

The Vision for Land at South Trumpington

A Deliverable Proposition for Cambridge

Sites Submission Consultation
To Greater Cambridge Shared Planning Service

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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SUPPORTING REPORTS

- PLANNING REPORT
- ARCHAEOLOGICAL DESK-BASED ASSESSMENT
- ENVIRONMENTAL REPORT
- GREEN BELT ASSESSMENT
- HERITAGE STATEMENT
- LANDSCAPE AND VISUAL ASSESSMENT
- PRELIMINARY ECOLOGICAL ASSESSMENT
- EMPLOYMENT AND HOUSING NEEDS CASE
- UTILITIES STATEMENT
- TRANSPORT AND MOVEMENT STRATEGY
- WATER MANAGEMENT STRATEGY

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 ‘Sites Submission 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.

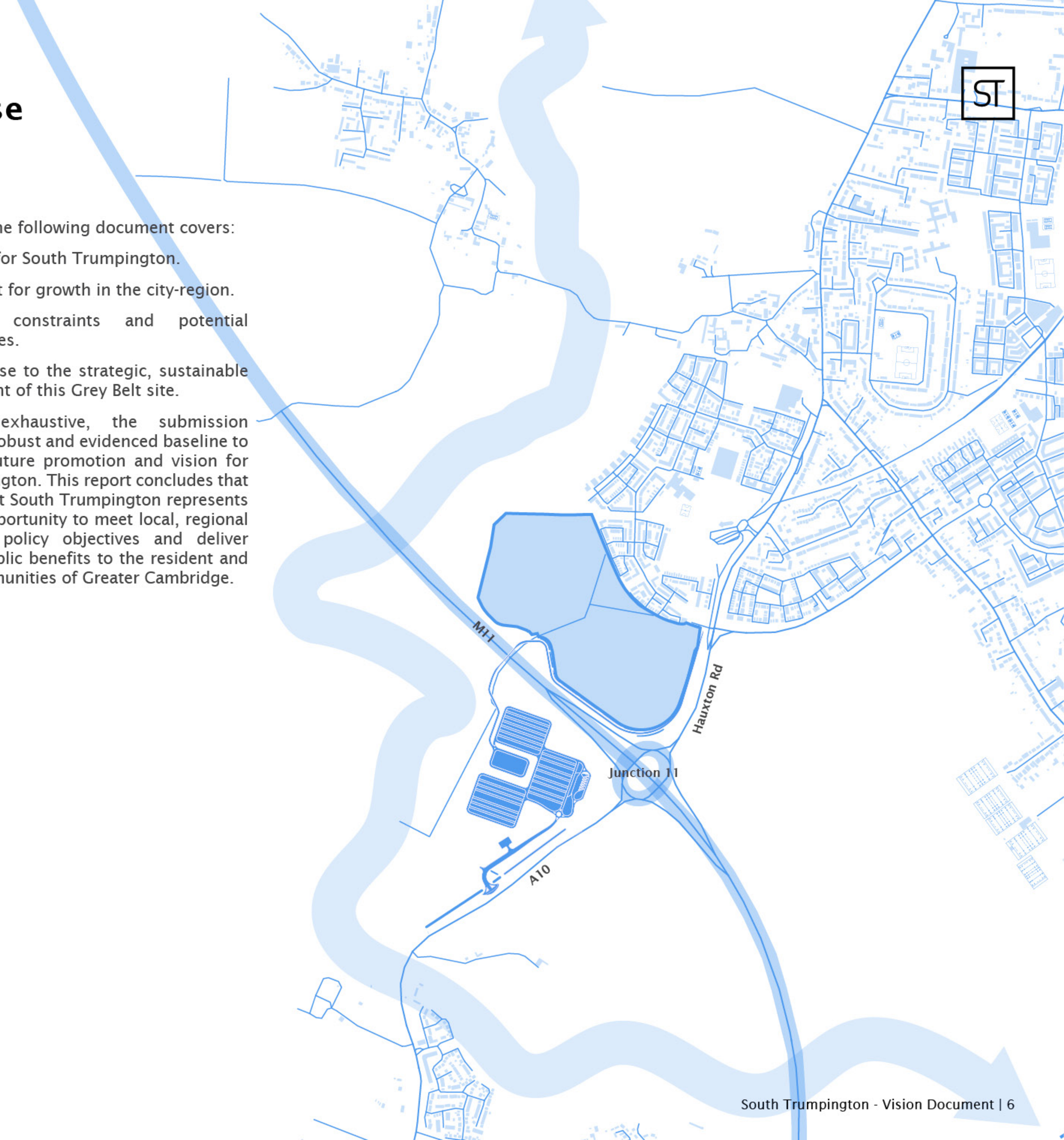
Content

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 Truempington

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 - with whom we are already actively engaged.



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”). 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), seek to make planning conditions easier for targeted residential development in and for growth sectors important to the national economy, especially laboratories. The NPPF in particular has also introduced the role of the Grey Belt in delivering growth.



Ox-Cam Region

The Government’s announcements in the Plan for Change (2025) are designed to take advantage of the Oxford-Cambridge region’s unique strengths/potential and seeks to create the right conditions to increase investment in the country’s leading growth sectors such as Science and Technology, artificial intelligence and advanced manufacturing. The Oxford-Cambridge Supercluster Board suggests that the ‘Ox-Cam’ region has the potential to make a major contribution to Invest 2035 and deliver substantial economic growth for the country over the next ten years.

In 2024 the Cambridge Growth Company was established with a focus on enabling and accelerating key developments in and around Cambridge, developing the evidence base to support an infrastructure-first growth plan and identifying solutions to complex constraints that are holding back sustainable growth.



Cambridgeshire & Peterborough Combined Authority

The Cambridgeshire and Peterborough Combined Authority (CPCA), led by Mayor Nik Johnson, published its Economic Growth Strategy in 2022. The Strategy identifies Cambridge as an internationally renowned centre of excellence and that high value sectors are core to the UK’s global success. The Independent Economic Review that underpins the Strategy confirms that Science and Technology, and Digital & IT, are priority sectors for the combined authority region’s economic growth. Investing in these sectors is crucial to allow Cambridge to continue to compete on an international level and attract the very best talent from around the world.



Local Authorities

At a local level, the Councils have based their spatial development strategy for Greater Cambridge (as found in its draft Local Plan ‘First Proposals’ of 2021) on four key tenets:

- Direct development to where it has the least climate impact.
- Where active and public is the natural choice.
- Where green infrastructure can be delivered alongside development.
- Where jobs, services and facilities can be located near to where people live, whilst ensuring all necessary utilities can be provided in a sustainable way.

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.

4

The Site and its Context

4.1. Wider Context

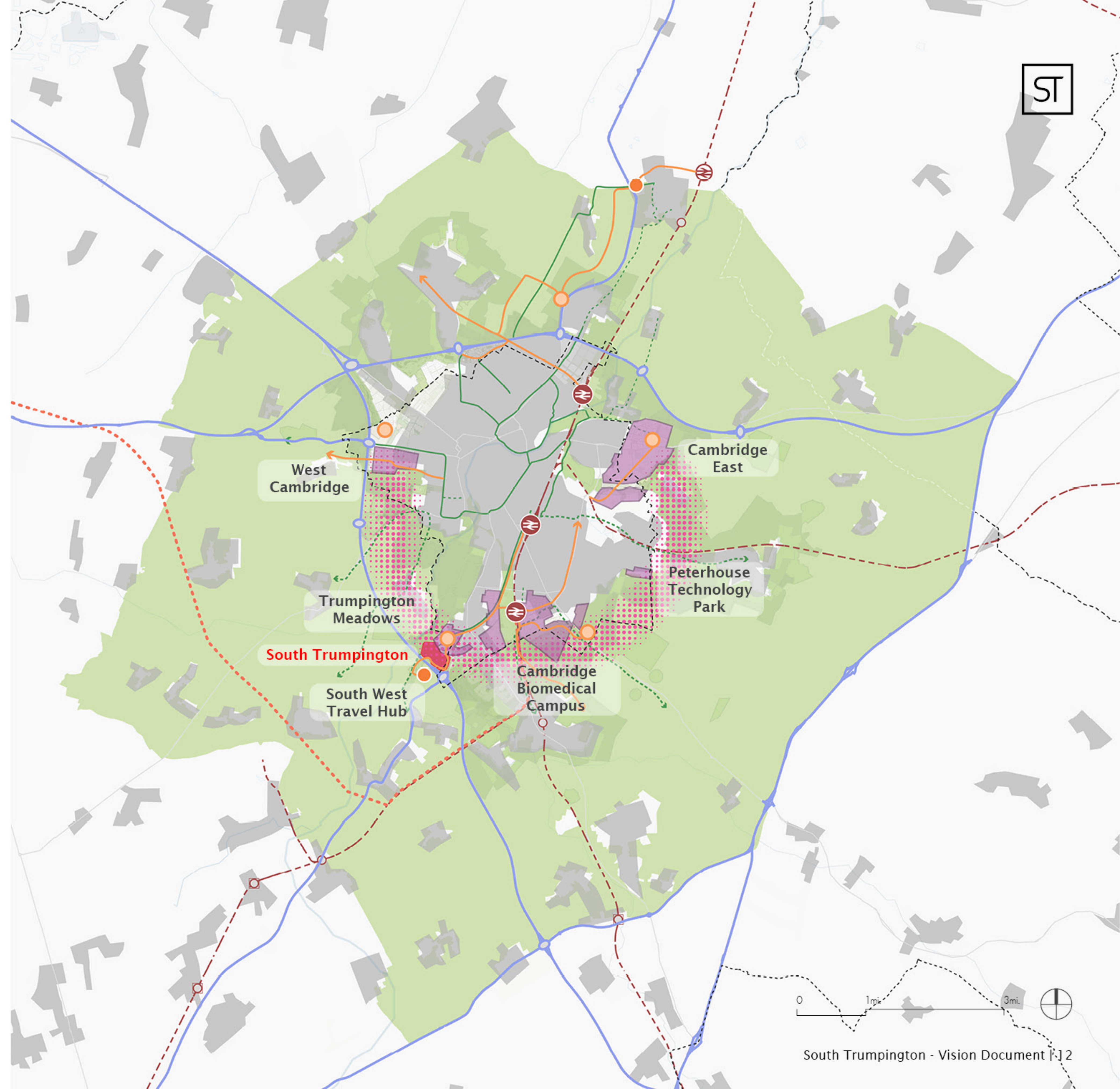
Strategically located

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.

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









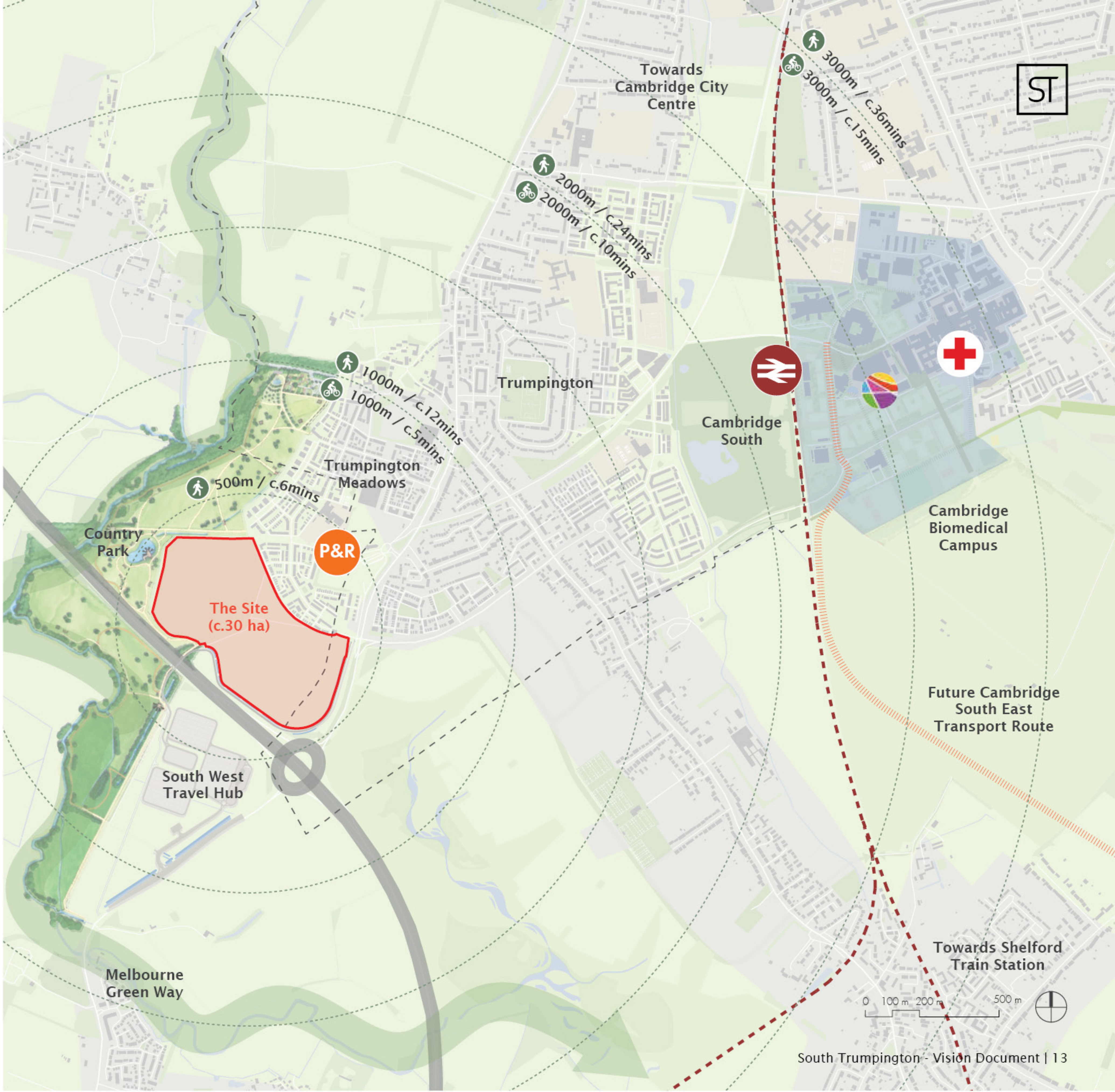
4.2. Immediate Context

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
 -  Park & Ride
 -  Cambridge South Train Station
 -  Cambridge Biomedical Campus
 -  Cambridge University Hospitals



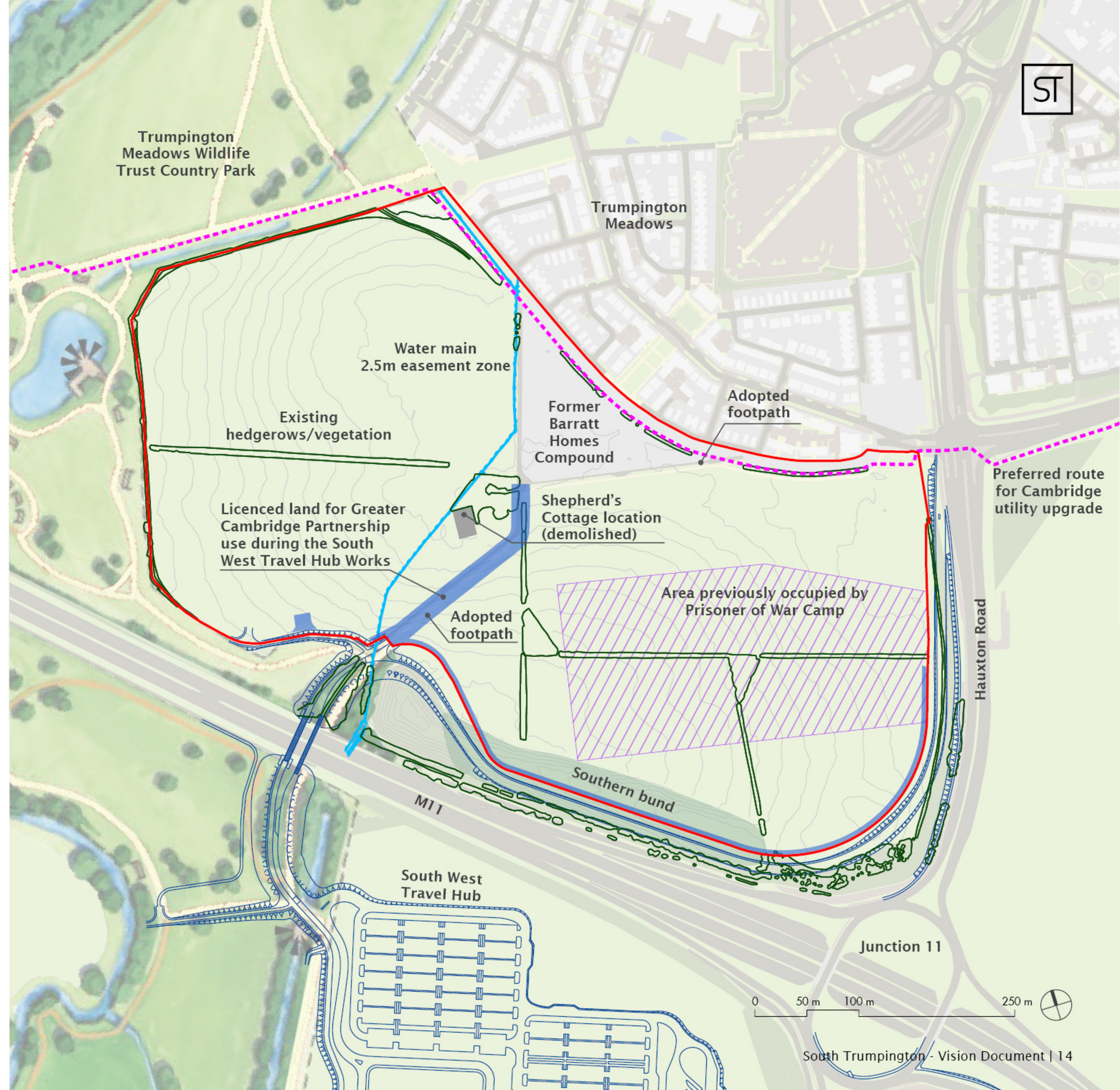
4.3. The Site

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 Strengths, Constraints and Opportunities

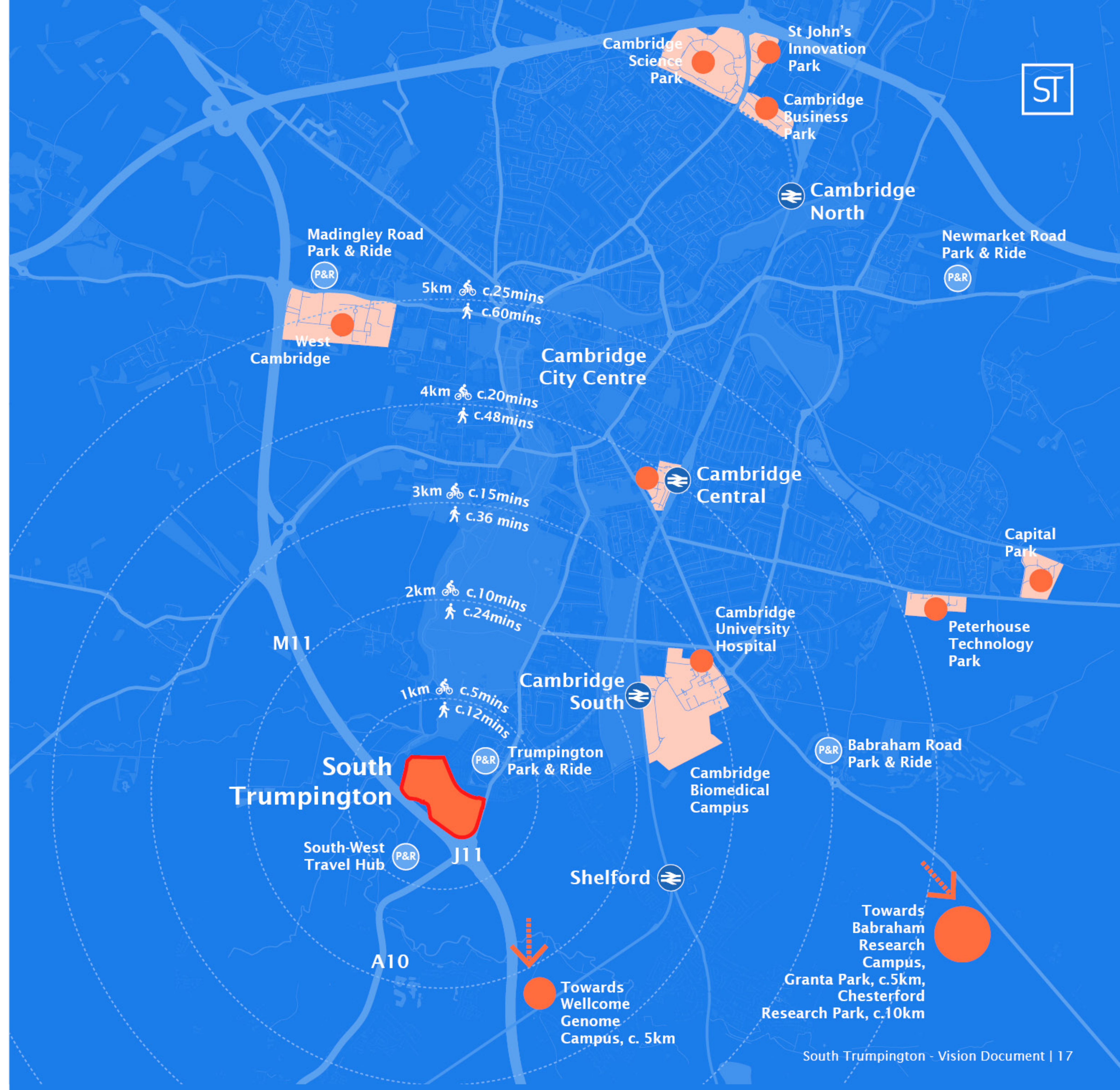
5.1. Strengths

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 CBI 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

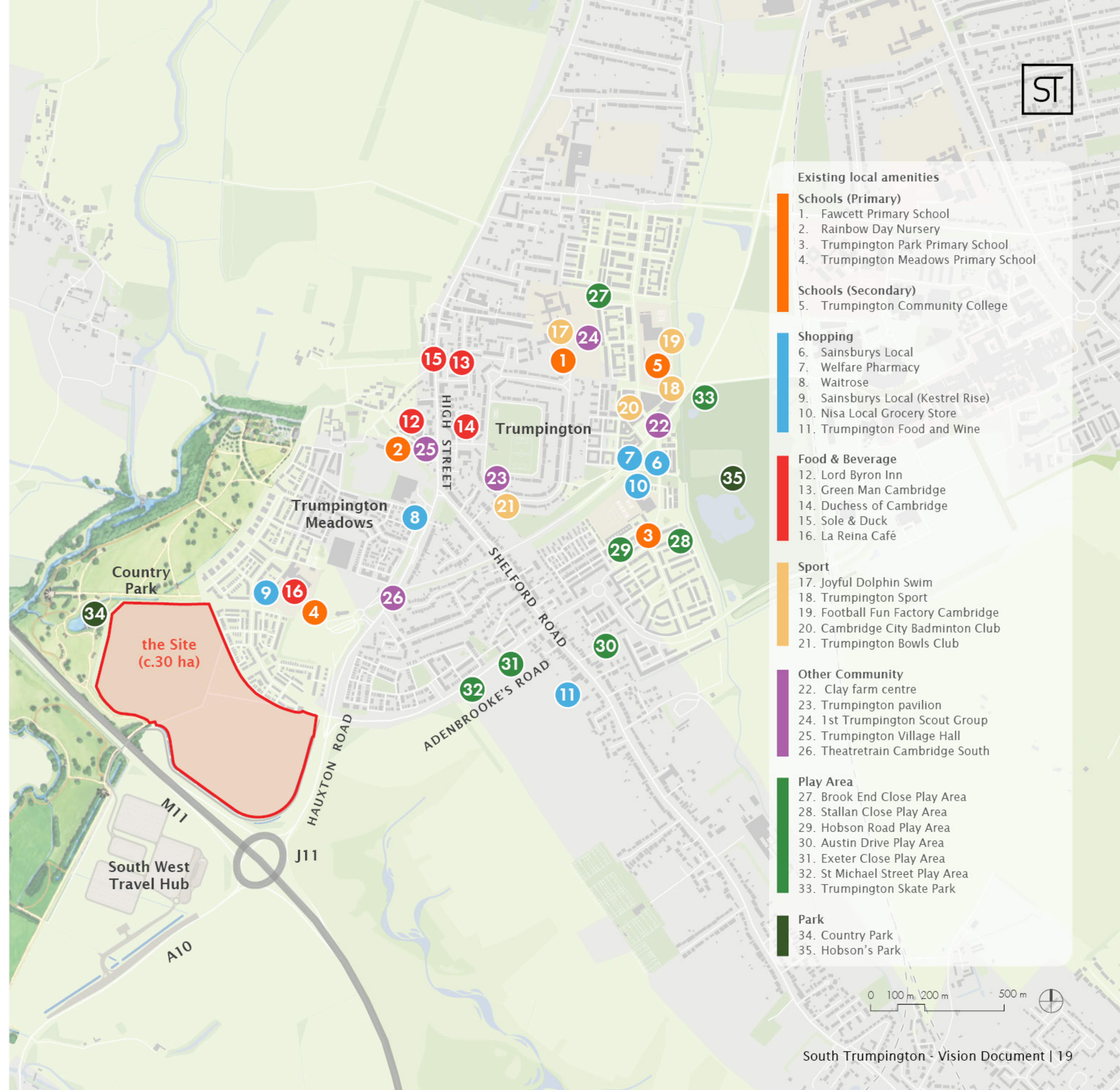
The Site lies within a key sustainable transport corridor which can enhance connectivity to existing and planned homes and jobs. Local facilities such as Trumpington Meadows School, local shops and the country park will help reduce the need to travel and make travel by active travel and public transport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

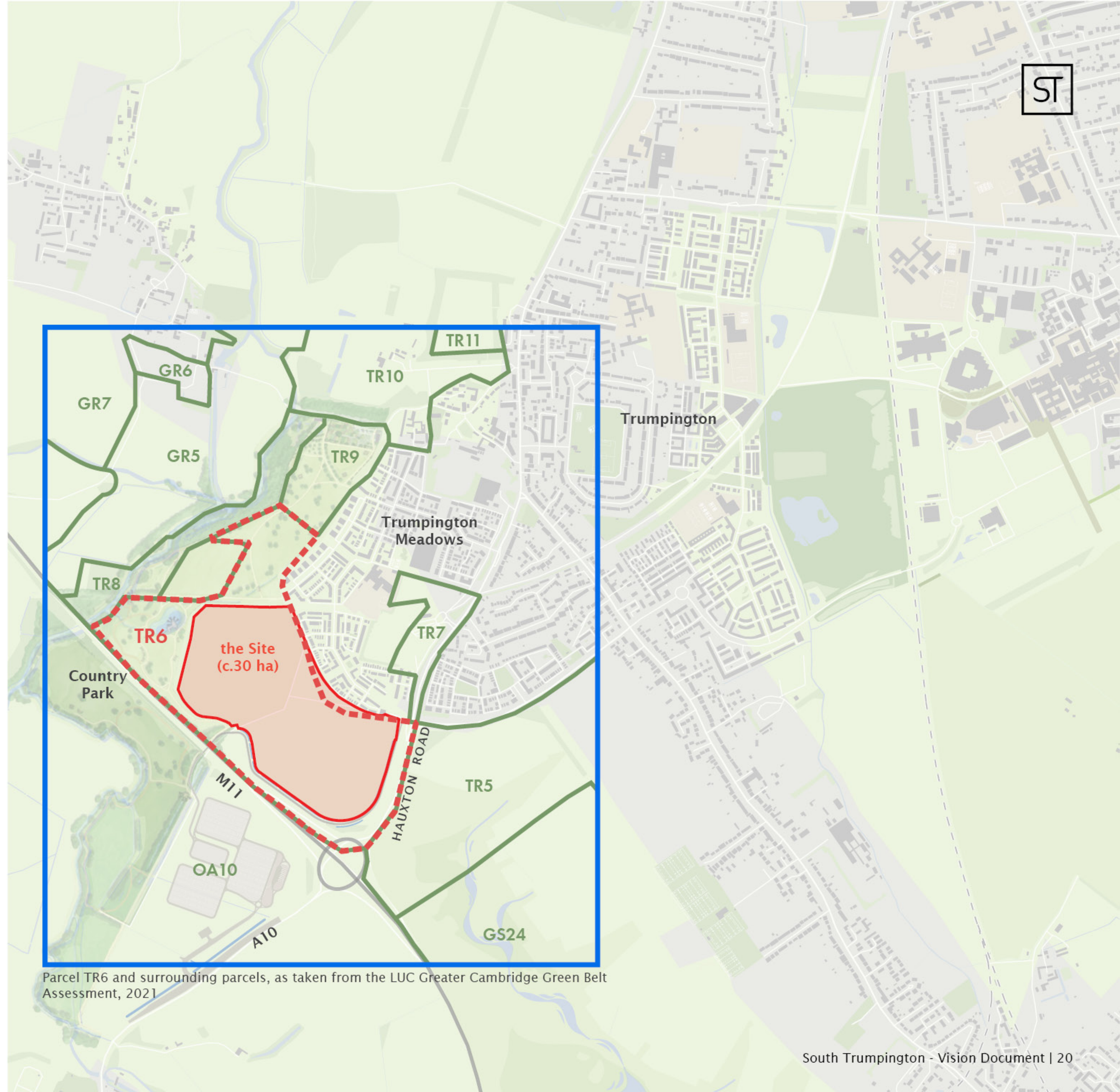
The Site is currently designated as Green Belt in both the Cambridge Local Plan (2018) and the South Cambridgeshire Local Plan (2018). The Green Belt is afforded significant protection by the Government; however, the latest National Planning Policy Framework (NPPF) also introduces Grey Belt and sets 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) 2021, the Site is free from environmental constraints and is considered suitable for allocation and development. Furthermore, since the HELAA 2021, 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 2021, 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 2021 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 2021, 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 2021 and there are no barriers to development as a result of built heritage.



Archaeology

There are no changes to archaeology since the HELAA 2021 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 2021, these considerations can be mitigated and managed successfully through an appropriate layout and design.



Air Quality

As demonstrated in the HELAA 2021, the Site is at low risk in regard to air quality.



Contamination and Ground stability

As demonstrated in the HELAA 2021, 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.

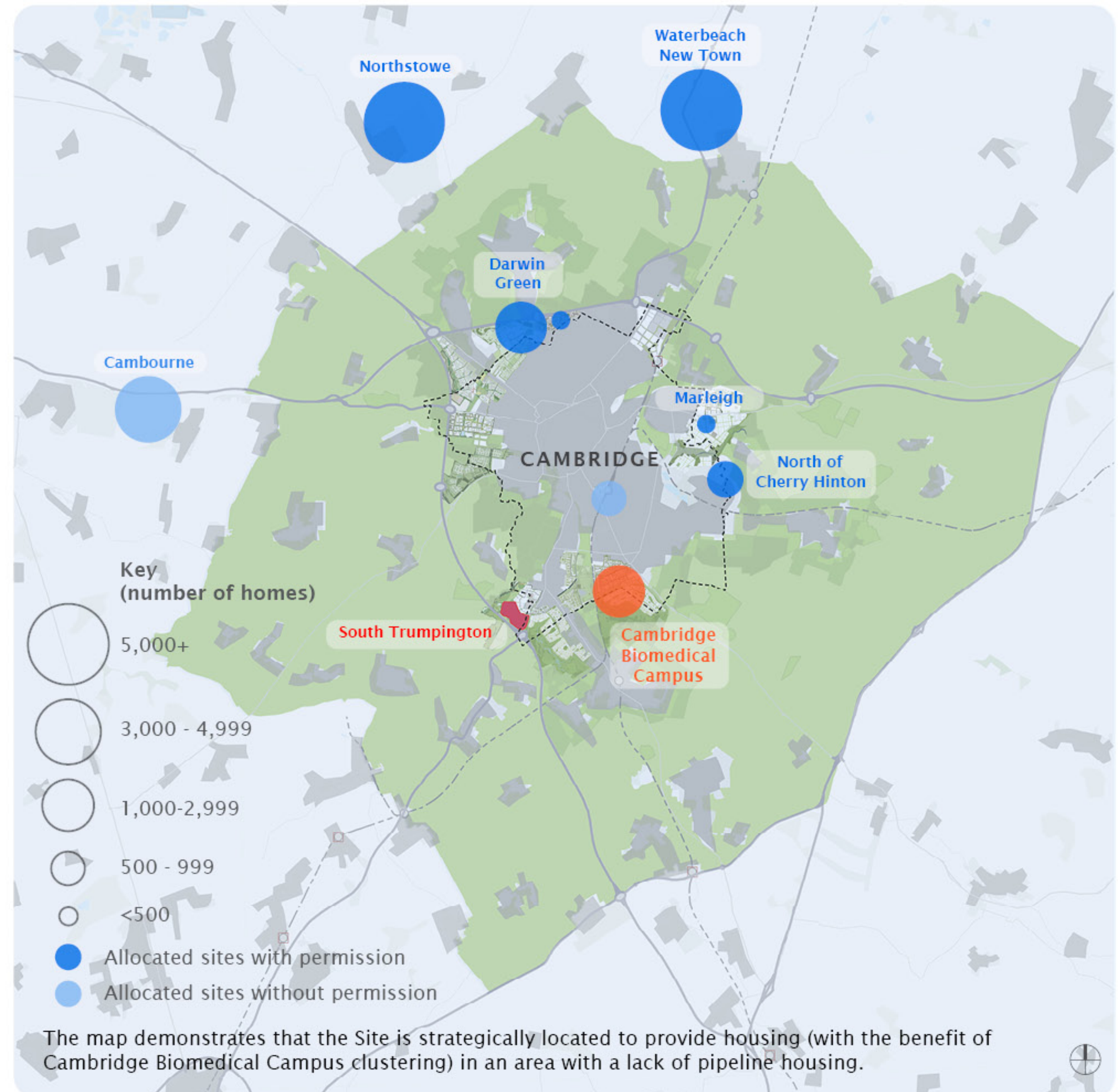
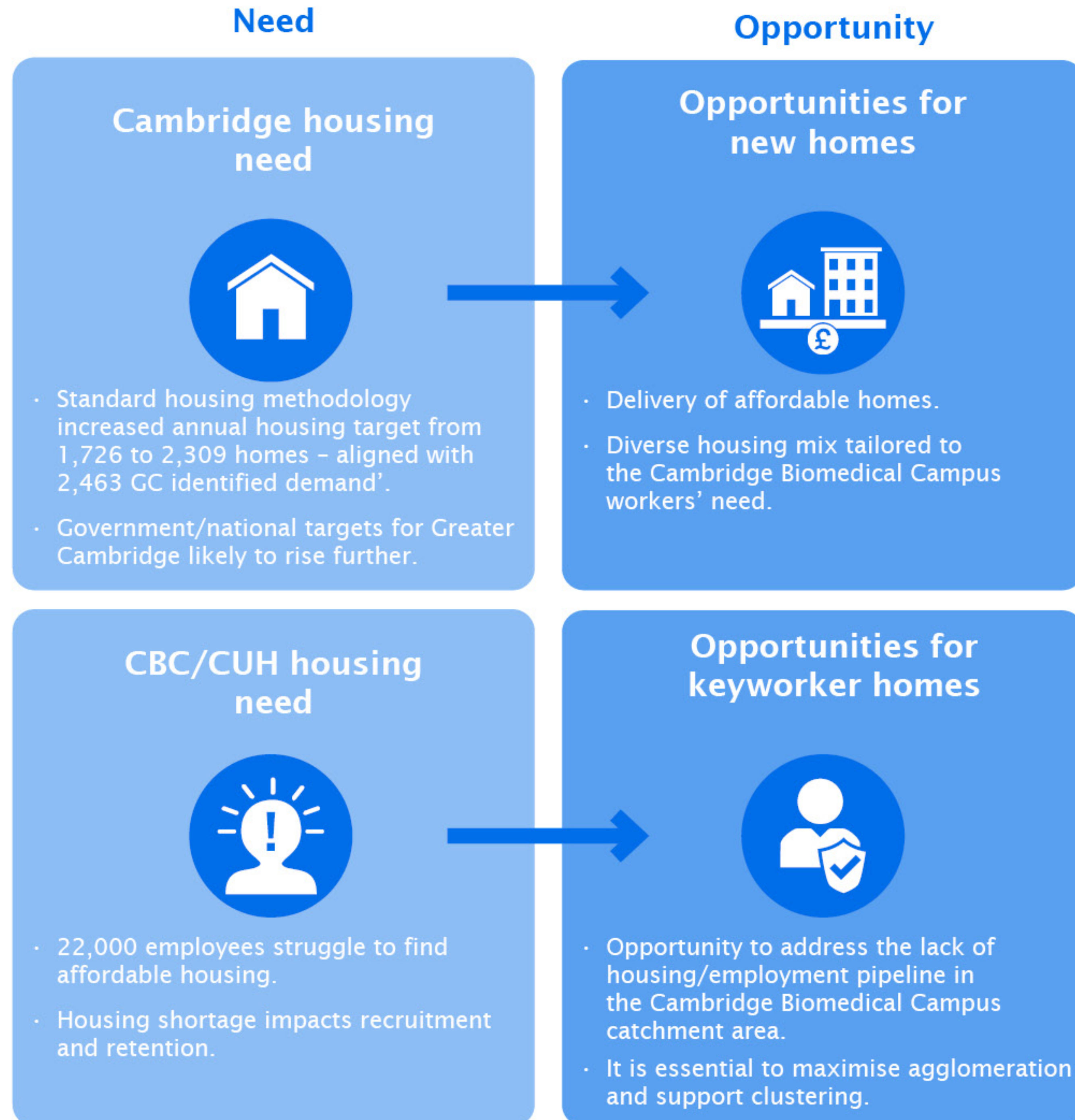
4. Space for start-ups and scale ups



- 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



5.3. Opportunities

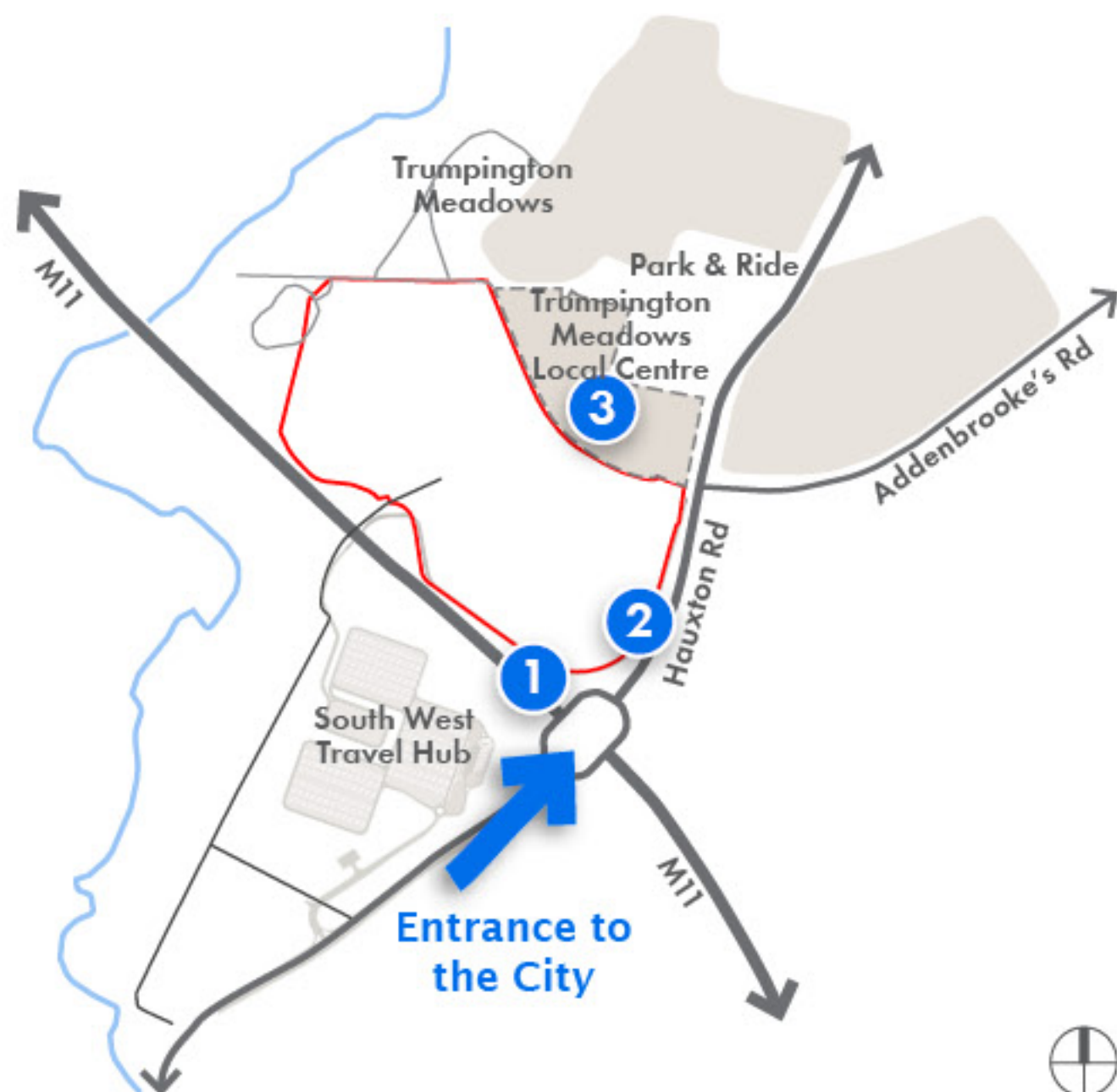
Create a distinct entrance to the city

The approach to the city from the M11 along Hauxton Road lacks the memorable quality of other routes, such as the eastern approaches along Barton, Madingley, and Huntingdon Roads, where the city emerges gradually through a lush tree canopy, or the sweeping descent from the southeast along Babraham Road through the Gog Magog Hills.

The Site offers an opportunity to add variation to the existing flat roofline and reimagine the urban edge, creating a dynamic interplay between a verdant green boundary and a series of distinctive buildings nestled among trees and planting. This would evoke the character of the College backs, which once formed a varied and still iconic western edge to the city a few centuries ago.



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



2 Continuation of approach to the city from Hauxton Road



3 Scale of residential development at Trumpington Meadows

5.3. Opportunities

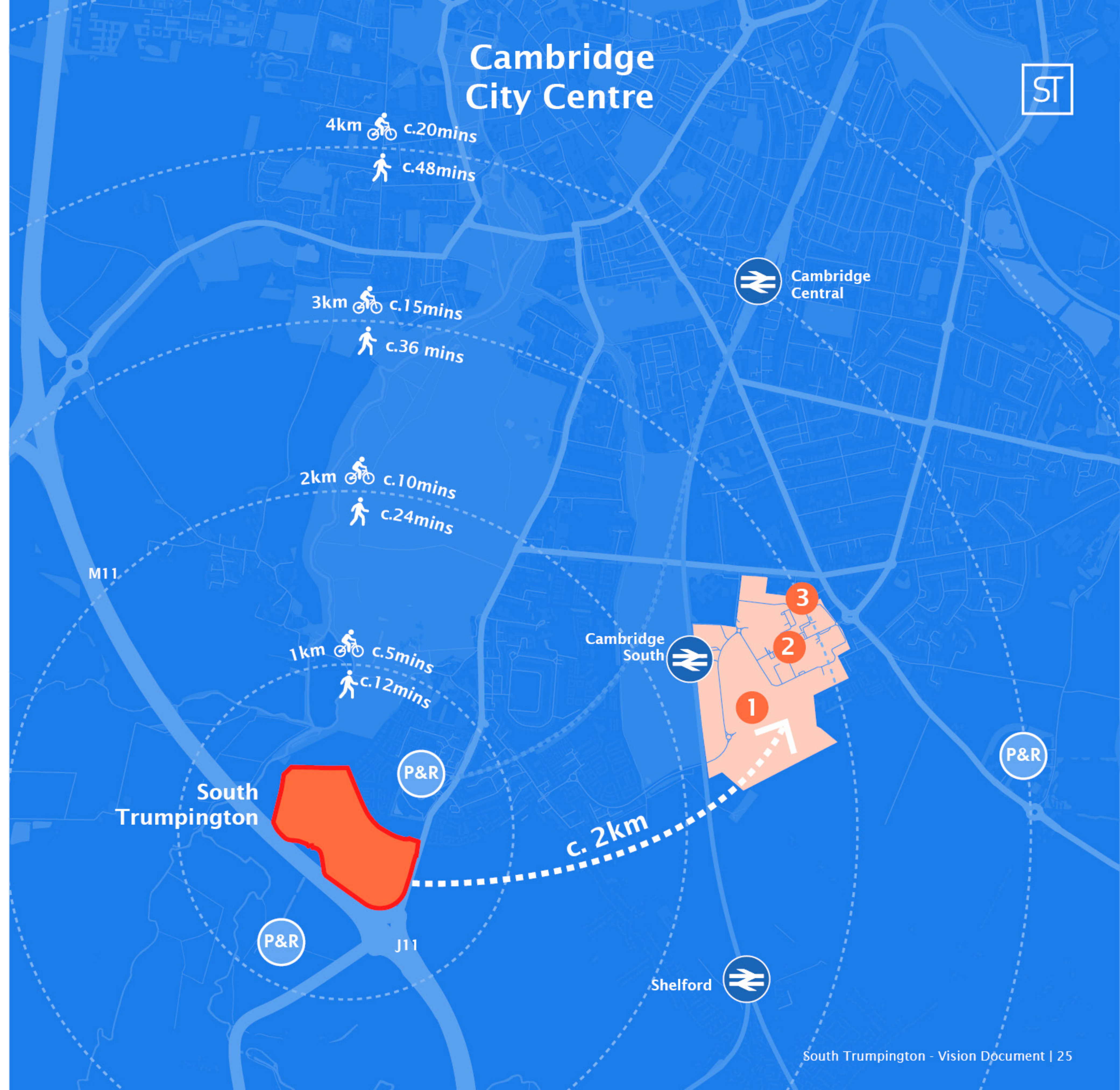
Complementing the Ecosystem

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



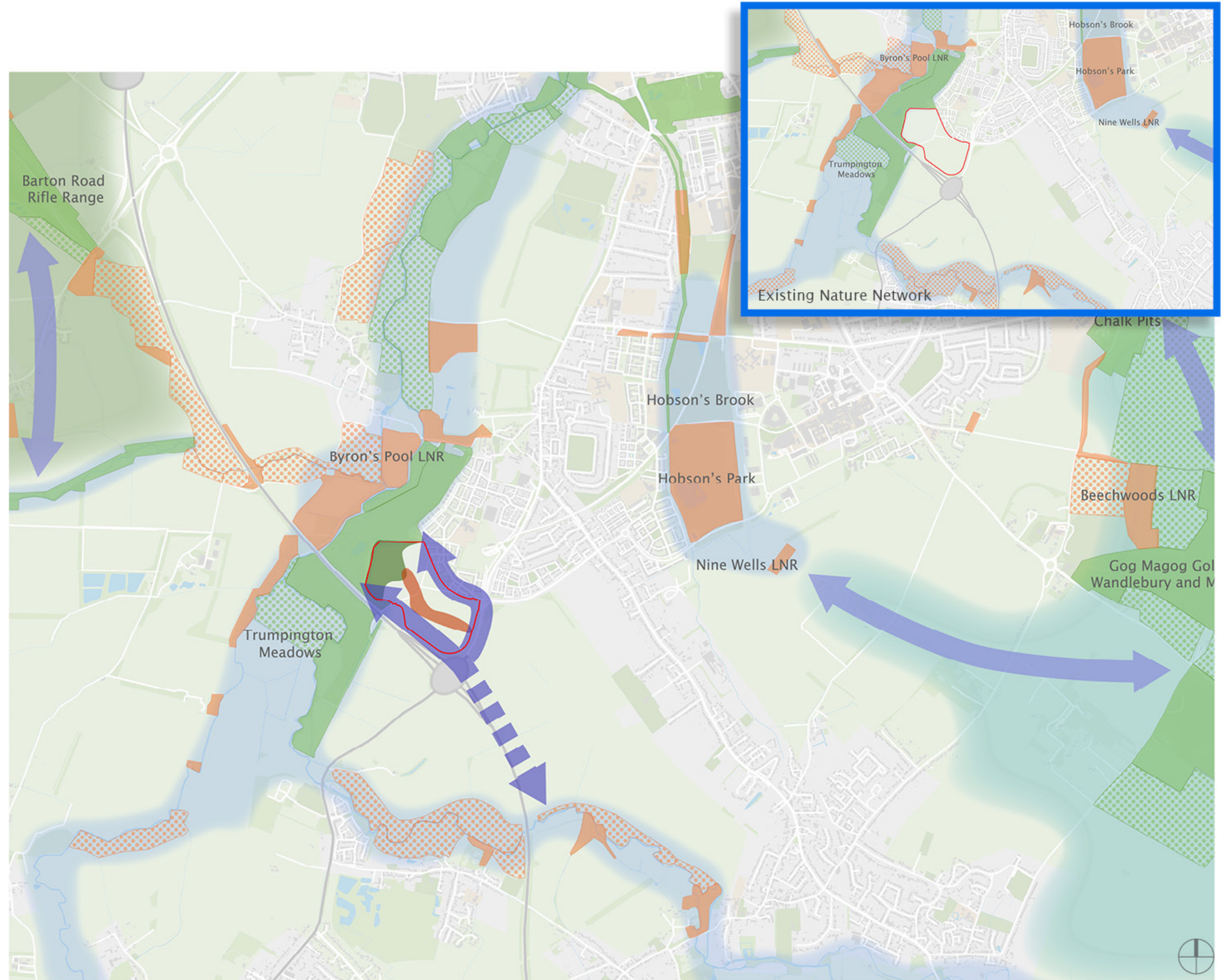
5.4. A Key Link in the Local Green Infrastructure Network

The Site currently comprises farmland that sits within a landscape framework comprised of small, scattered blocks of scrub and a network of maturing hedgerows.

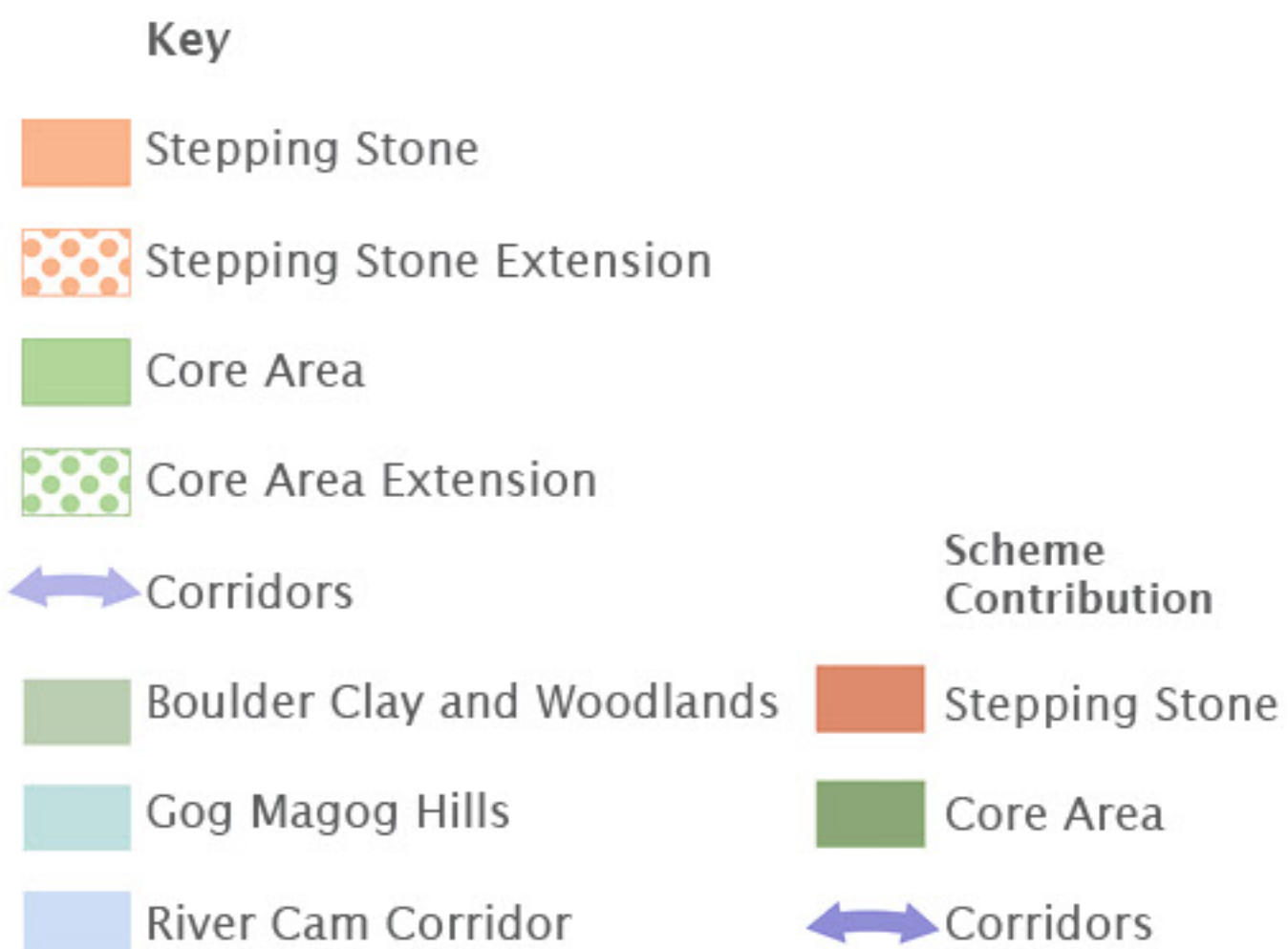
Located adjacent to Trumpington Meadows Country Park, the Site provides a notable opportunity to deliver a logical parkland extension in the form of a broad swathe of land around an existing narrow pinch point, where Country Park visitors are presently guided close to the M11 and across the M11 motorway 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 buffer planting, including scrub, grassland and wetlands will further extend existing habitats and enhanced connectivity, contributing to the wider aims of the Cambridge Nature Network.



Proposed Nature Network



6

Core Themes and Guiding Development Principles

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

1 Green Approach to Landscape



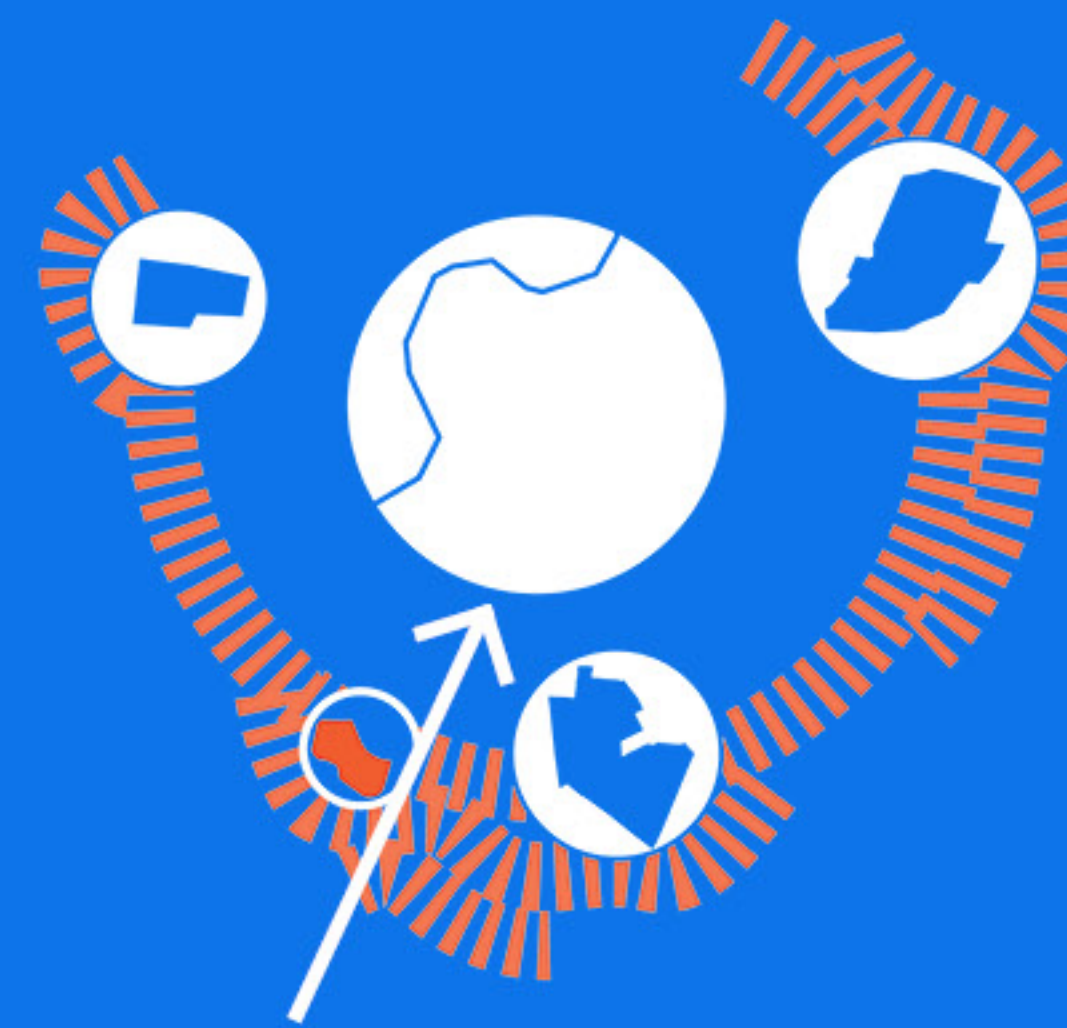
- Future development can offer excellent public access to existing areas of green space, with the opportunity to enhance this further.

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 entrance to the city of Cambridge.
- A considered presence in long range views, whilst having no material impact on strategic views.

4 Sustainable People & Place



Opportunity to prioritise:

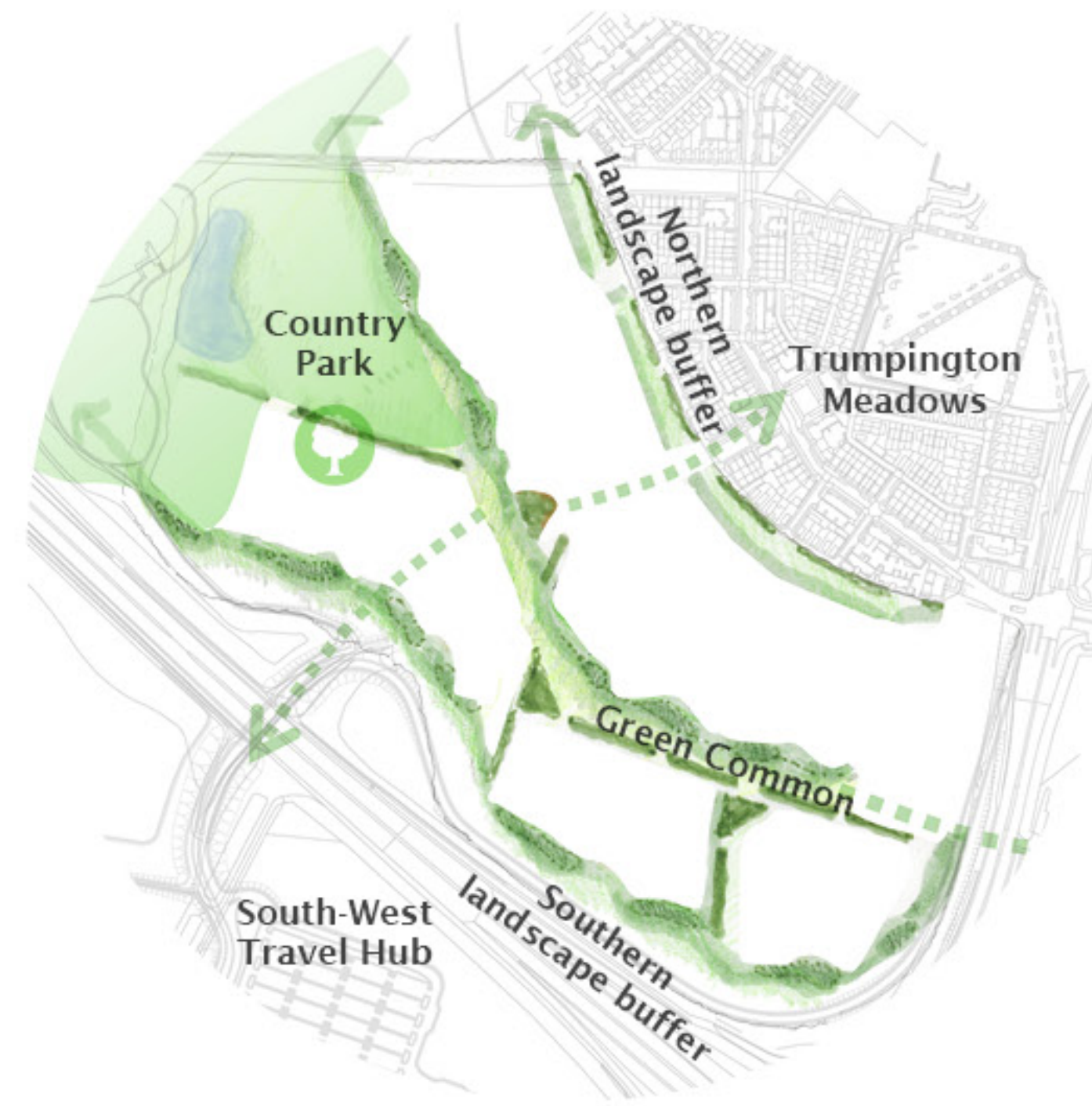
- High quality place-making that addresses local priorities.
- Conservation and enhancement of existing ecologies.
- Integrated green and blue infrastructure.
- Responsible and innovative approach to water use and re-use.
- Passive design focused.

6.2. Spatial Principles

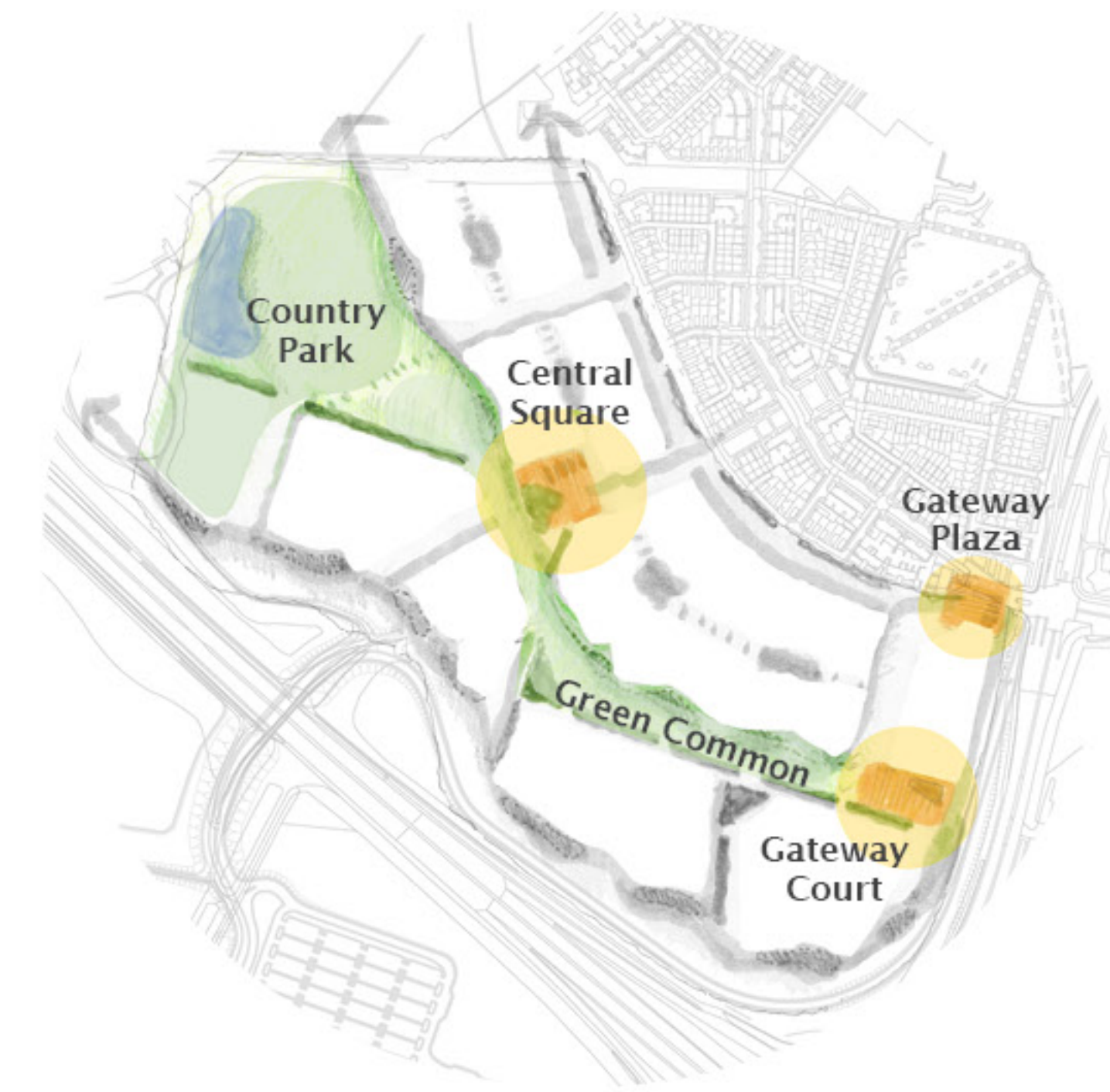
The spatial organisation of the proposed development is built on four organising principles, which are derived from a careful analysis of the existing landscape. This conceptual approach establishes a harmonising baseline for determining not only where built forms could be situated, but also, and most 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.

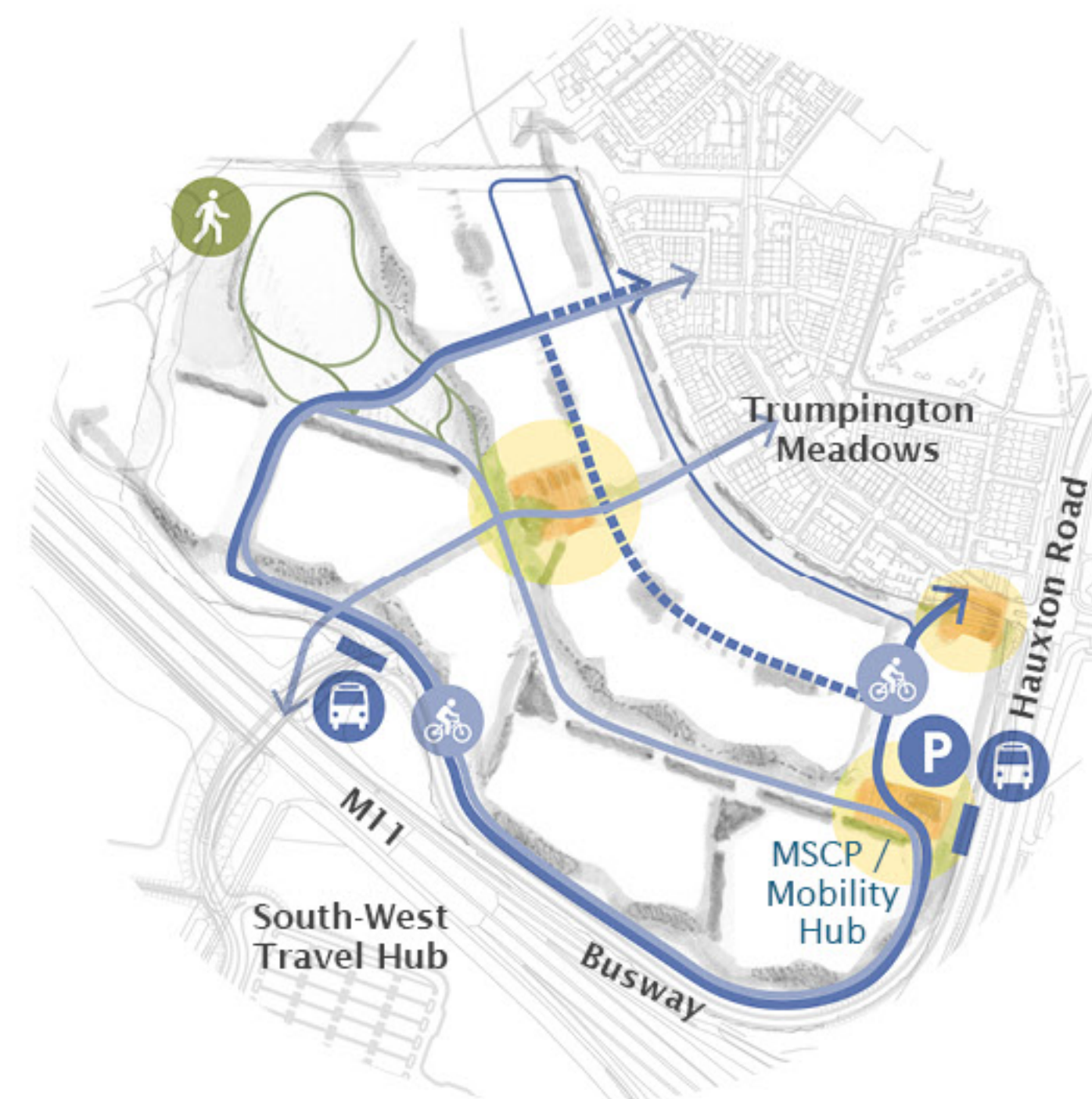
1 Retain, enhance and expand the existing landscape



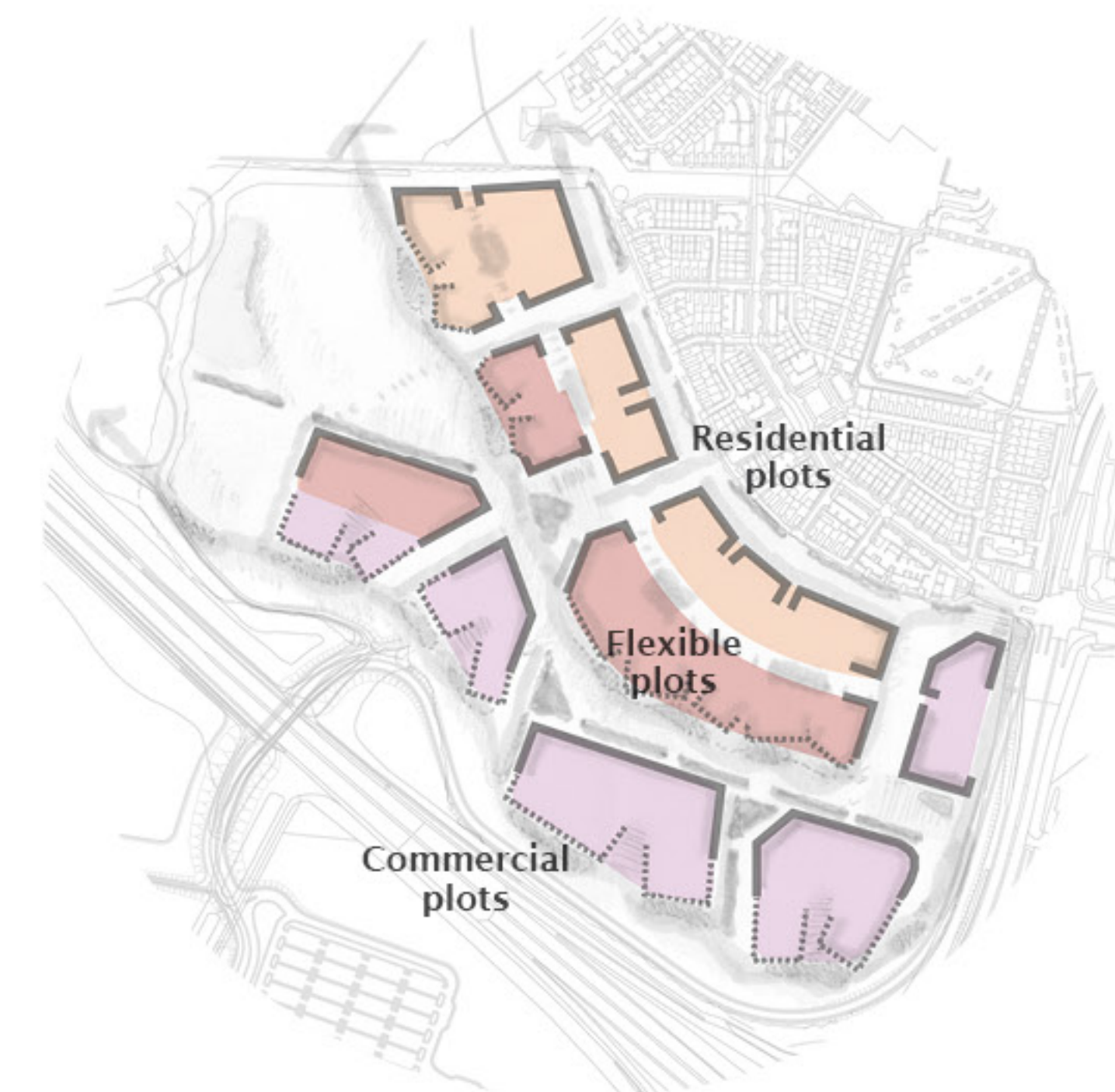
2 Create places to come together



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.



Greenwalks enhance connectivity across the proposed development and incorporate retained hedgerows



The **southern buffer's** woodland and scrub transition into wetlands and new hedgerows, creating a green edge that improves air quality and offers glimpsed views.



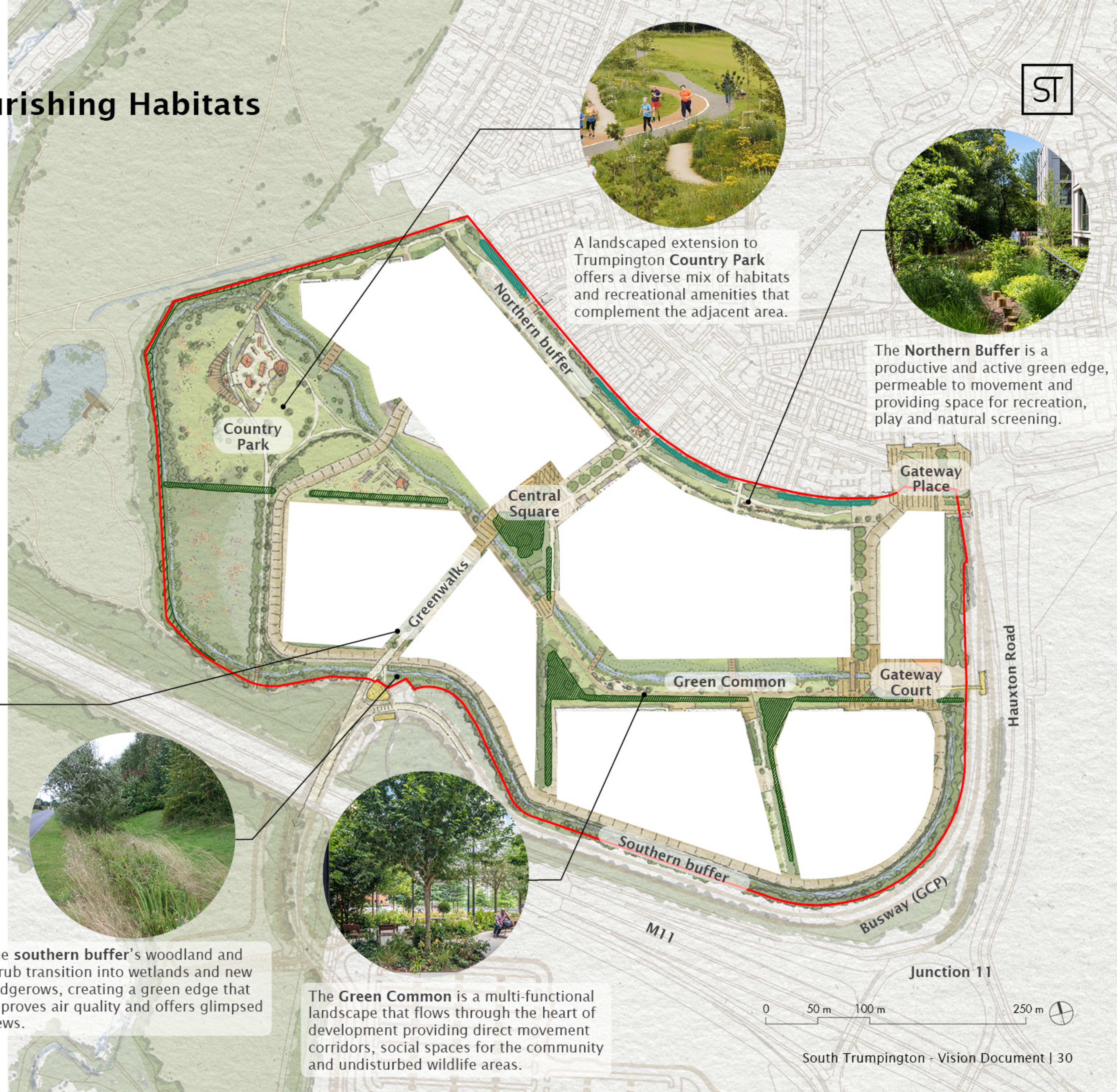
The **Green Common** is a multi-functional landscape that flows through the heart of development providing direct movement corridors, social spaces for the community and undisturbed wildlife areas.





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.



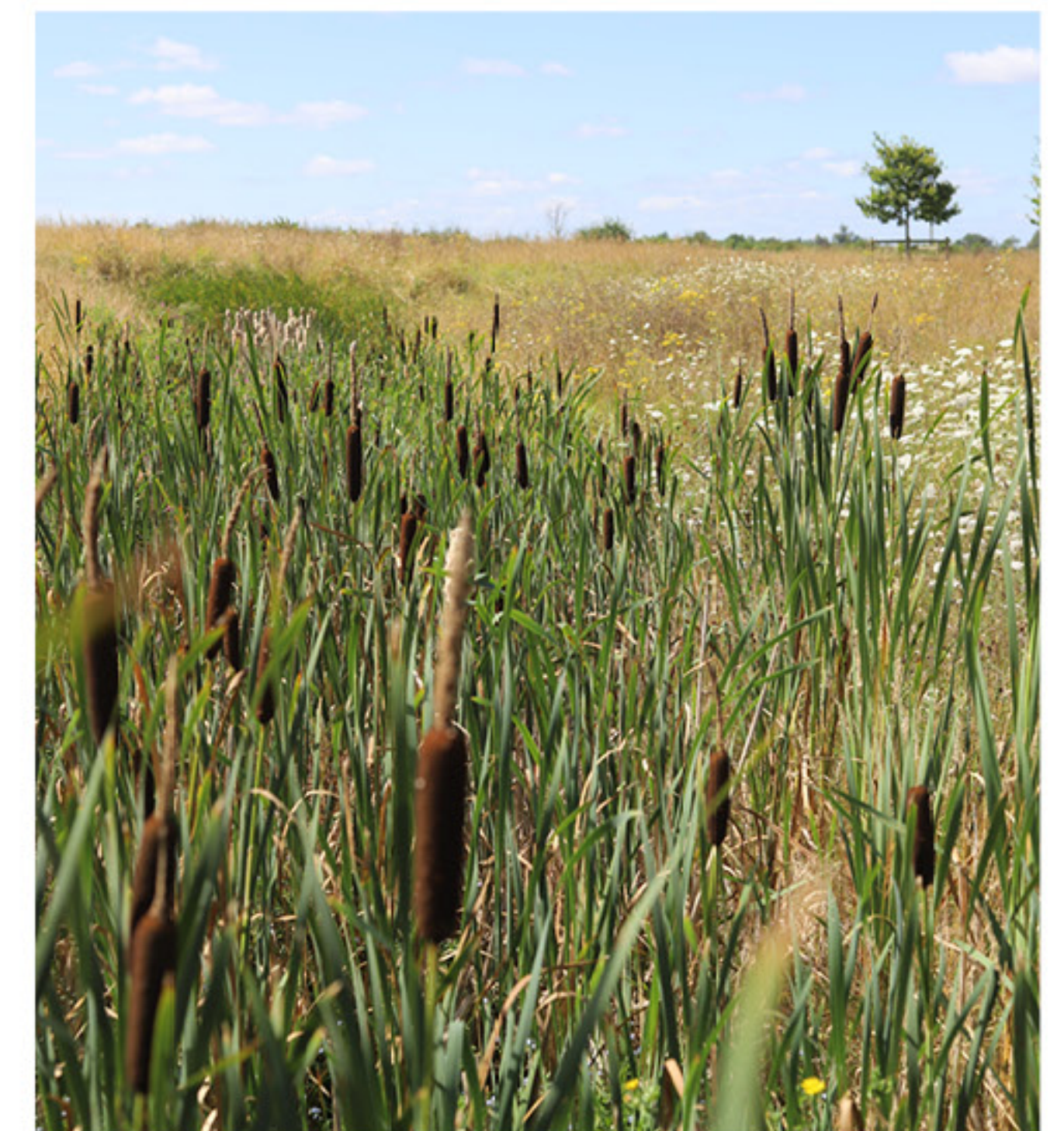
Key Retained Landscape features

-  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

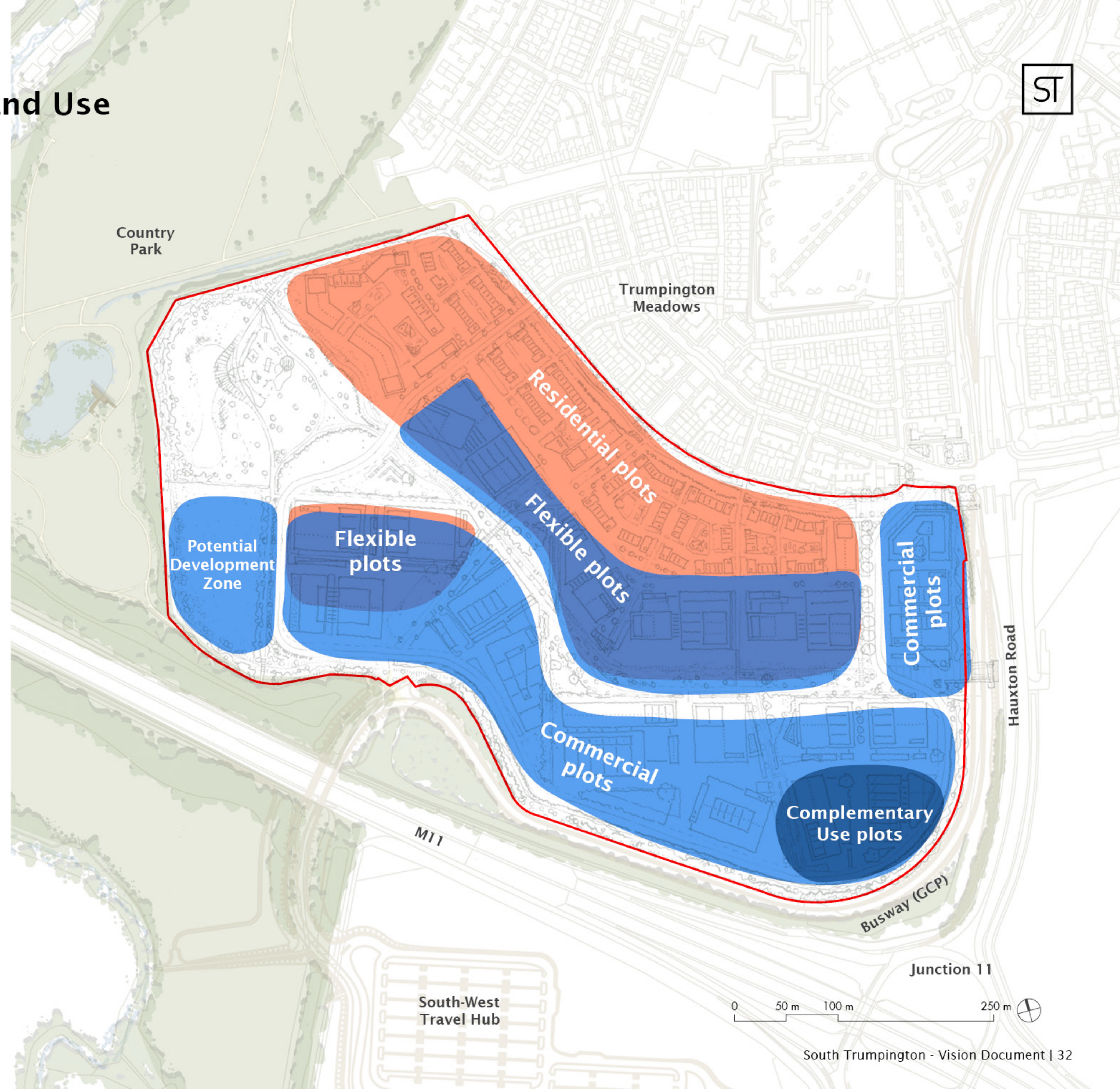
6.5. Distribution of Land Use

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



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.

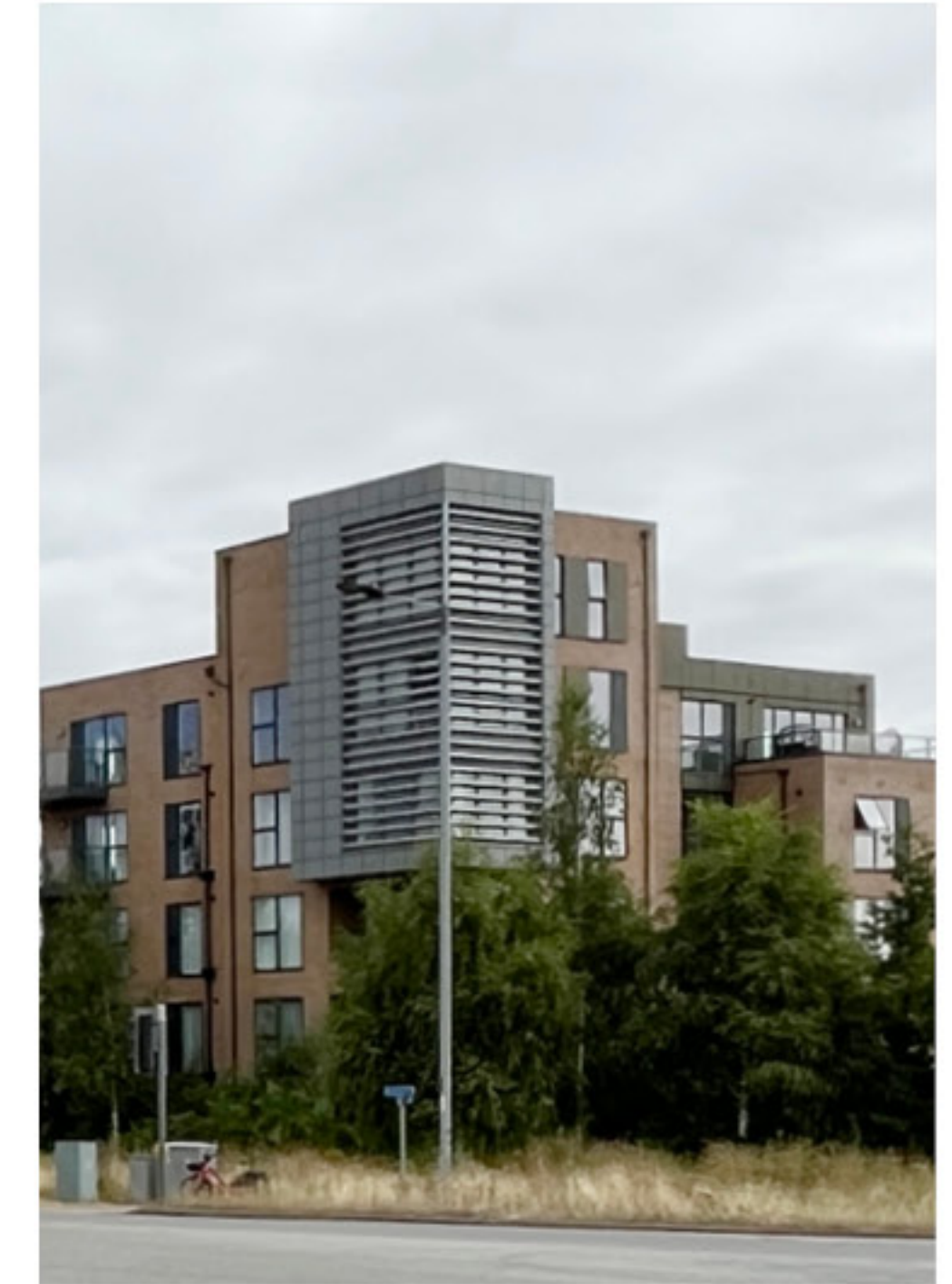


6.7. Scale, Massing and Height - Residential Buildings

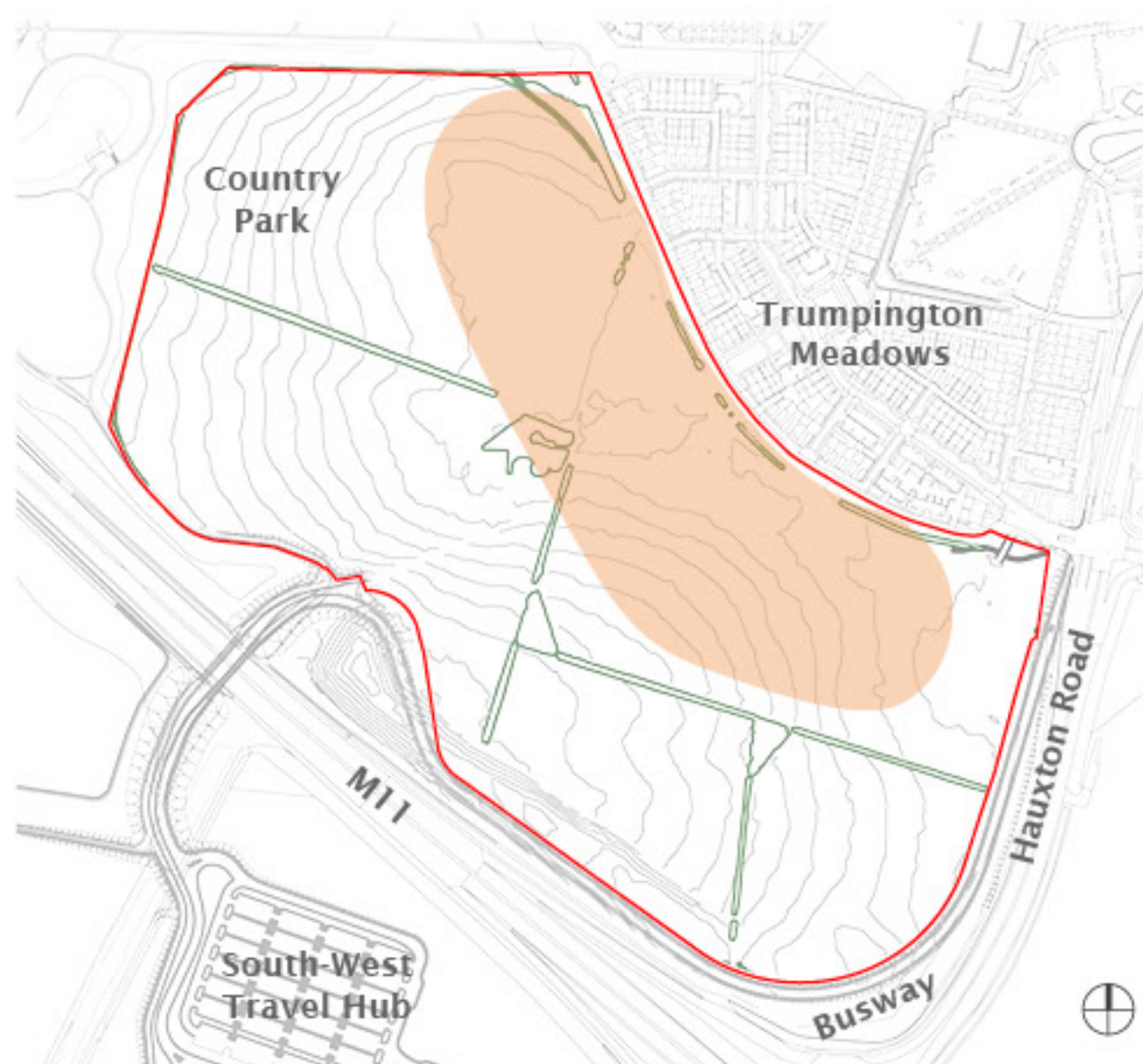
There are a number of influential factors on the future character of the Site. This includes: the existing built edge of Trumpington Meadows and the six-storey gateway development at the Glebe Farm corner of Hauxton Road/ Addenbrookes Road. The surrounding buildings form a continuous belt, rising to a height of three to four residential storeys.

Proposed residential buildings at the Site will be similar in scale and height to existing buildings but will have a more articulated roofscape to provide visual interest and variety.

Most of the terraced houses will be two or three storeys high, while blocks of flats will be approximately four storeys, located mainly to the north-west facing the Country Park extension. The larger residential buildings will have a sculpted shape to avoid straight continuous edges and create a more dynamic relationship with the landscape.



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



Homes are clustered in the northern area of the proposed development



Trumpington Meadows Phase 1, Cambridge, Allies and Morrison



Ironworks, Cambridge, Allies and Morrison

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 facades. This design choice aims to complement the linear arrangement of the existing hedgerows and establish a clear boundary to the Green Common.

The outer facades as well as the roofscape of these buildings, facing the M11 and Hauxton Road, will adopt a contrasting design approach. They will feature a more dynamic and articulated edge, incorporating a series of new landscape features. These landscape elements will be interspersed with blue and green infrastructure, designed to manage water resources and promote biodiversity, ultimately creating a visually appealing and environmentally active “soft green edge” along the outer perimeter. Commercial buildings will be approximately three to five/six storeys.



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



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



Commercial uses are clustered in the southern part of the Site



Mid-tech building, Harwell Oxford, Allies and Morrison



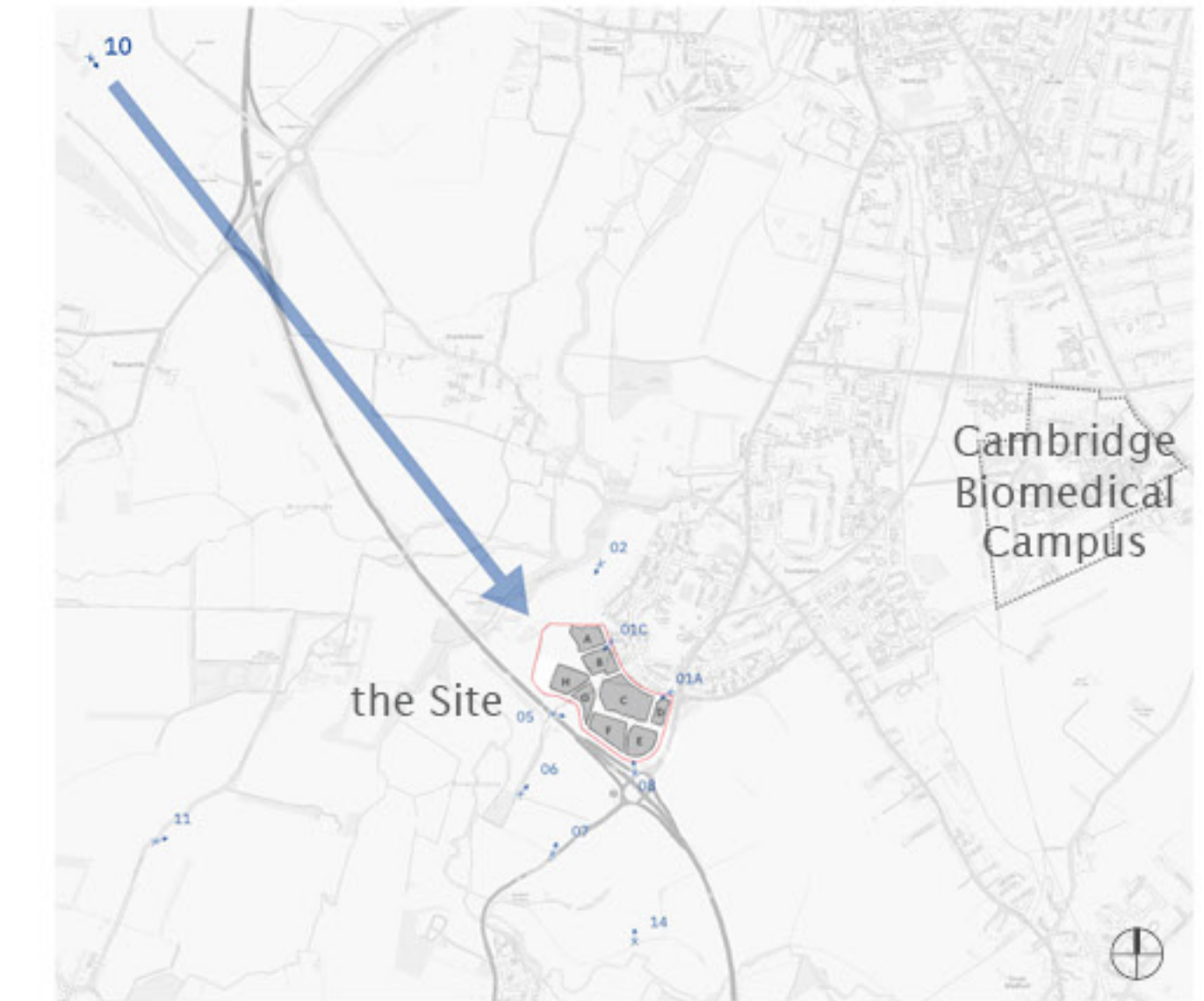
The Optic, Peterhouse Technology Park Cambridge, Scott Brownrigg for British Land

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.

Computer modelling, photo wireframe/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 existing layers of woodland and tree belts.



Key plan



Long range view from the north-west looking south-east

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.

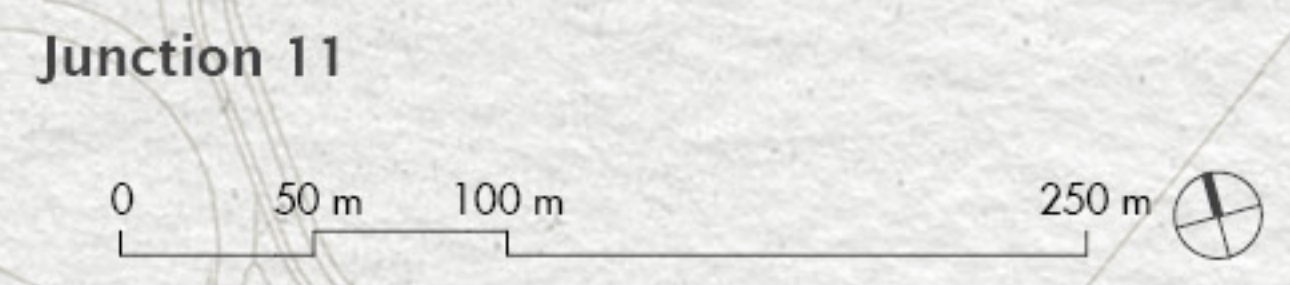
A residential neighbourhood with a mix of typologies

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.

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

South-West Travel Hub



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



Core Commitments



6.11. Sustainability

Social Sustainability

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

Cambridge has a strong identity 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

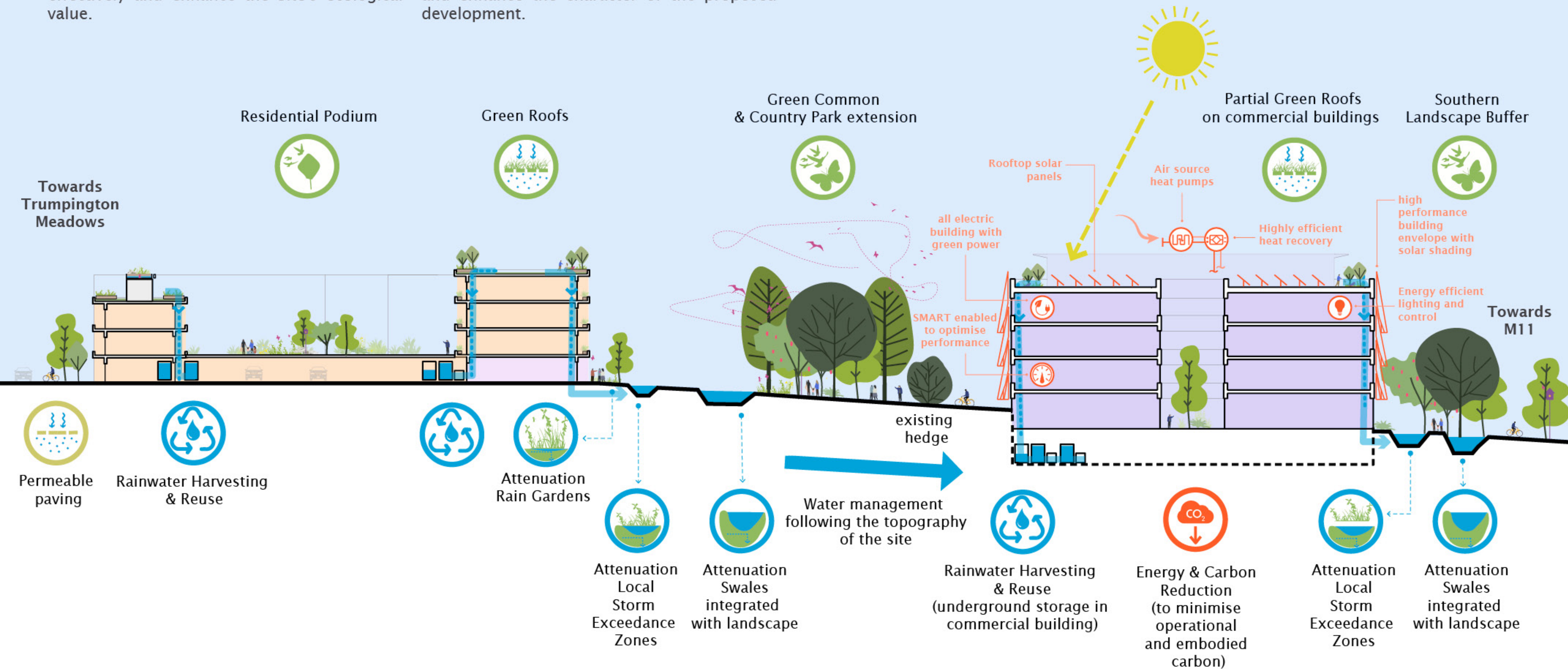
The core principle of the proposed development is to conserve and enhance existing ecosystems by implementing low-impact and low-carbon strategies to minimise disturbance to the natural environment and reduce greenhouse gas emissions. The existing natural landscape and topography will be leveraged to 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.



6.11. Sustainability

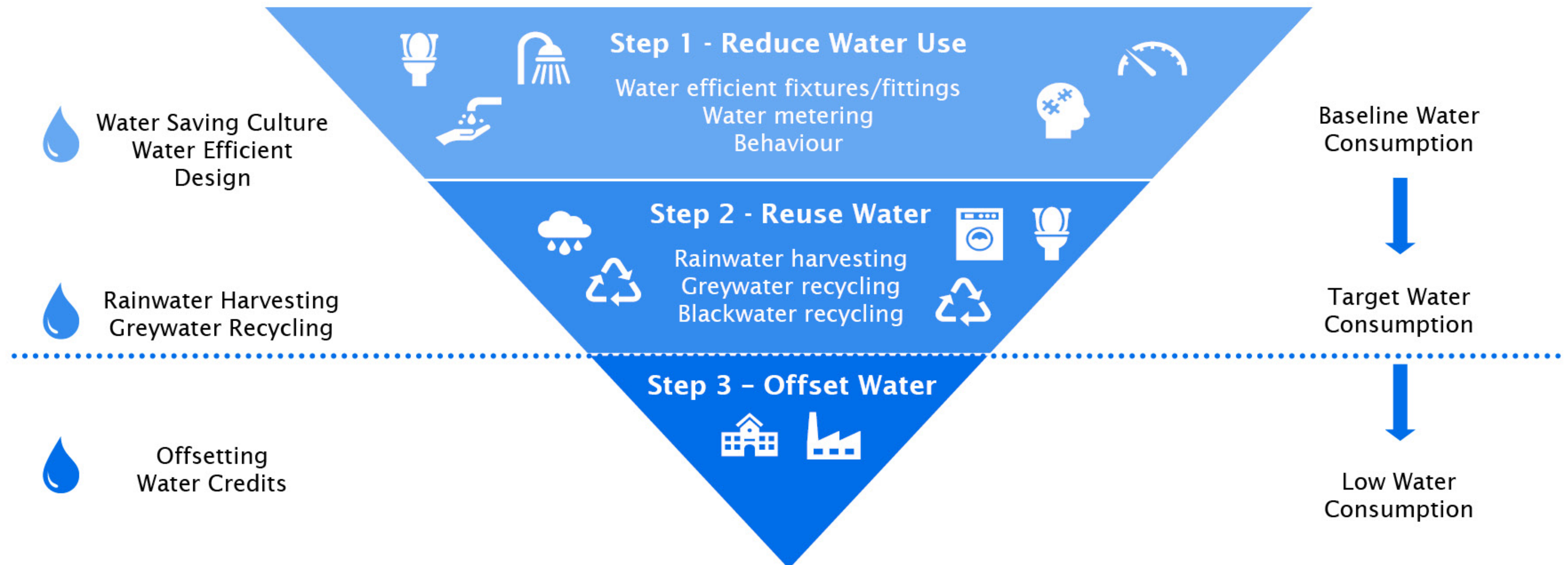
Water – consumption strategy

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

3,800-6,700 new jobs
(on completion)

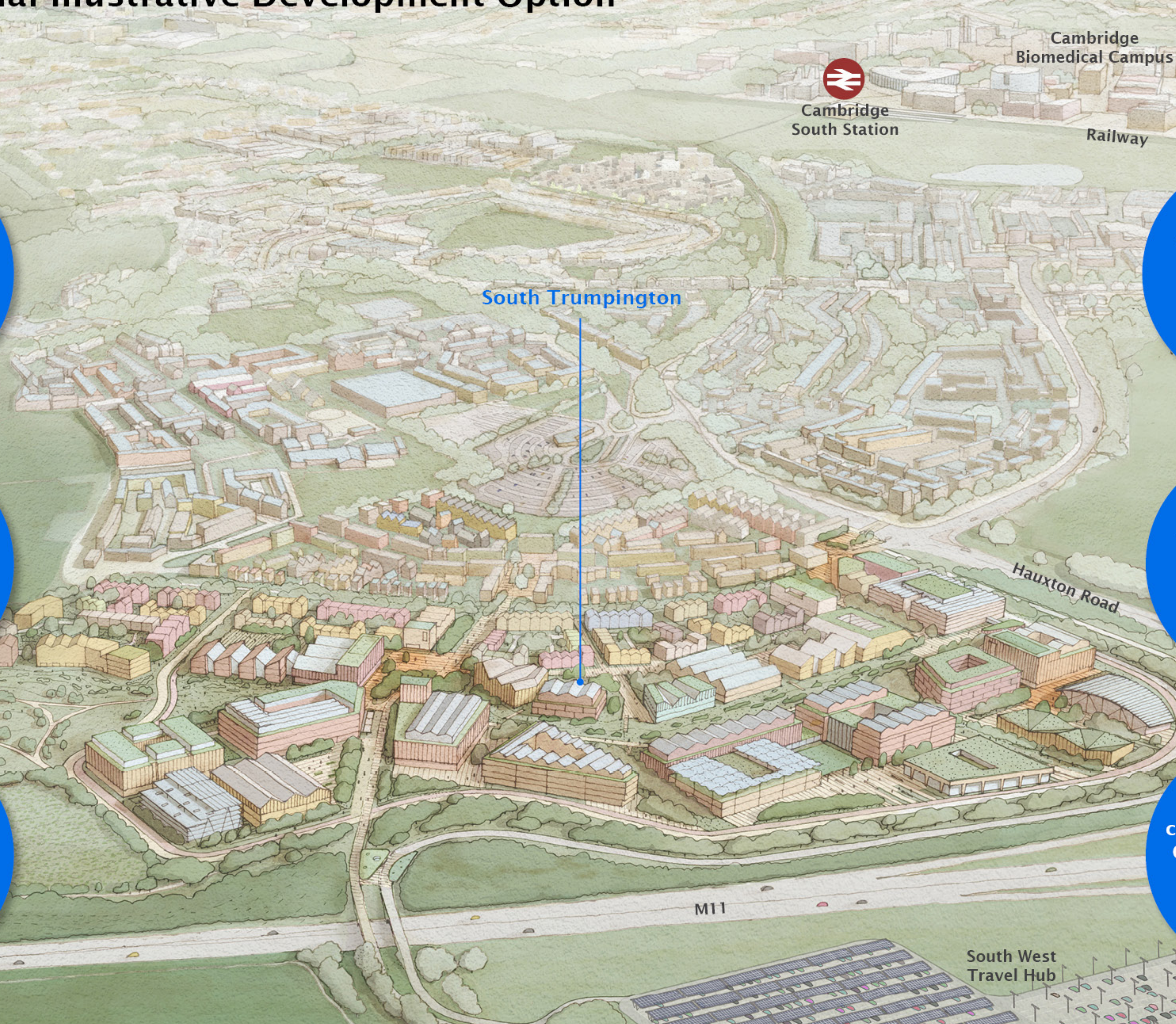
400-1000 new homes

20 acres of new, accessible open green space

8 mins from Cambridge South Station

Access to Park & Ride + adjacent to SW Travel Hub

Cycle routes connecting to CBC, Cambridge City & beyond



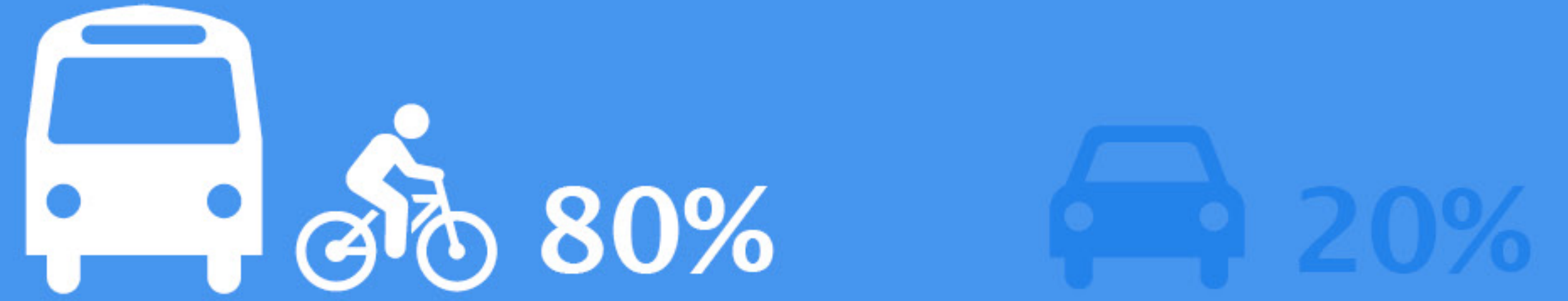
View from South-West looking over South Trumpington

7.2. Summary of Benefits

Available, deliverable, single ownership



Sustainable & low impact



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

Delivering a minimum of 400 mixed-tenure homes



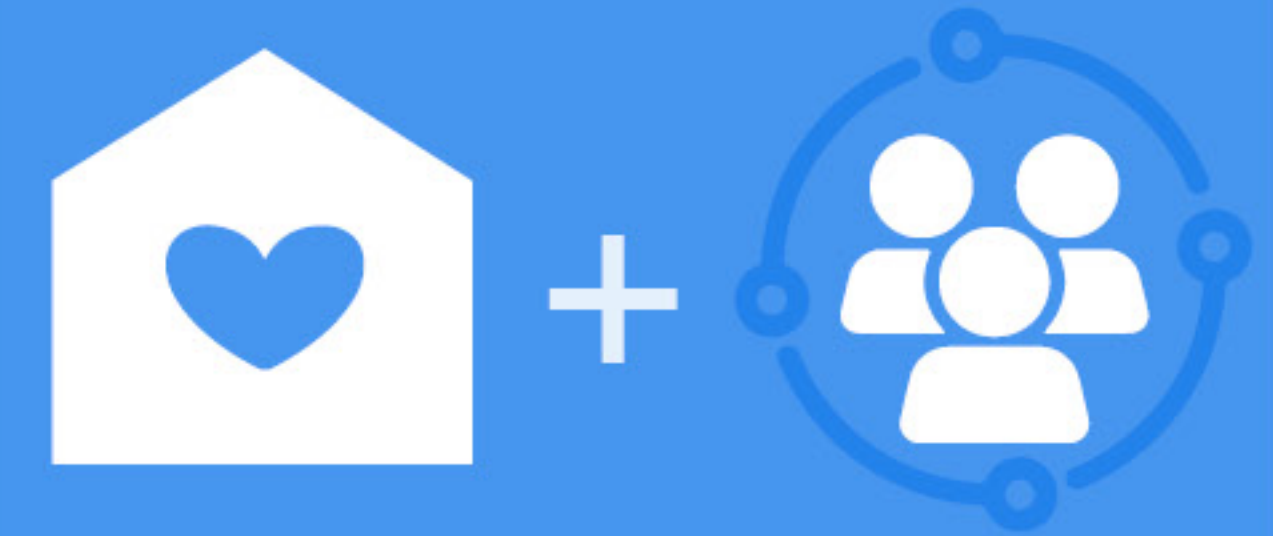
Providing a minimum of 3,800 new jobs on completion



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.

