network

The Site currently comprises farmland that sits within a landscape framework comprised of small, scattered blocks of scrub and a network of maturing hedgerows. Located adjacent to Trumpington Meadows Country Park, the Site provides a notable opportunity to deliver a logical parkland extension in the form of a broad swathe of land around an existing narrow pinch point, where Country Park visitors are presently guided close to the M11 and across the M11 motorway bridge.

An extension to the country park at this point will provide a quieter choice of attractive routes that connect south towards a new active-travel bridge, delivered as part of the South West Travel Hub.

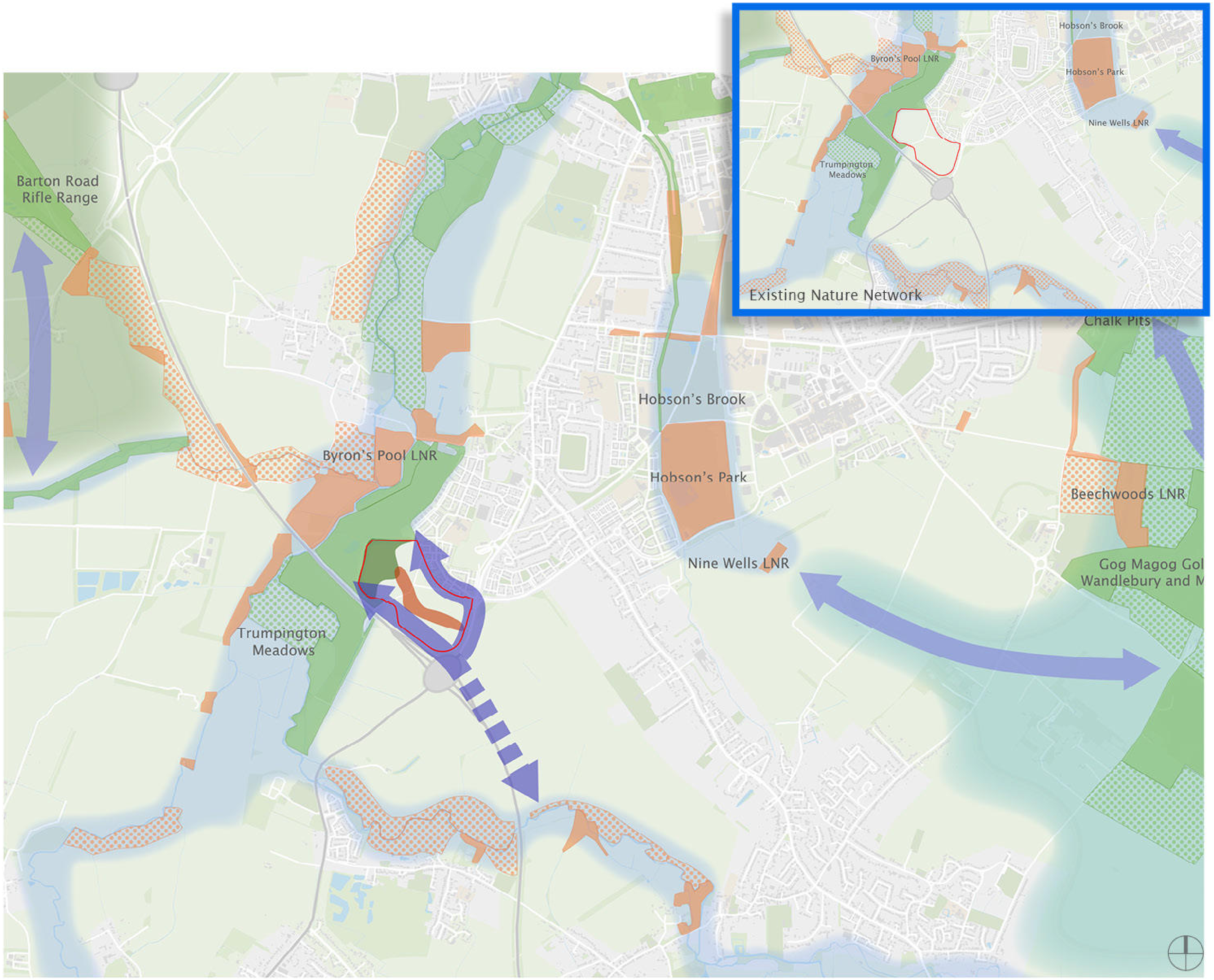
New green infrastructure corridors around the margins of the Site feature scrub, grassland and wetland habitats that strategically expand and connect existing habitats across and beyond the Site. Green Infrastructure links through the centre of the Site will also deliver stepping stone habitats and the combined Green Infrastructure proposals will contribute to the wider aims of the Cambridge Nature Network by improving connectivity in the periphery of 'The River Cam (South of Cambridge City)' strategic initiative corridor.

Key

- Stepping Stone
- Stepping Stone Extension
- Core Area
- Core Area Extension
- Corridors
- Boulder Clay and Woodlands
- Gog Magog Hills
- River Cam Corridor

Scheme Contribution

- Stepping Stone
- Core Area
- Corridors

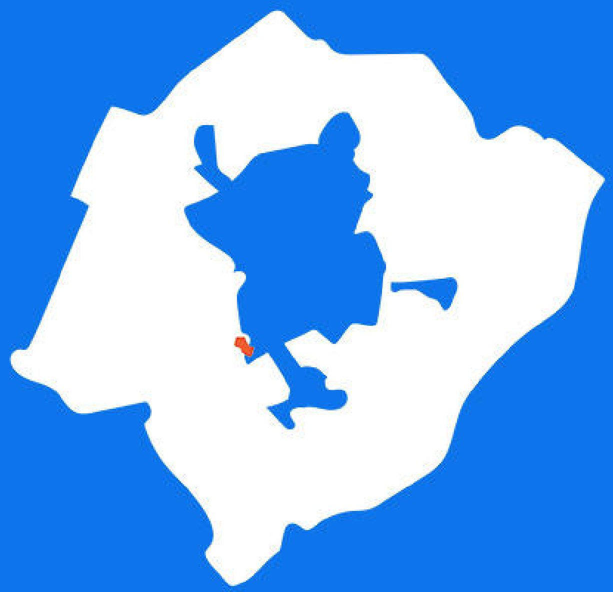


Proposed Nature Network

6
Core Themes and Guiding Development Principles

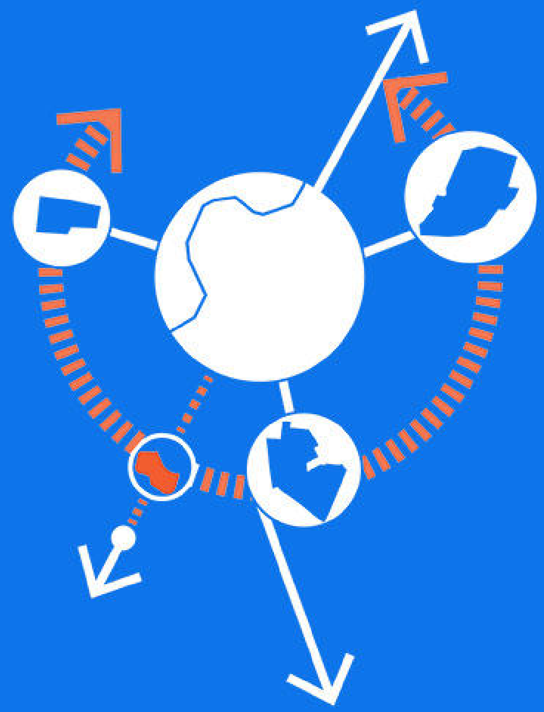
6.1. Core Themes: Green, Responsive, Characterful, Sustainable

1 Green
Approach to Landscape



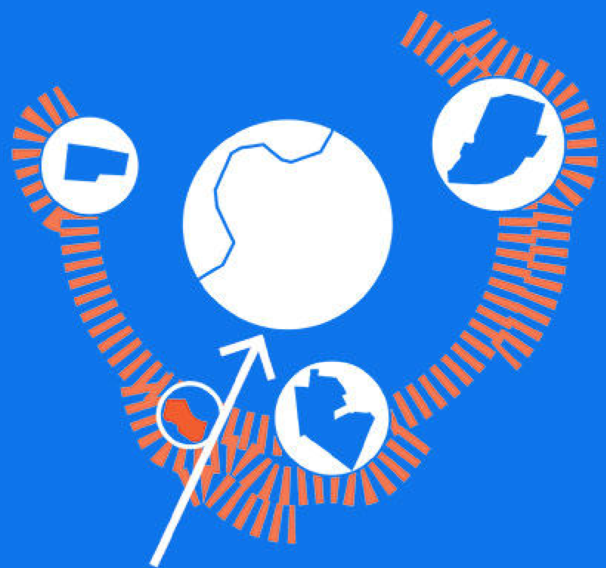
- Future development can offer excellent public access to existing areas of green space, with the opportunity to enhance this further.
- Reinforces Cambridge's heritage verdant edges and distictive silhouettes while offering a contemporary architectural approach.

2 Responsive
Land-use



- Opportunity to complement the rapid growth of the southern fringe - providing appropriate land uses which could support the growth and enhancement of existing organisations, whilst attracting new global health and Science and Technology businesses.
- Working with infrastructure that is already committed and planned to support growth.

3 Characterful
Townscape & Emerging Proposed Development



- Opportunity to create a distinctive, landscape-led townscape that marks a high-quality new gateway on Cambridge's southern approach.
- Establishes a varied settlement edge with articulated building heights and green buffers transitioning to sensitively scaled buildings set further back.
- A considered presence in long range views, whilst having no material impact on strategic views.
- Introduces a potential for carefully located landmark buildingsto define key moments within the masterplan, supported by a robust design and landscape assessment.

4 Sustainable
People & Place

Opportunity to prioritise:

- High quality place-making that addresses local priorities.
- Conservation and enhancement of existing ecologies.
- Integrated green and blue infrastructure.
- Responsible and innovative approach to water use and re-use.
- Passive design focused.

6.2. Spatial Principles

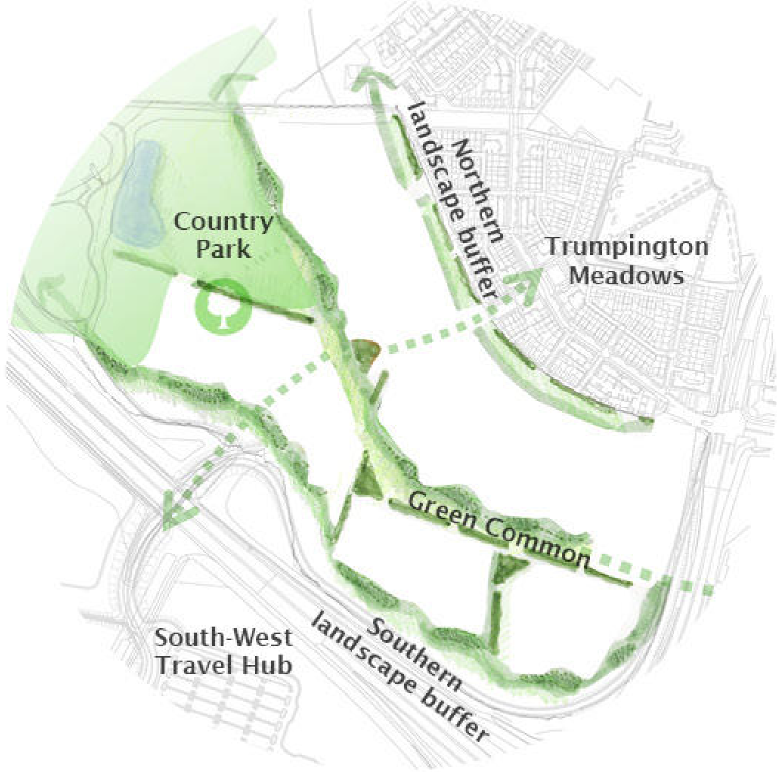
The spatial organisation of the proposed development is built on four organising principles, which are derived from a careful analysis of the existing landscape. This conceptual approach establishes a harmonising baseline for determining not only where built forms could be situated, but also, and most importantly, to maximise opportunities for biodiversity net gain. The strategy is to retain as much as possible of the existing landscape features, including hedgerows, as a starting point for enhancement and expansion.

The placement of key public interaction areas is determined by the location of active travel connectivity nodes, balancing orientation, density, and local intensification of uses. The development blocks are then sculpted in response to this new pattern of interwoven landscape features and connectivity networks, using a play between formal and informal edges to create visual and spatial interest.

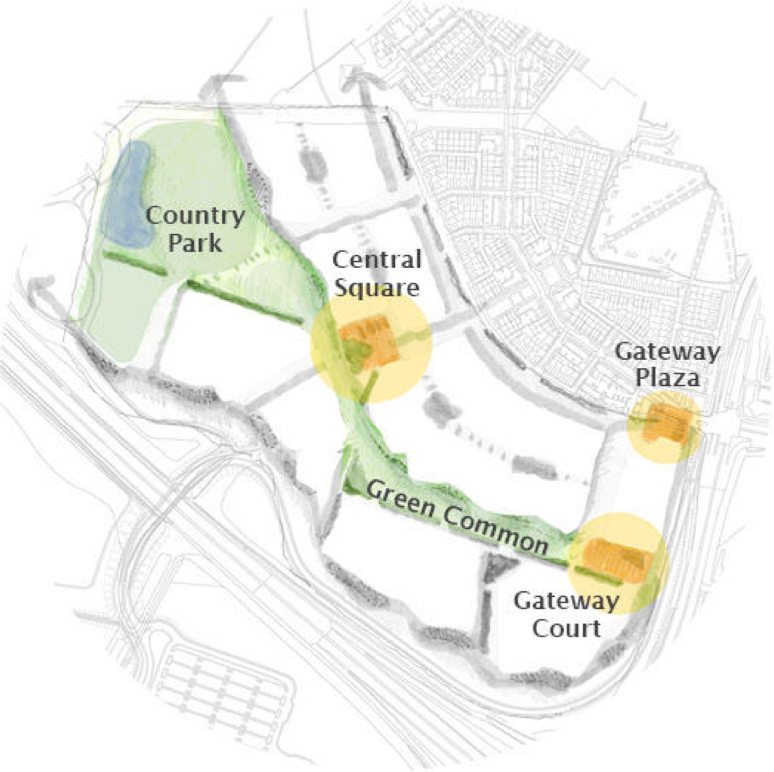
The spatial organisation of the proposed development also sets out a contextually responsive townscape that reflects the Site's position at the settlement edge. Built form is articulated whilst a generous green buffer addresses the countryside incorporating targeted intensified building accents. This approach enables a flexible mix of uses organised around a clear landscape structure, ensuring development responds to existing character while accommodating change.

Collectively, these principles shape a high-quality place that responds directly to policy ambitions for a sensitively handled settlement edge, strong connectivity, and a townscape that is both distinctive and adaptable.

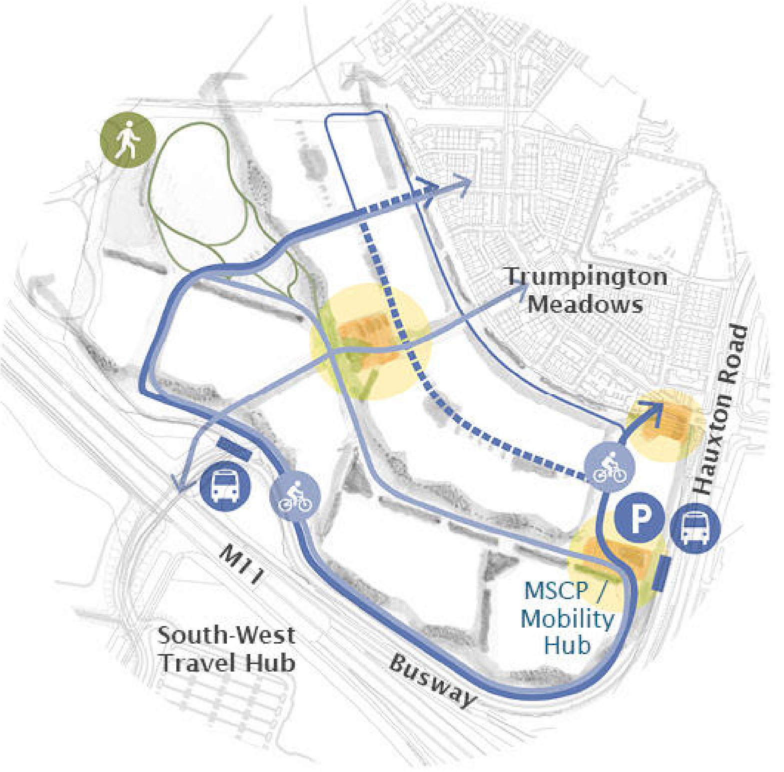
1 Retain, enhance and expand the existing landscape



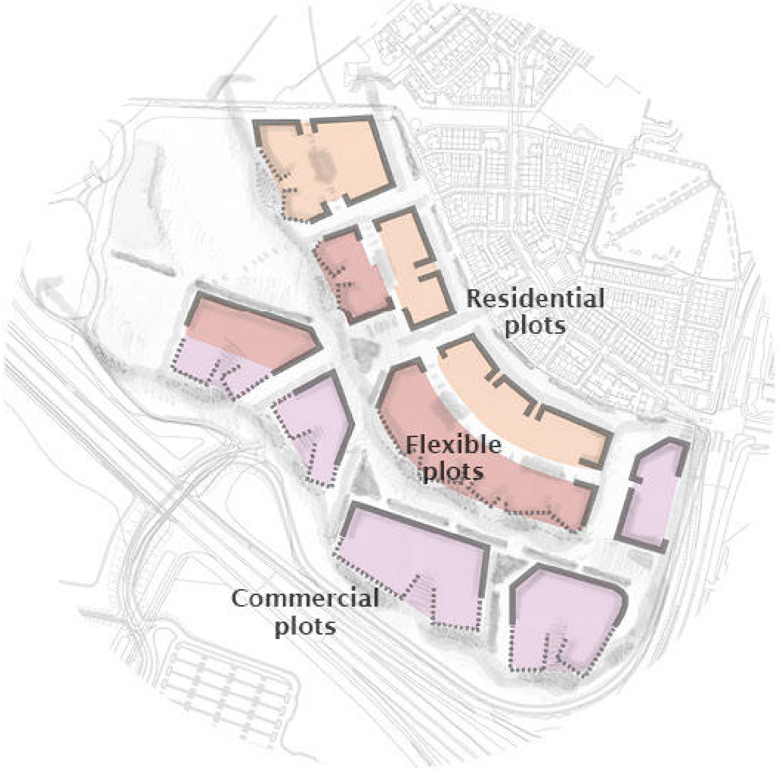
2 Create places to come together



3 Connect by prioritising active travel



4 Contextually responsive townscape whilst ensuring a flexible mix of uses



6.3. A Network of Flourishing Habitats

Green Infrastructure will provide space for both nature and people, with the development divided into distinct landscape character areas. New habitats and vegetation will deliver: a notable increase in tree cover, helping to provide foraging corridors for wildlife and creating visual enclosure that reinforces landscape character; new interconnected areas of varied scrub planting, areas of biodiverse flowering grassland and a new chain of wetland areas with open water, marginal planting and ephemeral habitats

Connected pockets of land will become focused sites for ecological enhancement and will be designed to experience minimal human disturbance, allowing them to flourish for the benefit of flora and fauna.

Semi-mature trees and planted buffers around buildings will soften their presence and provide enclosure where the Site meets open space. These measures are especially valuable where taller or more exposed elements are proposed, ensuring thy sit comfortably within a richly vegetated landscaped edge.

Greenwalks enhance connectivity across the proposed development and incorporate retained hedgerows.

A landscaped extension to Trumpington **Country Park** offers a diverse mix of habitats and recreational amenities that complement the adjacent area.

The **Northern Buffer** is a productive and active green edge, permeable to movement and providing space for recreation, play and natural screening. Its generous width creates a clear visual break from neighbouring Trumpington Meadows, reinforcing the site's green structure.

The **southern buffer**'s woodland and scrub transition into wetlands and new hedgerows, reinforcing the green character of the city's edge, strengthening the transition between development and countryside.

The **Green Common** is a multi-functional landscape that flows through the heart of development providing direct movement corridors, social spaces for the community and undisturbed wildlife areas.

Key
Retained Landscape features

Removed and replaced hedges

Retained hedges

6.4. Water Strategy: Functional and Aesthetic

A comprehensive water strategy for the proposed development will be both functional and aesthetic. Water will be intercepted and attenuated at source where possible, through green roofs and flower-rich rain gardens. Localised attenuation zones will be located adjacent to development parcels, softening built edges and providing a rich and seasonally varied habitat for residents and visitors to look out across.

A network of swales will convey water around the proposed development, improving water quality and linking habitats that experience minimal human disturbance. An area of open water will beautify the scheme and deliver valuable habitat complementing an existing water body to the west. At all scales, natural drainage cycles will be seamlessly incorporated into the landscape, enriching the environment for all.

Opportunities to integrate landscape into the water strategy for the Site

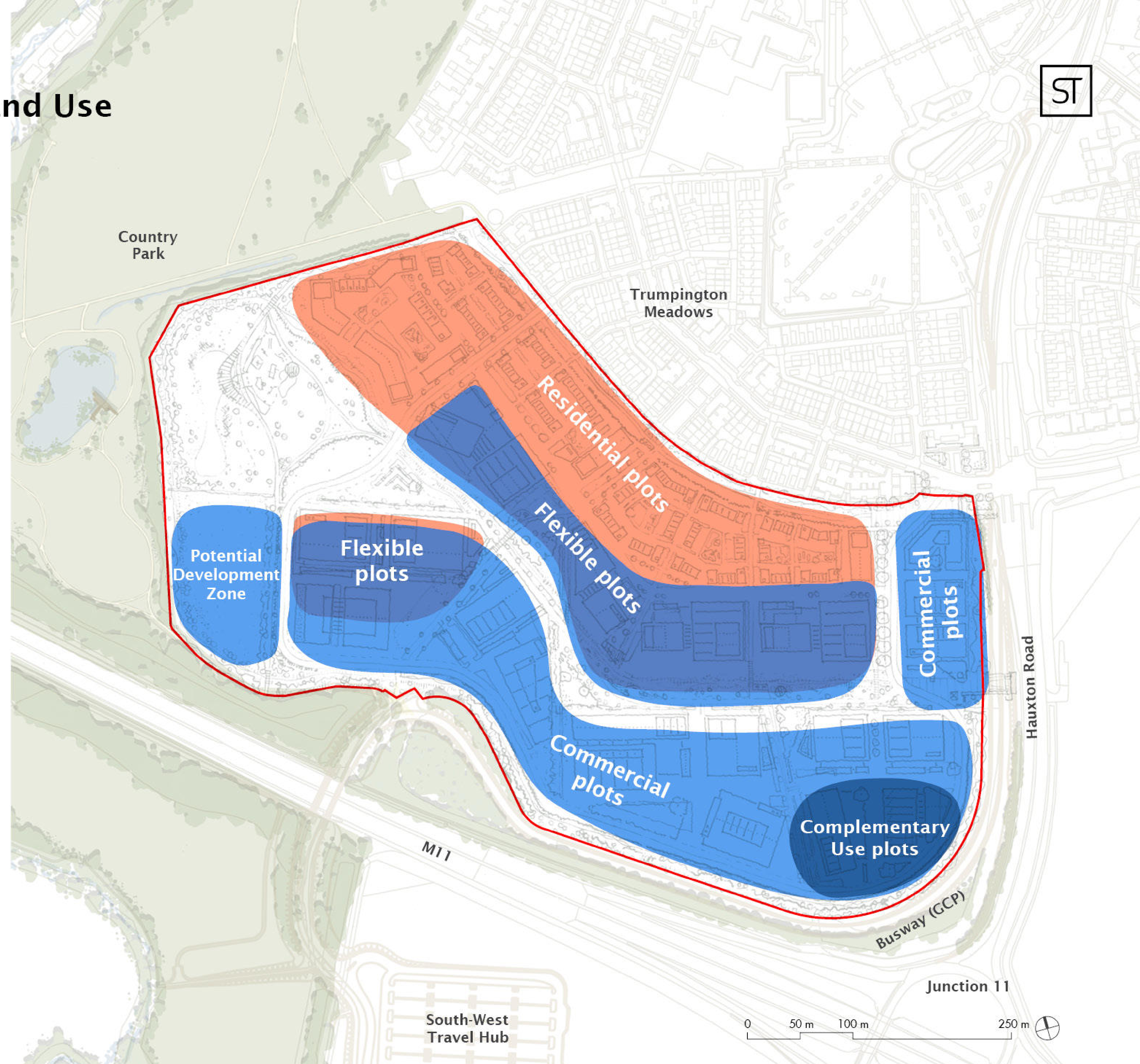
6.5. Distribution of Land Use

Responding to the Site's strengths, constraints and opportunities

The proposed development's spatial principles and the surrounding context inform the distribution of uses. Residential uses, which primarily follow the northern edge, respond to the existing scale and character of the Trumpington Meadows development.

Larger scale commercial uses are concentrated along the eastern and southern boundaries. Through quality design, a distinct and memorable arrival experience from the M11 and Hauxton Road can be created. The larger-scale buildings can also be used to form a protective environment to the residential areas.

Flexible use plots line the Green Common, allowing the development to adapt to future changes in user demand. 'Complementary Uses' are located on the south-eastern edge of the proposed development, offering direct access to the main loop road for efficient vehicular movement and connectivity to the broader local road network.



6.5. Distribution of Land Use

A flexible approach to offer housing, workspace and uses supporting the Cambridge ecosystem

The flexibility in the distribution of uses allows for a range of options, from a more commercially focused scheme to one with a greater residential emphasis.

The Illustrative Development Option, expanded on in this document and forming the basis of the current technical assessment, is commercially oriented.

Illustrative Development Option

Commercial Bias ← → Residential Bias

Scenario 1
260,000sqm commercial
c. 400 homes

To be explored via additional height/density

Scenario 2
225,000sqm commercial
c. 400 homes

Scenario 3
130,000sqm commercial
c. 1000 homes

Key
- Residential uses
- Commercial uses, including support facilities

6.6. Sustainable travel

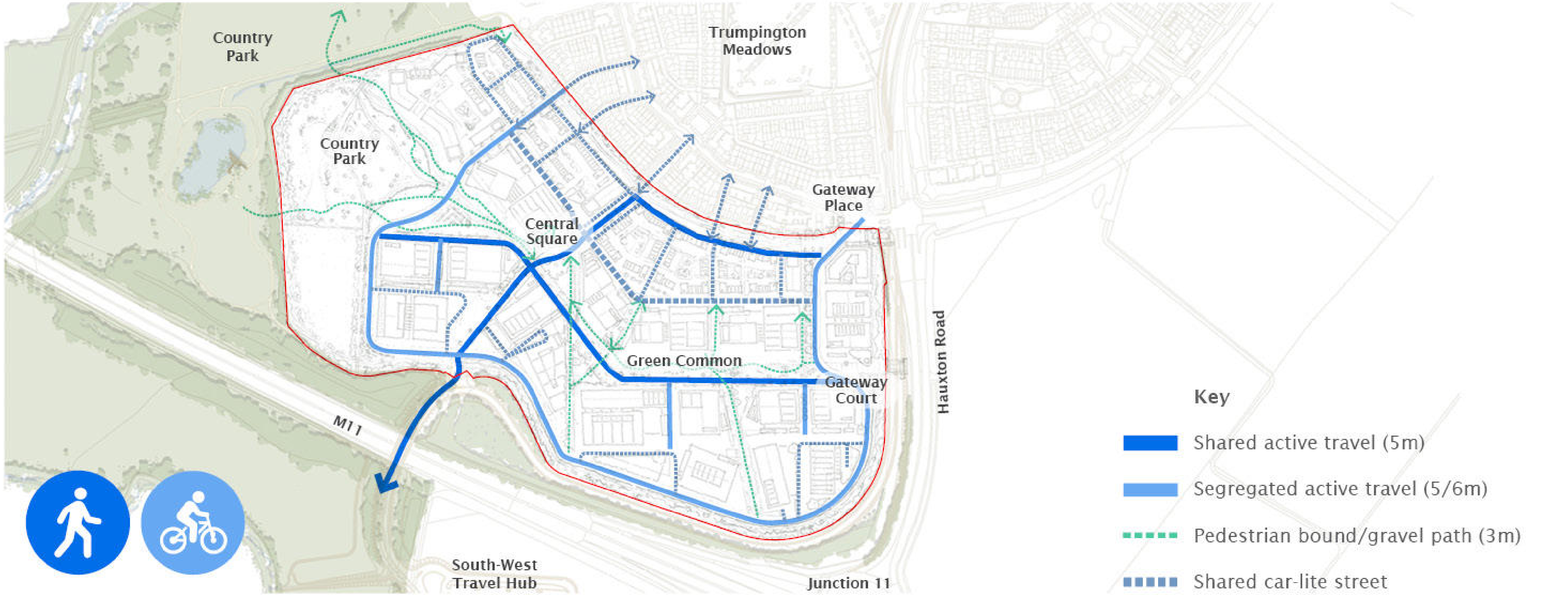
The approach towards providing a vision-led transport strategy is based around the following key principles:

- **Local Living.** The rich land use will contribute toward balancing homes and job location. New homes will be located in close proximity to employment with new employment accessible from new and existing homes.

- **Prioritising Active Travel.** Minimising car provision with consolidated parking outside of central streets. Core movement corridors are proposed to provide for walking and routes for cycling will link the Site and access to off-site connections.

- **Low car.** Car use will be limited through low car parking provision and protected streets. Access to vehicles will still be possible through an excellent network of car share vehicles stationed at Mobility Hubs.

- **Making public transport an obvious choice.** The busway will link the Site to Travel Hubs, employment centres, railway stations and the wider city. With facilities readily accessible, public transport can become the natural choice.



6.7. Scale, Massing and Height - Residential Buildings

There are a number of influential factors on the future character of the Site, including the existing built edge of Trumpington Meadows and the six-storey gateway buildings at the Glebe Farm corner of Hauxton Road and Addenbrooke's Road. Together, these form a continuous belt of development rising to around three to four residential storeys. The proposed development will respond sensitively to this context by introducing variation in height and form, ensuring that new buildings sit comfortably within the wider townscape and maintain an appropriate degree of separation from neighbouring development.

Proposed residential buildings at the Site will be similar in scale to existing built form but will incorporate a more articulated roof-scape to provide visual interest, breaking down larger masses and avoiding long, uninterrupted profiles.

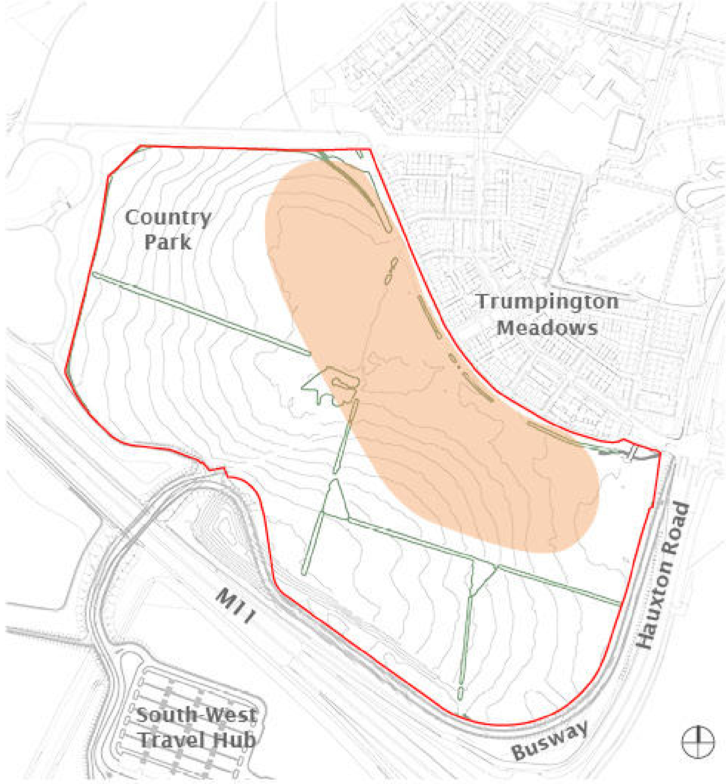
The design approach will emphasise a smaller grain and more modest heights where buildings address the settlement edge, supported by green buffers and tree planting that reinforce a soft, vegetated skyline.

Most terraced houses will be two or three storeys high, while blocks of flats will generally be around four storeys, positioned mainly to the north-west facing the Country Park extension.

Larger residential buildings will adopt sculpted forms to avoid straight continuous edges and create a more dynamic relationship with the landscape. Their placement and modelling will also ensure views are filtered through new planting, and that increased height is set further back, maintaining a clear visual break and a sensitive interface with surrounding development.

Trumpington Meadows Phase 1, Cambridge, Allies and Morrison

Ironworks, Cambridge, Allies and Morrison



Homes are clustered in the northern area of the proposed development

Existing context - three and four storey apartments and three storey houses at Trumpington Meadows; six storey gateway building on the corner of Hauxton Road

6.8. Scale, Massing and Height - Commercial Buildings

The proposed commercial buildings situated along the eastern and southern perimeters will be designed to create a formal, rectilinear edge along their inner façades. This design choice aims to complement the linear arrangement of existing hedgerows and establish a clear boundary to the Green Common.

The outer façades, as well as the roof-scape of these buildings facing the M11 and Hauxton Road, will adopt a contrasting and more expressive approach. Their massing will be coordinated to ensure a coherent skyline, avoiding fragmented or visually competing forms and stepping heights where appropriate to create a layered profile that sits comfortably within key views. Larger elements will be carefully shaped to prevent a monotonous roof-line, while ensuring that no single building visually dominates or merges indistinguishably with adjacent structures.

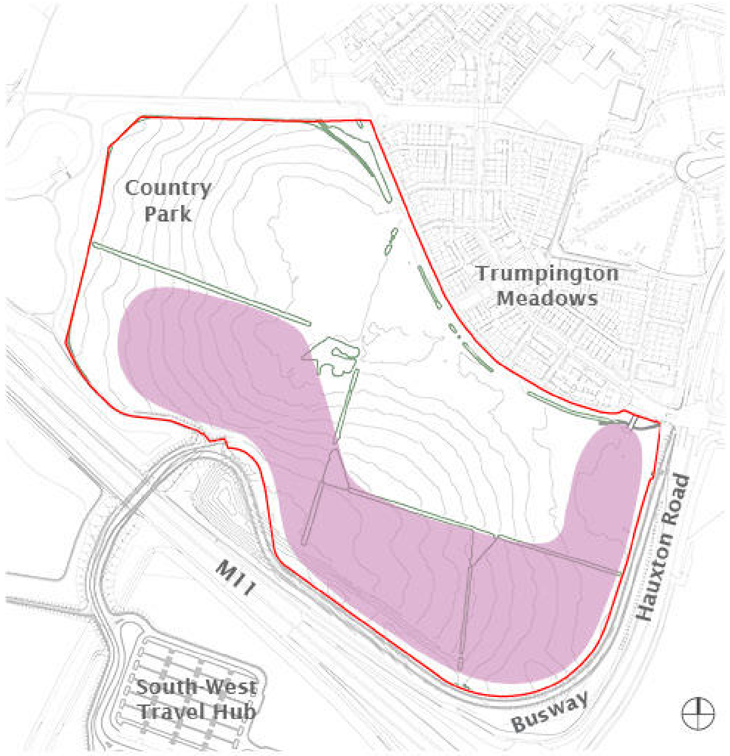
Building tops will be carefully modelled to introduce variation, while avoiding excessive glare or visibly intrusive plant, which will be discreetly integrated into the overall architectural expression.

Landscape elements will be interspersed with blue and green infrastructure to manage water resources and promote biodiversity, ultimately creating a visually appealing and environmentally active “soft green edge” along the outer perimeter.

Semi-mature tree planting and generous green buffers will reinforce the area’s green character and help settle larger buildings into the skyline, particularly where they are more exposed to open space. Commercial buildings will be approximately three to five/six storeys.

Mid-tech building, Harwell Oxford, Allies and Morrison

The Optic, Peterhouse Technology Park Cambridge, Scott Brownrigg for British Land



Commercial uses are clustered in the southern part of the Site

Unit 440, Cambridge Science Park, Allies and Morrison (completion due 2026)

Lab enabled building, Oxford, Allies and Morrison (concept design)

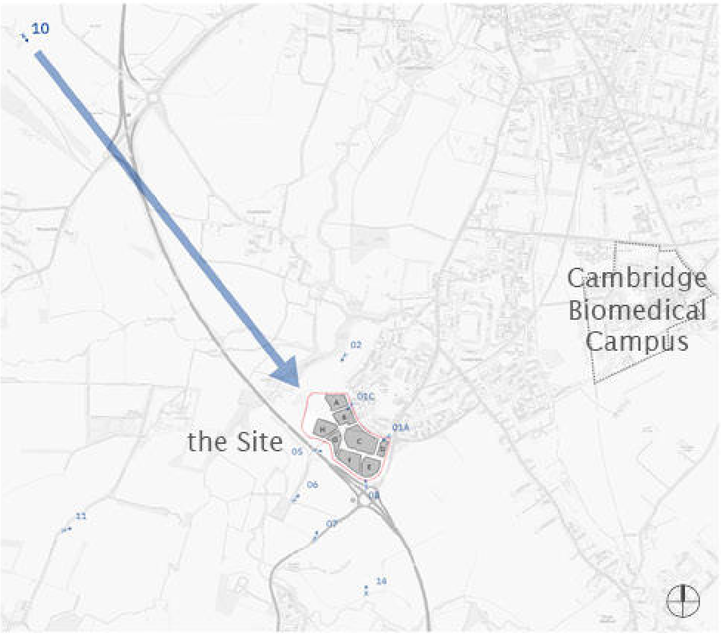
6.9. A Considered Presence in Long Range Views

In preparing a vision for the Site the technical team have explored an iterative and collaborative design process to refine building scale, massing and height across the proposed development. Modelling work has been used to test the visibility of proposed future development from key views, including the Strategic Views identified by Cambridge City in the 2018 Local Plan and strategic and dynamic views identified in the Skyline and Tall Buildings Baseline, Strategy and Guidance (August 2025) and draft local plan Policy GP/ST.

The Site is not clearly identifiable within any of the strategic views identified at appendix A of the Skyline and Tall Buildings Baseline, Strategy and Guidance (2025) or in the foreground or immediate background of any sensitive view cones identified at Figures 35 and 36 of the same study.

Computer modelling, photo wire-frame/ massing and visualisations work has sought to refine the edges of future development where these fall close to existing residents, roads and publicly accessible spaces.

From distant, elevated vantage points, any glimpse of the proposed development will identify it as a distinct entity that is detached from Cambridge Centre and the Biomedical Campus. Building heights have been optimised to help assimilate new buildings in distant views by making them barely perceptible amidst surrounding layers of existing woodland and tree canopy.



Key plan

Long range view looking south-east from Red Meadow Hill (Strategic View H)

6.10. Potential Illustrative Development Option

Extension to the country park – providing quality amenity space.

A central community area, providing uses, such as convenience retail, car clubs and other related community infrastructure.

A central square – acting as a threshold between land uses.

A commercial area with high-density science & technology, R&D and office spaces.

A central green space at the heart of the scheme.

A planted green edge and articulated building forms soften larger commercial elements, ensuring an appropriate grain and response to the surrounding landscape.

Generous landscape buffers to create clear visual breaks to neighbouring development.

A residential neighbourhood with a mix of typologies

Mixed-use area comprising medium density housing alongside workspace.

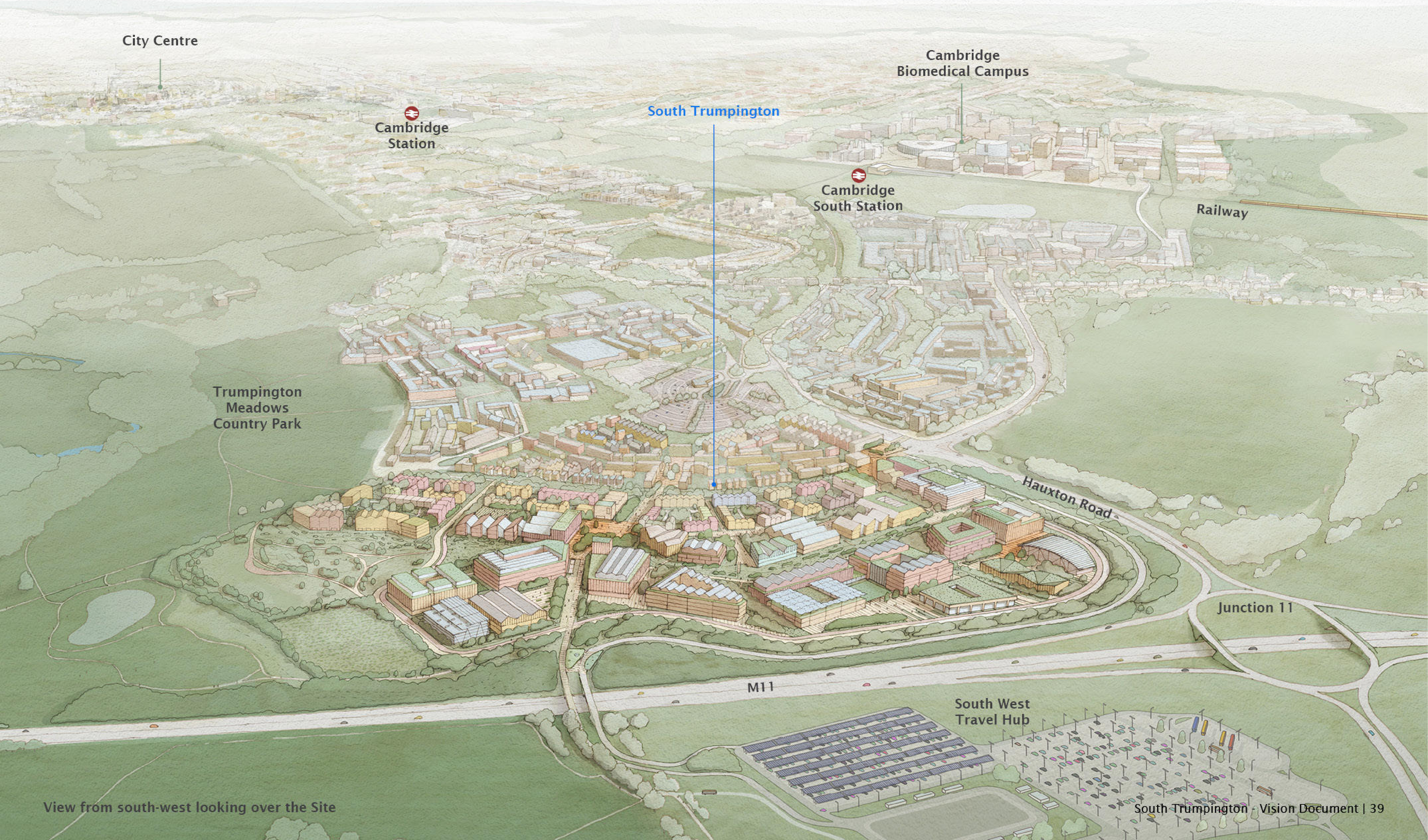
A mobility hub, capturing vehicular traffic as it enters the proposed development and facilitating a change to active travel modes.

Gateway buildings mark arrival into Cambridge. Height is used selectively at key focal points to articulate massing and reinforce legibility.

A commercial area with potential to provide supporting infrastructure for local businesses/institutions.

6.10. Potential Illustrative Development Option

A distinct entrance to the city



View from south-west looking over the Site

6.11. Sustainability

Establishing key principles

Key Principles

INNOVATION
for a changing future

RESILIENCE
for city and climate

RESPONSIBLE
partner
for Cambridge

Core Commitments

Co-Design
Collaborating with the community to create a great and integrated part of Cambridge.

Social Inclusion
Supporting social mobility so that everyone benefits.

Climate
Supporting the transition to net zero carbon.

Nature
Providing green spaces for people and growing habitats.

Water
Positive measures to address scarcity.

6.11. Sustainability

Social Sustainability

Co-design: creating a great and integrated part of Cambridge

Cambridge has a strong identify that local people are proud of. An innovative and inclusive design process will ensure that everyone has a voice, so that future development at the Site comes forward in line with local priorities and aspirations, maximising social impact for the city.

1. Collaborative design process with local people and partners.
2. Ensuring young people have a voice.
3. Insights from social inclusion initiatives to inform design.
4. Exploring public art opportunities.

Social inclusion: ensuring that everyone benefits

Future proposals can play a positive role in supporting social mobility in the Cambridge ecosystem through inclusive education, skills development and employment programmes, as well as supporting local entrepreneurs and businesses to grow.

Example of a collaborative co-design workshop with local residents

6.11. Sustainability

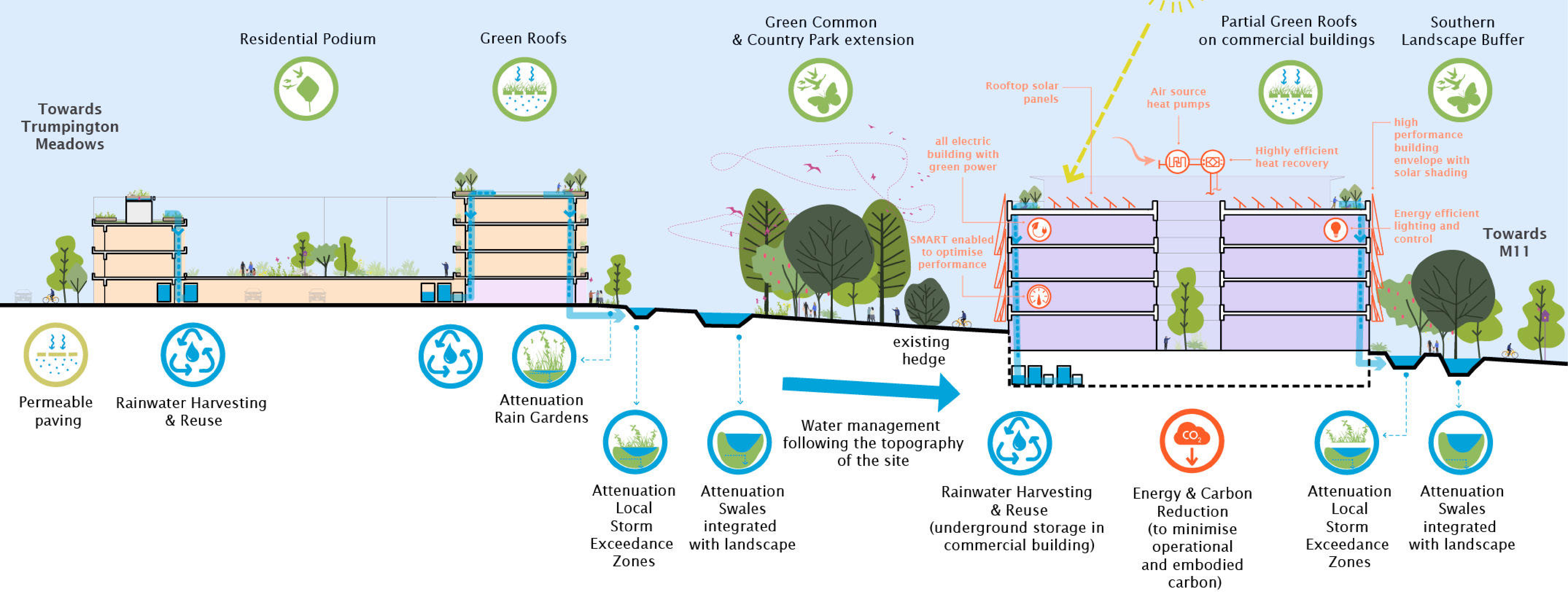
Water & Carbon - a working landscape

The core principle of the proposed development is to conserve and enhance existing ecosystems by implementing low-impact and low-carbon strategies to minimise disturbance to the natural environment and reduce greenhouse gas emissions. The existing natural landscape and topography will be leveraged to develop a holistic and integrated system of green and blue infrastructure to manage water resources effectively and enhance the Site's ecological value.

The harmonious integration of blue and green infrastructure will be central to achieving ambitious environmental targets through a design that prioritises natural processes and materials, resulting in a landscape that feels intrinsically connected to its surroundings. Where feasible, the introduction of permeable and planted courtyards within buildings will further contribute to the Site's ecological health and enhance the character of the proposed development.

Throughout the design process, future development will seek to:

- Identify the best energy strategy for now and the future for a lighter carbon footprint
- Address fabric performance to limit heat loss and solar gain
- Implement a fully electric system (no fossil fuel) to support air quality
- Embed low embodied carbon design avoiding superfluous elements and prioritising reuse, baking circular economy principles
- Adopt long life, loose fit principles.
- Design taller / commercial buildings to maximise energy efficiency and climate resilience through a fabric-first approach, all electric systems, integrated renewables, green roofs and water management, reducing both operational and embodied carbon over their lifetime.



6.11. Sustainability

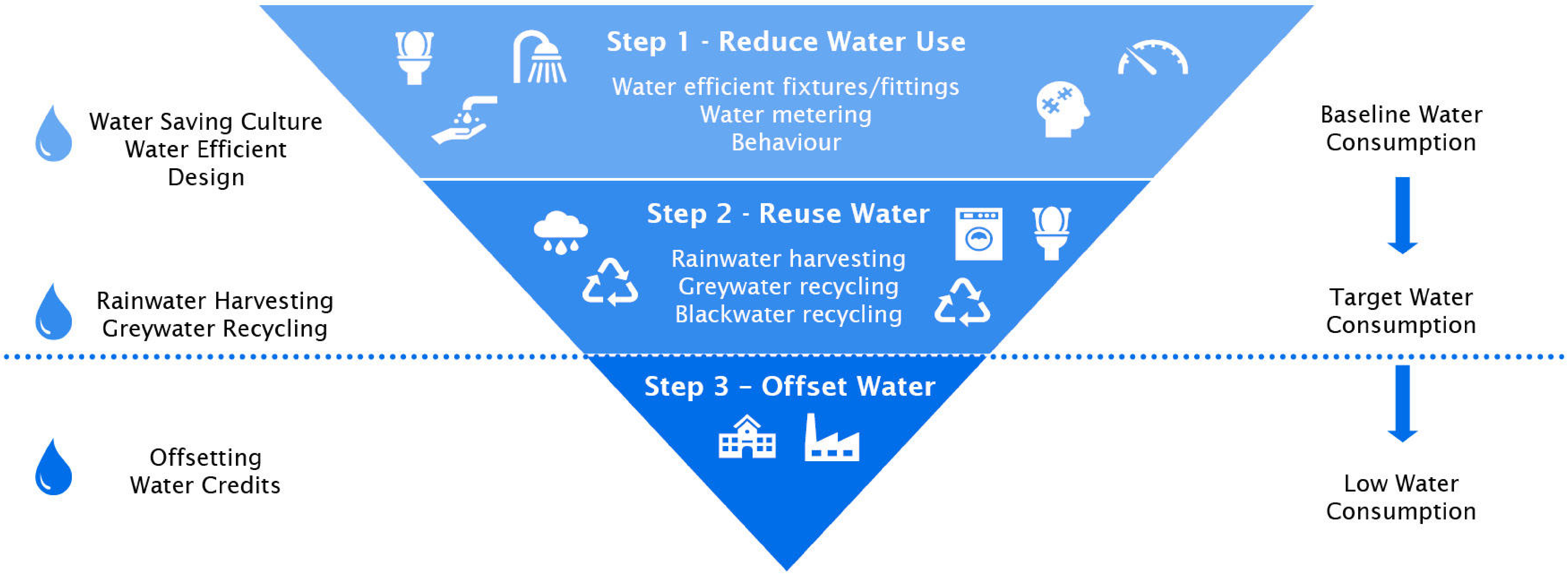
Water – consumption strategy

The water efficiency hierarchy will guide the future design of the residential and commercial properties and landscaping to reduce and reuse water, significantly reducing the baseline water consumption.

The future strategy will encompass the implementation of a range of water-saving measures – including the installation of water-efficient appliances and fixtures, the promotion of rainwater harvesting, and the encouragement of behavioural changes.

Through the next stage of design evolution, innovative water conservation solutions will be explored further – including blackwater recycling systems and offset water credits with potential investment in water conservation and restoration projects.

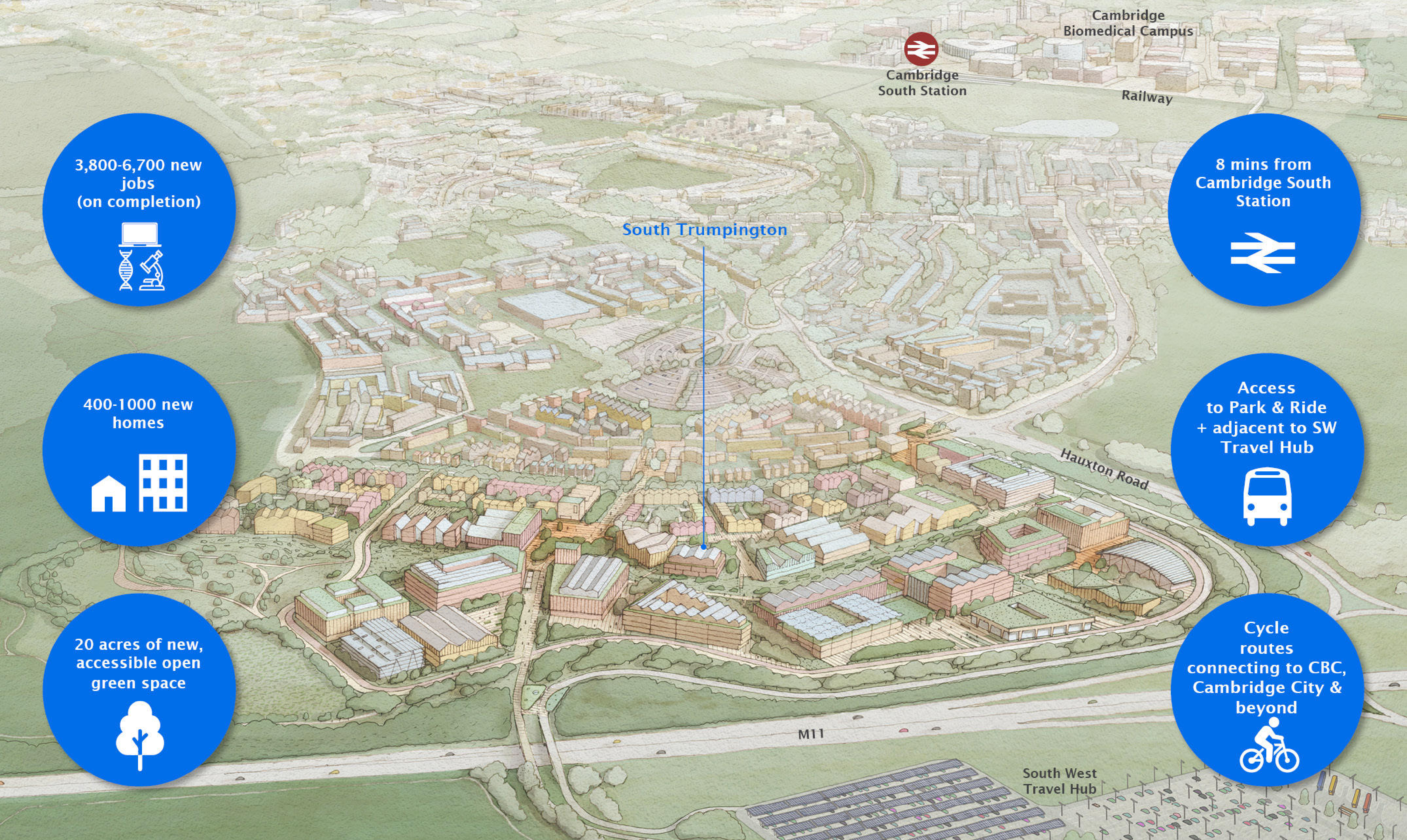
Water efficiency hierarchy



7
Summary of Benefits

7.1. Potential Illustrative Development Option

ST



View from South-West looking over South Trumpington

7.2. Summary of Benefits

Available, deliverable, single ownership

Sustainable & low impact

80%

20%

Multi-modal accessibility for low-impact development - where public transport is the natural choice.

Delivering a minimum of 400 mixed-tenure homes

Providing a minimum of 3,800 new jobs on completion

Strategically located to support the Cambridge ecosystem and clusters

New local community infrastructure

Alignment with emerging local, regional and national visions

20 acres of public open space

Providing high-quality space and connections to the existing Trumpington Meadows Country Park.

A rich and diverse habitat for wildlife

Working with BNG legislation.

Responsible approach to water consumption

Exploring innovative solutions for water consumption.

ST

Allies and Morrison

British Land