

# Southern Fringe, Cambridge

## Key details

<b>Name</b>	Southern Fringe – Great Kneighton and Trumpington Meadows
<b>Location</b>	Cambridge, Cambridgeshire
<b>Number of dwellings</b>	3,450 (2,250 at Great Kneighton and 1,200 at Trumpington Meadows)
<b>Date first homes sold</b>	2012 (Trumpington Meadows); 2013 Great Kneighton)
<b>Homes delivered to date</b>	3,450
<b>Percentage of affordable homes</b>	40%
<b>Average house price</b>	£526,000
<b>Walking distance to railway station</b>	41 minutes



## Background and context of development

Housing developments in Cambridgeshire are relatively prevalent compared to many other areas of the country. The 2013 SHMA stipulated that 61,000 houses should be built outside Cambridge by 2031. Planned and recently completed extensions in Peterborough, Huntingdonshire, and Fenland

total around 30,000 houses, and although some of these fell outside the window of the SHMA, such a proportion is far in excess of what most counties have been able to achieve.

The housing market in Cambridge itself is particularly challenging; the desirability of the area has caused the average house price to rise above £500,000, far above the July 2018 UK average of £231,000. This is reflected in the SHMA, in a surprisingly not atypical quirk, giving a required affordable housing figure, 14,418, which is higher than the total figure for all new homes, of 14,000. Although the consultants who prepared the document do not necessarily expect the affordable housing target to be met, they seek to highlight the severity of the housing market locally.



Yet while affordability remains a problem, there has been a spate of building in the city in recent years, at least in line with development elsewhere in Cambridgeshire, and 30,000 or so houses have been built in extensions in the eastern, northern, and southern fringes of the city. These have been accompanied by improvements in infrastructure, including the airport, Addenbrooke's Hospital, the science park and the new Cambridge North train station, all of which are situated within these areas.

The Great Kneighton and Trumpington Meadows urban extensions together form the bulk of the housing development in the Southern Fringe. Both were approved at the beginning of the decade and have largely now been completed. They straddle Hauxton Road in Trumpington, with Trumpington Meadows to the west and Great Kneighton to the east. Although both constitute part of Cambridge City Council's Area Action Plan for the Southern Fringe, they are discrete extensions with different developers and facilities.



The Southern Fringe plan states sustainability and social capital as two of the main aims of the developments. It says it wants them to be places in which people want to live both now and in the future. It also seeks to ensure that residents choose to move to the area, and makes much of having a successful affordable housing policy. This entails considering housing need, management arrangements, and instilling "flexible and sensitive lettings."

Cultural activity has been given as a goal for Trumpington, in keeping with the existence of archaeological remains there which were investigated in 2006. Sustainability is again emphasised, often in connection with the fact that the site is greenfield and is having a country park constructed by the Wildlife Trust. Housing is to comply with Level 3 of the Code for Sustainable Homes. Ecological restoration work has also been carried out along the River Cam.



## Public Realm

Urban trees	Yes
Grass verges	Yes
Front gardens	No
Back gardens	Yes



## Public transport, walking and cycling accessibility

Cambridge City Council's Travel Plan for Great Kneighton is strong on the benefits of walking and cycling. It highlights the environmental and personal advantages of active travel and has established routes within the extension to make these modes of transport practical. There is easy access to the hospital via Addenbrooke's Road and to the station and the city centre via the path alongside Cambridge Guided Busway. We found lots of well-used cycle stands within Great Kneighton and Trumpington Meadows. Cambridge has a strong culture of cycling, but it is worth noting that this is not a feasible option for everyone, and the Southern Fringe is sufficiently far out of town that many central destinations are not realistically accessible by foot.



These problems are mitigated, however, by the high quality public transport provision. The area benefits greatly from the proximity of the Cambridgeshire Guided Busway and Trumpington Park and Ride, meaning that both extensions are well served by public transport. These services are not only frequent but also well run, with excellent information and ticketing facilities (see photos). Therefore, anyone on either estate has easy walking access to buses that reach the city centre or the station within half an hour. Clearly, this still represents a significant journey, but given that the extensions also provide many essential services locally, it does not seem unreasonable.

Destination	Company	Route numbers	Weekday daytime frequency	Weekday evening frequency	Saturday frequency	Sunday frequency	Travel time	Location of bus/train stop	Last return time
Cambridge city centre	Stagecoach	The Busway A/D, Citi 7, park & ride	Every 10 -15 minutes	Every 15 - 30 minutes	Every 10 - 15 minutes	Every 15 - 30 minutes	31 mins	Great Kneighton Community Centre; Trumpington Park and Ride	23:25
Cambridge rail station	Stagecoach	The Busway A/D/R, Citi 7	Every 15 minutes	Every 10 - 30 minutes	Every 15 minutes	Every 30 minutes	19 mins	Great Kneighton Community Centre; Trumpington Park and Ride	23:32



For destinations further afield, the bus service provides a good connection to Cambridge train station. This has direct links to London Kings Cross (in 45 minutes), London Liverpool Street, Stansted Airport, Stevenage, Peterborough (in 50 minutes), Ipswich, Norwich, Ely, and Kings Lynn. London and the South are therefore readily accessible, as are northern destinations via Peterborough. It is possible for Southern Fringe residents to commute to any of the major regional centres or to London more efficiently than would be possible by car on the M11 and M25.

On the site visit, residents reported that there was often severe congestion on the roads into the centre of Cambridge. However, we found that the public transport access via the station and the guided busway operated smoothly. Construction of facilities specific to the developments, including a school and a public square, was progressing well, and the design of parking spaces and the urban realm had been well handled.



## Local Facilities

A wide range of new facilities have been built as part of the southern fringe developments. This includes a primary school, a secondary school with sports centre attached, and a new country-park-style nature reserve. Other essential amenities, such as shops, pubs, a doctor's surgery and post office, are largely located on Trumpington High Street, which is between the two developments and therefore easily accessible to residents. In April 2018 the Clay Farm Centre opened in Great Kneighton, containing a new library, cafe, and community rooms, as well as residential flats. A new medical practice will also soon be opening within this building. Other more specialist facilities are within reach given the extensions' location on the fringe of Cambridge. For example, Addenbrooke's Hospital is nearby, along with other schools, and the city has two universities.



Given the interwoven nature of both the two extensions and of the Southern Fringe in general, one possible issue is a lack of balance or variety of goods and services. Great Kneighton and Trumpington Meadows together contain around 10,000 people, meaning that the existence of, for example, just one relatively expensive supermarket may not adequately cater to the community's needs. Although journeys to the city centre can and should be made for specific needs, the local quality of necessities needs to be that of a town in its own right.

Type of facility	Plans and current state of progress within development	Built yet within site?	Closest example outside the development	Estimated time to reach nearest example outside development			
				Walking	Cycling	Driving	Public transport
Convenience store	Waitrose, Addenbrooke's Convenience Store	Yes					
Café / restaurant	Clay Farm Centre	Yes					
Drinking establishment	No plans known	No	Trumpington High Street	15 mins	5 mins	4 mins	18 mins
High street shops	No plans known	No	Trumpington High Street	15 mins	5 mins	4 mins	18 mins
Supermarket	Waitrose	Yes					
Nursery	Trumpington Meadows Primary School	Yes					
Primary school	Trumpington Meadows Primary School	Yes					
Secondary school	Trumpington Community College, newly opened	Yes					
Park	Trumpington Meadows nature reserve and country park	Yes					
Playground	Several	Yes					
Playing fields	No plans known	No	King George V Playing Fields	15 mins	4 mins	4mins	20 mins
Tennis courts	No plans known	No	King George V Playing Fields	15 mins	4 mins	4mins	20 mins
Leisure centre	Trumpington Sport (new)	Yes					
Swimming pool	No plans known	No	Leys Leisure Sports Complex	42 mins	12 mins	7 mins	27 mins
Wildlife area	Trumpington Meadows	Yes					
Community Centre	Clay Farm Centre	Yes					
Daytime / evening classes	Clay Farm Centre	Yes					
Medical facilities	Opening soon in Clay Farm Centre	No	Trumpington Surgery	16 mins	5 mins	4 mins	18 mins
Post office	No plans known	No	Trumpington Post Office	13 mins	4 mins	4 mins	19 mins
Library	Clay Farm Centre	Yes					
Co-working space	None	No	Workthere	38 minutes	10 minutes	8 minutes	22 minutes





## Developer Contributions

Some large developer contributions are listed in the s106 agreements. At Great Kneighton these include over £1.9m towards the Addenbrooke's Access Road, £211,000 towards M11 Junction 11 improvements, over £2.5m towards the Cambridgeshire Guided Busway, £253,000 in revenue support towards the Cambridgeshire Guided Busway, £193,000 towards the Southern Corridor Area Transport Plan, £303,000 towards non-CGB bus services, and £173,000 for walking, cycling and equestrian routes.

*At Trumpington Meadows, the developer agreement includes the following contributions:*

Contribution	Amount
Local Education Facilities	£8,074,674
Community and Recreation	£1,779,367
Healthcare	£1,331,950
Library Provisions	£216,060
Local Infrastructure	£661,998
Public Transport and Roads	£1,068,557

*The following payments are listed in the s106 agreement for Great Kneighton:*

Contribution	Amount
Addenbrooke's Access Road Phase 2 Payment	£1,985,000
Air Quality Monitoring Payment	£5000
Allotments Maintenance Payment	£15,000
Bus Services Payment	£303,750
Cambridgeshire Guided Busway Payment	£2,598,750
Cambridgeshire Guided Busway Revenue Support Contribution	£253,125
Community Chest Payment	£5,185
Community Development Worker Payment	£122,000
Community Gardens Maintenance Payment	£15,000
Ecological Mitigation Measures Maintenance Payment	£38,578
Ecological Mitigation Measures Payment	£37,855
Fawcett Primary School Children's Centre Payment	£244,000
Fawcett Primary School Extension Payment	£2,283,919
Health Care Interim Facilities Contribution	£20,740
Health Centre Subsidy	No more than £1,010,770

Hobson's Brook Green Corridor Payment	£2,035,152
Household Waste Recycling Centre Payment	£608,097
Household Waste Recycling Receptacles Payment	£65 per house and £150 per flat
Library/Life Long Learning Centre Contribution	£241,951
M11 Junction 11 Improvements Payment	£211,866
Performance Monitoring Fee	£101,250
Plantation Maintenance Payment	£378,000
Play Areas Maintenance Payment	£846,000
Police and Social Services Payment	£398,628
Primary School Payment	£6,084,540
Primary School Revenue Support Contribution	£67,500
Public Open Space Maintenance Payment	£1,000,000
Secondary School Payment	£9,193,150
Secondary School Revenue Support Contribution	£286,290
Southern Corridor Area Transport Plan Payment	£193,818
Sports Development Officer Contribution	£42,000
Street Trees Maintenance Payment	£504 per tree
STP Maintenance Payment	£16,800
STP Contribution	£359,464
Swimming Facilities Payment	£245,000
Tennis Court Floodlighting Facilities Revenue Support Contribution	£11,875
Tennis Court Floodlighting Payment	£6,750
Walking, Cycling and Equestrian Routes Payment	£173,838
Youth Worker Contribution	£154,910

## Summary

The southern fringe developments benefit from an excellent location on the edge of a much sought-after city with a strong cycling culture, and close to a high quality rapid transit network. There have also been various new facilities built within the developments such as a new library, schools, community centre, and nature reserve. The developments seem well designed with car parking dealt with sensibly.

At an average cost of £526,000, homes in Cambridge Southern Fringe are more expensive than in most of the sites we have visited, and the example home we visited in Great Kneighton also appeared unnecessarily ornately furnished. The fact that 40% of the homes in these developments have been built as affordable housing, including a substantial component of social rented housing, goes some way to mitigating this. We need to ensure sites such as this, with good public transport links, are accessible to all, since it is people on lower incomes who are less likely to be able to afford to run a car.