

# South Cambridgeshire Local Plan

## Cambridge Local Plan

### Issues and Options 2 Consultation

## Community stadium site options (continued)

#### Site Option CS3: North of Newmarket Road, Cambridge East



District: South Cambridgeshire  
Ward / Parish: Fen Ditton  
Area: 40ha  
Potential Capacity: Community Stadium

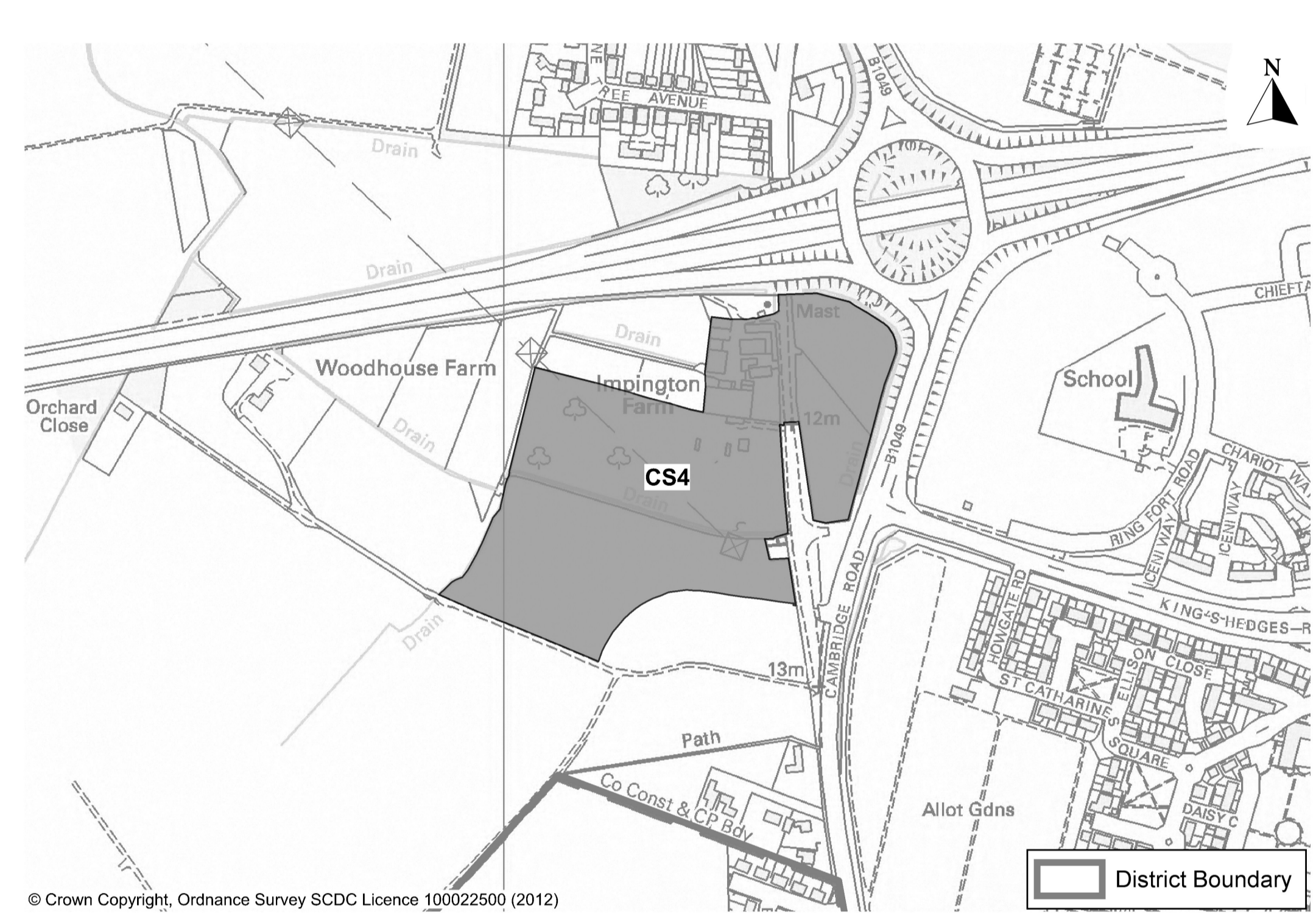
#### Pros:

- Potential to integrate new facilities with wider development, including a residential community (if the site comes forward for residential development);
- Near to existing Abbey Stadium site;
- Good access to public transport and Park and Ride;
- Opportunities for open space / Green infrastructure in wider site;
- Land already removed from the Green Belt for development.

#### Cons:

- Airport safety zones could impact on building height, or influence location of facilities;
- Would reduce land available for housing;
- Marshalls have previously indicated land is not available for this use.

#### Site Option CS4: Land south of the A14 and west of Cambridge Road (NIAB 3)



District: South Cambridgeshire  
Ward / Parish: Impington  
Area: 9ha  
Potential Capacity: Community Stadium

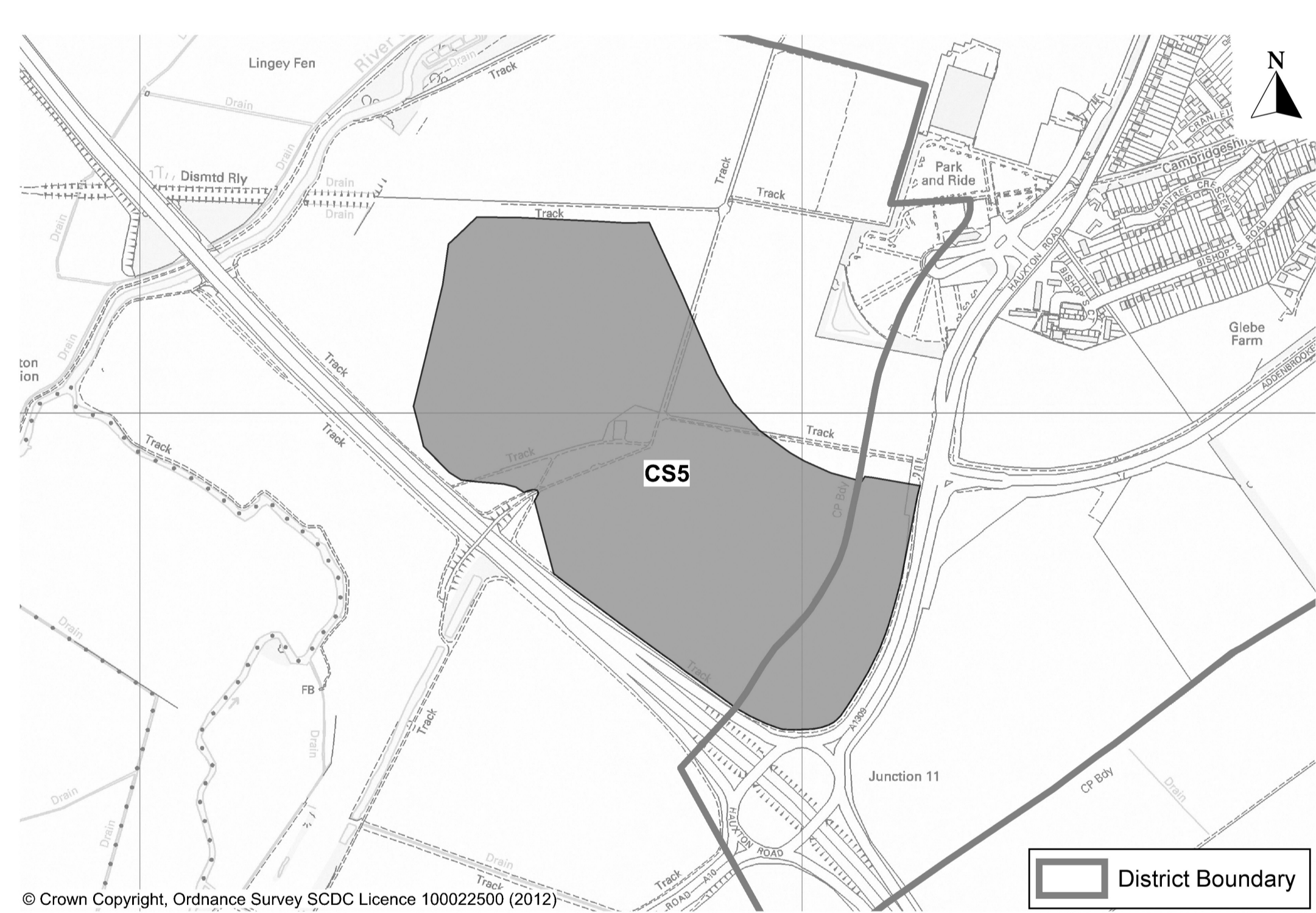
#### Pros:

- Adjoins a new community, opportunity to integrate facilities;
- Access to High Quality Public Transport and good cycling routes.
- Access via guided bus to planned new railway station.

#### Cons:

- Green Belt site - development would have negative impacts on the Green Belt purposes but mitigation possible;
- Within the Air Quality Management Area designated on the A14, would need to address traffic impacts;
- Site size and shape could limit range of additional facilities or open space that could be accommodated;
- Over 3km from the City Centre;
- Need to resolve parking and transport issues.

#### Site Option CS5: Land south of Trumpington Meadows, Hauxton Road Cambridge



District: Cambridge / South Cambridgeshire  
Ward / Parish: Trumpington / Haslingfield  
Area: 32ha  
Potential Capacity: Community Stadium

#### Description:

Promoter's proposal include 400 homes to help fund the stadium.

#### Pros:

- Large site, giving flexibility to accommodate a range of facilities;
- Would adjoin planned new community;
- Near to existing park and ride facility, and guided bus links to railway stations;
- Potential to deliver new pitches and open space on city edge;
- Specific proposal received from land owners, in consultation with sport clubs, which gives greater certainty that site is deliverable.

#### Cons:

- Green Belt – Significant adverse impact on the purposes of Green Belt in terms of setting of the city;
- Opportunity to integrate facilities with a new community limited by adding to existing site rather than integrating with existing proposals;
- Nearly 4km from railway station and the City Centre;
- Beyond 400m of Park and Ride site and does not benefit from all aspects of a High Quality Public Transport service;
- Need to resolve parking and transport issues.

