

# **Cambridge Southern Fringe Forum**

## **19<sup>th</sup> June 2017**

### **Sporting Village Application Update**

**By Andrew Winter & Paul Mumford  
South Cambridgeshire District Council**



# Outline Proposals

## **Abbey Stadium (16/1375/OUT)**

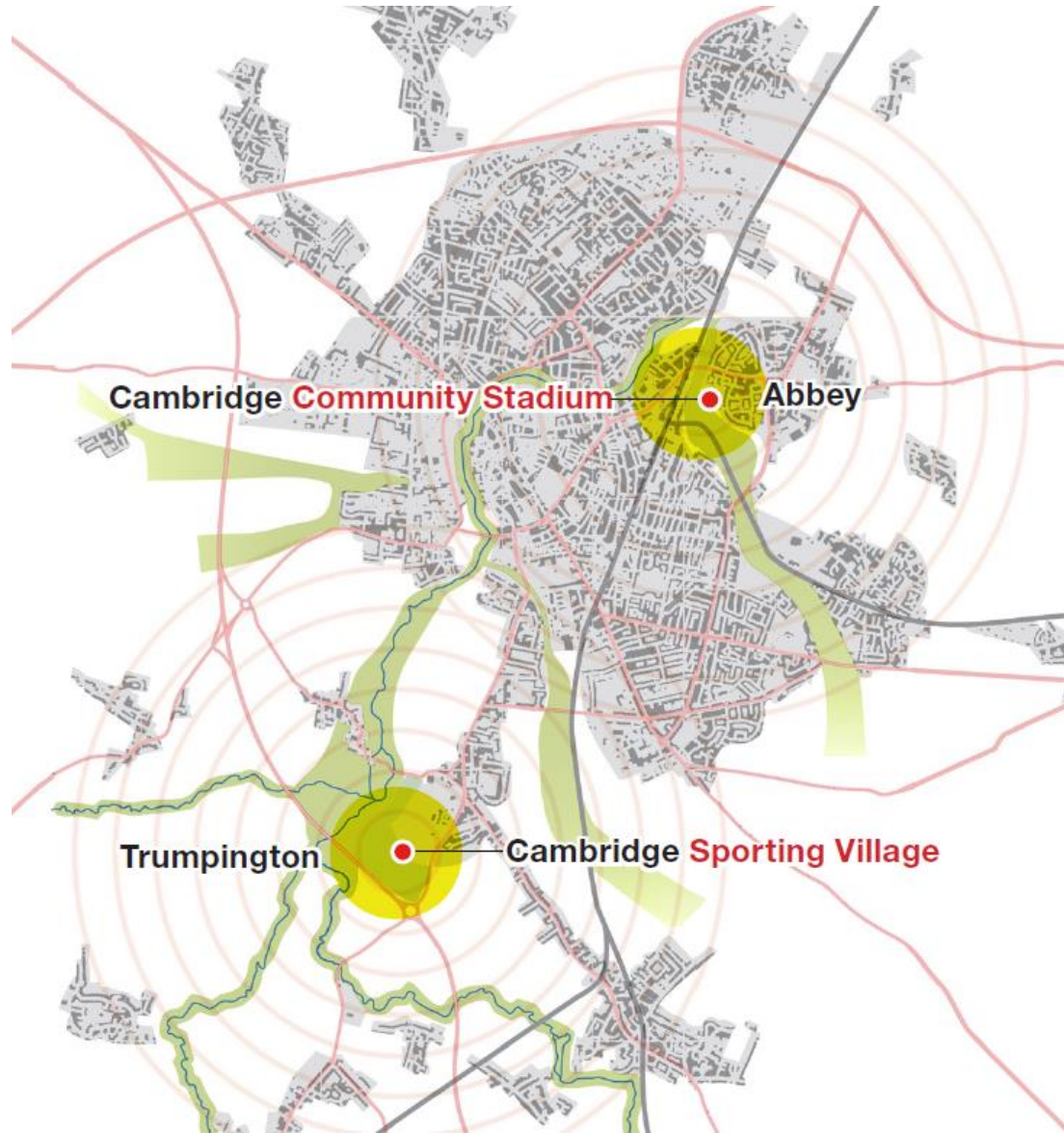
Outline application to redevelop the Abbey Stadium, Newmarket Road, Cambridge

## **Cambridge Sporting Village (S/1925/16/OL & 16/1376/OUT)**

- 520 homes
- sports facilities
- community and leisure uses
- retail (Use Class A1/A3/A4)
- access from Hauxton Road

## **Linked Submission**

- “One project comprising two outline planning applications”
- Submitted by Trumpington Meadows Land Company
- A number of joint submissions, e.g. EIA and draft S106

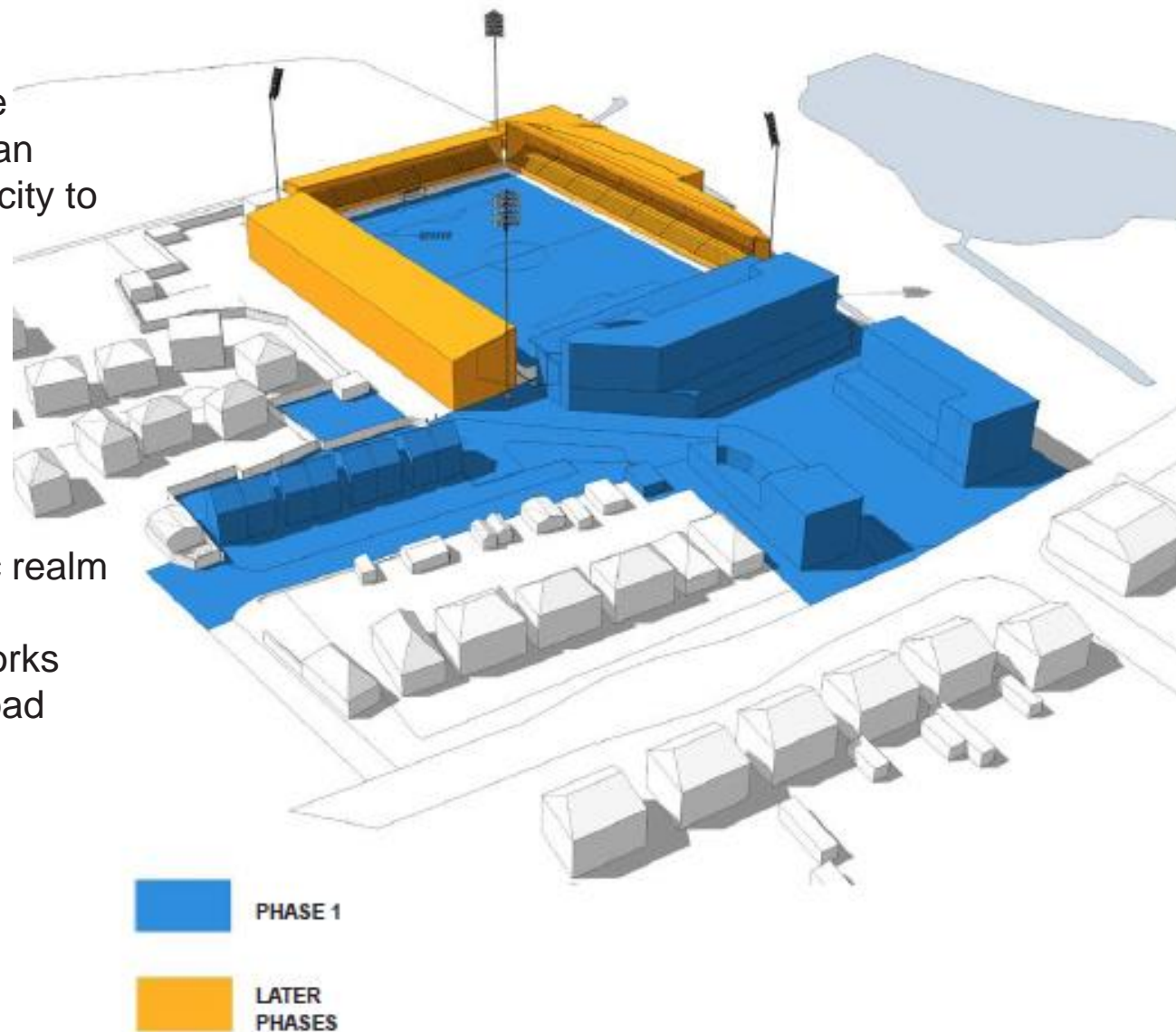


# Abbey Stadium

## Proposal

A phased redevelopment of the football stadium to provide for an increase in the maximum capacity to 11,000 spectators, including:

- community & leisure uses
- retail & business uses
- student accommodation
- a hostel
- 8 new homes
- new landscaping and public realm
- car and cycle parking
- associated infrastructure works
- access from Newmarket Road





# Sporting Village Proposal





# Consultation Responses

## Supportive comments:

Increased sports/leisure participation and associated health/social benefits

Supports growth of Cambridge

Proposals are privately funded

Accessible/sustainable location

Additional housing/affordable housing

New jobs

Securing future of CUFC

## Objections:

Application conflicts with Local Plan

Harm to Green Belt and creation of urban sprawl beyond city edge - loss of rural, agricultural setting

Traffic congestion, increased pollution

Impact on Country Park and loss of wildlife/recreation

Very special circumstances not demonstrated

Limited local benefits and affordability of sports uses

Increased pressure on local services and facilities



# Key Planning Considerations

## Primary Considerations:

Local Plan

Sustainable Development

Green Belt harm

'Other harm'

Very Special Circumstances



## Applicant's 'Very Special Circumstances' Argument:

Financial sustainability of CUFC

Abbey Stadium improvements

CUFC Football Academy

Expansion of CUFC's

Community Trust activities

Community benefits of new sporting facilities

## Other Harm:

Landscape harm

Transport, Education, Healthcare

Highway Access

Archaeology, Ecology & Noise

Flooding & Drainage

Loss of agricultural land

# Current Applications

Timescales for determination of applications and other key dates:

- Wednesday 5 July, 2017: [starting at 10am] Local Plan joint hearing session on Sporting Village site at South Cambridgeshire District Council office
- July 2017 - Abbey Stadium - City Planning Committee
- July 2017 - Sporting Village - Joint Development Control Committee

---End---