

**CAMBRIDGE SOUTHERN FRINGE
STAKEHOLDER CONSULTATION DAY**
SATURDAY 25 OCTOBER 2003

Event Record

Compiled by Nick Wates Associates

on behalf of the Southern Fringe Member Reference Group
which includes representatives of Cambridgeshire County
Council, Cambridge City Council, South Cambridgeshire District
Council, Addenbrooke's NHS Trust, Countryside Properties,
Monsanto and the Bell Educational Trust



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1 Introduction

This document is a record of the Cambridge Southern Fringe Stakeholder Consultation Day held on 25th October 2003.

The aim of the event was to make sure that all the main interested parties were briefed on the state of play on the proposed development in the area and had the opportunity to exchange views and make an input at an early stage.

Invitations were sent to a wide range of organisations representing local, City and District-wide interests; ranging from developers to environmental groups and residents to local authorities. Over 85 people attended.

The event was based at the Cambridge Professional Development Centre, Foster Road, and was led by independent facilitators. Activities included presentations on background principles and policies, brainstorming on the issues, site visits and working group sessions on nine key themes. There were also displays and handouts.

The results are being used to draw up a Draft Area Development Framework for the Southern Fringe area of the City. This will be the subject of full public consultation, in the spring of 2004, with:

- A newsletter and questionnaire circulated house to house in the area;
- An exhibition that will visit a number of venues;
- Media publicity.

Following revision, the Area Development Framework is then expected to be adopted by the local authorities and included in the Local Plan (or Local Development Framework) on which further consultation will take place later in 2004.

In the meantime, this document contains the outcomes of the Stakeholder Consultation Day as well as all the material presented. It is intended mainly for those who attended the event and those responsible for shaping the Draft Area Development Framework over the coming months. But it may be a useful reference for others too. It is available in both paper and electronic (pdf) formats and can be accessed on:

www.cambridge.gov.uk/planning/whatsnew.htm

Any queries should be addressed to:

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Email: brian.human@cambridge.gov.uk

2 Photographs of the day



1



2



3



4



5

- 1 Presentation on the state of play
- 2,3 Brainstorming key issues in groups
- 4 Reporting back on key issues
- 5 Site visit to the Clay Farm site with Addenbrooke's hospital in the background



6



7



8



9



10

- 6 Returning from the Clay farm site visit
- 7 Site visit to the Monsanto site
- 8 Viewing exhibition material during the lunch break
- 9,10 Working group sessions



11



12



13



14



15

11,12,13 Working group sessions
14,15 The working groups report their findings

3 Participants

Addenbrooke's NHS Trust

Dr Mary Archer
Roger Cutting
Stephen Davies
Malcolm Stamp

Angela McMahon Associates

Angela McMahon

Anstey Hall

John de Bruyne

Auketts Ltd

Nick Sweet

Bentley & Newton Road Residents Association

Tim Boyden

Bidwells

Steve Sillery

Brooklands Avenue Residents Association

Geoffrey Newton

Cam Valley Forum

Jean Perraton

Cambridge City Council

Cllr Edrich Adigun-Harris
Jonathan Brookes
Carolin Göhler
Penelope Hird
Brian Human
Suzanne McBride
Cllr Judith Pinnington
Cllr Philippa Slatter
Andy Thompson

Cambridge Cycling Campaign

Jim Chisholm

Cambridge Futures

Marcial Echenique
Tony Hargreaves

Cambridge Green Belt Project/Wildlife Trust

Iain Webb

Cambridge Preservation Society

Robert Burgin
Anthony Cooper
Barry Pearce

Cambridge Urban Design Forum

Peter Pope

Cambridgeshire Constabulary

Simon Marriott

Cambridgeshire County Council

Kathy Baldwin
Nicola Beach
John Clough
Sarah Collins
Allan Davison
Cllr Tony Orgee
Jacqueline Reid
Cllr John Reynolds
Joseph Whelan
Barbara Wilcox

Cambridgeshire County Council/ Stapleford Parish Council

Cllr Michael Farrar

Carter Jonas

Simon Smith

Cambridge Licensed Taxi Owners Association

Alan Seymour

Chris Blandford Associates

Mark Holland

Conservation Consultants

David Green

Countryside Properties

John Coates
Andrew Day
Simon Hoad
Mike Hooper
John Oldham

Council for the Protection of Rural England

Frances Cullen

Cyclists Touring Club

George Rich
Peter Rowell

David Jarvis Associates

Paul Gibbs

Disability Consultative Panel

Alan Hazelwood

Faber Maunsell

Nick Anderson
Keith Searle

Granta Housing Association

Chris Holland

Grantchester Parish Council

Ian Steen

Great Shelford Village Design Group

Bridget Hodge

Green Party

Ceri Galloway

Greenlands Residents Association

Hector Legge

Haslingfield Parish Council

Derek Facey

Hobsons Conduit Trust

Richard Wells

Liberty Property Trust

Andrew Blevins

Llewellyn Davis

Patrick Clarke

Long Road Sixth Form College

Andy Thomson

Marshall Aerospace

Jonathan Barker

Medical Research Council

Dr Megan Davies
Richard Henderson

Monsanto UK Ltd

Jim Quinlan

Nick Wates Associates

Nick Wates

Nuffield Hospital

Mervyn Sher

Papworth NHS Trust

Ken Brewer
Stephen Bridge

PRP Architects

Jim Weddell

Ramblers Association (Cambridge)

Duncan Mackay

Resident

Howard Slatter

St Mary's School

Simon Anderson
John Tudor

South Cambridgeshire District Council

Leslie Dickinson
Cllr Janet Lockwood
Keith Miles

Student

James Cairns

Sustrans

Nigel Brigham

Transport 2000

Simon Norton

Trumpington Elderly Action Group

Shirley Brown

Trumpington Environmental Action Group

Peter Dawson
Ken Fletcher

University of Cambridge

Lindsay Dane

Other organisations invited and apologies received

British Horse Society
Cambridge Allotments Network
Cambridge & District Chamber of Commerce & Industry
Cambridge Ethnic Community Forum
Cambridge Housing Society
Countryside Agency
English Nature
Environment Agency
Greater Cambridge Partnership
Hauxton Parish Council
Hundred Houses Society
Members of Parliament for the area
Network Rail
Norfolk, Suffolk & Cambridgeshire Strategic Health Authority
Queensway Residents Association
Shape Cambridge
SOLACHRA
Stagecoach East
Trumpington Estate Residents Association
Whippet Coaches Ltd

4 Agenda

CAMBRIDGE SOUTHERN FRINGE STAKEHOLDER CONSULTATION EVENT

SATURDAY 25th OCTOBER 2003

Cambridge Professional Development Centre, Foster Road, Trumpington

AGENDA

9.00 **Arrivals and coffee**

9.30 **Welcome and Introduction**

Welcome - Councillor John Reynolds, Cambridgeshire County Council

Introduction to Workshop - Facilitators Nick Wates and Angela McMahon

9.45 **Presentations**

Strategic Planning Overview
Cambridgeshire County Council

Local Planning Policy Overview
Cambridge City Council & South Cambridgeshire District Council

Designing and Making Places That Work
Patrick Clarke, Llewelyn Davies

10.40 **Coffee**

10.55 **Discussion to explore key issues**

Group discussions followed by facilitated plenary session

11.45 **Site Visit**

Short walk followed by coach tour.

13.15 **Lunch**

14.00 **Working Groups**

On how key issues should be addressed in the Area Development Framework

1 Sustainable Development, including

- Water management and sustainable drainage
- Use of resources and environmental quality
- Accessibility
- Sustainable buildings

2 Urban Design, including

- The Context
- Creating an urban structure
- Making connections
- Detailing the place

3 Community Facilities, including

- Education
- Health

- Waste management
- Local centres and mixed use
- 4 *Spaces and Setting*, including
 - Green Belt
 - Landscape setting
 - Open spaces
 - Biodiversity and ecology
- 5 *Transport*, including
 - Roads
 - Rapid transit and public transport
 - Cycling and walking
 - Parking
- 6 *Housing*, including
 - Housing mix
 - Affordable housing
 - Design and density
- 7 *Addenbrooke's 2020 Vision Development*
 - Medical services
 - Research and other activities
- 8 *Clay Farm Development*
 - Mainly housing led development
- 9 *Monsanto Development*
 - Potential development south of Trumpington

15.30 **Tea**

16.00 **Report back from Working Groups**

17.00 **Next steps**

5 Welcome and introductions

a. Councillor John Reynolds – Lead member for Strategic Planning and Deputy Leader of Cambridgeshire County Council.

May I first start by welcoming you all to this Stakeholder workshop. I am pleased to see so many people here on a Saturday morning when you could be out with the family shopping for Christmas – or is this an excuse to miss the shopping.

It is now well over three years since we started the process of reviewing the County Structure Plan. I am pleased to announce today, that the final stamp of approval has been given by Peterborough City Council for the plan to be adopted, not on time but ahead of schedule. Now that's something Network Rail would be pleased to achieve.

Objectives of the workshop

1. To raise awareness about the future planning and development of the area among stakeholders.
2. To get ideas about how the area can be developed successfully from stakeholders.
3. To use these ideas and comments to help in drawing up the Area Development Framework.

The Southern Fringe represents a great opportunity for the sub-region:

1. To meet the need for housing, including affordable and key worker housing.
2. To facilitate the successful future development of Addenbrooke's Hospital, which is of local, regional and national importance.
3. To enhance the landscape setting of the southern edge of the City and improve the amenity and access to the countryside.
4. To provide business and educational opportunity.

The policy framework for this is set by the approved Cambridgeshire Structure Plan, which proposes that land is released for development around Clay Farm and at Addenbrooke's. It is not the purpose of the workshop to challenge these policies, but to see how the development can be achieved successfully. Perhaps here I could just say a word about West of Trumpington Road. I have seen the final draft of the environmental study, which will be published within the next few days. This in my view provides comprehensive and unequivocal evidence to support the County Council's long held view that this land should remain in the Green Belt. I hope the local Inspector will agree.

Issues for the workshop to address will include:

1. Site boundaries, especially in relation to the Green Belt.
2. The form of development.
3. Providing facilities and services.
4. Enhancing the environment.
5. Access by all modes of transport.
6. Integration of the development with the surrounding community.

Following the workshop:

1. An area Development Framework will be drawn up
2. This will be the subject of wider public consultation – timetable to be agreed.
3. A revised document will then be adopted as policy guidance for the area.

Can I now hand over to today's facilitators Nick Wates and Angela McMahon.

b. Event facilitators – Nick Wates and Angela McMahon

Consultation Process

Cambridge Southern Fringe
Area Development Framework

Nick Wates Associates
with Angela McMahon

The Brief

- Involve all interested parties.
- Produce Draft Area Development Framework.
- Apply best practice.
- Achieve quality development

Some Principles

- Creative working environment for key stakeholders - Action Planning
- Make it possible for everyone to have the opportunity to make an input if they wish.
- Focus on end product.

The Process

- Steering Group - regular meetings.
- Stakeholder event - explore key issues
- Produce Draft Area Development Framework.
- Exhibition and newsletter for all.
- Review event for Steering Group plus.
- Redrafted ADF to local authority

Stakeholder Event

- Update on state of play
- Brainstorm key issues
- Site reconnaissance
- Working groups on main issues and areas
- Presentations on findings
- Next steps

Logistics

- Housekeeping
- Agenda
- Tips
 - Have your say
 - Ask questions
 - Listen and allow others to speak
 - Say if you don't want to be photographed
 - Please switch off mobiles

6 Presentations

a. Strategic Planning Overview – Kathy Baldwin, Cambridgeshire County Council



Cambridge Southern Fringe Stakeholder Workshop

Strategic Planning Overview

Kathy Baldwin



Regional Planning Guidance November 2000

- ▲ Set overall strategy for Cambridgeshire and Peterborough to 2016
- ▲ Rate of housing development - 4,000 per year
- ▲ Cambridge Sub-Region 2,800 per year

Strategy reflected in Structure Plan for Cambridgeshire and Peterborough



Key Aspects of RPG6

- ▲ Concentration of development in towns and cities
- ▲ Greater proportion of new homes in or near Cambridge
- ▲ Importance of accessibility by walking, cycling and public transport
- ▲ Better use of land – re-using previously developed land
 - high density with high quality design
- ▲ Increased provision of affordable housing
- ▲ Supporting infrastructure



Approach to Development in Cambridge Sub-Region

- ▲ Within the built up area of Cambridge
- ▲ On the edge of Cambridge (subject to review of Green Belt boundary)
- ▲ In a new settlement
- ▲ Within market towns
- ▲ As extensions to market towns



Housing Growth 1999 - 2016

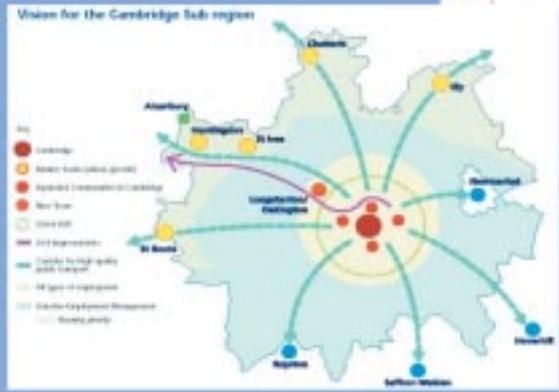


Cambridge Sub-Region Plan 01

- ▲ Within Cambridge 8,900
- ▲ Edge of Cambridge (Green Belt) 8,000
- ▲ Northstowe 6,000
- ▲ Market towns/ rural centres 17,000
- ▲ Elsewhere in sub-region 7,600
- ▲ Total 47,500



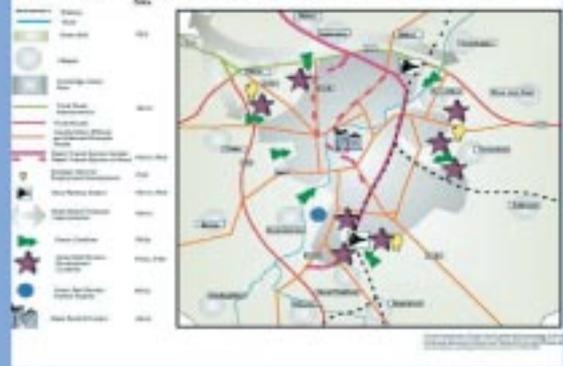
Vision for the Cambridge Sub-region



Vision for Cambridge City growth

- ▲ 3 expanded communities;
 - North west
 - East
 - South
- Also Northern Fringe which had already been identified

GARROLD'SHIRE AND PETERBOROUGH STRUCTURE PLAN 2001 CAMBRIDGE INSET



Cambridge Southern Fringe

- ▲ Land to be taken out of the Green Belt, east and south east of Trumpington for housing and mixed use development.

Addenbrooke's

- ▲ Land close to Addenbrooke's identified as strategic employment location.
- ▲ Support continued expansion of the "Cambridge Phenomenon"
- ▲ To accommodate Addenbrooke's "20/20 Vision"
- ▲ Cluster based on health care, teaching and research

Master Plan

- ▲ Required for whole area
- ▲ Recognise interdependence of Addenbrooke's and areas east and south east of Trumpington
- ▲ Retain green corridor in vicinity of Hobson's Brook
- ▲ Include provision for early landscaping, recreation access and biodiversity improvements

Transport Requirements

The Structure Plan states that new developments must:

- ▲ make provision for integrated and improved transport infrastructure to transport networks to increase the ability to move by cycle, PT and foot
- ▲ provide opportunities for travel choice
- ▲ reduce the need to travel, particularly by private car



Transport Improvements

- ▲ Rapid Transit scheme to penetrate the site, with stops at the Park and Ride site, Addenbrooke's and within Clay Farm
- ▲ High quality pedestrian and cycle links to destinations within and outside the new development
- ▲ A link road to facilitate access to the new development and Addenbrooke's and reduce the impact on other roads



Design Principles



Minimise need to travel and reliance on car

Eg.

- ▲ Compact development form
- ▲ Modern telecomms and IT

Provide a sense of place

Eg.

- ▲ Integrate with adjoining landscapes
- ▲ Attractive green spaces for recreation and biodiversity



Efficient use of energy and resources

Eg.

- ▲ Energy conservation measures
- ▲ Water efficiency

Take account of community requirements

Eg.

- ▲ Involve local community in design
- ▲ Design for the needs of all



Design of New Housing Areas

- ▲ Density at least 40 dwellings per hectare
- ▲ Minimum of 40% affordable (Key Worker homes, rented, low cost market, shared equity etc)
- ▲ Infrastructure and community facilities secured before development is permitted.



Terraced Street Layout 2B

Example: Westcott Street

Characteristics

- 3-4 storey high residential properties
- frontage close to road
- no car parking and little landscaping
- rear gardens

Formal

Dwellings	= 21
Historic Plot/Building	= 3
Total WU	= 126
Site Area	= 3.32

Density

Historic use/Plot	= 203.75
Dwellings/ha	= 60.83

Car Parking

On site	= no parking
On street	= 0-1 spaces




Flat development Free-Standing Cluster (low-rise)

Example: Culler Ferry Lane, Riverside Close

3B

Characteristics

- Street edge frontage
- Four storey high building
- Car parking internally underground or on street
- Encouraged to have private residential gardens

Formal

- Units = 90
- Maximum Floor/Building = 3
- Car spaces = 210
- Max. Plot Ratio/Block = 1.00

Density

- Population Potential = 270
- Dwellings/ha = 90.0
- (Based on blocks with 17 units per floor + storage)

Car Parking

- On site = 0.5 Space
- Off street = No parking





Terraced Street Layout

Example: New Street/Highway West

3C

Characteristics

- Modern 2 storey terraced street housing
- 3 bedroom flats and 2 bedroom houses
- Communal garden space for flats
- Small rear garden for houses
- Proportion of car in parking
- Shared parking on site

Formal

- Dwellings = 100
- Maximum Floor/Building = 4 or 5
- Total habitable storeys = 10.5
- On site = 10.5

Density

- Population Potential = 270
- Dwellings/ha = 90.0

Car Parking

- On site = 0.5 Space
- Off street = 0




Other Requirements

- ▲ Strategy for urban fringe
- ▲ Provision for waste management
- ▲ Travel plan for non residential development
- ▲ Car parking standards
- ▲ Integration of public rights of way

b. Local Planning Policy Overview – Brian Human, Cambridge City Council
and Keith Miles, South Cambridgeshire District Council

Cambridge Southern Fringe
Stakeholder Workshop

**Local Planning Policy
Overview**

Brian Human
Keith Miles

Will Cover....

Local Plan background
Southern Fringe Study
Clay Farm
Addenbrooke's
Monsanto
Bell site
Next steps

Statutory Local Plan Policy

Role of Local Plans to set out policies to
guide development and promote
improvements

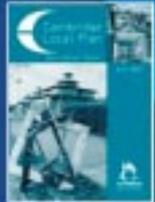
Statutory Plans

- Cambridge Local Plan 1996
- Cambridge Local Plan review 2003
- South Cambridgeshire Local Plan 2003
- South Cambridgeshire Local Plan Review
2003+

Cambridge Local Plan Review

We are now working from the Local Plan
Review

Broadly, we are building on the
Cambridgeshire Structure Plan to see how
development should be accommodated,
not if



CLP: Southern Fringe Action Area

The vision for the Southern Fringe is:

- To create a distinctive new residential urban extension to the City achieving the highest quality of design and embodying the principles of environmental and social sustainability;
- To facilitate distinctive and imaginative development at and adjacent to Addenbrooke's Hospital that realises the potential of the site and meets local, regional and national needs;
- To ensure the best integration between development and strategic open space in the interest of the City and the local community (including residents of South Cambridgeshire).
- To enhance the amenity and biodiversity of the Green Belt and to improve access to it and recreational opportunities within it.

CLP: Southern Fringe Action Area

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- To enhance the amenity and biodiversity of the Green Belt and to improve access to it and recreational opportunities within it.

CLP: Southern Fringe Action Area

Key Features

- | | |
|--|--|
| <p>Development Area</p> <ul style="list-style-type: none"> - Addenbrooke's/Bell 61 ha - Clay Farm/Showground 61 ha - Note Monsanto not included <p>Development Uses</p> <ul style="list-style-type: none"> - Housing - 2,400 dwellings - Hospital/medical - Medical and related research (up to 23ha) - Community facilities - House hold waste recycling centre | <p>Environmental quality</p> <ul style="list-style-type: none"> - Green corridor/open space - Open landscape to south - Hobson's Brook <p>Access</p> <ul style="list-style-type: none"> - Rapid Transit route - Access road from south - Pedestrian and cycle routes |
|--|--|

CLP: Southern Fringe Action Area

Deposit Responses

- | | |
|--|--|
| <p>Release of land for development</p> <ul style="list-style-type: none"> - Objections: environment and traffic - Retain open space and biodiversity - Monsanto asked for allocation <p>Housing</p> <ul style="list-style-type: none"> - Design and mix - Phasing <p>Addenbrookes</p> <ul style="list-style-type: none"> - Details of activities - Transport impacts | <p>Transport</p> <ul style="list-style-type: none"> - Cycle links - Access road impact - Support rail station <p>Other</p> <ul style="list-style-type: none"> - Ground water - Archaeology - Household waste |
|--|--|

South Cambridgeshire Local Plan

- 5 Area Action Plans
 Jointly prepared Area Action Plans on City Edge
 Southern Fringe Area Action Plan:
- + Green Belt + Countryside
 - + Recreation + Attractive City Edge
 - + Recreation + Not Villages

Southern Fringe Study (SFS)

- Commenced April 2001
 Partners City Council, South Cambridgeshire District, Cambridgeshire County, Addenbrooke's, Bell Educational Trust, Countryside Properties, Monsanto, Pemberton Trustees
 Cooperate in developing policies for the CSF so support early implementation
 Note - not land West of Trumpington Road

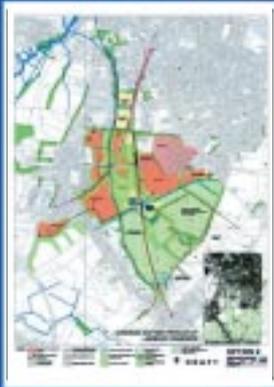
SFS - CBA Study

- Chris Blandford Associates Framework Study
- Reviewed condition
 - Analysed special qualities
 - Proposed development framework

SFS - CBA Study Option I



SFS – CBA Study Option 2



SFS – CBA Study Conclusions

Characteristics contribute to setting of cambridge
 Development should respect basic character
 Each element of development to have appropriate landscape
 Development need not have adverse impact, indeed opportunities for enhancement

SFS – Clay Farm/Showground



SFS - Addenbrooke's 2020 Vision

Supported in Structure & Local Plans
 Recent work on Masterplan confirms 1999 & 2001
 70 acres of expansion land:
 Infrastructure - roads, RTS etc 10
 Hospital clinical developments 20
 Possible Nuffield (Evelyn) 6
 Possible Replmnt. MRC building 10
 Bio- Medical Research park 25
 Refine masterplan following consultation, as part of ADF
 Landscaping /environmental improvements to existing site
 Commitment to Access to Adnbroke's Travel Plan

SFS - Addenbrooke's 2020 Vision



SFS - Monsanto

150 ha; 10 ha previously developed land
 2.4 km river frontage
 Changing business relocation
 800-900 dwellings; 25-50 dph
 7,200 sq m commercial floorspace
 Community facilities
 120 ha open spaces

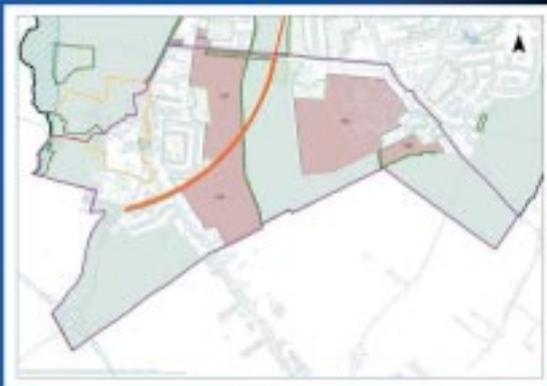
SFS - Monsanto



SFS Bell Site

Site 6.34 ha
 350-400 dwellings
 Independent access from Babraham Road
 Cycle and other links to the west, e.g. via
 Greenland's

SFS Bell Site



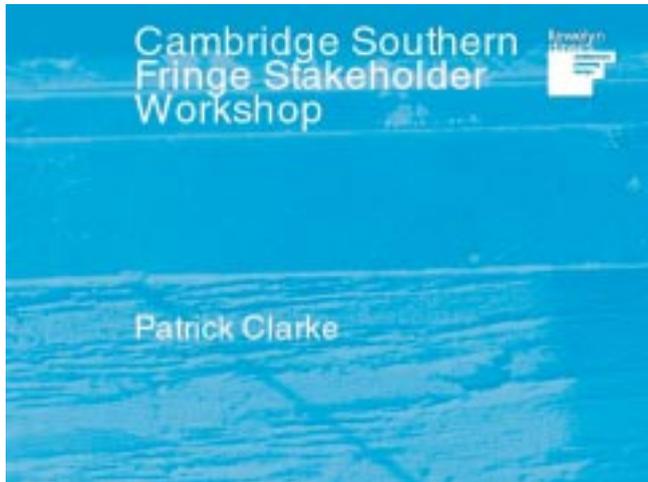
Summary

Planning to meet needs and respond to opportunities
 Some principles established – now look to details
 Range of interests cooperating in planning
 Aim to protect valued qualities and provide enhancement
 Aim for development that are exemplars of high quality
 Ensure integration between new development and the rest of the area

Next Steps

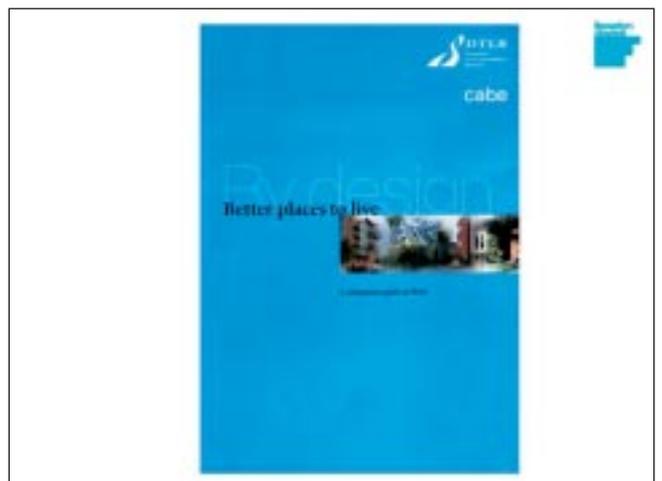
Review results of Workshop
 Draft Development Framework
 Wider public consultation
 Review Framework
 Local Authorities adopt as planning guidance – Spring 2003

c. Designing and Making Places that Work – Patrick Clarke, Llewelyn Davies



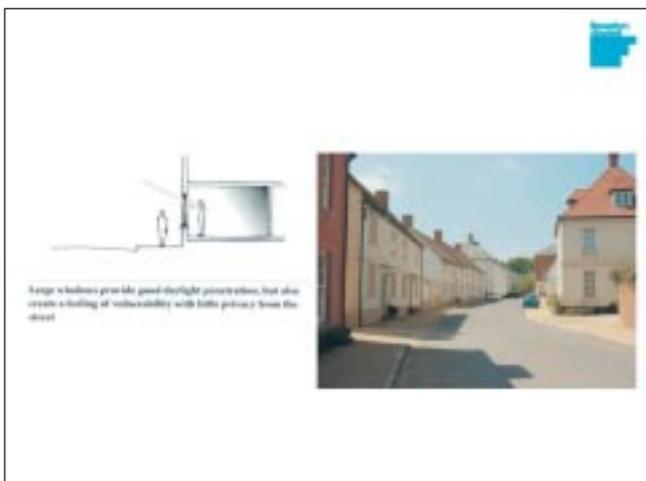
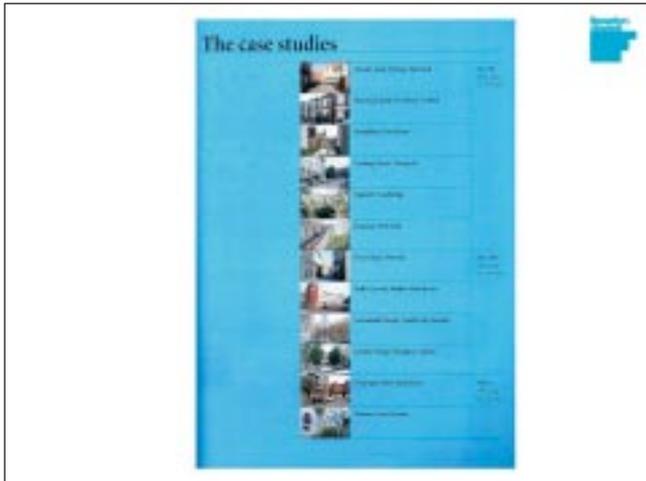
The purpose of my presentation was to inspire people by looking at some good practice principles and lessons from elsewhere. I began by reflecting on the fact that while we have a rich urban tradition in this country, much recent

development has been of a very poor quality. Many historic places built before the invention of the car have adapted to mass car ownership and remain more popular places to live than many neighbourhoods created for the car.



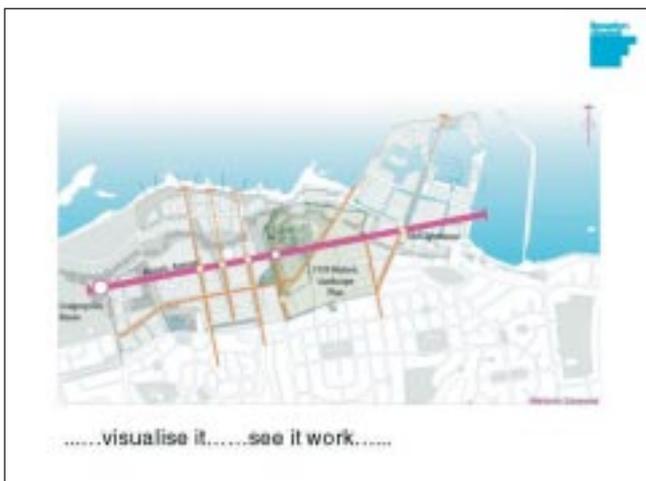
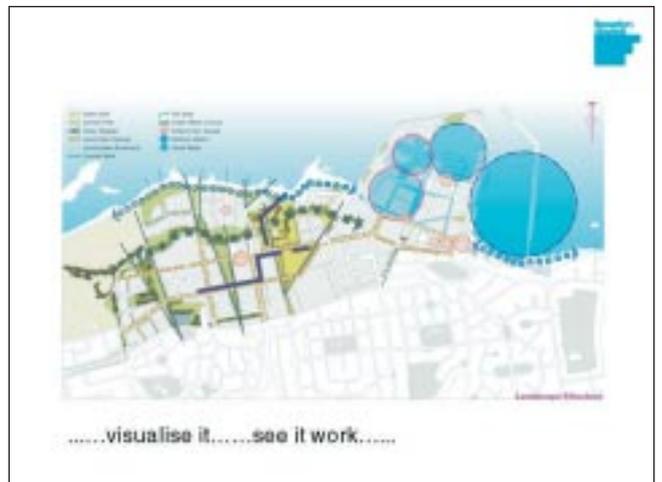
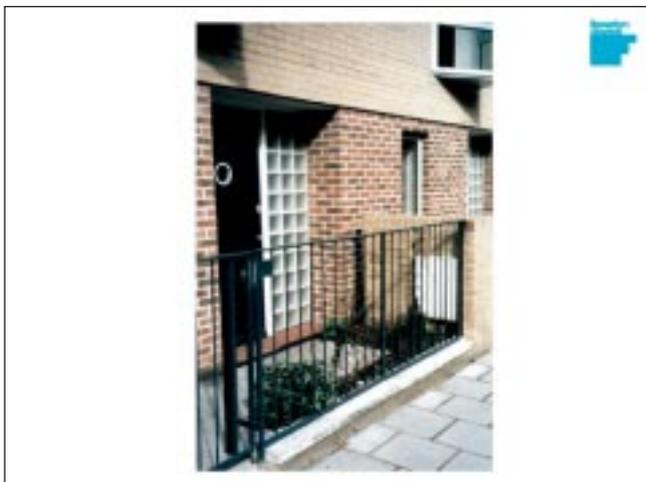
A growing dissatisfaction with the quality and lack of distinct identity in much recent housing has led to a number of design good practice guides including *Better Places to Live: By design*. This was published in 2001 by the Commission for Architecture and the Built Environment (CABE) and the

Department for Transport, Local Government and the Regions (DTLR) as a Companion Guide to Planning Policy Guidance Note Number 3 (PPG3) which introduced the new emphasis on higher density, well designed housing and the priority to be given to using brownfield sites first.



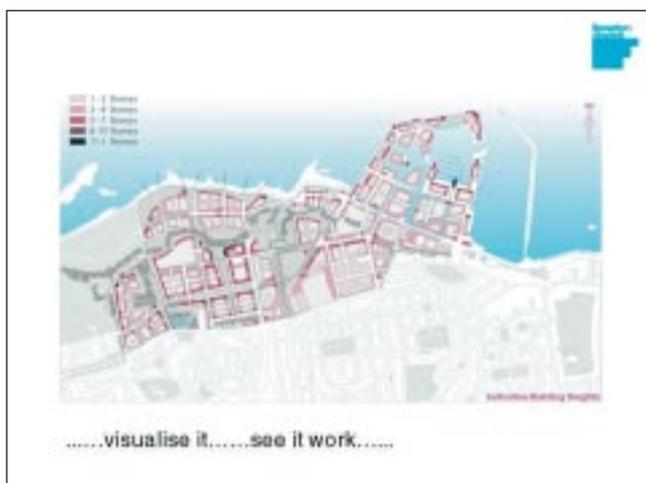
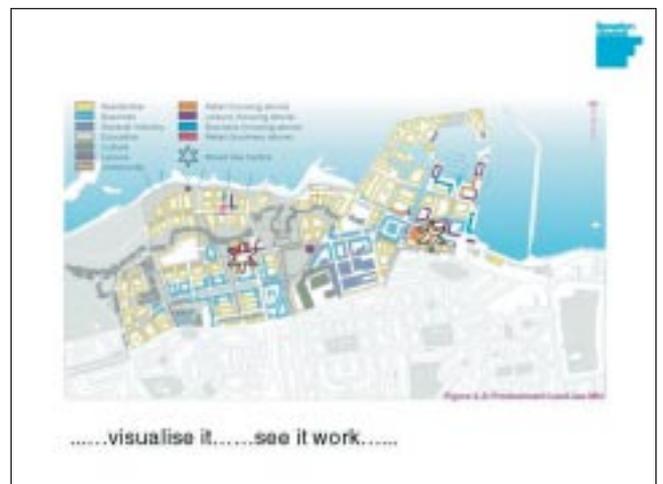
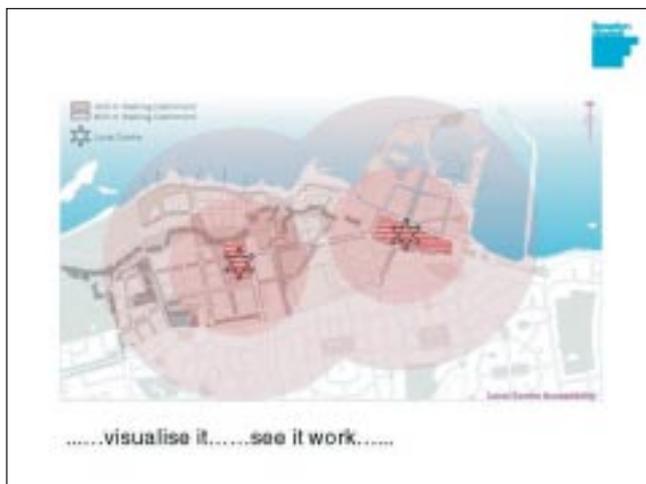
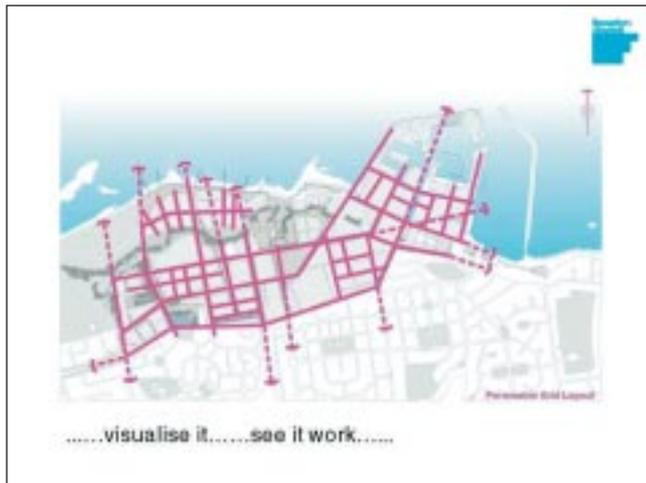
Better Places to Live is a prompt to design thinking not a pattern book. It focuses on the attributes underpinning successful and sustainable residential neighbourhoods. These are exemplified through case studies from around England.

Key attributes include clear frameworks for movement, places which are safe, adaptable and well maintained and where careful attention has been paid to the building and landscape elements and the interfaces in between.



Successful development frameworks are built up from a series of layers of analysis including the sequence illustrated from the fourth slide above and continued on the next page.

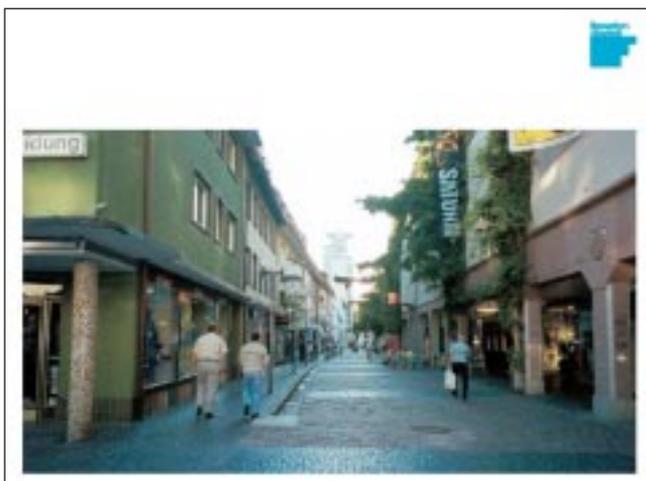
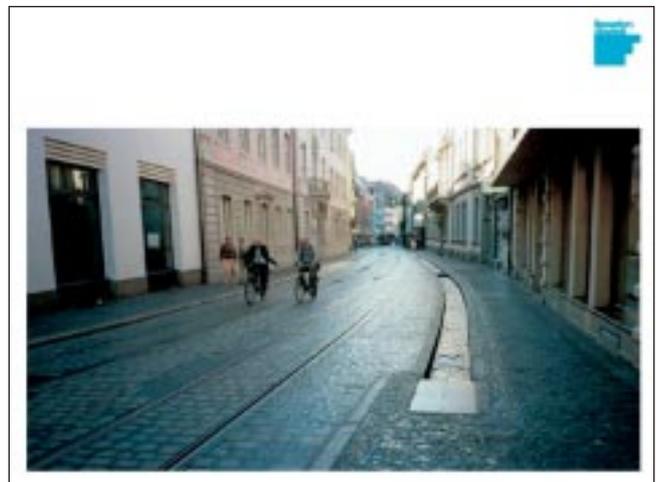
These show how the analysis of landscape, topography, historic features and desire lines inform the master plan for Edinburgh's waterfront at Granton.



- We have best policy & guidance in Europe, but
- Can we build it?
- We haven't yet.....

Overlaid on this framework is the strategy in terms of shopping, the mix of uses and building heights. The master plan for Granton is now beginning the process of

implementation. There remain however few recently built examples in the UK which exhibit higher density mixed use development planned around public transport.



The southern German city of Freiburg has two recently built examples which are relevant to the Southern Fringe of Cambridge. As background it can be seen that Freiburg has

similarities to Cambridge as an historic university city and a focus for its region.

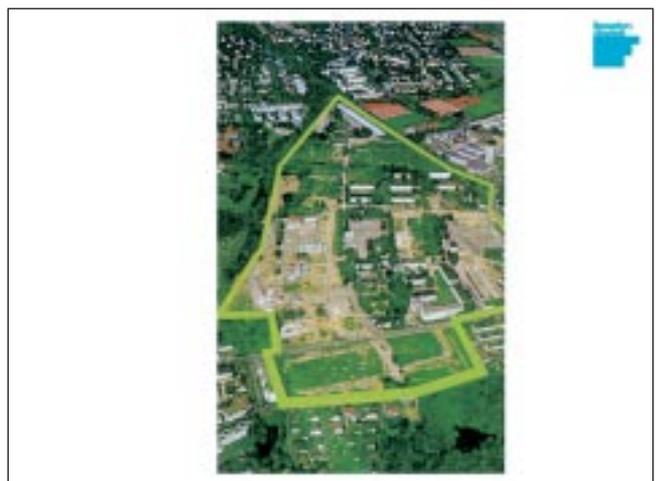


Vauban

- Former military barracks
- Blank landscape
- Owned by city authority
- Tram extension plan
- 2,000 homes & supporting facilities

Vauban

- Design core pattern
- Simple coherent layout
- Remote car parking
- High standards of energy efficiency



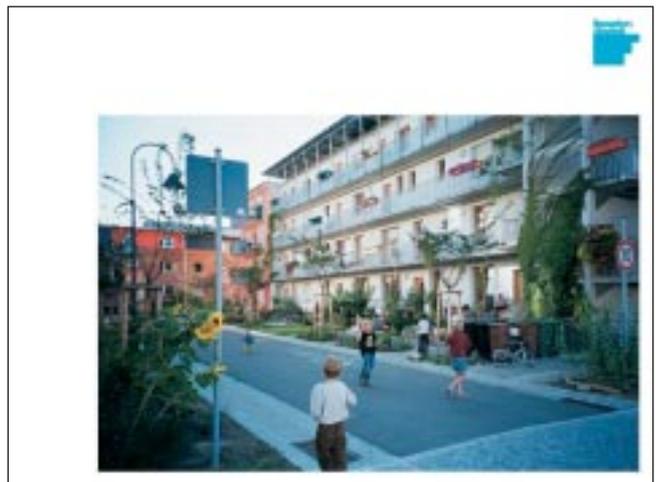
Freiburg has an excellent public transport system including an extensive tram network. Investment in public transport has helped to reduce the share of all journeys made by private

car between 1982 and 2000. The two urban extensions have been planned around extensions to the public transport network.



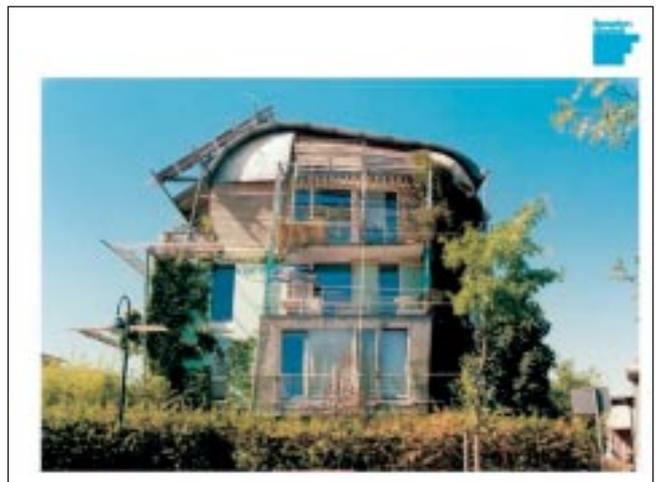
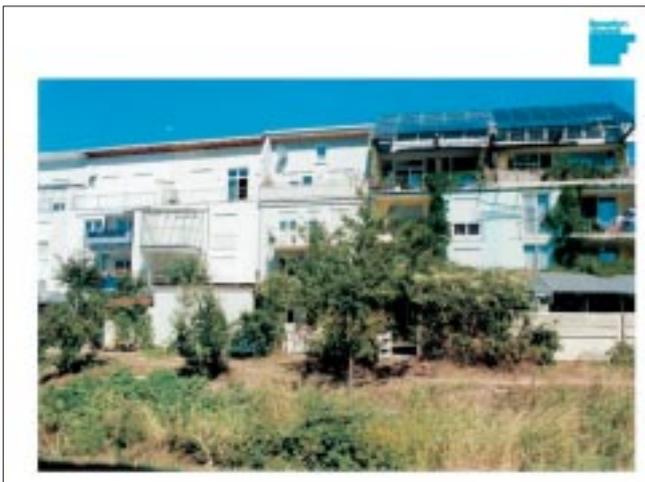
Vauban is a new community of around 2000 homes built on the site of a former French Army barracks. The City has led the development project, selecting the master planner through a design competition and putting in much of the infrastructure to serve the development. Serviced

development plots are then sold on to developers, housing co-operatives and a significant number of people undertaking the building of their own home. Car parking is concentrated in two multi-storey car parks (see the fifth slide).



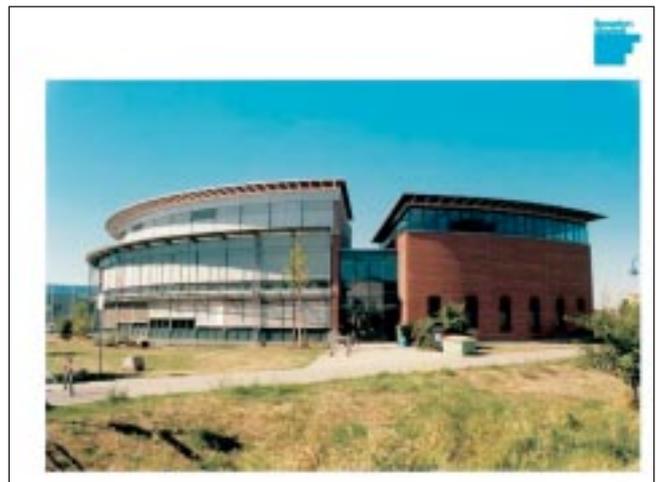
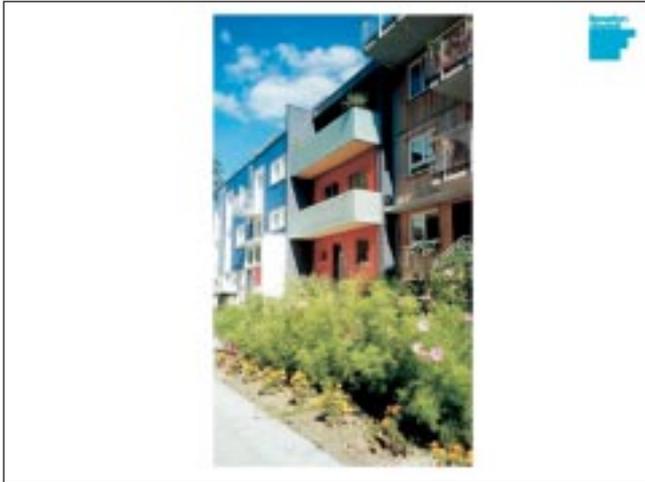
Concentrating the car parking away from the homes creates an environment where children can play safely in the streets

where they live including on designated "Play Streets". Note the chalk drawings on the road surfaces!



Vauban had the benefit of areas of mature landscape. This has been enhanced by an informal approach to the

landscaping of individual homes which produces a varied environment of great charm.



Within a generally applied building code addressing matters such as building height and plot coverage, a great deal of variety is created in the streetscape, especially in streets with a high proportion of self-built homes. Shops and offices are

focused along the main spine which in time will carry the tram extension. Vauban also has its own primary and secondary school.



Rieselfeld is a larger urban extension of around 5,000 homes built on the site of a municipal sewage works. It is conceived as a new urban district linked by tram to the City centre, some 20 minutes away. Again the City Council organised the infrastructure including the excavation of basements

(see the fourth and fifth slides) which will accommodate underground car parking. The tram extension runs through the middle of the development and creates the structure for the development.

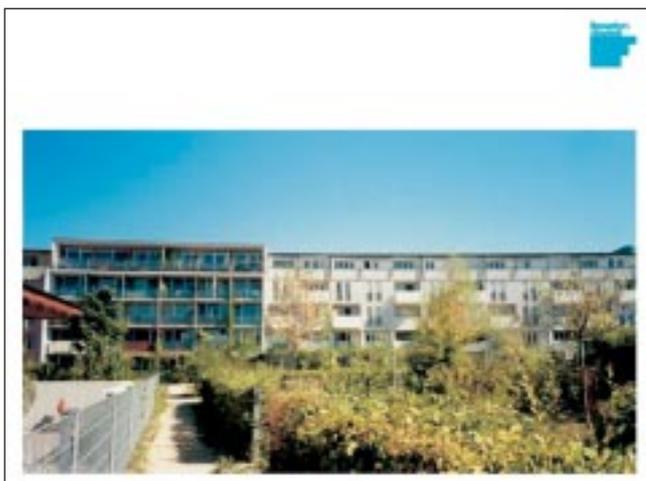


The main spine carrying the tram is the focus for shops and offices and community services. The development takes the form of urban perimeter blocks with strong street frontage

and enclosed communal open spaces. Building heights are five stories close to the tram falling away to three stories on the edges of the development.



As with Vauban there is a good variety in building elevations and high quality landscape design. Car parking is provided on-street and in basement car parks (see the third slide).

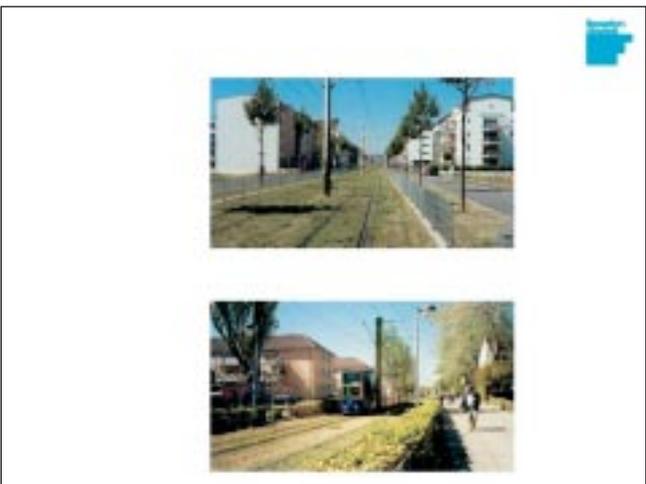
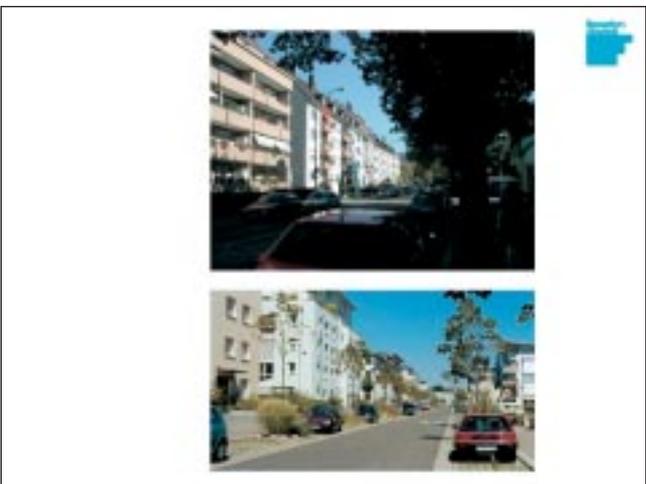
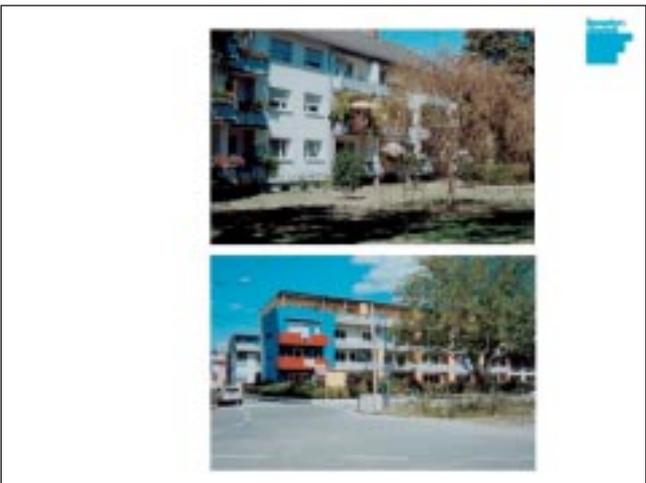


The quality of landscaping in the internal courtyards is of a very high standard as too is the design of the local kindergarden.

Vauban & Reiselfeld

- Simple concepts
- Elegant design
- Integrated approach
- Enchanting & successful places

- Reflect local culture & practices
- Many transferable lessons
- Building on an historic tradition



While both Vauban and Reiselfeld display excellence in contemporary architecture and building design (for example in energy efficiency) it is clear that both projects and the design of individual buildings build on a strong urban tradition. This can be seen here in the comparison between historic and

new buildings. The challenge for Cambridge and the UK more generally is to find the threads of our urban tradition and create today's places of which future generations can be proud.

7 Key issues discussion

After the presentations, participants were divided into nine randomly selected groups (based on the row people were sitting in) to brainstorm the key issues that needed to be addressed and to rank them in order of priority. They then returned to a plenary session and reported their conclusions.

a) Plenary report back results

Groups reported their top priorities first so items at the top of the list were deemed higher priority than those lower down, but the order is not precise.

- a. Infrastructure in early
- b. Nature of green space and maintenance
- c. Maintain Trumpington community
- d. Detail of access road
- e. Biodiversity/recreation needs
- f. Affordable housing
- g. Impact of infrastructure
- h. Building design and recycling
- i. Partnership working capacity
- j. Sustainability of housing – liveability/environment
- k. Transport – traffic generation/public transport/Cambridge Futures
- l. Ongoing control of development -commercial/housing balance
- m. Reducing car dependency
- n. Cycle facilities
- o. Resource efficiency
- p. Landscape integration/safety
- q. Space for non conforming uses relocated from central Cambridge - leaves space for high density development in the centre
- r. Management of public open space
- s. Disguising bridges
- t. Housing mix
- u. Monsanto – not restricting park and ride
- v. Community facilities
- w. Groundwater sensitivity
- x. Housing near employment
- y. Protecting special sites
- z. Safeguarding footpaths

b) Group record sheets

Transcription of the record sheets completed by the Recorder for each group (see page 114 for a blank sheet). Priorities are in brackets where indicated.

Group A

Location: Byron room

Recorder: Anthony Cooper

- a. Preserving Trumpington as existing community (through schools) “cohesive integration”.
- b. Green space to be manageable. Resolving conflict of user. (2)
- c. Ring road? Access to housing. Cambridge futures ‘recommendations’. (3)
- d. Commuters versus locally employed people. (1)
- e. Good urban design – buildings and urban open space. Create future conservation area.
- f. Quality of Green Belt (2)
- g. Combining two bridges over railway. Consider tunnel.
- h. Employment sites. (1)
- i. Safe guarding footpath routes against development e.g. golf courses

Group B

Location: Brooke room

Facilitator: John Reynolds

Recorder: Jonathan Barker

- a. Infrastructure, i.e. lack of electricity and water.
- b. Planning Department’s facilities to deal with additional water.
- c. Delivery of high quality developments.
- d. Interrelationship of local authorities. (1)
- e. Need a transport vision for Cambridge.
- f. Move out of Cambridge non-conforming uses. (2)

Group C

Location: Byron room

Facilitator: Ceri Galloway

Recorder: Howard Slatter

- a. Good transport links in first, particularly public transport. Benefit for existing development too. (1)
- b. Biodiversity – balance between wildlife and recreation – need for recreational facilities. (2)
- c. Cycle facilities – including direct routes into city. (3)
- d. Resource efficiency – energy and water (3)
- e. Living close to work – affordable housing. (5)
- f. Integration with existing city life. (6)
- g. Traffic volumes down (7)

Group D

Location: Byron Room

Facilitator: Stephen Davies

- a. Access road: visual, timescale, rat running; sequencing; one rail crossing or two.
- b. Design quality: process how delivered; sense of place; green spaces; character (village, formal, high density).
- c. Reducing car dependency: recycling; public transport; pedestrians.

Group E

Location: Pemberton room

Facilitator and recorder: Steve Sillery

- a. Green space: permanency; management; use.
- b. Transport: traffic generator; public transport.
- c. Drainage: sensitivity of groundwater; capacity of Vicar's Brook.
- d. Community: mix of housing; innovative.
- e. Monsanto: possibly an opportunity.
- f. Addenbrooke's: not an issue, bio-medical park.

Group F

Location: Pemberton Room

Facilitator: Tony Orgee

Recorder: Simon Smith

- a. Green corridor. (1)
- b. Community facilities / shops / timing of. (1)
- c. Access / infrastructure / public transport. (1)
- d. Green belt boundaries. (1)
- e. Height / density – visual impact / light pollution. (1)
- f. Impact on wider transport infrastructure. (1)
- g. Key worker / affordable housing. (1)
- h. Quality of built development / place. (1)
- i. Impact of infrastructure (visual). (1)
- j. Delivering sustainable development. (1)

Consensus – felt all issues were interlinked.

Group G

Location: Pemberton Room

Facilitator: Jim Chisholm

Recorder: Sarah Collins

- a. Infrastructure in early – before the people move in. (1)
- b. Community building.
- c. Route of access road – where it crosses Shelford Road.
- d. Rapid Transport System – bridge to go under railway.
- e. Crime prevention through environmental design (1)
- f. Affordable housing – long term and how it is dispersed. (2)
- g. Timing of development – regulate mix, how does it all hang together?
- h. Learning from Cambourne – e.g. Section 106 and what has to be delivered.
- i. Sustainability of housing. – liveability, environmental (1)
- j. Impact on Papworth of relocating hospital to Addenbrooke's site. (1)
- k. Maintenance liabilities for open space and community facilities.

Group H

Location: Pemberton Room

Facilitator: Tim Boyden

Recorder: John Coates

- a. Planning timetable. (2)
- b. Monsanto proposal – limits expansion opportunities for Trumpington Park & Ride. (4)
- c. Firm mechanisms for development control.
- d. Recognition of car ownership.
- e. Southern Fringe and region. Timing of infrastructure provision. (1)
- f. Adequacy and maintenance of infrastructure. (1)
- g. Energy - waste management. (1)
- h. Affordable housing definition. (3)
- i. Restriction on commuting - out. (3)

Group I

Location: Board Room

Recorder: Simon Hoad

- a. Long-term maintenance of landscaping? (1)
- b. Sustainable drainage and linkage with existing systems.
- c. Linkages and connectivity of landscaping/edges/open space – including existing.
- d. Concerns on the encroachment of the development of the Monsanto site to Cambridge city setting.
- e. Transport including public transport and car parking. (3)
- f. Safety issues – improving safety in open spaces
- g. Delivery of social infrastructure up front.
- h. Integration of infrastructure to avoid fragmentation of development.
- i. Mitigation of loss of environment and improvements on site of bio-diversity.
- j. Environment principles – materials, re-cycling, best practice, sustainable buildings. (2)

9 Working group reports, presentations & notes

This section contains the records of the nine working groups which met after lunch. The group topics were determined by the organisers in advance and participants were able to choose which group they wished to take part in. A Facilitator and Recorder for each group were also identified in advance.

Groups made records of their discussions in four ways:

- a. On prepared A3 sheets which encouraged people to focus on how their topic might be dealt with under the headings needed for an Area Development Framework document (see page 115 for a blank sheet);
- b. On flipchart sheets (later used by most groups to report back their findings to the final plenary session);
- c. On maps and plans using felt tip pens (likewise);
- d. In separate notes taken by the Recorder.

Inevitably there is some repetition but all four of the above are included here to provide a comprehensive record of the proceedings. Numbering and lettering has been added to facilitate referencing.

Six of the groups dealt with general themes affecting the whole area while three groups dealt with specific geographical areas. The group topics were as follows:

1. Sustainable Development	44
2. Urban Design	47
3. Community Facilities	50
4. Spaces and Setting	52
5. Transport	57
6. Housing	59
7. Addenbrooke's 2020 Vision Development	62
8. Clay Farm Development	65
9. Monsanto Development	66

1 Sustainable Development

Facilitator: Barbara Wilcox, Cambridgeshire County Council

Recorder: Jean Perraton, Cam Valley Forum

Andrew Day, Countryside Properties

Derek Facey, Haslingfield Parish Council

Ceri Galloway, Green Party

Geoffrey Newton, Brooklands Avenue Residents Association

George Rich, Cyclists Touring Club

Keith Searle, Faber Maunsell

Richard Wells, Hobsons Conduit Trust

RECORD SHEET

1 Vision

- a. Comprehensive water management - water supply, demand management, drainage, hydrology, biodiversity across all sites.
- b. Facilities close to people. Compact.

2 Land uses

- a. Housing for key workers close to employment.

3 Drainage and Hydrology

- a. Concern about falling water levels of Hobson's Brook.
- b. Concern about implications of development on aquifers.
- c. Need to protect the Nine Wells site from people pressure.
- d. Surface water management must not affect Hobson's Brook adversely.
- e. Vital that the long-term management of SUDS is assured (funding responsibility).
- f. SUDS potential for amenity and wildlife.

4 Remediation – Mitigation

- a. Offsite.

5 Other

- a. Movement of people with goods – (seats on routes).
- b. Delivery portal in housing developments.

6 Built form

- a. Detailed design.

7 Open Space

- a. Biodiversity.
- b. Food - growing.

8 Sustainable Urban Drainage Systems (SUDS)

- a. Maintenance essential.

9 Other

- a. Materials – sourcing – local – low embodied energy – materials – recycled.
- b. SD guidelines.
- c. Integrated housing for people with disabilities.
- d. Indoor pollution issues.

FLIPCHART SHEETS**1 Sustainable development**

- a. Water management and drainage (SUDS)
- b. Resource use – environmental quality
- c. Accessibility – facilities and employment, food production
- d. Sustainable buildings

How might these issues be dealt with in the Area Development Framework (ADF)?

2 Water management

- a. Falling water levels: Hobson's Brook vulnerability.
- b. Effects of surface water drainage management (SUDS).
- c. Arrangement for long-term management – funding responsibility.
- d. Potential contribution to amenity and wildlife.
- e. Protection of Nine Wells site and other off-site resources.
- f. Water conservation in buildings.
- g. Comprehensive approach to drainage and water.

3 Resources and Environmental Quality + Sustainable Buildings

- a. BREEAM guides (+Ecohomes) as a local requirement on all development.
- b. Long term maintenance of affordable housing.
- c. Key worker housing near Addenbrooke's.
- d. Energy efficiency/generation.
- e. Future proofing.
- f. Links to open space, biodiversity.
- g. Internal environmental quality.

4 **Access – people**

- a. Permeability: pedestrians; green space.
- b. Walkable facilities: seats and shelters.
- c. Small friendly internal spaces.
- d. Integrated housing types including mobility.

NOTES

1 **Water management / SUDS**

- a. Concern about falling water levels of Hobson's Brook. Very sensitive site of Nine Wells.
- b. What must be the impact of development on the water table / aquifers? (Presumably EA will safeguard this.)
- c. Surface water management must not affect Hobson's Brook adversely.
- d. Off site protection of Nine Wells.
- e. Long-term management – funding adequate and who does.
- f. SUDS link into amenity and wildlife.
- g. Water conservation measures into housing design.
- h. Monsanto.

2 **Resources and environmental quality**

- a. Local materials in buildings, or from sustainable source.
- b. Plenty of space and light for houses.
- c. Also requirements. BREAM guidelines in buildings. BRE green guide. LPA requirements.
- d. Houses near Addenbrooke's for 'key workers' at the hospital (reduce traveling – discourage commuting).
- e. Ways of ensuring that they continue to be used for key worker.
- f. Energy – Orientation for solar gain – solar heating and PVC – heat recovery. Also part of BREAM expectations.
- g. Composting toilets (mixed reaction!) Problems with water regulations.
- h. Future proofing – buildings to facilitate later adaptation e.g. fitting PVCs which currently attract 50% government grant to householder (but not available to developers).
- i. Attention to materials on inside houses etc. Many could cause indoor pollution.

3 **Accessibility**

- a. Needs of people with mobility problems need to be built into the initial stages – layout, building design, etc.

2 Urban Design

Facilitator: Andy Thompson, Cambridge City Council

Recorder: Jonathan Brookes, Cambridge City Council

Cllr Edrich Adigun-Harris, Cambridge City Council

Marcial Echenique, Cambridge Futures

Peter Pope, Cambridge Urban Design Forum

Steve Sillery, Bidwells

Jim Weddell, PRP Architects

RECORD SHEET

1 Vision

- a. Should create an integrated development – part of Trumpington and not separate.
- b. Focal village centre maintained – should be one not several focus of use.
- c. View all sites together (Clay Farm, existing, Monsanto).

2 Setting

- a. Create proper urban edge on land up to and around Addenbrooke's.
- b. Setting to be improved.
- c. Maintain open wedge – wider space around Hobson's Brook.
- d. Maintain local views, e.g. Trumpington church tower.

3 Land uses

- a. Trumpington currently lacks some facilities (mix complimentary not competing).
- b. Needed: Library; Doctors surgery; Community centre; indoor sports facility; school – improve existing site, village college?

4 Environment

- a. Hobson's Brook is very important to people of Trumpington.
- b. Freiburg – was it all flats or were there houses?
- c. Dense? Mix of dwellings.
- d. Mix to provide affordability.

5 Transport

- a. People hate the traffic in Trumpington – but blame different sources.
- b. Link from Hauxton Road.
- c. Trumpington High Street – traffic an issue.

6 **Drainage and Hydrology**

- a. Hobson's Brook maintain – very important.

7 **Waste**

- a. Anywhere in South Cambs!

8 **Remediation – Mitigation**

- a. Improve urban edge.

9 **Other**

- a. Re-structuring of village – e.g. remove Bidwells or Shell/Esso garages?

10 **Built form**

- a. Freiburg? (As a model)

11 **Linkages**

- a. Maximise links with and through existing village.

FLIPCHART SHEETS

1 **Vision**

- a. Integrated.
- b. One village centre.
- c. View all sites together.

2 **Setting**

- a. Improvement.
- b. Proper urban edge.
- c. Open wedge.
- d. Hobson's Brook buffer.
- e. Maintain important local views – e.g. Trumpington church tower.

3 **Land uses**

- a. Housing – mix of types
- b. Employment – Addenbrooke's
- c. Needed: library; doctor's surgery; community centre (including sports); school – improve existing.

4 Environment

- a. Hobson's Brook – very important.
- b. Freiburg – flats or houses?

5 Transport

- a. Different perceptions.
- b. Link from Hauxton Road needed – relief to Trumpington High Street.

6 Waste

- a. Anywhere in South Cambs!

7 Other

- a. Demolish Bidwells.
- b. Relocate petrol filling stations.

MAP



Plan annotated by group members

Handwritten text from left to right reads:

Facilities in a creche; Library; Doctors surgery to 2007; Community centre; No indoor sports; No youth facilities; 'The Wreck'; Waitrose perceived traffic generator; Extension of Trumpington Village; Trees; School; MIST; RTS + cycle; SPORTS FIELD; PLAYING FIELD; RANGE/SEQUENCE OF OPEN SPACE; NEW URBAN EDGE; Golf course.

3 Community Facilities

Facilitator: Kathy Baldwin, Cambridgeshire County Council

Recorder: Nicola Beach, Cambridgeshire County Council

Hector Legge, Greenlands Residents Association

Cllr Tony Orgee, Cambridgeshire County Council

Cllr Philippa Slatter, Cambridge City Council

Andy Thomson, Long Road Sixth Form College

RECORD SHEET

1 Vision

- a. Integration of new facilities with existing communities, e.g. new leisure, recreation, facilities, provided through new development but Trumpington village can make full use of these – good access, (physical and psychological feelings of isolation).
- b. Development of community facilities delivered early on in development (some needed now) – learn lessons from Cambourne.
- c. Continued stakeholder and community involvement in process.

FLIPCHART SHEET

1. Physical access between new development and existing villages, e.g. well lit cycle path and walkway between Trumpington Village and new developments. Public footpaths extended (Trumpington to Grantchester).
2. Meeting needs of existing communities through development – integration (between new and existing residents).
3. Policing of whole area: new and old communities; liaison with police.
4. Designing out crime: design of buildings and houses; avoid no go areas during day and night; walkways/cycle paths.
5. Shopping list: things for young people to do and go to; lunch clubs; sports facilities; pre school activities and child care; community centre meeting all needs (site near Fawcett school).
6. pgrade Paget Close and Robinson Way: low lighting, cycle path, walkway.
7. Life long learning and resource centre: possible location in (library). Long Road 6th form College – community use.
8. Health centre
9. New post office for residents and workers near Addenbrooke's.
10. Household Waste Recycling Centre – off new access road.
11. Neighbourhood bus services into housing areas.
12. Open space: green spaces; wildlife.

MAP**Plan annotated by group members**

Handwritten text from right to left reads:

Health facilities; Waitrose; Shops p.o.; Household waste recycling centre?; Community centre Meadows centre; Cycle/ped low lighting; Lifelong learning LR6FC; P.O.?

4 Spaces and Setting

Facilitator: Carolin Göhler, Cambridge City Council

Recorder: Bridget Hodge, Great Shelford Village Design Group

James Cairns, student

Paul Gibbs, David Jarvis Associates

David Green, Conservation Consultants

Duncan Mackay, Ramblers Association

Barry Pearce, Cambridge Preservation Society

Howard Slatter, resident

Iain Webb, Cambridge Green Belt Project/ Wildlife Trust

FLIPCHART SHEETS

1 Landscape setting to Development and city

- a. Feathered edging to South.
- b. Sensitive landscape treatment to edge. Mix of blocks of planting and views.
- c. Addenbrooke's – built form staggered down to edge of development.
- d. Use linkages to break mass of development (e.g. trees in linkage corridor).
- e. Long views into green finger. From Gogs and White Hill to be kept.
- f. Site lines/views into city should be retained and enhanced.
- g. A hard built edge to green wedge Eastwards might be acceptable subject to design.

2 Open space (within development)

- a. Roads/Rapid Transport System not to break at several points (Hobson's Brook and railway line). Create one single crossing in Northern end.
- b. Use SUDS etc for open space linkages and habitat corridors.
- c. Dual use large green squares, accepting (multifunction) denser development with high quality design.
- d. Linkages to south outside site (footpaths, cycle and wildlife).
- e. All public open space should be practical size and adopted by one body – no 'no mans land' / small pockets. High quality.

3 Green Belt

For larger plans please see Appendix Dd and De	OPTION 1 (Solid rectangular green area to East of Hobson's Brook)	OPTION 2 (Fragmented pattern of housing and green areas)
CBA Cambridge Southern Fringe – Framework Study – issue October 2003 (extract)	<p style="text-align: center;">OPTION 1</p> 	<p style="text-align: center;">OPTION 2</p> 
Countryside Properties & Addenbrooke's NHS Trust – issue October 2003 (extract)	<p style="text-align: center;">OPTION 1</p> 	<p style="text-align: center;">OPTION 2</p> 
POSITIVE	<ul style="list-style-type: none"> • Brings coherent green wedge in. • Management of parkland and farmland easier and more efficient. • Allows better linkage to other countryside. • Keeps it as non amenity area 	<ul style="list-style-type: none"> • Maintains larger buffer for Hobson's Brook. • Integration of open space and development/more varied spaces.
NEGATIVE	<ul style="list-style-type: none"> • Safety issue crossing between communities. • Housing close to Brook. • Less open space in development. 	<ul style="list-style-type: none"> • Fragment. • Eaten into in future. • Precedent for future development. • Difficult to integrate into wider landscape. • Community centre obstacle to migration. • Loss of green belt.
VOTED in support by workshop group with 1 abstention	6	1

Conclusion: investigate Option 3.

4 **Biodiversity**

- a. Protect what's there.
- b. Keep it in existing form. Either agriculture or amenity.
- c. Enhance/maximise existing habitats.
- d. Conflict between human use to future potential for wildlife: transport; leisure routes and activities; pollution; access to riverbanks.
- e. Linkage existing and creating new ones within and outside site.
- f. Pressure (manage and mitigate) on linkage routes and spaces. Inside and outside development areas and wider landscape.

5 **Phasing**

- a. All infrastructure in first and ecology.
- b. Landscape properly protected with housing afterwards.

NOTES

1 **Biodiversity –**

- a. Current status and proposed: Local Nature Reserves: Nine Wells; Byrons Pool.
- b. Proposed: wildlife area at Monsanto.
- c. Pleased to see large proportion of green.
- d. Potential to use this wisely.
- e. Conflict between wildlife and access.
- f. Need to keep green wedge as part of the countryside, remaining as agriculture but with ecological enhancements. Would be cheaper - because management of agricultural land.
- g. Amenity areas to be included within development.
- h. Is it feasible to have amenity areas in development?

2 **Routes – “Managed Access”**

- a. Pressure on areas with public access – crucial to have usable paths, circular routes.
- b. Wildlife areas would be cul de sacs – possibly is not such good routes. (Need to look at pedestrian access overall.)

3 **Conservation Consultancy**

- a. Biodiversity is focused in very small areas, opportunity to create differing types of habitat.
- b. Suggest that you create access and habitat e.g. use of excess water on site – reed beds.
- c. Need to link in with land to the north.
- d. Is it necessary to create new habitats? Enhance agricultural environment. Problem of losing existing species.
- e. Southern part of wedge – agricultural environments schemes to south of Nine Wells.
- f. Wedge within the development - need for more permanent landscaping with mix of habitats.
- g. The river (Cam) - intensification of use of quiet unused river will dramatically affect wildlife – at present Byrons Pool is quiet.

4 **Hobson's Brook**

- a. No water voles or white-claw crayfish – populations will not come back.
- b. Lizards / grass snakes.
- c. Grey partridge, blackwing, golden plover, kingfisher, wagtail.
- d. Could possibly restrict access to parts of the brook on one side to benefit wildlife. Could create buffers.
- e. Need at least 20m buffer zone along bank of brook. What form will this zone take? How will it fit into the overall landscaping?
- f. Importance of linkage through the site, and further south – for wildlife and people – but there would be great pressure on these linkages.
- g. Form of these linkages will help in directing people.
- h. Model for this should be a common ground – but this is not as rich as the agricultural land – grassland could lead to increasing wildlife disturbance.
- i. Is the green wedge still large enough to allow agricultural land to support farmland birds? Yes.

5 **Landscape setting**

- a. Landscape treatment to boundaries of development will be vital in maintaining corridors – should not just be a belt of trees.
- b. Change in style of building towards edge of the development.
- c. Landscape is open to south of Addenbrooke's. Clay Farm is a more transitional landscape. Both need to feather and interlock old and new planting – need to do this within the development as well as along the edge.
- d. Buffer between 2020 Addenbrooke's development and railway – development along edge would only be 4 storeys.

6 **Infrastructure**

- a. Access Rd / spur off rapid transit – these would fragment the green / wild area. Bring these 2 together so that there is only one crossing nearer to the city.
- b. Should be a tunnel or a cutting – suggestion made that it would not work because of height of water table.
- c. Monsanto – housing will affect the setting of the city.
- d. M11 will be noisy to residents of housing.
- e. Need footpath access to Shelford Rd.

7 **Green Belt**

- a. Description of 2 options: Option 1) (Greenbelt remnant) as a wedge; Option 2) larger green spaces within development - break up of green wedge with some housing.
- b. Option 2: Will give fragmentation and could be eaten into in future – would be difficult to integrate it into wider landscape.
- c. Option 2: Will create a precedent for further development in future. Very difficult for that land to be agriculture – would need to be managed.
- d. Option 2: Brook will be central to development, therefore more adverse effect.
- e. Brook should not be seen as the boundary between developed and undeveloped area.
- f. Option 1 – could introduce a buffer to the brook.
- g. Achieving an optimum use of green space in terms of biodiversity, management, would depend on the housing density.
- h. 57 dwellings per hectare is shown in countryside management.

- i. If wedge is amenity rather than agriculture, feathering is important where it links in with the south, rather than within the wedge.
- j. Amenity land – some people feel this does not mean wildlife.
- k. Is the wedge amenity or agriculture? A built edge to the wedge close to the east boundary may be acceptable.
- l. Difficult to balance amenity land on wider landscape.

8 **Open spaces** – (i.e. amenity areas within the development)

- a. With good design can get good, overlooked public spaces – safe for children.
- b. Have to be big enough for those who will use it.
- c. Double use of open space – car parking underneath. This would allow for higher density.
- d. Form a grid structure – courtyard development – could get far more open space on the site. Open spaces – should be in public ownership – or adopted by one body. Securely tied up in 106 agreement.
- e. Form of spaces – will depend on layout of housing – in a grid form – could be in the form of a village green. Community facilities around the open space.

9 **Phasing**

- a. Landscape structure should be put in place early on – housing fits in around it.

10 **Vote**

Vote taken on Options 1 and 2:

- 6 in favour of Option 1;
- 1 in favour of Option 2;
- 1 abstention.

5 Transport

Facilitator: Joseph Whelan, Cambridgeshire County Council

Recorder: Nick Anderson, Faber Maunsell

Nigel Bringham, Sustrans

Jim Chisholm, Cambridge Cycling Campaign

John Clough, Cambridgeshire County Council

John Coates, Countryside Properties

Anthony Cooper, Cambridge Preservation Society

Tony Hargreaves, Cambridge Futures

Simon Norton, Transport 2000

Cllr Judith Pinnington, Cambridge City Council

Peter Rowell, Cyclists Touring Club

Alan Seymour, Cambridge Licensed Taxi Owners Association

RECORD SHEET

1 Transport

- a. Key importance of good pedestrian / cycle links to city centre to reduce car use.
- b. Development can support public transport services, important to be in from start of development.
- c. Concerns that buses are in hands of private companies, government should be lobbied to take them into public ownership. Trumpington has lost services, important to provide evening services.
- d. Concern that new development may compromise existing bus services.
- e. New development can underpin new bus services – should serve new and existing residents.
- f. Key issue to provide good pedestrian cycle links to city centre, Hobson's Brook and rapid transport system (RTS).
- g. Cycle routes should be improved to the South, including through Monsanto.
- h. New park and ride site should be provided further out.
- i. Level crossing should be removed and a cycle underpass provided if needed before RTS.
- j. Principle of Access Road supported.
- k. Cycle route should link through P+R site.
- l. If only one rail crossing, cyclists following RTS route would suffer general road noise.
- m. Under bridge preferred for RTS crossing if ground water allows. Accepted that there are problems, identified in past, for access road to go under railway.

FLIPCHART SHEETS

1 **Main issues: Rapid Transit**

- a. Early provision of all infrastructure – design emphasis.
- b. Rapid transit: ASAP; conventional buses; interim measure S106 funding.
- c. Crossing of railway: underpass preferable; environmental difficulties, hydrology; visually desirable. Combined crossing difficult.

2 **Public transport**

- a. Councils – better control needed.
- b. Current and new users.

3 **Cyclists**

- a. Site permeable and external linkages – quality.
- b. Key routes: along Hobson's Brook corridor; RTS corridor; through Monsanto; Great Shelford; existing east west route enhanced; junctions; leisure routes.
- c. Security and safety.

4 **Pedestrians**

- a. Internal networks – high quality.
- b. Links to Addenbrooke's and Trumpington Village.
- c. Leisure routes.
- d. Links to good local facilities: shops; schools; pubs; health services. Both on site and in Trumpington.

5 **Road traffic**

- a. Accept need to an access road from the South.
- b. Minimise impact on properties of Shelford Road crossing. Concern by some of at grade crossing. Public transport priority.
- c. Rat running designed out.

6 **Softer measures**

- a. Travel planning.
- b. Incentives.
- c. Information.

7 **Travel for work partnership**

- a. Rail station at Addenbrooke's.

6 Housing

Facilitator: Suzanne McBride, Cambridge City Council

Recorder: Simon Smith, Carter Jonas

Jonathan Barker, Marshall Aerospace

Frances Cullen, Council for the Protection of Rural England

Cllr Michael Farrar, Cambs County Council/ Stapleford Parish Council

Alan Hazelwood, Disability Consultative Panel

Simon Marriott, Cambridgeshire Constabulary

RECORD SHEET

1 Vision

- a. Mixture of housing, agreed as beneficial. This means mix in terms of tenure and type - affordable housing, family sheltered, etc, including live / work units and Lifetime Homes.
- b. What % age is affordable? This needs to be clarified – group did not agree on mix private/affordable.

2 Setting

- a. Cam Valley to be protected.
- b. Blend 'green edges' transitional zones.
- c. Green corridors.

3 Land uses

- a. Housing versus jobs debate, balance in favour of housing.
- b. Mixed use, with emphasis on housing.

4 Environment

- a. Wildlife.
- b. Green spaces.
- c. Sustainability needs to be considered. Alternative technology / eco homes.

5 Transport

- a. Cycle network – good.
- b. Realistic car parking.

6 Drainage and Hydrology

- a. Sustainable methods (SUDS).

7 Waste

- a. Reuse of waste for power.
- b. Waste during construction to be discouraged.

8 Remediation – Mitigation

- a. Noise barriers, essential.
- b. Light pollution, minimised.

9 Delivery

- a. Master planning essential.
- b. Early delivery of community facilities.
- c. Infrastructure very early.

10 Built form

- a. Integration of housing.
- b. Height, mixture of heights depending on location, site edges lower.
- c. Limited access to properties for surveillance etc.
- d. Mix of houses / flats. Detached, terraced, range, private / affordable. Inc. lifetime homes etc. and disability awareness.
- e. Crime prevention emphasis.

11 Open Space

- a. Clear definition – private / public.

12 Other

- a. Affordable housing including key worker / low cost.
- b. Reasonable quantity.
- c. Good mix of types.
- d. Integration by design.

NOTES

- a. All sectors of community. No social rented ghettos.
- b. Wide housing mix.
- c. Freiburg – apartments / flats
- d. Not just flats, we want houses too.
- e. Everything from millionaires to affordable homes.
- f. Sizes of housing as well.
- g. Gardens not essential.
- h. Two storeys only. (This comment not accepted by group as a whole)
- i. 40% affordable housing proposed on local plan but some preferred.

- j. No higher than 30% because of fear of crime etc. Poundbury used as an example.
- k. Affordable housing is more than family housing. Includes key worker housing (flats, smaller units.)
- l. Good quality development – essential theme. Byker estate in Newcastle as an example because of crime etc.
- m. Mix of housing is very important. Family and no family.
- n. A good mix is the most important.
- o. Do not build houses in high noise level area unless adequate noise barriers are created.
- p. Design could be important, the lack of identity.
- q. Affordable housing definition. Registered Social Landlords and key workers not just for one-parent families.
- r. How will ensure the implementation etc. i.e. reservation for key worker housing.
- s. Previous sale of affordable housing / key worker housing lamented.
- t. How do control sale key. (It is important to maintain affordable housing in the long term – not to have it sold on to others, and lost as affordable.)
- u. Lifetime homes, adaptability. Reasonable size of homes.
- v. Definition of lifetimes given, design criteria.
- w. Lifetime homes lead to longer-term thinking.
- x. Design principle. (This comment was explaining what Lifetime Homes are – i.e. a set of design principles which build in adaptability as part of the initial design)
- y. Improving standards for all.
- z. Affordable housing is essential. Rented, for sale, key worker.
- aa. Key worker housing, i.e. age too low or too high. (This comment should be about % age – the group discussed what mix of the housing on site should be for key workers, particularly linked to Addenbrooke's, but did not reach agreement.)
- bb. The balance of housing is going to change, rise in family housing.
- cc. Balance of community.
- dd. Design and density.
- ee. The best design you can afford. High quality.
- ff. Crime prevention, at an early stage.
- gg. Early input from police.
- hh. How much can today influence design and layout – queried.
- ii. Secured by design.
- jj. Crime prevention and other issues.
- kk. Wider influences.
- ll. Cul de sacs? Prevents crime.
- mm. Surveillance.
- nn. Activity, day and night.
- oo. Conflict, skateboards in the streets.
- pp. Remote car parks, not good ideas.
- qq. Disabled issues.
- rr. Mixed housing design, private and affordable.
- ss. No % age. (ie We did not as a group agree what the mix of private/ affordable housing should be, or how much should be for key workers. Different people had very different views as to what might be reasonable.)
- tt. ange of types, sizes, styles.
- uu. No % age to be specified.
- vv. Design needs to take into account of crime.

7 Addenbrooke's 2020 Vision Development

Facilitator: Brian Human, Cambridge City Council

Recorder: Roger Cutting, Addenbrooke's NHS Trust

Andrew Blevins, Liberty Property Trust

Ken Brewer, Papworth NHS Trust

Stephen Bridge, Papworth NHS Trust

Lindsay Dane, University of Cambridge

Dr Megan Davies, Medical Research Council

Stephen Davies, Addenbrooke's NHS Trust

Richard Henderson, Medical Research Council

Nick Sweet, Auketts Ltd

RECORD SHEET

1 Vision

- a. Short presentation of overall Masterplan – including proposed allocation of land for Clinical Developments (20 Acres), Private Hospital (5 Acres), Medical Research Council (10 acres), Biomedical Research Park (25 acres). Also explanation of route of Rapid Transport System and new link Road. Proposal effectively doubles the size of the existing site.
- b. Site /activities are of national, regional and local significance. Site provides clinical treatment, teaching and research roles.
- c. At its most basic, additional clinical facilities are required to meet growing population. 80% of existing hospital services are provided to local people – no plans to change this proportion. Site is effectively developed out, need land released from Green Belt to allow for growth. This will require additional infrastructure – transport, road services, etc. Twin benefits of increasing research activities – more research leading to better patient treatments, etc but also that commercial research will help finance infrastructure provision. Without this injection, capital cost of clinical elements would be significantly higher and resulting higher revenue costs would have to be met from local health economy – which is a fixed weighted capitation budget.

2 Setting

- a. Sensitivity of location accepted. Need to overcome the problem of existing site – accepted as of poor quality – opportunity to improve.
- b. More work to be done on masterplan – not yet at architectural treatment stage. Current thinking is 4-storey buildings at boundary stepping up to 5 storeys towards centre of site. Need something different from “another business park”.
- c. MRC (Medical Research Council) looking for a landmark building. Therapeutic benefit of duck pond at Papworth recognised, need similar feature/tranquility to promote patient recovery after move to Addenbrooke's.

- d. Some discussion re design of individual units on research park – all to be individual designs or part of a “family” of designs? – no conclusion reached.

3 Land uses

- a. Described as above in Vision.
- b. Bell School land is immediately to South of University's Forvie site. Issue of whether this land should be earmarked for Forvie extension rather than housing. Trust proposal is that all land due South of Forvie and 2020 extension, should be included as safeguarded for later development – beyond Local Plan timetable timing. (Editorial note of clarification: Bell want land allocated for residential).
- c. Outline proposal is to construct 2,000,000 sq ft of development of which around 1,250,000 would be in “commercial” section i.e. Nuffield, MRC, Biomedical Research. Expect average of 1 staff /36 sq ms of space. This is a low occupancy level compared with most development. Estimated around 5,500 additional staff for whole site over next 10 -15 years – this figure being Whole Time Equivalent staff not headcount – there maybe many part time staff.
- d. Papworth estimate that they will need about 27,000 sq m of 2,000,000 sq ft overall site figure. Papworth research to be included in clinical area of site.
- e. For Transport assessment, maximum of 2,250,000 sq ft of development included in County Transport model.

4 Environment

- a. Importance of landscape and setting is important for therapy /hospital purposes – also commercial viability.
- b. Some landscaping enclosure required to overcome surrounding flat landscape.
- c. Economy of scale by combining Addenbrooke's 2020 and Clay Farm noted. i.e. if 2020 only, a new link road would be required. If Clay Farm were to be located elsewhere, another new road would be required – environmental “cost” shared between developments.
- d. Noted that a good environment also helps recruitment /retention of staff.

5 Transport

- a. Progress made by Addenbrooke's Trust in Access to Addenbrooke's Travel Plan acknowledged.
- b. Discussion re location of car parking on site – centralise or allocate to individual buildings. No conclusion but thought that some pooling of spaces managed by a management company may be more flexible.

- c. Potential conflict between low provision for car parking with Transport Plan (as per Planning) and commercial preference for as many spaces as possible to reduce risk for exit strategy.
- d. Concern that Monsanto proposals would not allow for any expansion of Trumpington Park & Ride site.
- e. Discussion re possible railway station at Addenbrooke's. According to Local Transport Plan station now dropped because of route capacity. Structure Plan includes reference to benefits of station – although Strategic Rail Authority priority is Chesterton station to North of City.

6 Drainage and Hydrology

- a. Confirmation that 2020 and Clay Farm proposals will include attenuation of water run off. Detail still to be resolved.
- b. There are existing restrictions on the Forvie site related to ground cover, permeability and run off.

7 Waste

- a. 2020 proposals will of course generate additional waste – including clinical waste. Trust has incinerator on site which will need upgrading to meet new environmental standards in the next 3-4 years (2006?). Possibility of linking on-site waste with neighbouring housing? – disposal of waste /heat reclamation?

8 Delivery

- a. Serious concerns about Planning process timing.
- b. Pressure from Medical Research Council for replacement building to be early – existing is too small, unsafe (health and safety) with backlog maintenance problems. Need to investigate possibility of starting MRC replacement early – on the basis that the new will replace the old (transfer of existing staff).
- c. Papworth project has fairly long lead in – in terms of construction. Problem is that scheme will be Private Finance Initiative and outline planning permission must be in place to select PFI partner and make progress with PFI scheme. Start on site construction - around 2010.
- d. Addenbrooke's clinical Elective Care Centre planned to open 2006. Pressure on clinical facilities will mean next building required soon – but no spare land till revised Green Belt. Any further delays in delivering 2020 planning approvals would be very serious, in terms of healthcare delivery.
- e. The road needs to be got underway asap.
- f. Items on Critical path:
 - 1. Decision on road and start of construction.
 - 2. Planning Process.

8 Clay Farm Development

Facilitator: Keith Miles, South Cambridgeshire District Council

Reporter: Ken Fletcher, Trumpington Environmental Action Group

Simon Anderson, St Mary's School

Shirley Brown, Trumpington Elderly Action Group

Robert Burgin, Cambridge Preservation Society

Sarah Collins, Cambridgeshire County Council

Mike Hooper, Countryside Properties

John Oldham, Countryside Properties

NOTES

1 Overview

- a. Focus of Discussion – Integration.
- b. Integration of new developments with Trumpington.
- c. Integration of new developments with Cambridge.

2 Trumpington

- a. New Developments will change the centre of gravity of village. Some conflict as Monsanto pulls one way and Clay Farm another.
- b. Essential that additional infrastructure contributes to strengthening centre of gravity and does NOT pull village and new developments apart.
- c. Shops important – may be three centres – Waitrose, existing High Street shops and new shops in Clay Farm. Need to develop as main shopping centre (High Street) with corner shops in new development.
- d. Schools vital. Fawcett will be at centre of enlarged Trumpington. Should be expanded as local primary school - to create second school would damage cohesiveness of "Greater Trumpington".
- e. Layout and position of access roads, RTS stations and bus stops also important in tying village together.

3 Cambridge

- a. Green Corridor vital role in linking city, Trumpington and countryside together.
- b. Concern about too many rail crossings – urge RTS and access link on single bridge.
- c. Option 1 preferred but some concerns, Hobson's Brook forms western boundary of corridor. Greater opportunities for enhancement if brook is within corridor rather than at edge.
- d. Suggest possible Option 3. Instead of all development west of corridor, split with a small development adjacent to railway. Development west of brook integrated with Trumpington, development on eastern boundary of corridor look towards Addenbrooke's. Separation of development should enhance security of pedestrian and cycle link from village.
- e. Essential that Green Corridor is attractive from all viewpoints. Better that houses on edge of Clay Farm, and Addenbrooke's, should look out across new open space, not have it at the end of their back gardens.

9 Monsanto Development

Facilitator: Jacqueline Reid, Cambridgeshire County Council

Recorder: Tim Boyden, Bentley & Newton Road Residents Association

Peter Dawson, Trumpington Environmental Action Group

John De Bruyne, Anstey Hall

Cllr Janet Lockwood, South Cambridgeshire District Council

Jim Quinlan, Monsanto UK Ltd

Cllr John Reynolds, Cambridgeshire County Council

Ian Steen, Grantchester Parish Council

RECORD SHEET

1 Vision

- a. The availability of the Monsanto site is a unique opportunity.
- b. Makes optimal use of the various existing and potential transport links.
- c. Gateway from South to Cambridge.
- d. In using transport links, great care to be taken to control volumes of traffic generation.

2 Setting

- a. Exciting natural landscape including extensive riverbank and wetland potential.
- b. In developing overall site, generous use of landscaping and tree screening, protecting views of Trumpington Church and Anstey Hall.

3 Land uses

- a. In developing land great care over eco-system.
- b. A mix of both open and key worker / affordable housing.
- c. Consider the potential of city centre sites (e.g. Perse Boys and Girls schools) transferring to Monsanto site, taking advantage of green belt availability for playing fields and also community use. Releases existing sites for centre housing development. Also reduces traffic into/out of the city.
- d. Include BI office development to utilise onsite labour.

4 Environment

- a. Protect and maintain existing Trumpington shopping centre by improving / expanding existing centre.
- b. Avoid competing shops within the other areas proposed for housing at Trumpington.

5 Transport

- a. Full use of envisaged tram/rail link, cycle ways and park & ride. Avoid any further increase of road traffic flow: Addenbrooke's link crucial in this.

6 **Drainage and Hydrology**

- a. Careful installation of drainage / waste infrastructure to ensure completely adequate capacity.
- b. Creation on green belt land of wetlands to take advantage of natural water.

7 **Remediation – Mitigation**

- a. As part of the overall site development, the areas towards the river should be a wet land creation.

8 **Delivery**

- a. House building to commerce 2005.
- b. Ideally the transport infrastructure should be in place. Practically it is unlikely (RTS) to be in place before 2006/7 at the earliest. This is not ideal and efforts should be concentrated to eliminate this void.

9 **Open Space**

- a. Green Belt to be both leisure usage and pure natural habitat.
- b. Care to be taken to ensure intelligent landscaping / screening in place.

NOTE ON PRESENTATION

1 **Green Belt**

- a. There was recognition that the Monsanto plan (like the other proposals at Clay Farm, the former Showground and west of Addenbrooke's Hospital) included development in the Green Belt and that this was clearly a sensitive issue. There was consideration that development would be appropriate if appropriate mitigation and landscaping measures were put in place on site and that further deliberation on the issue surrounding development in the Green Belts around Trumpington must be a serious issue in production of the Area Development Framework.

10 Papers circulated in advance

This section contains material sent to participants in advance of the consultation day; the correspondence and background papers.

a) Invitation letter

In case of enquiry contact Brian Human
 Fax 01223 457109
 E-mail: brian.human@cambridge.gov.uk



Dear

**CAMBRIDGE SOUTHERN FRINGE
 STAKEHOLDER CONSULTATION EVENT – SATURDAY 25 OCTOBER 2003**

I have pleasure in inviting you/your organisation to participate in a special one-day event on Saturday 25th October to explore options for the future of the Southern Fringe of Cambridge.

The aim is to make sure that all the main interested parties are briefed on the state of play on the proposed development in the area and have the opportunity to make an input at an early stage. Following the event, a Draft Area Development Framework for the area will be drawn up for wider public consultation later in the year. This will then be revised and put before the relevant authorities for formal consideration early in the New Year. The intention is that the Area Development Framework will be adopted as supplementary planning guidance in the spring of 2004.

The event will take place at the Cambridge Professional Development Centre, Foster Road, Trumpington. A draft agenda and map of the Southern Fringe area are attached with this letter. Further briefing material will be sent out before the day to those confirming attendance.

To help us in making arrangements, please confirm by Friday 10th October whether you, or a representative of your group or organisation, are able to attend and your preference for the afternoon workshop groups. A reply slip is attached or you can respond by email.

We are looking forward to an interesting and productive day.

Yours sincerely

Brian Human

On behalf of the Southern Fringe Member Reference Group which includes representatives of Cambridgeshire County Council, Cambridge City Council, South Cambridgeshire District Council, Addenbrooke's NHS Trust, Countryside Properties, Monsanto and the Bell Educational Trust.

Peter Studdert, Director of Environment & Planning, Cambridge City Council,
 The Guildhall, Cambridge, CB2 3QJ,
 Telephone 01223 457104.



2003-2004
 Quality of the Built Environment



INVESTOR IN PEOPLE

b) Reply slip

**CAMBRIDGE SOUTHERN FRINGE
STAKEHOLDER CONSULTATION EVENT – SATURDAY 25th OCTOBER 2003**

REPLY SLIP

Please return by 10th October 2003

Name of group or organisation _____

We will/will not be able to attend.

We will be represented by _____

Workshop preferences

Place 1 by your first choice, 2 by your second choice, 3 by your third choice.
(We will try to allocate you to a workshop of your choice but want to aim at an even spread of numbers and to focus expertise in appropriate areas.)

___ 1 *Sustainable Development*

___ 2 *Urban Design*

___ 3 *Community Facilities*

___ 4 *Spaces and Setting*

___ 5 *Transport*

___ 6 *Housing*

___ 7 *Addenbrooke's 2020 Vision Development*

___ 8 *Clay Farm Development*

___ 9 *Monsanto Development*

Any special needs or requirements _____?

Post to: Penelope Hird in the accompanying prepaid envelope

Fax to: Penelope Hird, Environment and Planning, Cambridge City Council, fax
01223 457109

Or send an email with the information to: penelope.hird@cambridge.gov.uk

c) Pre event letter

In case of enquiry contact Brian Human
Fax 01223 457109
E-mail: brian.human@cambridge.gov.uk



Dear

Cambridge Southern Fringe Stakeholder Workshop 25th October 2003

I'm very pleased that you are able to come to the Stakeholder Workshop on Saturday and look forward to seeing you there.

In preparation for the day I am sending the following:

- (a) an Agenda;
- (b) a map showing the location of the venue;
- (c) a copy of the Action Area Plan for the City part of the Southern Fringe from the Deposit Draft Cambridge Local Plan (June 2003); and
- (d) a paper outlining the possible contents of the Area Development Framework that we expect to come out of the current Southern Fringe Study.

I hope that everyone will be able to take part in their first choice workshop in the afternoon and details of this will be confirmed on the day.

If you have any questions do not hesitate to give me a call.

Yours sincerely

A handwritten signature in black ink, appearing to read 'Brian Human'.

Brian Human
Head of Policy & Projects

Peter Studdert, Director of Environment & Planning, Cambridge City Council,
The Guildhall, Cambridge, CB2 3QJ,
Telephone 01223 457104.



d) Deposit Local Plan, Action Area Plan for the City part of the Southern Fringe

SOUTHERN FRINGE

Introduction

The scale of proposed development on the Southern edge of Cambridge is such that an Area Development Framework will be required. This Area Action Plan establishes an overall vision for the area and sets out principles to guide the preparation of the Area Development Framework.

The Area Development Framework and more detailed Masterplans for individual areas and topics will provide guidance on how the planning and design policies and principles of the Local Plan will be implemented in respect of the Southern Fringe. In doing this, firm guidelines on the layout and design philosophy, the structure of open spaces, transport and access arrangements, and developer contributions will be provided.

Development will not be permitted in advance of the preparation and approval of the Area Development Framework and more detailed Masterplans.

DEVELOPMENT PRINCIPLES

BRIEF DESCRIPTION OF REQUIREMENTS

Overall vision for site

The vision for the Southern Fringe is:

- to create a distinctive new urban extension to the City achieving the highest quality of design and embodying the principles of sustainability;
- to facilitate distinctive and imaginative development at and adjacent to Addenbrooke's Hospital that realises the potential of the site and meets local, regional and national needs;
- to ensure the best integration between development and strategic open space in the interest of the City and the local community (including residents of South Cambridgeshire).
- to enhance the amenity and biodiversity of the Green Belt and to improve access to it and recreational opportunities within it.

Phasing/release

Housing development should start soon after 2005, depending on adoption of the Local Plan.

Additional development at Addenbrooke's is ongoing and will be in accordance with a more detailed Masterplan for Addenbrooke's and adjoining sites.

Guidance on the phasing of the different urban extensions will be provided in the Phasing Supplementary Planning Guidance to be adopted by the City Council, and drawn up in co-operation with Cambridgeshire County Council and South.

Area (hectares)	Based upon the proposed release from the Green Belt, the development areas will be Addenbrooke's/Bell 60.74 hectares, and Clay Farm/Showground 60.6 1 hectares.
Landscape character	<p>This area has three distinct character areas, the Chalklands, Southern Fringe and Hobson's Brook/Vicar's Brook Corridor as identified by the Cambridge Landscape Character Assessment.</p> <p>The chalk hills are gently rounded generally with large fields enclosed by low hawthorn hedges. Shelter belts, often of beech, and hill top copses are an important feature of the Chalklands. Spring water emerges from Nine Wells west of White Hill Farm and feeds into the Hobson's Brook. From Nine Wells to Long Road the brook runs through open countryside dominated by Addenbrooke's Hospital and the railway line although there are some shelter belts. The transitional landscape is dominated by flat expanses of arable fields and crossed by Definitive and Permissive Rights of Way. There are several County and City Wildlife Sites in the area. Nine Wells is a proposed Local Nature Reserve.</p> <p>Proposals should:</p> <ul style="list-style-type: none"> • enhance the setting and character of Cambridge; • retain the green wedge which extends from the chalk hills along the Vicar's Brook, Hobson's Brook corridor and retain the nature and character of the two watercourses; • respect key views, especially to and from the chalk hills and create new vistas; • retain or enhance the approaches into Cambridge for railway travelers; • mitigate for the potential disruption of the green wedge from transport routes; • conserve and/or enhance biodiversity; • develop a new, strong landscape frame work which is guided by existing character; • provide open space to conserve the setting of the City and to enhance the existing network of spaces by providing areas of contiguous open space; and • develop a biodiversity framework which stitches into the landscape framework and open space provision, enhancing the biodiversity of the area retained for setting and open spaces, capitalising on existing features such as the brooks, hedgerows and shelterbelts.
Principal land uses	Housing and a full range of community facilities, including schools and places of worship, and leisure and recreation facilities.

	<p>Additional hospital and associated medical facilities.</p> <p>Up to 23 hectares of employment land, comprising medical and related research activities (B1(b) and sui-generis medical research)</p> <p>Shops to serve the new developments.</p> <p>A large-scale public open space of city wide importance will be provided.</p> <p>A Household Waste Recycling Centre.</p>
Structural open space	<p>A strategic green corridor extending south from Long Road and flowing into open countryside will be protected, probably as Green Belt. The final definition of the Green Belt boundary will be considered as part of the Masterplan process prior to final redeposit of the Plan.</p>
Estimated capacity for housing	<p>A minimum of 2,640 units, but this could be increased depending upon development densities and other land uses.</p> <p>The actual capacity of the area will be established during the preparation of the Masterplan and could be significantly higher than the figure above.</p>
Density	<p>Densities will vary across the area to allow lower densities adjacent to the urban edge and higher density development centred around existing and proposed key transport nodes.</p>
Vehicular access	<p>The great majority of the development in the Southern Fringe is dependent upon the Hauxton Access Road to the housing development and the Addenbrooke's area. This road will not provide a through route to Long Road and Babraham Road; additional accesses into the housing areas may be provided from Long Road and Babraham Road. Traffic Impact Assessments will be required.</p>
Pedestrian and cycle access	<p>The individual development areas will be fully permeated by pedestrian and cycle routes. The development areas will also be linked, especially east-west. Strategic cycle routes northward along the line of Vicar's Brook and the Rapid Transit Route will be provided. In addition improvements to the east-west cycle route will also be required to link Addenbrooke's with the new residential areas in Trumpington.</p>
Public transport	<p>Existing conventional bus services and Park and Ride services will be expanded and extended to meet the needs of the greater resident and working population.</p> <p>The proposed Rapid Transit system will serve the area from the north along the old Bedford railway line, with spurs to Addenbrooke's Hospital and the Trumpington Park and Ride site. If feasible, a new station should be provided to serve Addenbrooke's.</p>

Layout and design

The development of the Southern Fringe will be undertaken in partnership with landowners and developers to achieve an attractive, well-integrated and sustainable extension to Cambridge.

The use of innovative construction methods, technologies and layouts will be encouraged to maximise the use of the available land and help in the creation of vibrant and stimulating living and working environments. The use of renewable energy sources and Sustainable Urban Drainage Systems will be required. Development must minimise runoff into Hobson's Brook, Vicars Brook and the River Cam in order that it will not increase the risk of flooding.

Other key issues and constraints

Key features to be taken into account include:

- Hobson's Brook and other features important for biodiversity;
- existing trees; and
- the sensitive transition between the urban fringe and the attractive open countryside that rises up to the south.

PLANNING OBLIGATIONS

Planning obligations will be used as a mechanism by which the provision of and contributions towards, affordable housing, transport infrastructure, recreation and open space, education and lifelong learning, community development, nature conservation and public art will be secured. A key requirement will be long-term agreements on the management of the strategic open space and public access into the countryside to the south.

NOTE

This site crosses the administrative boundaries of Cambridge City Council and South Cambridgeshire District Council. Proposals will need to take account of policies from both Local Plans. Guidance will be agreed with South Cambridgeshire District Council and Cambridgeshire County Council.

e) Area Development Framework for the Southern Fringe, paper outlining possible contents

Cambridge Southern Fringe - Area Development Framework

Title	Produced by or involving	Purpose	Content/Output	Notes
<p>Area Development Framework (ADF)</p> <p>To consist of Strategic Masterplan and some Design Codes</p>	<p>LA/Partners working with Consultants appointed by LA</p>	<p>The ADF provides firm guidelines on land use and amounts of development, the layout and design philosophy, structure of open space, transport and access arrangements and developer contributions.</p> <p>The purpose of the ADF is to try and resolve the issues identified by the draft Area Action Plan in the Cambridge Local Plan Review 2003.</p> <p>The ADF may:</p> <ol style="list-style-type: none"> 1. Relate to an area of change and includes: context appraisal, policy review, vision statement, planning and design principles. 2. Include a feasibility appraisal and describe the proposed development process. 3. Outline appropriate planning obligations. 4. Aim to increase clarity and provide certainty for subsequent stages in the process. 	<p>Content of the ADF¹</p> <p>The output will be in two parts which are interlinked and should be used as a 'complete package'.</p> <p>The first part will be the production of an overall framework for the total site area – the 'Strategic Masterplan', including a plan to an appropriate scale and supporting descriptive text. This will be culmination of the investigation and research required in point 1 (left).</p> <p>Content to include:</p> <ul style="list-style-type: none"> • Policy context • Overall development policy and principles • Site layout • Information on aspects such as key routes, junction types and locations, overall land uses and locations within the site. • Structural landscaping to include <p>Design Codes</p> <p>The second part of the ADF will be a set of Design Codes (with drawings and diagrams) setting out with some precision how the design and planning principles should be applied to</p>	<p>Notes</p> <p>The ADF will identify all the land uses and locations, overall road infrastructure and access arrangements and character areas within the site.</p> <p>The Design Codes will flesh out the information contained in the overall framework.</p> <p>Following the codes will ensure that subsequent proposals produced at each of the stages below will blend together seamlessly.</p>
		<p>It will result in creation of the Council's Bottom Line – i.e. the standards to which subsequent development proposals produced by developers will have to adhere.</p> <p>The ADF increases certainty for the Council – who will get what is required to ensure a balanced and co-ordinated development takes place.</p> <p>It will also increase certainty for developers wishing to develop sites within the area identified because they will know what is required from them in terms of standards, layout and location etc.</p>	<p>development in a particular place.</p> <p>The Design Code section should include information on how 'character types' would be implemented e.g. density, heights and street design.</p> <p>The end product should have cleared up any uncertainties associated with the possible implementation of the scheme.</p> <p>Result: Supplementary Planning Document</p> <p>This is supplementary to the Structure Plan and Local Plan. Core planning policies applying to the whole of the Local Authority area will be set out in these documents (in future to be known as Development Plan Documents) and will apply to the area covered by the ADF.</p>	

Brian Human & Carolin Gohler
21 October 2003

N:\POLICY AND PROJECTS\Area Studies & Development Briefs\ASDB 020 Cambridge Southern Fringe\Southern Fringe\csf Development Framework Structure.doc

Appendix 1

Cambridge Southern Fringe Area Development Framework - Draft Contents

Strategic Masterplan

1. **Vision**
 - Sustainable community/development
 - Flagship
2. **Setting**
 - Views and vistas
 - Green Belt boundary NB Clay Farm Monsanto
3. **Land uses**
 - Housing
 - Business
 - Medical
 - Research
 - Leisure
 - Community facilities
 - Village centre
 - Open Space
 - active leisure
 - parks
 - passive leisure
 - allotments
 - ancillary facilities
4. **Environment**
 - Archaeology
 - Biodiversity
 - wildlife sites
 - proposed local nature reserve
 - improvements/shelter belts
 - management regimes and agreements
5. **Transport**
 - Routes
 - Roads - design and alignment
 - LRT - design and alignment
 - Pedestrian and cycle links
 - Rail station
6. **Drainage and Hydrology**

Southern Fringe - Area Development Framework Brief

- Existing water courses/sources
 - Nine Wells, Hobson's Brook/Conduit
 - Drainage
 - SUDS
 - Sewerage
- 7. Waste**
- Household waste recycling centre
 - Local recycling centres
- 8. Remediation - Mitigation**
- Contamination
 - Earthworks/land contouring using spoil from development
 - Open space/biodiversity
 - Noise
 - Views - to and from buildings
- 9. Delivery**
- Land ownership
 - Land management agreements
 - S106 agreements
 - Design competitions
 - Phasing

Design Codes

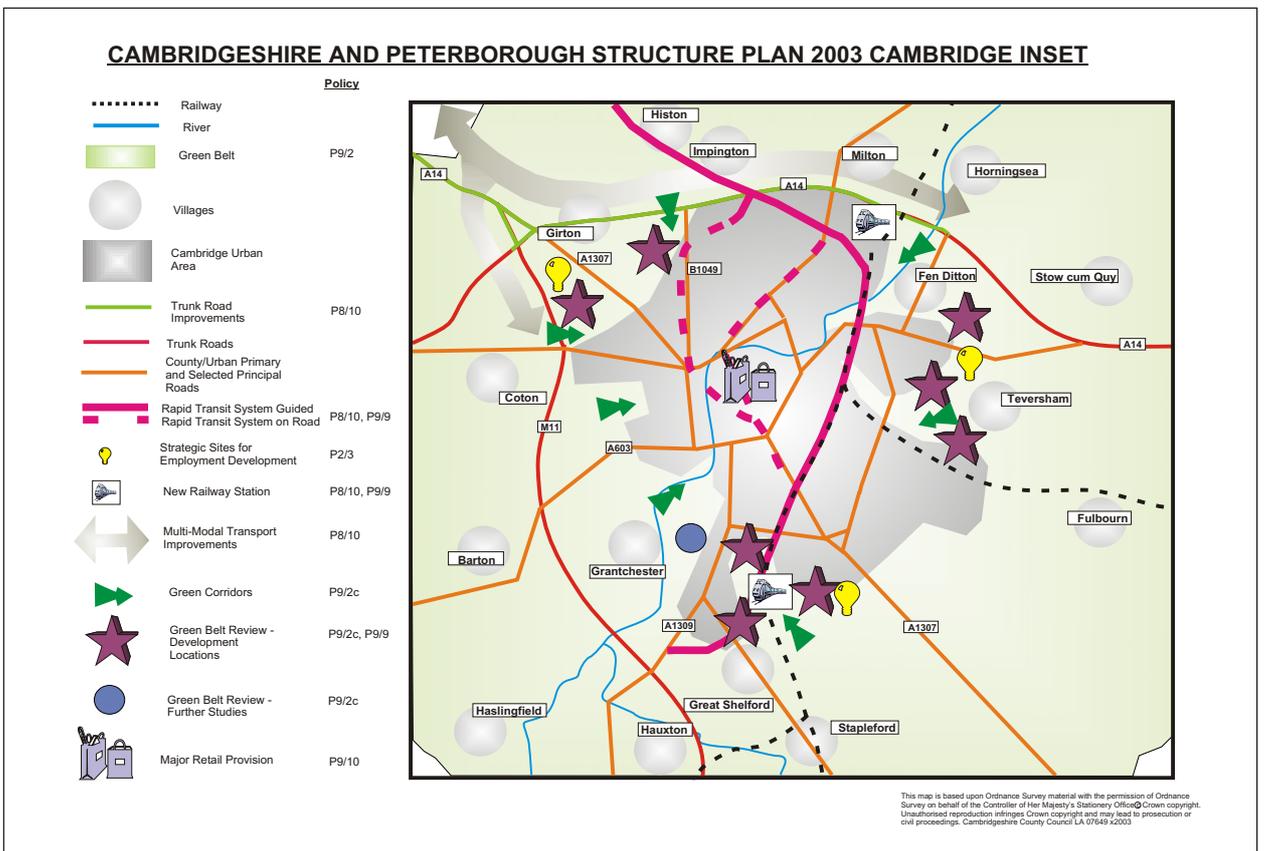
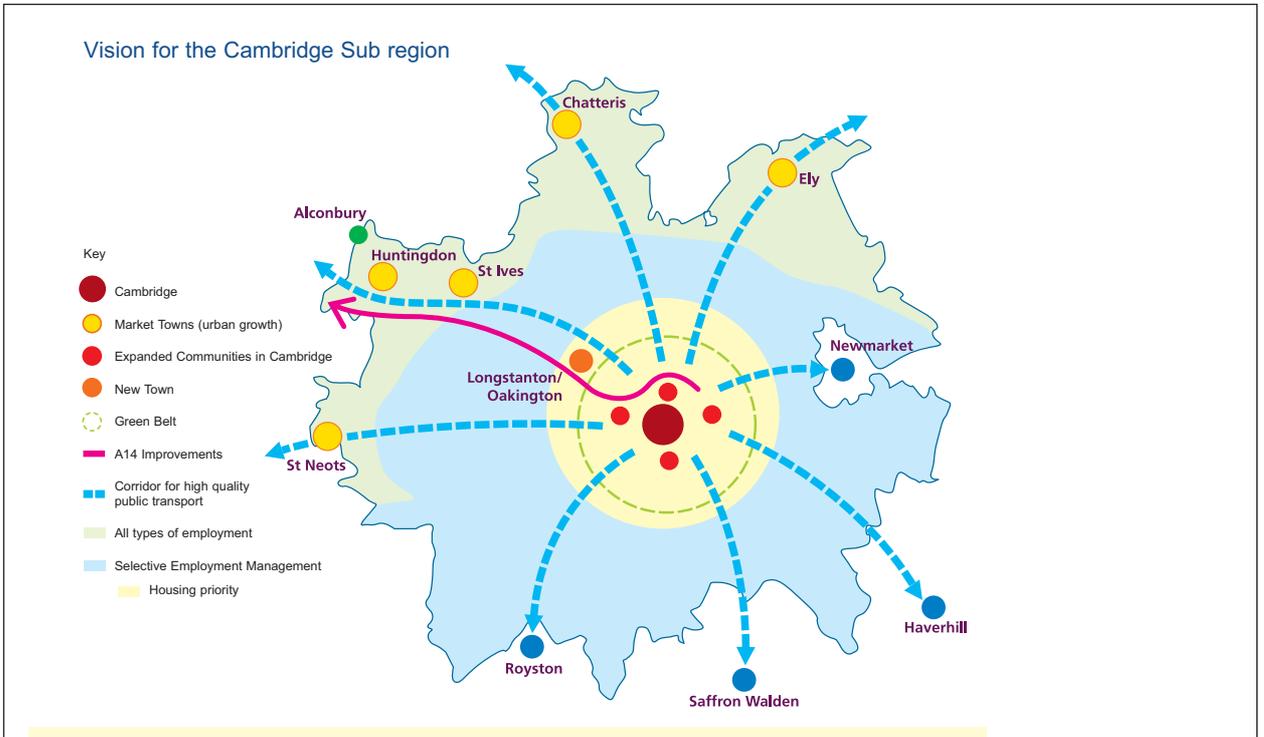
- 1. Built form**
 - Height
 - Density
 - Materials
 - Sustainable Development Guidelines
- 2. Open Space**
- 3. Linkages**
- 4. SUDS**

Southern Fringe - Area Development Framework Brief

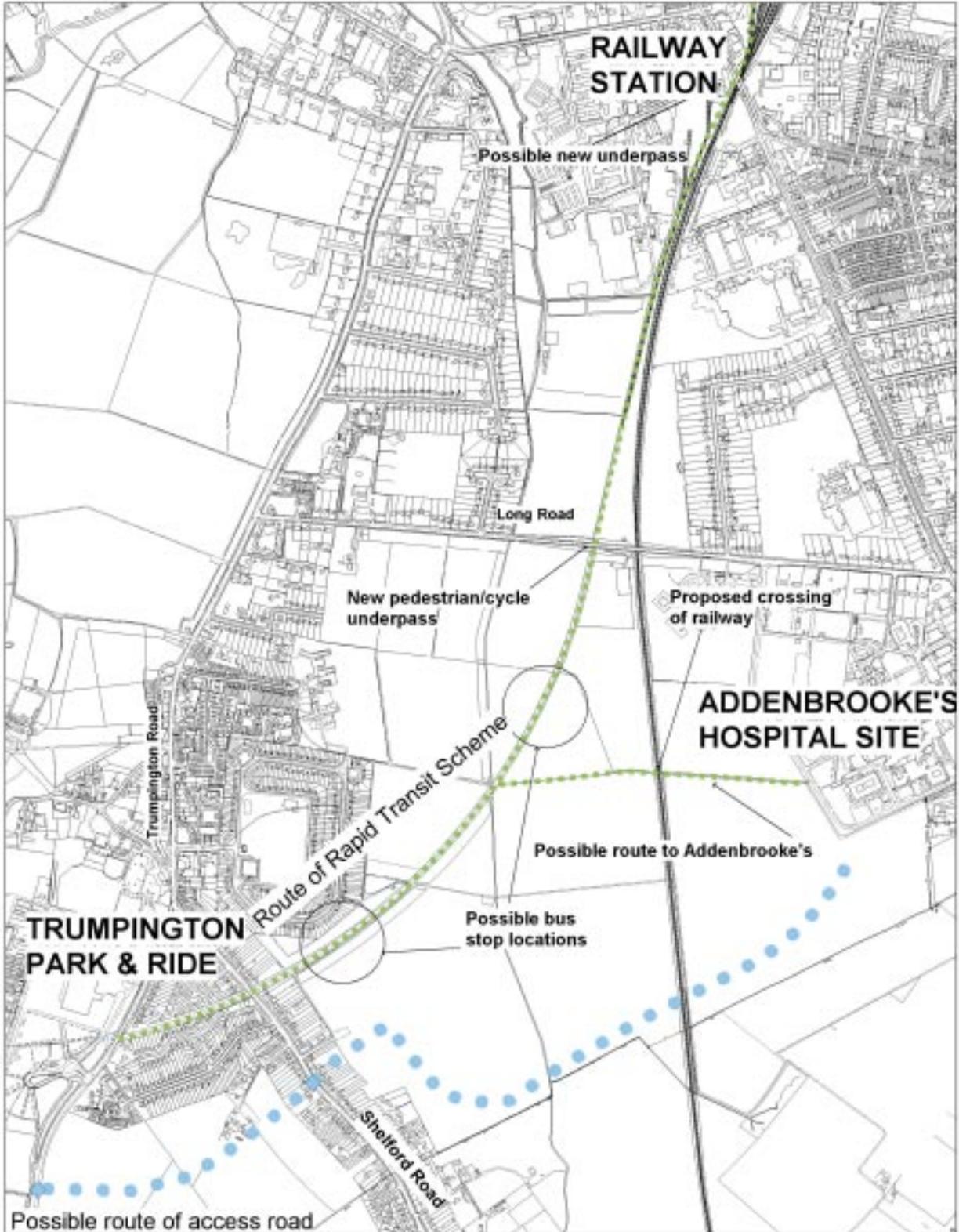
11 Exhibition panels

This section contains the display boards exhibited by stakeholders during the consultation day.

a) Cambridge City and Cambridgeshire County Councils



Cambridge Southern Fringe RTS route and possible alignment of Link Road



Based upon Ordnance Survey material with the permission of the Controller of Her Majesty's Stationery Office. Ordnance Survey's copyright and any other intellectual property rights in the material are acknowledged. Cambridge City Council LAC15/001/2002

b) Addenbrooke's NHS Trust



Key

- Public Transport Routes
- Public Transport Routes (to Complement RTS)
- Addenbrooke's Public Transport Interchange
- Site of Possible Rail Station
- Cycle Route (along road)
- Cycle Route (off road)
- Cambridgeshire CC Suggested on Road Route
- Proposed Sustrans Cycle Route
- Footpath
- Possible Footpath
- Addenbrooke's Access Road
- Residential Development
- 2020 Vision

Existing Scenario - Model

Proposed Scenario - Model

Access to Addenbrooke's

Nearly 6,000 staff and 10,000 patients and visitors travel to the site each day.

In Spring 1997, the Trust formally launched its Green Travel Plan 'Access to Addenbrooke's' - aimed at encouraging staff and visitors/patients to travel to the site other than by car.

15% of all staff currently arriving on site share their car journeys.

Over 1000 staff currently cycle to the site on a daily basis.

Just over 1000 staff currently catch the bus to the site on a daily basis.

Results so far

- In 1993 nearly three quarters of the staff drove to work, by 2002 this number had fallen below half - including those staff who car share
- In 1993 only 4% of staff came to work by bus, by 2002 this had risen to an impressive 19%
- For the same period, the number of staff walking to work has also risen from 4% to 12%

The successful implementation of this Travel Plan has been recognised at national level and is frequently quoted as an example of best practice by Transport 2000, the Department for Transport and the Department of Health.

2020 Vision

As part of the longer term development of the site, new initiatives will be introduced to improve access and reduce congestion around the site:

- Construction of the new access road, Addenbrooke's, Houghton Rd
- Addenbrooke's spur on Rapid Transit System.
- Provide direct RTS route through the centre of the extended and existing site - create the 'hub'
- Further bus service improvements
- Priority for pedestrians and cyclists over car traffic
- Improved routes for direct access for cycling and walking - on and off site
- Increasing the use of technology to reduce the need to travel and to control traffic transport movements
- Links with Clay Farm housing

Addenbrooke's annual travel surveys

Staff	1993	1996	1997	2000	2001	2002
pedal Cycle	697 17%	859 23%	821 20%	815 18%	857 18%	1,097 19%
motor Cycle	53 1%	36 1%	21 1%	64 2%	80 2%	109 2%
Car (single occup)	2,962 74%	2,526 66%	2,802 68%	2,327 50%	2,189 47%	2,457 42%
Car (Multiple occup)				499 11%	408 9%	407 7%
Bus	144 4%	195 5%	281 7%	548 12%	738 16%	1087 19%
Walk	136 4%	195 5%	197 4%	349 8%	359 8%	689 12%
	3,992 100%	3,811 100%	4,122 100%	4,601 100%	4,631 100%	5,846 100%

Making Connections
CLAY FARM & ADDENBROOKE'S 2020 VISION

c) Countryside Properties

Concept diagram illustrating the proposed development contained to the west of Hobson's Brook - an extension of Tumpington

Concept diagram illustrating a 3 dimensional, integrated masterplan following the Cambridge in miniature model

Key Areas

total site area	111.23 hectare
School site	2.0 hectare
total open space	44.12 hectare
green wedge	41.92 hectare
Developable area	39.25 hectare
buffer	27.68 hectare

Maximum number of dwellings envisaged
Therefore maximum average density would be 2250 / 57.33ph

Minimum buffers assumed for existing ecology:

- Disused railway buffer 10m either side
- Hobson's Brook buffer 20m either side
- Panoford's bridge buffer 10m
- Edgeback gardens buffer 10m
- Waste water buffer 10m either side
- Public footpath buffer 10m either side

Similarities

- Same developable area
- Same amount of open space

Differences

- 3 Dimensional approach
- landscape and built form integrated
- More variety & richness of open spaces
- Increased opportunity for overlooking the open space
- Greater variety of density and building type

Design Philosophies
CLAY FARM, CAMBRIDGE

Prepared for the Southern Fringe Study by
Countryside Properties

Density strategy illustrating predominance of medium density across the site

"Some open areas, especially the larger commons, are sometimes perceived as unwelcoming or even unsafe particularly by vulnerable groups."
Cambridge Local Plan, paragraph 8.23

"Shape the mass of built form to frame positive public spaces."
Urban Design: Compendium, English Partnerships, 1999

"It is important to help create mixed and inclusive communities, which offer a choice of housing and lifestyle."
PPG3 Housing

An opportunity for a greater variety of built form from high density mixed-use in the centre to lower density at the edges as demonstrated by these examples in Cambridge

Density strategy illustrating the opportunity for a greater variety of density including higher density around the mixed-use centre and a lower density toward the sensitive edge

Well overlanded open space will encourage a sense of security and increased personal safety as demonstrated by these examples from Cambridge

Diagram illustrating the improved intensity of casual surveillance of proposed open space

Examples of the range of high quality housing by Countryside Properties

Diagram illustrating intensity of casual surveillance of proposed open space

Diagram illustrating the improved intensity of casual surveillance of proposed open space

Density and a Sense of Safety
CLAY FARM, CAMBRIDGE

Prepared for the Southern Fringe Study by

EXISTING

PROPOSED

GREEN WEDGE PROVIDING IMPROVED PUBLIC ACCESS, AMENITIES, LINKS TO COUNTRYSIDE AND HABITAT CREATION

AREAS FOR POTENTIAL LANDSCAPE ENHANCEMENT INCLUDING:

- CREATION OF NEW DEFINITIVE AND PERMISSIVE RIGHTS OF WAY TO PROVIDE A CONTINUOUS LINK BETWEEN CAMBRIDGE, THE GOG MAGOG HILLS & GREAT SHELFORD
- ADDITIONAL FIELD BOUNDARY PLANTING TO CONNECT EXISTING PLANTING BLOCKS
- CREATION OF OPEN SPACE CORRIDORS TO CONNECT THE GREEN WEDGE AND ADJACENT LAND
- ADDITIONAL PLANTING/ DITCHES/ REEDBEDS ALONG POTENTIAL HABITAT CORRIDORS
- INCORPORATION OF WILDLIFE SENSITIVE FARMING PRACTICES TO ENCOURAGE WILDLIFE TO THE AREA
- HABITAT ENHANCEMENT IN SUPPORT OF THE CAMBRIDGESHIRE BIODIVERSITY ACTION PLAN

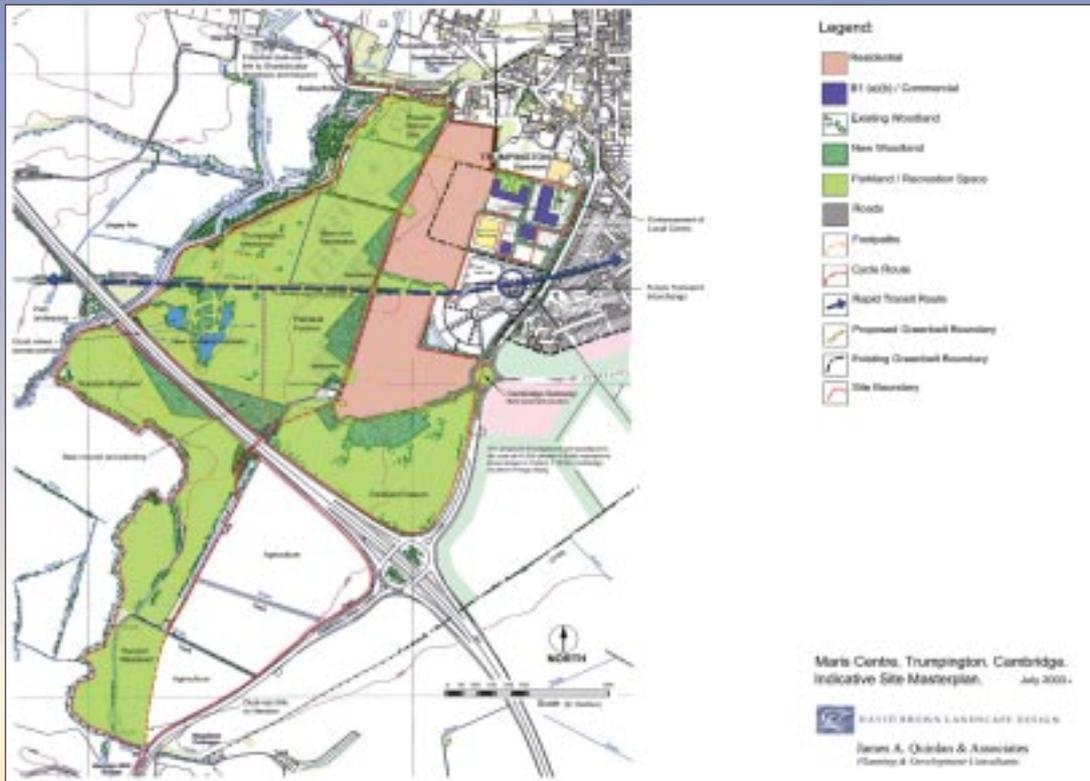
NOTE: ALL ENHANCEMENT MEASURES SUBJECT TO LAND OWNERSHIP AGREEMENTS

Landscape Context
CLAY FARM & ADDENBROOKES 20:20

DRAFT Prepared for the Southern Fringe Study by

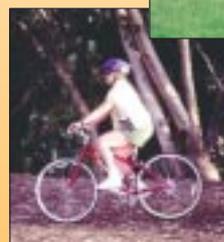
d) Monsanto

Strategic Masterplan



Elements of Masterplan

- Sustainable residential area
- Enhanced transport centre
- Enhanced 'gateway' approach to Cambridge City
- Extensive parkland and conservation areas released
- Network of pathways and connective cycle ways away from traffic



Environment Opportunities At The Site – Riverside Habitat

2.4 km of riverside habitat



Meadowlands

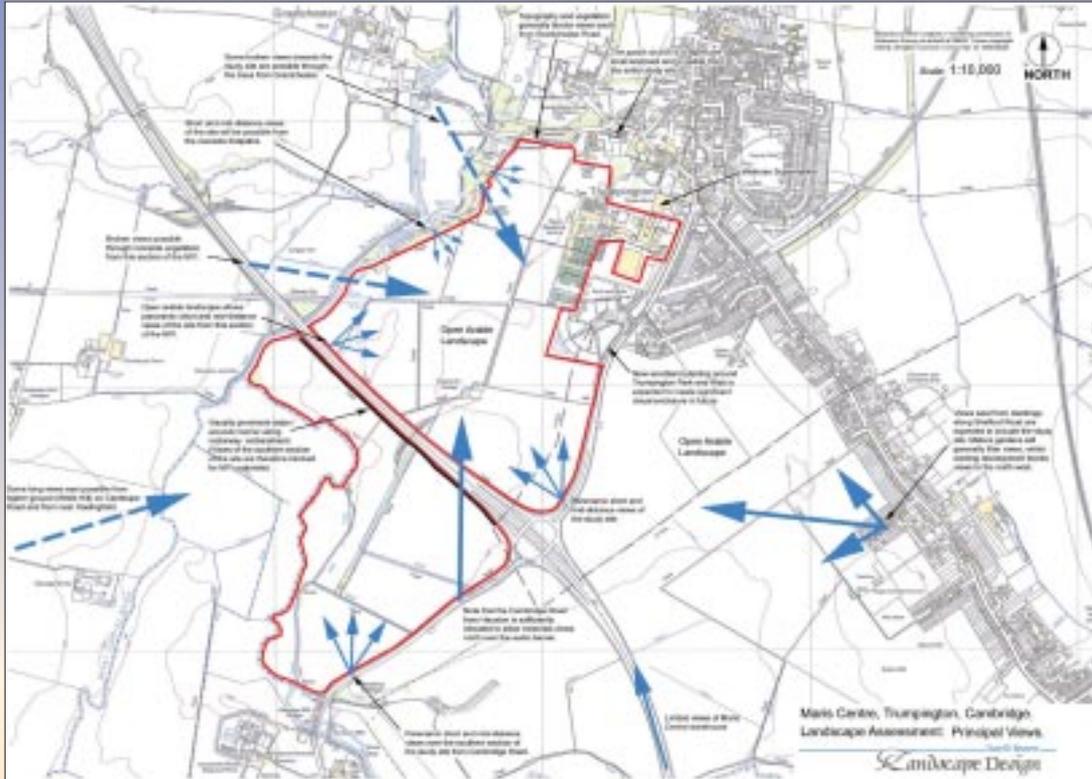


Masterplan: Landuse Budget

Landuse	Area (ha)	Density	Dwellings
Housing	25		840
	3	25 dph	75
	13	30 dph	390
	5	45 dph	225
	3	50 dph	150
Commercial			
B1(a) & B1(b)	1.8	40% cover	
Trumpington Centre	3.5		
Community use			
Primary school site	2		
Playing fields	12		
Public meadows	39		
Parkland	33		
Wetland habitat	4		
Agriculture	30		
Totals			
Built development	30		
Open Space uses	118		
Grand Total	150		



Landscape Context



Baseline studies have identified landscape and environmental features and opportunities

- Development proposals started from the landscape and ecological audit
- Wildlife conservation programmes are underway

Development proposals for the site are landscape-led and ecologically sensitive



Monsanto Trumpington Site

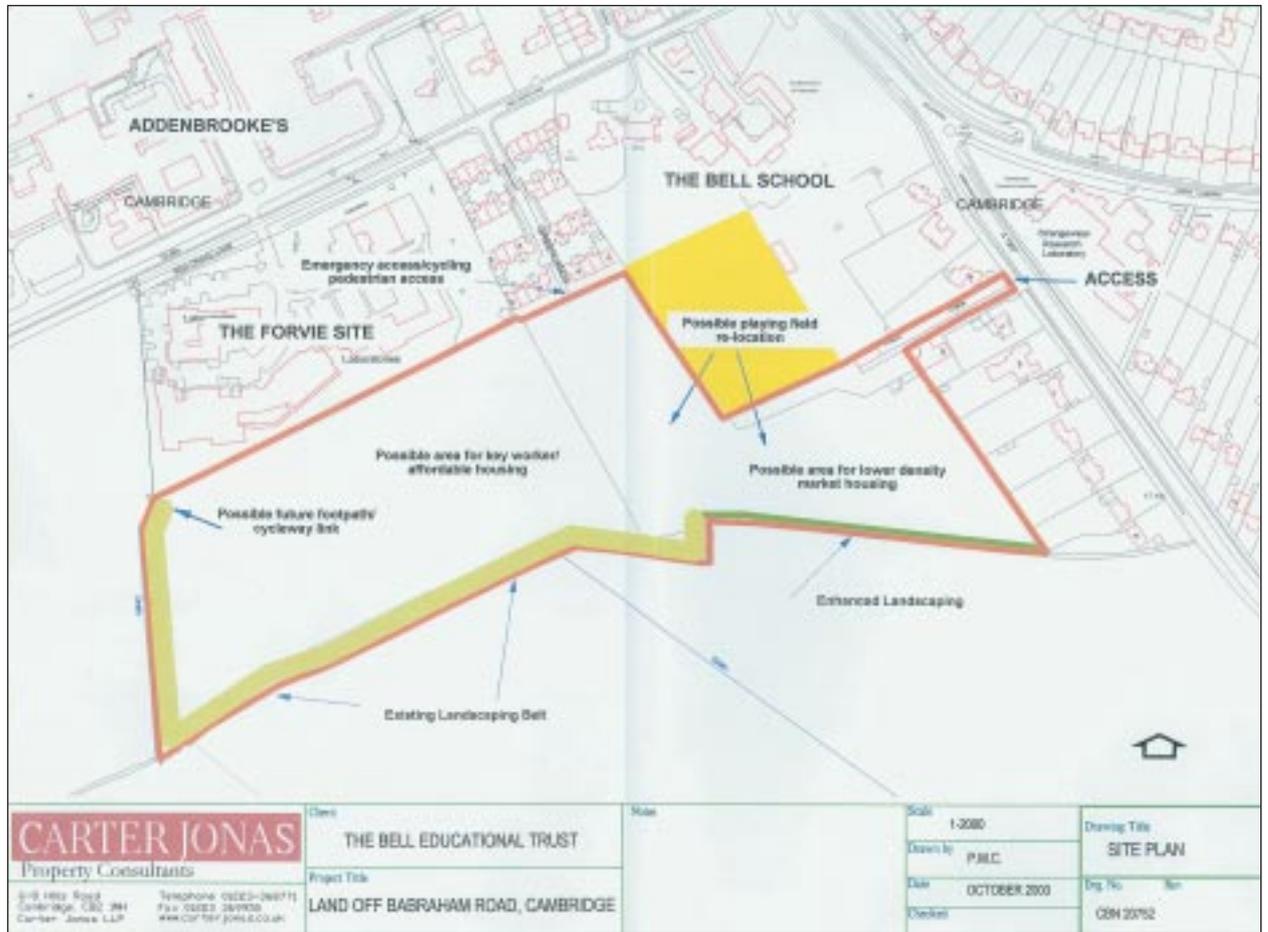
Proposals for a sustainable city fringe development,
with landscape and ecological enhancement



Monsanto Trumpington Site Offers

- Sustainable location
- More Jobs
- Transportation/access benefits
- Community benefits
- Amenity opportunities
- Environment and wildlife enhancement
- Unique landscape heritage opportunity

e) Bell Educational Trust



12 Documents and display material

This section contains pamphlets and drawings that were available on the consultation day and were used as reference material by some of the working groups.

a) **Addenbrooke's: The 2020 Vision, The future of the Addenbrooke's Hospital site, update April 2001**

Draft v2 9th April 2001

Addenbrooke's – The 2020 Vision

The future of the Addenbrooke's Hospital Site

Update – April 2001

Addenbrooke's NHS Trust
University of Cambridge
Medical Research Council

Draft v2 9th April 2001

Introduction

In September 1999 Addenbrooke's NHS Trust set out its vision for the future of the Addenbrooke's Hospital site. This vision is for a 'Cambridge Biomedical Campus', bringing together patient care, biomedical research and education in a unique partnership¹. Central to this partnership are the NHS, the University of Cambridge and the Medical Research Council. But the vision also includes collaboration with research funding bodies and with the commercial sector.

This update to 'The 2020 Vision' presents the current picture. Since September 1999, our understanding of the likely range and timing of developments on the site has become more detailed. The development plan review process has moved on. We have responded to comments on our initial proposals and further developed our site master-plan.

We are publishing this update at the current time because 2001 will be a crucial period in planning for the future of the City of Cambridge. We wish to ensure that those involved in drawing up new structure and local plans continue to fully aware of our strategic vision for a biomedical campus of international importance.

Roy Male
Chief Executive

Tony Deakin
Chairman

Draft v2 9th April 2001

The 2020 Vision

Our vision for the future of the Addenbrooke's Hospital site were set out in 'Addenbrooke's: the 2020 Vision' in autumn 1999.

The site masterplan included the following elements

- extension of the hospital along the main hospital spine, including provision of a cardio-thoracic institute.
- provision of additional research institutes to the north and east of the enlarged site, in proximity to the existing academic cluster on the 'island site'.
- provision of additional staff housing in proximity to the existing residences and the Frank Lee leisure centre.
- development of a 'biomedical science park' to the west of Robinson Way, arranged to be suitable for commercial use and possible MRC expansion.
- limited densification of existing hospital buildings in areas where this would be beneficial, for example along the southern part of Robinson Way.
- new transport infrastructure - the Addenbrooke's railway station, a new access road from the south and a possible link to the Trumpington park-and-ride.
- creation of areas of high quality public open space in central locations.
- decking of some peripheral car-parks and construction of a central multi-storey car park in a central location primarily for visitors and patients.
- re-alignment of Robinson Way to accommodate this hospital extension
- improved road and footpath layout to give better and more legible distribution of traffic and pedestrians within the site.
- Massing of buildings and planting designed to give an improved urban edge and soften landscape impact.

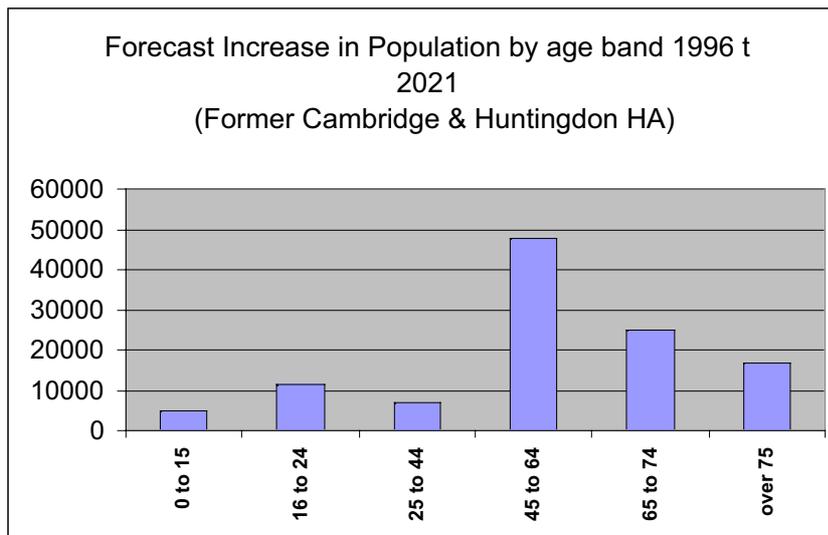
These proposals were prompted by a number of considerations, which fell under three broad headings: need, opportunity and sustainability.

Draft v2 9th April 2001

Need

Addenbrooke's is both the local hospital for Cambridge and the surrounding area and a provider of specialised services to the Eastern Region. The hospital needs to grow to meet increasing demand for both local and regional services.

A growing and ageing population – The population of Cambridgeshire continues to grow faster than any other English county. This growth will, in the future, be increasingly concentrated on the Cambridge Sub-Region. The biggest growth will be in middle-aged and elderly people. For example, the number of people over 65 years of age will increase by 53% over the next 20 years.ⁱⁱ All this means that demand for hospital services can only continue to grow. The number of additional hospital beds required in the Cambridge Sub-Region over this period has previously been estimated at 300 as a minimumⁱⁱⁱ. In addition, there will be the need for additional day surgery and outpatient facilities, as well as greater investment in nursing homes and other alternatives to hospital care.



Concentration of Specialised Services – As a teaching hospital, Addenbrooke's is a natural location for specialised services. These include services for rare diseases and those requiring particular facilities or expertise. Examples would include rare cancers, neurosurgery, medical genetics and transplantation surgery. These services will increasingly be concentrated in fewer specialist centres. The reasons for this are complex, but include the drive to improve quality of care, with growing evidence that specialist centres achieve the best results. However, the picture is not straightforward. Specialised services are often developed as the hub of a clinical network involving neighbouring hospitals. This can help ensure that initial investigation and more routine work is carried out in hospitals other than Addenbrooke's if this is more convenient for patients. On balance, it is difficult to see in the near future anything other than increased demand for specialist services over and above that arising from demographic change.

Draft v2 9th April 2001

Cardiothoracic Services – Heart and lung services for the Eastern Region, including heart transplantation, are currently based at Papworth Hospital NHS Trust, located some 14 miles from Cambridge. Papworth remains an international centre of excellence for these services, but it faces a number of challenges that have prompted review of its long-term location. These include the outdated nature of some of its buildings; government review of transplantation centres as numbers of donor organs continue to fall; and the disadvantages of isolation as both medical treatment and research become more multidisciplinary. These challenges have led the Board of Papworth Hospital to the conclusion that re-location to the Addenbrooke's site is the best strategic option, providing that the many practical difficulties can be overcome. We recognise that this proposal is the most controversial element of 'The 2020 Vision'. Cambridgeshire Health Authority will be undertaking a consultation exercise during 2001 to allow full examination of these proposals to be conducted in the public domain.

Opportunity

The Addenbrooke's Hills Road site presents an exceptional opportunity to develop a centre of excellence in treatment, education and research that would be unmatched in the UK. We aspire to a new identity for the site as the 'Cambridge Biomedical Campus', contributing to wealth creation and international competitiveness as well as the advancement of medical knowledge.

Strength in Basic Science – Medical research is underpinned by research into the basic processes of life, and this is an area in which Cambridge University has long excelled. The School of the Clinical Medicine is located on the site and the Department of Pathology also has a significant presence. Equally important is the presence of the Medical Research Council (MRC), which has four units on the Addenbrooke's site including the world-famous Laboratory of Molecular Biology (LMB). The LMB building is now some forty years old and its outmoded nature is increasingly a hindrance to the work of the unit. The MRC has given strong support to plans to re-provide the LMB in a new building in the near future. Its preferred option for the location of this new building is an expanded Addenbrooke's campus. This reflects the value that the MRC places upon its presence on the site, and the opportunities that this provides for interaction with the hospital and with other researchers.

Strength in Biomedical Research – The scale of hospital-related medical research at Addenbrooke's has grown dramatically over the past decade. The research grants income of the University's Clinical School has grown sixfold over this period. Significant research investment in the recent past has included the Wellcome Trust/MRC Building, which houses over 400 laboratory researchers, and the Addenbrooke's Centre for Clinical Investigations, which is dedicated to clinical research. The year 2001 will see the opening of the Hutchison/MRC Building which will provide the most modern accommodation for 140 laboratory researchers, focusing on cancer research.

Draft v2 9th April 2001

Recognising the potential provided by the environment at Addenbrooke's, each of the three major UK cancer charities has recently made major commitments to the further development of cancer research on the site. Together with substantial private donations, this will provide a platform of basic research from which clinical applications should be built. A new research centre for the Imperial Cancer Research Fund, which will focus on clinical and applied research, will be the largest single development resulting from this commitment. For cancer alone, there will be some 500 researchers on or close to the Addenbrooke's site by 2005/6. This will be arguably the strongest concentration of biomedical research related to cancer anywhere in Europe.

Excellence in clinical research will require an excellent clinical service. This will provide a further drive, and potentially sources of funding, for further investment in hospital facilities, adding to the picture of growth already set out.

Draft v2 9th April 2001

Box 1 – Major Research Institutes in and around the Addenbrooke's Site

The Wolfson Brain Imaging Centre incorporates state-of-the-art medical imaging within the Neurosciences Critical Care Unit, enabling seriously patients with serious brain injury or disease to benefit from the most advanced imaging techniques available.

The MRC Laboratory of Molecular Biology is widely acknowledged as one of the world's leading biochemical laboratories, with strengths in structural biology and membrane biology, and strong groups in immunology and cancer biology.

The Wellcome Trust/MRC Building (opened 1998) which houses over 400 laboratory researchers in genetics, cell biology, immunology, developmental biology, protein structure and cancer biology, forming the **CIMR** or **Cambridge Institute for Medical Research**. The building also houses the **MRC Dunn Human Nutrition Unit** which has a particular interest in cancer, diet and prevention.

The MRC Centre for Protein Engineering is working on protein structure and folding, including molecules related to cancer.

The Regional Blood Transfusion Centre, which includes a facility for large-scale production of DNA plasmids and proteins to standards for therapeutic use in clinical trials.

The Centre for Clinical Investigation (opened in June 1999 as a result of investment by Glaxo SmithKline plc), which provides dedicated facilities for out-patient and short term in-patient clinical investigation. There are particular interests in metabolic, endocrine and cardiovascular studies and the building houses new academic **Clinical Pharmacology** and **Cardiovascular Units**.

The new **Centre for Genetic Epidemiology** at the Strangeways Laboratory, 300 yards from the Addenbrooke's site, which is focused on the use of molecular genetics to examine gene-environment interactions in cancer, with the eventual aim of prevention. This is closely integrated with the **Institute of Public Health**, which accommodates the **MRC Biostatistics Unit** and the **University Department of Public Health and Primary Care**. Together with the regionally-based structures of the Oncology Department (see below) and the high quality **Anglian Cancer Registry**, this provides an arguably unique resource for population-based cancer research.

The Hutchison/MRC Building (opening April 2001). This will house 140 laboratory researchers, including a new MRC Cancer Cell Unit. Research themes will include DNA replication, DNA repair, stem cell biology, and applied research in molecular characterisation of tumours supported by high-throughput genomic/expression analyses, and in the use of novel DNA replication markers for screening and prognosis of cancer.

The Hutchison/ICRF building (expected to open 2004). This will house 30 research groups of 10-15 people, roughly 18 funded by the Imperial Cancer Research Fund, and the others a mix of University and University/ICRF joint groups. The research strategy will include a major commitment to developing the interface with the clinic and to applied research. Three new Chairs of Cancer Research are available to be appointed now, with the aim of developing integrated ICRF/University research themes before the opening of the main building.

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Cambridge as a Biotechnology Centre - Cambridge have become synonymous with innovation and high-technology industry. The extraordinary growth in this sector, underpinned as it is by collaboration between industry and academic research, has been referred to as the 'Cambridge Phenomenon'. There are now over 32,500 jobs in the high-technology sector in the Cambridge Sub-Region^{iv}. Over the past decade new activities have come to the fore - most obviously in biotechnology, where there are embedded laboratories of major pharmaceutical companies alongside University departments, the major Genome research project at Hinxton, specialist incubators and science parks, and a significant group of go-ahead independent companies.

The Sainsbury Report identified Cambridge as the leading UK biotechnology centre, with some 150 specialist biotechnology companies within a 30 mile radius^v. Key factors in this success include the science base; the availability of specialist business services; the availability of premises and infrastructure and the opportunities for collaboration and networking.

At Addenbrooke's, there are unique opportunities for interaction between the research and clinical environment, spanning the spectrum from the laboratory bench to the bedside. This environment is attracting investment from government, research charities and industry. A recent example is the Addenbrooke's Centre for Clinical Investigation, which was opened by the Duke of Edinburgh in 1999.

Box 2 – The Addenbrooke's Centre for Clinical Investigation

The Addenbrooke's Centre for Clinical Investigation (ACCI) was constructed following a decision by SmithKline Beecham plc (now part of Glaxo SmithKline plc – GSK) to establish a hospital-based clinical research centre to investigate the effects of drug therapies and the underlying causes of disease in patients and normal healthy volunteers. An extensive review of major UK hospitals was undertaken and Addenbrooke's was selected from a short list of three centres of academic excellence in the biomedical sciences.

The venture, initiated by GSK, quickly gained the support of the Addenbrooke's NHS Trust and the University of Cambridge School of Clinical Medicine. The major financial commitment came from GSK, with substantial additional funding from the MRC. GSK recognised the mutual value that would accrue to medical research from collaborative efforts and welcomed the participation of the MRC and also the British Heart Foundation (BHF), a major charity, via a significant capital grant from the government's Technology Foresight Challenge.

The ACCI is the only research facility in the UK to be entirely devoted to the study of the therapy and mechanisms of disease in both patients and health volunteers. It is pioneering the close and mutually beneficial collaboration of a global healthcare company, a premier university, a major charity and a leading NHS hospital and will lead the way in this type of biomedical research in the UK.

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Sustainability

The need and opportunity for further expansion of the Addenbrooke's campus is clear. The challenge is to find a sustainable way of providing this.

Transportation and Access - The extent to which the hospital generates road traffic is well understood, and a highly visible issue of local sensitivity^{vi}. There are around 18,000 traffic movements a day on and off the site and problems with overspill parking in neighbouring streets.

The Trust has an excellent record of proactive measures to reduce private vehicle travel to the site. Achievements to date have been recognised nationally and the hospital has received an award for its promotion of 'green commuting'. The hospital is currently implementing further measures to encourage alternatives to the car.

The Trust, and the other site occupiers, recognise that further progress must be made in achieving modal shifts if the site is to be developed further. We recognise that this is likely to involve further investment in transport infrastructure, and that this needs to be integrated with wider thinking about solutions for the south side of the city. A significant recent development is the lodging of a planning application for the first phase of a Cambridge Rapid Transit System. This would include links between Addenbrooke's Hospital, the Trumpington Park and Ride site and the city centre.

All of the strategic options identified in the Cambridge Sub-Regional Study include housing development sites in the South Cambridge/Long Road area^{vii}. This will add weight to the requirement for a Trumpington eastern by-pass or similar road development that could conceivably be extended to provide improved road access to Addenbrooke's.

Staffing - In common with other local employers, the Trust faces increasing difficulties in recruiting and retaining staff. Hospital care remains a labour intensive activity and many of the largest groups of staff, most notably nurses and junior doctors, are not highly paid. The cost of living in Cambridge, and in particular the cost of housing, act as a deterrent to many potential staff as well as driving many staff to live remotely and commute. In this sense, the hospital is simply a big example of the present imbalance between locations for living and working in Cambridge, which sees 37,000 people commute into the city every day.

The hospital, working in partnership with Sanctuary Housing Association, does provide over 850 units of accommodation on site at affordable rents. This is almost entirely allocated to student nurses, doctors in training and other lower paid staff who have particular reasons to live near their work. However, this is mostly single person accommodation of a 'halls of residence' character, and there remains a substantial unmet demand for family housing on or near the site. The Trust sees provision of such housing as an important element of improving site sustainability, and this is included in an early phase of the proposed developments.

Moving activities away from the Addenbrooke's site – The Trust can mitigate development pressures site by ensuring that activities that can be carried out elsewhere are located away from the Addenbrooke's site. This can be achieved by a

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variety of means including development of satellite facilities and clinics in other hospitals, encouraging family doctors to take on more specialist roles and developing alternatives to hospital care for some groups of patients. These policies are consistent with the strategies of the local Health Authorities and Primary Care Organisations and these ‘commissioning organisations’ are increasingly directing resources towards investment in alternatives to hospital care^{viii}.

Box 3 – Strategies to divert activity away from the Addenbrooke’s Hills Road Site

Re-location of activities at other sites

- Homerton School of Health Studies to Fulbourn Hospital
- Day Surgery facilities at Princess of Wales Hospital, Ely.
- Long stay medical beds at Princess of Wales Hospital, Ely
- Satellite Dialysis facility at Kings Lynn
- Use of Private Sector facilities elsewhere in Cambridge

Hub and Spoke models of care.

Addenbrooke's as the hub for various specialist services, with local hospitals referring less common conditions to a specialist – giving better outcomes. Patients referred back to their local “spoke” hospital as soon as possible to complete their recovery:

- Oncology
- Diabetes
- Cleft Lip and Palate

Outreach clinics:

These are held in a total of 14 different locations (see table in Joint Appointment section below).

Joint Medical appointments

These can be split sessional commitments between two or more Trusts, or one Trust having a Service Level Agreement to undertake a number of clinic or operating sessions at another Trust /hospital.

For some specialties there are integrated departments with shared management and clinical protocols for a merging practice with a single head of department and departmental identity.

Location	Specialties	Joint Appointments
Hinchingsbrooke Hospital	14	24
Papworth Hospital	11	18
West Suffolk Hospital	8	11
Lifespan NHS Trust	7	11
Saffron Walden Hospital	6	6
Peterborough Hospital	4	4
Norfolk & Norwich Hospital	4	4
Kings Lynn Hospital	4	6
Newmarket Hospital	3	3
Harlow Hospital	3	3
Bedford Hospital	2	4

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Others	7	7
	73	104

- Breast Surgery - Hinchingsbrooke (fused department)
- ENT - Hinchingsbrooke (working towards a fused department to possibly also include West Suffolk)
- Ophthalmology Hinchingsbrooke (working towards a fused department)
- Oncology
- Neurology

GPs trained to Specialist GP level to allow more specialist consultations within GP surgeries:

- Dermatology
- ENT
- Gynaecology

Training for GP's and /or practice nurses to carry out routine assessment /treatments so that patients are seen in GP surgery rather than at Addenbrooke's:

- ENT – mastoid cavity management
- Diabetes mini clinics

Parentcraft sessions various locations, Village Colleges etc.

PLANNED for 2001/02

- Move AVM steriliser service off site - to Bury St Edmunds
- Establish 2 more Specialist GPs in Dermatology – more consultations at GP surgeries
- Establish virtual clinics in Gynaecology
- More joint working with West Suffolk in ENT – working towards an integrated department
- Follow-up activity for ENT patients to be available at Chesterton Hospital

PLANNED - Short Term

- Establish satellite Dialysis unit at West Suffolk
- National Service Framework – Elderly to be published in 2001
- Plan for Coronation street development
- Plan to introduce Long term Nursing /Residential home facilities off site
- Develop slow stream rehabilitation for under 65s at Princess of Wales, Ely
- Develop stroke service - links with Brookfields
- Neonatology – step down facilities at other hospitals to speed up discharge

PLANNED Medium Term

- Gynaecology Cytology service to move off site

Process Changes to reduce activity at Addenbrooke's Hills Road Site

- One stop clinics in operation:
- Transient Ischaemic Attack
- Diabetes:

- foot care
- ophthalmology
- Gastrointestinal
- Gynaecology

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What's happened since the original proposals?

Since the publication of the original '2020 Vision' in 1999, there have been a number of developments in local and national policy. In addition, further specific proposals have come forward. These developments mean that it is now time to update the vision for the Addenbrooke's Campus.

Regional Planning Guidance – The final Regional Planning Guidance for East Anglia sets the regional framework for development plans in the period to 2016. The guidance recognises Addenbrooke's as a driver of economic growth in the region, and contains a number of policy statements of direct relevance to the 2020 Vision. The **need** for expansion of health care provision in the Cambridge sub-region is confirmed by the requirement for substantial continuing growth in housing provision. The **opportunity** for development of the Addenbrooke's campus is confirmed by policies relating to cluster development and support for continuing growth of the high-tech sector, as well as policies related to review of the Green Belt. The conditions for **sustainable development** are seen to include the provision of adequate healthcare provision, as well as improvements in transport infrastructure.

The NHS Plan – Published in July 2000, the NHS Plan sets out a comprehensive Plan for investment in and reform of the National Health service over the next decade^{ix}. The plan looks to achieve a step change in the performance of the NHS, which it recognises as having fallen behind current expectations. The unifying theme is the re-designing of NHS services around the patient's experience. This will involve changes in clinical processes and staff roles, as well as new systems for accountability and quality assurance. The plan also heralds an unprecedented attack on waiting times, promising that by 2005 there will be a maximum three month wait for outpatient appointments and no more than six months wait for an operation. By 2008, it is promised that nobody will have to wait more than three months for an operation. It is recognised that these promises will require investment in additional hospital beds and other facilities, supporting the conclusions of the National Beds Inquiry^x.

For Addenbrooke's, this means that proposals for expansion of clinical facilities on the site need to be brought forward and increased in scale. In recognition of this, the Secretary of State has given approval for plans for a new 'Elective Surgery Centre' on the site to be fast-tracked. This centre, opening in 2004/5, will contain units for day and short stay surgery, allowing planned surgery to be scheduled without risk of disruption from the hospital's growing emergency workload. Patients will be able to book the date and time for their treatment using an airline style booking system.

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Box 4 – Regional Planning Guidance for East Anglia to 2016 – Policies relevant to The 2020 Vision

Recognition of special status and economic potential of the Cambridge Sub-Region.

Further employment growth expected in the high-tech sector 'reflecting the take-off and maturing of Cambridge's economy as the leading European centre for knowledge based industry and the Government's support to knowledge base clusters'.

Recognition of the perverse consequences of previous policies of restraint, in terms of overheated housing market, commuting, dormitory villages.

Local authorities, East of England Development Agency (EEDA) and 'other partners' to develop a planning framework for Cambridge which will balance development as 'a world leader in higher education, research and knowledge based industries' with sustainability and protection of Cambridge's unique historic character.

There should be a sequential preference for identification of new housing locations as follows:

1. Brownfield within the City
2. Green Belt review
3. New settlement
4. Within market towns, subject to adequate public transport links to Cambridge
5. By extension to market towns.

Green Belt to be reviewed and sites released if this can be achieved without 'significant detriment'.

Reference to the need for appropriate social infrastructure, including health.

70% of Cambridgeshire's new housing growth to be in Cambridge Sub-Region – ie 2,800 new dwellings a year or for the Cambridgeshire element of the Sub-Region or 3,175 pa for the total Sub-Region.

Policy of selective management of development, ie 'discrimination in favour of uses which have an essential need for a Cambridge location, such as higher education and research and development, or which support the development of knowledge based clusters'.

A new relationship between the NHS and the Private Sector The NHS Plan also sets out changes in the relationship between the NHS and the private sector. A new concordat will see greater flexibility in the use of private hospital facilities to meet peak demand for NHS funded care. The government will support the development of 'medical knowledge parks' which will be centres of excellence for research and development. They will bring together NHS research, industry and the charitable sector with hospital staff to investigate questions of direct relevance to the NHS. This is, of course, the exact concept behind the 2020 Vision, and Addenbrooke's is in an unrivalled position to make real the idea of a medical knowledge park.

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The Trust has also commissioned research on the demand for a biomedical science park from experts in this field^{xi}. This confirms strong demand for such a facility, based on a perception of the benefits to be obtained from co-location of biomedical research with the other activities on the site. These benefits relate to sharing of ideas; scope for joint projects and shared research infrastructure; access to the clinical environment and the creation of an environment which is attractive to top researchers. This last point is vital, in a context of international competition for scarce knowledge and skills.

Box 5 – Perceptions on Demand for a Biomedical Science Park at Addenbrooke's (from Segal Quince and Wicksteed report).

Cambridge is a world class centre of excellence in biomedical sciences in the UK

new developments at Addenbrooke's provide the basis for Cambridge to be the UK, and possibly the European, Centre of Excellence for cancer research

Cambridge has the potential to be a real global centre for biomedicine, the research campus can help it to achieve vital scale

an Addenbrooke's "campus" would build on the science strengths and raise Cambridge's overall international standing

the site is already seen as one of international scientific excellence, led by the LMB, but it needs to achieve further dynamic, a culture of partnership in research with business and an internationally excellent working milieu

Addenbrooke's is one of a very few places in the UK which provides a centre of research excellence together with a complete clinical infrastructure

the site's reputation makes it an excellent place for attracting young scientists; its seminars and , networking are impressive and valuable

the Addenbrooke's site offers opportunities for links with a major teaching hospital and a variety of world class research facilities.

The emergence of proposals for service and research developments – Since 1999, a number of proposals for further investment in treatment and research have been advanced or refined.

A new **Centre for Medical Genetics** would combine provision of much-needed new facilities for the regional genetics service with new research facilities. Medical Genetics deals with testing for rare genetically determined diseases, and with the counselling of those affected. This areas of medicine is subject to exceptional levels of growth as new techniques are developed and knowledge of the influence of genetics on disease grows. Current facilities are now much too small and scattered between three locations in the hospital. Numerous research groups are now using molecular techniques to explore the relationship between genes and diseases in areas

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like cancer and diabetes. A shared laboratory facility for high volume genetic analysis would improve the ability of all these groups to progress research. This laboratory should ideally be located with the service laboratories to maximise efficiency and ensure rapid translation of research findings into treatment. Plans for such a genetics centre are set out in a joint strategic framework developed by the Trust, University and MRC^{xii}.

Cambridge Institute for Diabetes, Endocrinology and Metabolism (CIDEM).

Diabetes is a major, and growing, cause of disability and death in the developed world. The Addenbrooke's campus has already established itself as one of the world's premier sites for the study of diabetes, obesity and related metabolic diseases. The challenge now is to create a facility that will enable laboratory findings to be translated into new therapies. There is a pressing need for a centre that will foster high-quality science alongside studies of patients and encourage the interactions between scientists and doctors that are needed to make significant advances in prevention and treatment.

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A Master-Plan for Development of the Addenbrooke's Campus

The revised master-plan for the Addenbrooke's site represents an evolutionary development from the plan published in September 1999, reflecting the range of pressures and policy development outlined in this document.

Box 6 – Main Changes to the Addenbrooke's Master-Plan since September 1999

Hospital Expansion - The area allocated for hospital expansion has been increased. This reflects the increased expectation of the size of facilities required following the publication of the NHS Plan and Regional Planning Guidance (previous estimates of the size of hospital expansion required were based on a mid-point of possible population growth scenarios which was below RPG6 levels). Allowance has also been made for additional proposed developments, including the Medical Genetics Centre and CIDEM. This growth in the anticipated scale of hospital expansion has led to change in the proposed site for a relocated Papworth Hospital, swinging this round to the south where there is more space for expansion and better proximity to the hospitals main medical block, with which there will be close operational links.

Downing College Playing Field/ Imperial Cancer Research Fund Development – Detailed planning of the proposed ICRF development has led to a radical proposal for the north western section of the site, including the Downing College Playing Field. This would see the new ICRF building set on Robinson Way, serviced by a multi-storey car park, which would also provide spaces for hospital staff. The introduction of a multi-storey allows more effective use of the land, much of which is currently taken up with surface car parking. This will enable the development of staff housing on part of the site. The visual aspect of the site from the west will also be improved.

New MRC Laboratory of Molecular Biology – The plan allows for development of a completely new LMB to modern space standards on land currently to the west of Robinson Way.

Private Medical Facility – The plan allows for inclusion of a private medical facility, in the expectation that interest in a development of this kind will flow from the NHS/private sector concordat.

Biomedical Science Park – This remains an integral part of concept of a Cambridge Biomedical Campus, but there are some changes to the details of layout in the light of the other developments set out above.

Transport Links – The concept of an Addenbrooke's railway station is retained, despite the obvious problems with the ability of the current regulatory regime for the railways in delivering this strategic investment. The proposed connection to the Cambridge Rapid Transit System is also included, as is the prospect of new road access from the south.

An indication of the likely phasing of developments is given in Appendix 1.

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2001 Structure Plan Review

Cambridgeshire County Council has now started the process of consultation that will inform the next Structure Plan for the county. This plan will shape the future development of the Cambridge Sub-Region for the next fifteen years. Addenbrooke's NHS Trust, the University of Cambridge and the Medical Research Council would like to see the vision of a Cambridge Biomedical Campus reflected in the Structure Plan. If this is to be a sustainable vision, then this must be seen as part of an integrated development plan for the south Cambridge fringe, that addresses transportation, housing and environmental impact.

If this to happen, the Structure Plan should ideally include the following points.

1. Recognition that hospital services are part of the infrastructure in the same way as schools, shops and other services and that the site will need to expand to meet the projected demand from a growing and ageing population.
2. Recognition of the need to continue to concentrate specialised medical facilities on the Addenbrooke's site.
3. Reflection of the importance of the site's teaching and research role, and that future research facilities can appropriately be located on the site. Policies should therefore be positive towards new facilities that can prove a need to be co-located.
4. Explicit recognition that the site is a suitable location for the development of these activities into a major new biotechnology cluster or medical knowledge park.
5. That the Green Belt should be relaxed around Cambridge City to allow development – particularly in the area to the west and south of the Addenbrooke's site to facilitate these developments. The area of Best Landscape in the area will also need to be reviewed.
6. Provision for additional housing – particularly affordable housing in the south of the city.
7. Development of transport infrastructure, including the possibility of additional road building in the Cambridge City area – particularly in the south and eastern areas.

The Trust and its partners will continue to press on with the early phases of development whilst the local authority process moves forward. Planning Applications for the first phase of hospital expansion and the ICRF building will be lodged during 2001.

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Appendix 1 - Phasing

The revised masterplan has been divided into three main phases:

In the short term: Phase One

The Trust will need to submit applications for the first phase expansion to meet increased demand for clinical services^{xiii}. This is still likely to comprise two blocks of accommodation, as previously planned, although the capacity of these will need to increase from 12,000 sqm to around 16,000 sqm if the Trust is to meet revised treatment targets set out in the NHS Plan published in summer 2000.

The other major development planned this year is by the University for the Imperial Cancer Research Fund's (ICRF) Cancer Research Centre. This is to be located near the Downing College playing field, the first phase of this new facility will be developed by the University for a research centre which will ultimately grow to 30,000 sqm.

This first phase of developments will also incorporate:

- Around 150 dwellings, to be built on the northern part of the Downing College playing field, at least half of which would be affordable. This will allow the Trust to improve its staff retention, especially for the lower paid and reduce the need to travel;
- A Resource and Learning Centre of around 5,000sqm to allow the Trust to meet its staff training commitments;
- On site Nursery of approximately 2,000sqm to provide child care support for staff working on site as required by the government's NHS Plan;
- The Trust will continue with its successful Travel Plan initiatives (Access to Addenbrooke's) to reduce the dependence on car travel to the site for staff and visitors. The next phase will focus on public transport improvements for services to and from the site. The Trust will continue to work with the County Council and the bus operators to secure real improvements in these services, including entering into Quality Partnerships as necessary. At the appropriate time, the Trust will work with other organisations to secure additional public transport facilities or additional road capacity to reduce the demand on the existing surrounding road network;
- In spite of these initiatives, additional parking facilities for around 200 cars will be needed to meet existing shortfalls and new development requirements within the first phase. New car parking provision will also be required to replace existing spaces lost to new buildings;
- In addition there will be improvements to the site's infrastructure and landscape. Environmental improvements will be included allowing improved walking and cycling. There will also be the need for a new electrical sub-station and the opportunity will be taken to develop a helipad to improve emergency access.

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In the medium term: Phase Two

The main developments in this phase are:

- MRC Laboratory of Molecular Biology: a new building of 20,000 sqm is planned to enable the relocation from their present building, to accommodate their expansion on the site. It would be located with/as part of the Biomedical Science Park;
- Genetics Institute: Obesity, Diabetology and Metabolic Research Centre: a new facility of some 8,000 sqm located within the main hospital complex;
- Imaging and Cancer Research Centre: a mixed clinical/research centre of some 18,000 sqm.

It is still expected that the development of the Cardiothoracic Centre can be accommodated on the Addenbrooke's site. The space requirements are not expected to change from the original brief of 22,500 sqm.

There is also the opportunity to incorporate private medical facilities, comprising some 7,500 sqm, offering operational benefits to managing Addenbrooke's private patients as well as saving doctors from driving between sites. It will free up their current site for a more appropriate form of development.

Some further research developments can be anticipated. A possible start on early phases of the Biomedical Science Park can be anticipated.

This phase will incorporate the balance of housing (around 150 units), infrastructure and transport improvements.

In the longer term: Phase Three

The long term plans will emerge more clearly once the wider transport infrastructure proposals are determined. At this stage, the Trust can only continue to plan for connections that seem likely to be included in any scenario, such as the rail and guided bus plans. The detail of the road connections are still not clear.

This phase is likely to see the development of the main phases of the Biomedical Science Park

The development of the Biomedical Science Park will also enable the funding of the most significant elements of the sustainable transport package. The precise elements are yet to be determined and need to be progressed in the light of the Local Transport Plan, southern corridor studies and the like, but are likely to be selected from a range of measures, including:

- Contribution to the rail station
- Buses, including new bus station linked to outpatient centre
- Internal circulation transport facility.
- Contribution to south Cambridge infrastructure funding
- New road links

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For more information

Contact

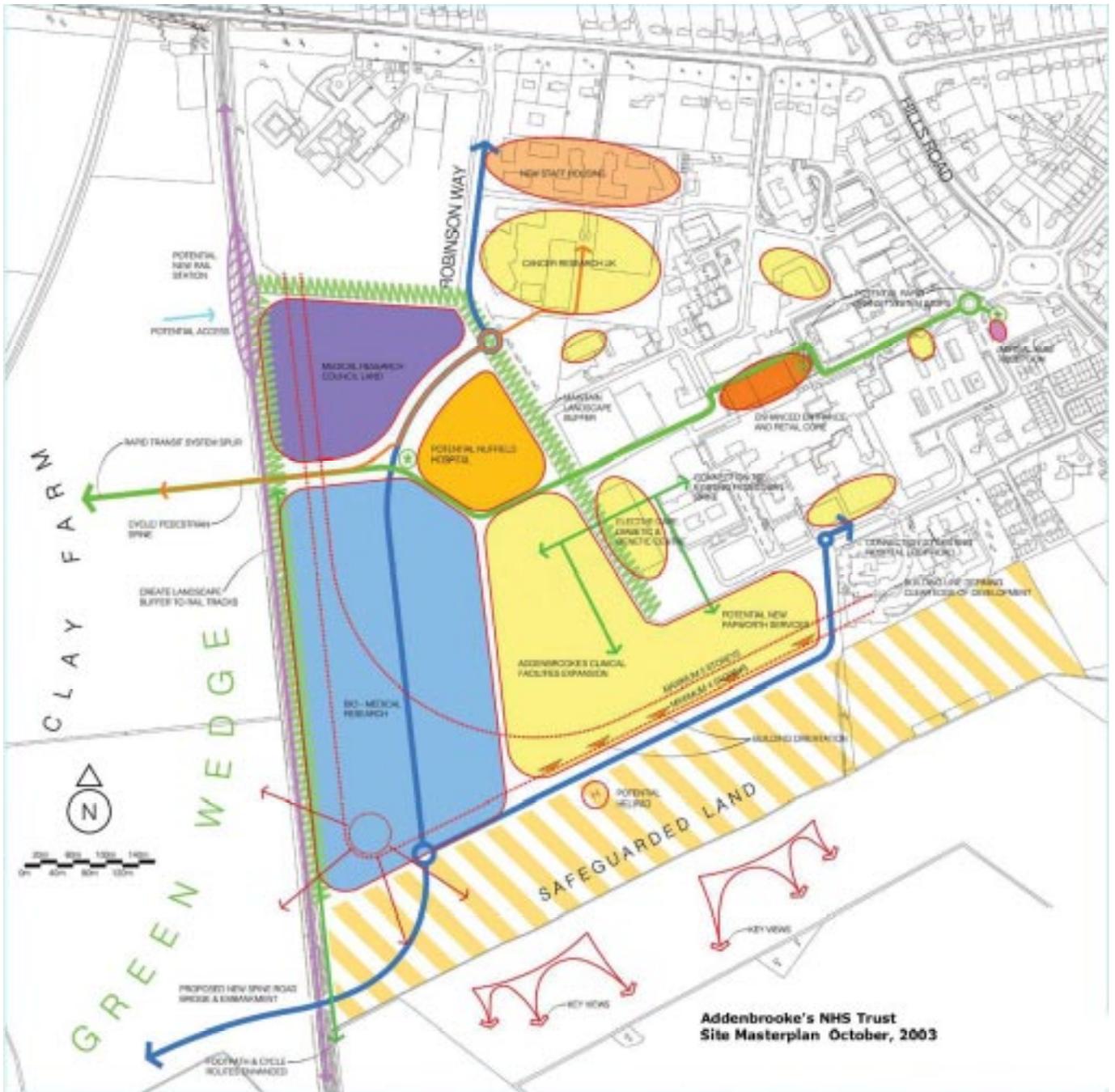
Chief Executive's Office
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Also available:

Addenbrooke's The 2020 Vision (September 1999)
Addenbrooke's The next five years (May 2000)

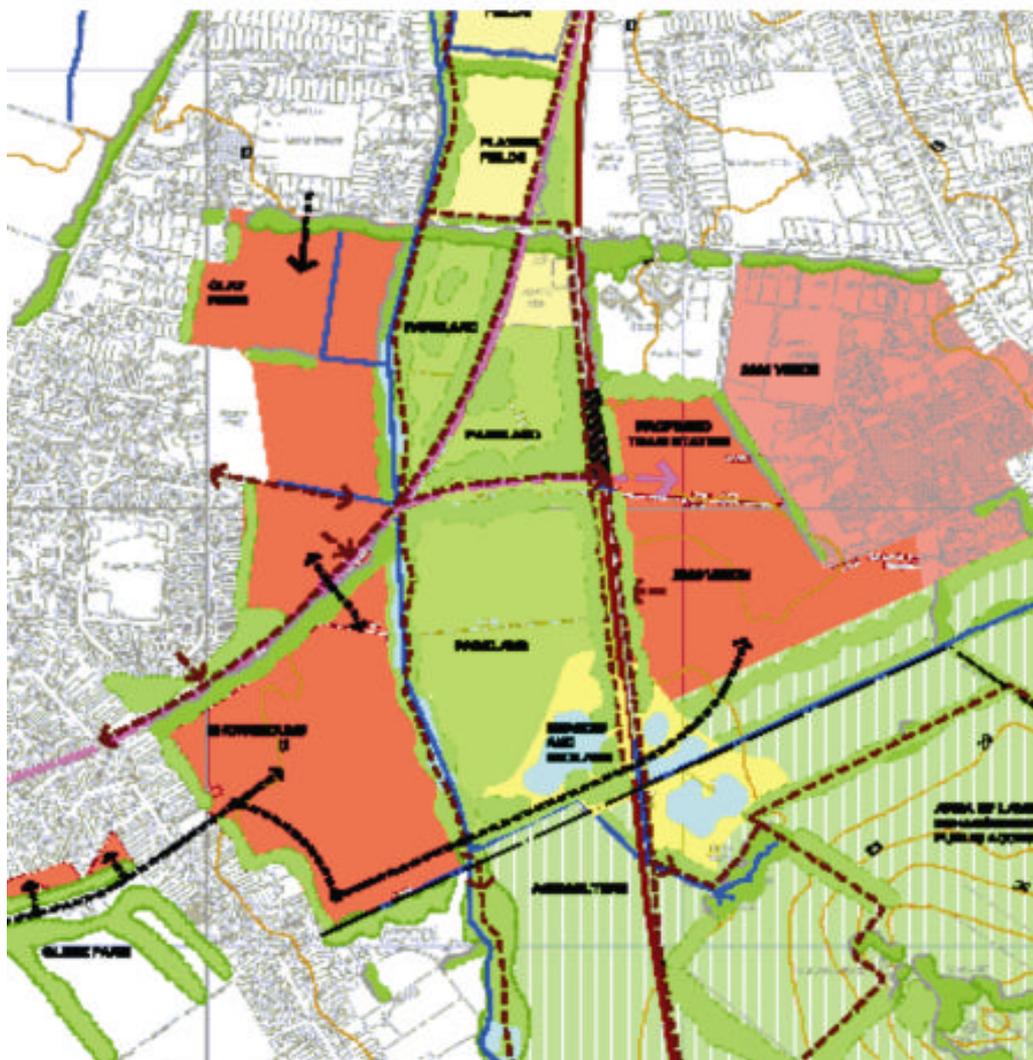
b) Addenbrooke's NHS Trust Site: Masterplan October 2003



c) Clay Farm layout options: CBA Cambridge Southern Fringe Framework Study, October 2003 (extract)

CBA Cambridge Southern Fringe – Framework Study – issue October 2003
(extract)

OPTION 1



d) Clay Farm layout options: Countryside Properties & Addenbrooke's NHS Trust, October 2003 (extract)

Countryside Properties & Addenbrooke's NHS Trust – issue October 2003 (extract)

OPTION 1



OPTION 2



e) Clay Farm design concept: Countryside Properties & Addenbrooke's NHS Trust, October 2003 (extract)

Key Areas

Total site area	113.23 hectare
School site	2.0 hectare
Total open space (green wedge)	44.12 hectare
Developable area	39.25 hectare
Buffers	27.86 hectare

Maximum number of dwellings envisaged
Therefore maximum average density would be

	2250
	57.3dph

Minimum buffers assumed for existing ecology

Deused railway buffer	10m either side
Hobson's Brook buffer	20m either side
Panton's hedge buffer	10m
Edgeback gardens buffer	10m
Waste water buffer	10m either side
Public footpath buffer	10m either side

Similarities

- Same developable area
- Same amount of open space

Differences

- 3 Dimensional approach
- Landscape and built form integrated
- More variety & richness of open space
- Increased opportunity for overlooking the open space
- Greater variety of density and building type

Design Philosophies
CLAY FARM, CAMBRIDGE

Prepared for the Southern Fringe Study by Countryside Properties

"When the framework is well designed and integrated...it plays a fundamental role in linking people and places together."
Towards an Urban Renaissance, Urban Task Force, 1999

A fragmented connection from city to countryside

Street hierarchy:
A user-friendly public realm making walking and cycling easy, pleasant and convenient by keeping the size of urban blocks small to make the new development permeable and accessible to the existing neighbourhood

A potentially well connected place

"Rivers, canals, parklands, busy roads or viaducts, may provide the definition that contributes to a sense of place...But sometimes punching through or spanning these edges will create an enhanced spatial dynamic, by forging links with surrounding areas and reducing severance."
Stevenage Corporation, English Partnerships, 2000

"Cities and towns should be designed as networks that link together residential areas to public open spaces and natural green corridors with direct access to the countryside"
Towards an Urban Renaissance, Urban Task Force, 1999

Making Connections
CLAY FARM, CAMBRIDGE

Prepared for the Southern Fringe Study by Countryside Properties

High quality housing in terraced form will be the predominant building type, similar to the examples of Brookside

Mixed use buildings up to six storeys will create a central hub or focus

"Buildings of different sizes and types allow for different uses to be accommodated over time"

By Design Commission for Architecture and the Built Environment, 2002

"It is important to help create mixed and inclusive communities, which offer a choice of housing and lifestyle."

PPG2: Housing

"Shape the mass of built form to frame positive public spaces."

Urban Design Compendium, English Partnerships, 1999

Built form strategy

Built form strategy

Built form strategy

Density strategy

Density strategy

Density strategy

Built Form and Density
CLAY FARM, CAMBRIDGE

Prepared for the Southern Fringe Study by

Illustrative site axonometric

Diagram illustrating intensity of casual surveillance of proposed open space

Diagram illustrating the improved intensity of casual surveillance of proposed open space

Illustrative site axonometric

Diagrams illustrating building relationship with public realm indicating a high level of casual surveillance will be provided throughout the development improving the sense of safety

Well overlooked open space will encourage a sense of safety and increased pedestrian safety

Well overlooked open space will encourage a sense of safety and increased pedestrian safety

"Some open areas, especially the larger commons, are sometimes perceived as unwelcoming or even unsafe particularly by vulnerable groups."

Cambridge Local Plan, paragraph 6.23

A Thriving Public Realm and a Sense of Safety
CLAY FARM, CAMBRIDGE

Prepared for the Southern Fringe Study by

13 Workshop documents

This section contains documents used to facilitate the workshop..

a) Key issues record sheet

**CAMBRIDGE SOUTHERN FRINGE
STAKEHOLDER CONSULTATION EVENT – SATURDAY 25 OCTOBER 2003**

Key issues record sheet

Facilitator _____ **Recorder** _____

In your groups, brainstorm what you think the key issues are. Then rank them in order of importance.

<i>KEY ISSUES</i>	<i>PRIORITY (1, 2, 3, etc)</i>

b) Working group record sheet (original A3)

CAMBRIDGE SOUTHERN FRINGE STAKEHOLDER CONSULTATION EVENT – SATURDAY 25 OCTOBER 2003

WORKING GROUP RECORD SHEET

Working group theme _____ Facilitator _____ Recorder _____

The table below lists draft contents headings for the Cambridge Southern Fringe Area Development Framework (see also expanded draft contents in the briefing pack). It is in two parts: a Masterplan and Design Codes. Please make notes on what should be covered in relevant sections relating to your working group theme. Please also use maps, sketches and separate sheets of paper as necessary.

Cambridge Southern Fringe Stakeholder Consultation Event 25 October 2003 Working Group Record Sheet NW/AM 17 10 03 1

CAMBRIDGE SOUTHERN FRINGE STAKEHOLDER CONSULTATION EVENT – SATURDAY 25 OCTOBER 2003

MASTERPLAN

1.	Vision
2.	Setting
3.	Land uses

Cambridge Southern Fringe Stakeholder Consultation Event 25 October 2003 Working Group Record Sheet NW/AM 17 10 03 2

CAMBRIDGE SOUTHERN FRINGE STAKEHOLDER CONSULTATION EVENT – SATURDAY 25 OCTOBER 2003

4. Environment
5. Transport
6. Drainage and Hydrology
7. Waste

Cambridge Southern Fringe Stakeholder Consultation Event 25 October 2003 Working Group Record Sheet NW/AM 17 10 03 3

CAMBRIDGE SOUTHERN FRINGE STAKEHOLDER CONSULTATION EVENT – SATURDAY 25 OCTOBER 2003

8. Remediation - Mitigation
9. Delivery
OTHER – not covered above

Cambridge Southern Fringe Stakeholder Consultation Event 25 October 2003 Working Group Record Sheet NW/AM 17 10 03 4

CAMBRIDGE SOUTHERN FRINGE STAKEHOLDER CONSULTATION EVENT – SATURDAY 25 OCTOBER 2003

DESIGN CODES

1. Built form

2. Open Space

3. Linkages

CAMBRIDGE SOUTHERN FRINGE STAKEHOLDER CONSULTATION EVENT – SATURDAY 25 OCTOBER 2003

4. Sustainable Urban Drainage Systems (SUDS)

OTHER – not covered above

c) Evaluation form

Evaluation form

Positive comments about the event:

Negative comments about the event:

How could it be done better next time?

What other consultation activities would be useful?

Name and contact details (optional)

Please complete at the event or return to: _____

NWA/8.10.03

d) Facilitators' briefing note

Working Group Facilitators' Briefing Note
Cambridge Southern Fringe - Stakeholder Consultation Event
25 October 2003

Introduction

Thank you for agreeing to help facilitate a working group at the Cambridge Southern Fringe Stakeholder Consultation Event. About 65 stakeholders are expected, making approximately 8 per group. We hope you will find these notes helpful in preparing.

We will run through the procedure for the event at **5pm on Friday 24 October** at Addenbrooke's Hospital.

Workshop aims

The overall aim of the afternoon session is to explore how each of the working group themes or geographical areas might be handled in the Draft Area Development Framework. The output will be a presentation by each working group to the plenary covering such things as:

- main issues that need to be covered
- detailed points that might be made
- questions that need to be answered
- people or groups that need to be consulted

The format of the presentation can be text, maps or sketches

Our role as facilitators

Nick Wates and Angela McMahon will be co-ordinating and leading the session.

Together with the workshop facilitators, it will be our role to ensure that all stakeholders:

- β Have the opportunity to participate in the dialogue
- β Have their views fairly recorded
- β Enjoy their experience of this type of participatory democracy.

Pre-event preparation

You will receive a stakeholder briefing pack, please read this carefully, especially the table and draft contents of the Draft Area Development Framework (ADF). Please also see the attached workshop record sheet which is based on the ADF draft contents.

You will be allocated a working group to facilitate, please make sure you read any material relevant to the working group topic you will be facilitating.

Event tasks

The participants will be sitting around tables of up to 10 people.

To help you successfully cover the discussion areas, we suggest that before or during the session you:

- β Nominate someone on your table to time-keep;
- β Nominate someone on your table to record feedback on the Record Sheet;
- β Nominate someone on your table to coordinate the presentation (or do it themselves).

Check that your table has the following:

- β Workshop Record Sheet
- β Base maps
- β Felt tip pens, marker pens, flipchart paper, writing pad, masking tape, blu tak
- β A flipchart or convenient wall on which to tape up display material
- β Any other resource material you think relevant to your theme.

Before the session starts put up any display material. We suggest this includes the ADF draft contents, a map and perhaps other relevant illustrative material.

After the session please make sure that the Record Sheet and all other notes, drawings and maps are labeled with your working group theme and handed in to Brian Human (*or other*).

Suggested workshop procedure

1. Go round the group asking people to introduce themselves and say why they are interested in the workshop theme. (2 mins each – say 20 mins max)
2. Work through the Record Sheet item by item. Some will be more relevant than others to your workshop topic so skip over the less relevant ones. Allow the conversation to wander naturally from item to item but ensure that all items are covered by the end. Encourage people to use and draw on maps and to make sketches and drawings. (45 mins)
3. Prepare a presentation for the plenary. This is probably best done by preparing a presentation on a flipchart. One person could do the presentation but it may be more effective and lively if it is a team effort. (25 mins)

General facilitation tips

Listen – let everyone have their say

Reflect – repeat back what participants say to demonstrate listening and help the recorder

Clarify – if you don't understand the point no-one else will either - ask for more detail

Encourage participation – use encouraging body language and phrases to help people relax and get their point across

Do not judge others comments – even if a comment is not technically accurate it is still a genuine and valid concern/point

Avoid being drawn into question and answer sessions – record questions on the proformas provided as the answer may be information that the whole group needs to know about not just your table.

Be firm with persistent talkers – if someone is continually labouring the same point, tell them that their point has been recorded and that you are moving the discussion on. Alternatively you could bring in the rest of the group by asking if anyone else has any comments on that particular point.

Don't interject with your own views – this event is the stakeholders' opportunity to have their say

14 Evaluation results

Evaluation forms were handed out just before the end of the workshop requesting comments under four headings:

- A. Positive comments about the event:
- B. Negative comments about the event:
- C. How could it be done better next time?
- D. What other consultation activities would be useful?

Fifty-one were handed in. The comments are set out below. (Numbers are sheet reference numbers.)

A. Positive comments about the event

1. Very informative – useful ideas. A lot of local knowledge.
2. Very good.
3. Very well organised, great variety of issues and queries and a chance to consider them all.
4. Informative. Good participation.
5. Well done, interesting.
6. Such events are imperative well in advance, and as an ongoing process, for such a large development.
7. –
8. Positive contribution to how to get first class development.
9. Well presented. Ample opportunities to put point of view.
10. Very good event
11. Positive contribution and good humour throughout the day from all parties.
12. Good to have so many people and so many different interests.
13. An overview of the project.
14. Good venue, valuable site tour.
15. Format including coach tour gave us a lot of insight into the area.
16. On the whole well organised and interesting.
17. Very useful and good-natured. Site visit / tour useful.
18. Open, broad spectrum of attendees.
19. Good to have a site visit
20. Good to meet people with many other interests – the area. Varied format meant that interest was maintained.
21. Walking / coach tour.
22. Yes, it was very positive. Proactive measure to take the project forward.
23. Well organised and timed. Informative and helpful.
24. Understanding the issues. Receiving people's views.
25. A very helpful thought-provoking day, and there was a good feel to the meeting - it was very good-natured.
26. Very broad range of interests. Inclusive involvement. Tour.
27. Fruitful physical exercise (I needed it!). Visit to Monsanto site especially revealing. Groups well led. Opportunities to pick up casual conversation.
28. Comprehensive presentation of proposed developments. Well organised. Ran to time! Thanks.
29. Cycleway provision. Footpaths.
30. Very interesting. Cycleways featured.
31. Constructive debate, not too much confrontation.
32. Enjoyed the morning presentations – very clear. Final presentation was very thought provoking. It is always good to see how others meet challenges of development.

33. Well planned. Variety of exercises – site visit good idea. Kept to time. Everyone contributed well – good atmosphere - wide range of people.
34. Good contribution from all involved in workshops.
35. Exhaustive and well structured.
36. Very informative and well done.
37. Well run. Good location.
38. Well organised and constructive
39. Well-organised. High level of input. Nice food.
40. Well structured and well paced. Good control. Intelligent level of attendee involvement.
41. Useful. Interesting.
42. Useful meeting point. Initial input from diverse groups.
43. Excellent - well run, covered a lot of issues.
44. Successful format but have the negative issues been flushed out? Very good way of forming a consensus. Some new ideas – very welcome.
45. Brought out most of the inherent problems to be faced in dealing with the future of this area. Good ideas contributed.
46. Very good control of time.
47. Good event
48. Interesting to hear everyone's differing views and specialities.
49. Constructive discussion interesting tour.
50. Well-timed, clear thinking by many. A way forward for Clay Farm – 3rd option.
51. Excellent opportunity to be informed and give and hear a range of issues. Site tour very well planned and valuable.

B. Negative comments about the event:

1. Transport workshop was too selective in which points were given time for, discussed and recorded. The impacts of the large amount of traffic that will be generated by the proposed developments were not addressed. I cannot fully support the findings of this workshop.
2. Needs more time.
3. The lack of people most affected by this development. You need a mechanism to ensure that the people of Trumpington get an opportunity to participate. (Just heard that wider consultations are planned. Good!)
4. Venue too hot.
5. Too ambitious in terms of activities.
6. No negative comments.
7. Too long by one hour
8. Morning discussion groups continuous into afternoon workshop groups.
9. Not enough input from Trumpington residents.
10. Difficult to add anything
11. –
12. Would have liked more about Freiburg and less about existing structure/local plans.
13. Reason why there was so much agreement is because most people involved have already sold into the scheme. If you took a straw poll of who lived within 10 minutes of the Clay Farm/Addenbrooke's site, you wouldn't find many people. It's us who will be losing out. No dark starry nights, loss of our wildlife, pressure of people, no lovely wide open fenland sunsets and sunrises. Too much jargon, non inclusive of local people. Very painful experience for us who have a connection with our community, play in the open spaces, love the wildlife. Too much cheese in the veggie option - veggies eat other things.

14. Dominated by big egos.
15. I worry that many of the key issues were prejudged and were not adequately discussed.
16. 1. The venue: much too hot; the workshop rooms had far too many groups within one room. The noise was awful. Not a good environment to work. Perhaps should have more presentation of proposals – to update.
2. A day-long event is too long – exhausting, difficult to keep going all the time. 3. The groups should have focused on a) problems and b) solutions in a more structured way.
17. Perhaps should have more presentations of proposals – to update stakeholders.
18. –
19. The morning session to explore key issues. Being asked to say which 3 issues are most important – misconceived – the essence of good planning is to integrate a range of issues, all important, most interrelated. The large sheets (for afternoon group sessions) seemed to bear very little relation to the themes we had been given – a puzzling straight jacket? Or a waste of time?
20. Format probably intimidating for some.
21. Congestion around displays/refreshment areas at break times.
22. Limited number heard. Some narrow personal views were being put forward rather than looking at the broader picture.
23. –
24. None
25. The organisation wasn't particularly good. I picked up handouts for 2 of the 3 morning presentations almost by chance. There were no handouts for one presentation.
26. Slides were too "busy". No pointer for use by presenter. Rushed sense in presentations, could give impression that outcome of discussions not important.
27. Rooms were too heated! Tendency to drowsiness.
28. Nil
29. Rat running could be a problem. At grade crossing of new road with Shelford Road not good.
30. –
31. Transport workshop could have done with more time.
32. Not enough time to develop workshop discussions.
33. None – good day.
34. Rather tight timetable.
35. Too hot. Probably too little time to give all issues full attention, but a day long is enough.
36. –
37. Display boards were in wrong place
38. –
39. None
40. –
41. Too long.
42. –
43. It is a pity some of the experts could not be heard.
44. Have the possible objectors been silenced? Were they invited?
45. Too many groups giving very quick and therefore not detailed recommendations.
46. I feel the discussion groups should be in separate rooms or at least in reduced numbers – difficult to hear.
47. Difficult to highlight anything – all good.
48. Too much to get through. Room I worked in very noisy.
49. Catering locations – putting lunch and coffee etc. in corridor is difficult. Sheets for groups not in useful categories.
50. I would have liked to have been involved with spaces and setting, housing, urban design, community facilities, etc.
51. Too much noise pollution from other groups.

C. How could it be done better next time?

1. –
2. Copies of presentations.
3. –
4. –
5. More relaxed.
6. –
7. –
8. More direct presentation of each of the development master plan proposals.
9. More Trumpington people representing the many groups operating in the village.
10. Difficult to add anything
11. –
12. –
13. Have it in the village hall, take longer so local people can be involved.
14. Site plans and data made available two weeks in advance on the Internet.
15. –
16. –
17. –
18. –
19. –
20. Some sort of PA on coaches. Very difficult for those at rear to here. Too many groups in one room – more space for each group.
21. Hold it on a weekday. Allow time at the end for a wider-ranging discussion.
22. More time on each issue.
23. –
24. –
25. –
26. Try to achieve slightly less with greater time for questions.
27. Less heat! Copies of maps and charts.
28. Quieter environment for discussion groups.
29. More time for discussion.
30. People divided into groups according to their interests.
31. –
32. More time needed
33. –
34. More background information provided in advance.
35. Reduce the amount of repetition (much duplication of effort and time).
36. Provision of copies of maps to think about first.
37. –
38. –
39. Leave well alone.
40. –
41. –
42. A bit more justification. And Question and Answer session on Llewelyn Davies input re developments in Germany.
43. Better drawings, which are explained at the beginning.
44. Deliberately interpose an opposite point of view - C.P.R.E or others.
45. Less groups.

- 46. –
- 47. –
- 48. 2 days
- 49. –
- 50. More time.
- 51. More space for groups.

D. What other consultation activities would be useful?

- 1. –
- 2. More free time to talk to others.
- 3. A mechanism to ensure that the people of Trumpington get an opportunity to participate.
- 4. –
- 5. –
- 6. –
- 7. –
- 8. To a wider audience
- 9. Exhibition and public meeting
- 10. Continue stakeholder process of engagement to the local community links.
- 11. –
- 12. –
- 13. To get people who have real understanding of sustainability and ecology involved and try to maintain Kingfisher and Green woodpecker and Hawkeye Moth. Need to understand the sacred spaces such as Nine Wells and Wandlebury.
- 14. –
- 15. –
- 16. –
- 17. Display exhibition for public.
- 18. –
- 19. –
- 20. –
- 21. –
- 22. Liaison with statutory and non statutory consultees.
- 23. Presentation in more detail of each scheme / site.
- 24. Presentation of the schemes being considered.
- 25. Stakeholder consultations are needed through subsequent planning stages and in the longer term during the implementation stage.
- 26. Wider consultation, e.g. of local population. Certainly feedback from this meeting to wider community.
- 27. Small groups like Trumpington Elderly Action group should be formally included well in advance.
- 28. Newsletter on overall progress.
- 29. –
- 30. Northern fringe consultation.
- 31. –
- 32. Additional 'unbiased' experts – e.g. urban designers, landscape architects, etc.
- 33. Small focus groups continue on specific issues. Real planning exercise for certain areas.
- 34. –
- 35. Direct talks with developers.

36. Discussion with specific groups, e.g. ramblers association committee.
37. –
38. Regular meetings to give updates on the development of the area.
39. Please keep me in touch with events.
40. –
41. With all parish council concerned and in S Cambs magazine.
42. –
43. Further discussions locally.
44. Local residents groups. Fun public consultation. Add detail to the development proposals (massing, landscape etc.).
45. –
46. –
47. Local exhibition and public meeting.
48. –
49. Need to involve housing associations (who didn't come!)
50. Public exhibition.
51. Public exhibitions. Leaflet to all local residents.

E Other thoughts

Responses following the session written on a flipchart sheet with the heading 'Other thoughts.'

- a. High density development with smaller /no gardens will mean possible need for additional allotments.
- b. Bank
- c. Government policy: To reduce carbon dioxide emissions by 60% by 2050. What contribution does the Southern Fringe development make to this Target?

15 Contacts

Contact details for the Southern Fringe Member Reference Group

Addenbrooke's NHS Trust

Box 146 Addenbrooke's NHS Trust
Hills Road
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www.addenbrookes.org.uk

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Bell Educational Trust

c/o Smith Stuart Reynolds
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Contact: Brian Human, Head of Policy and Projects
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