

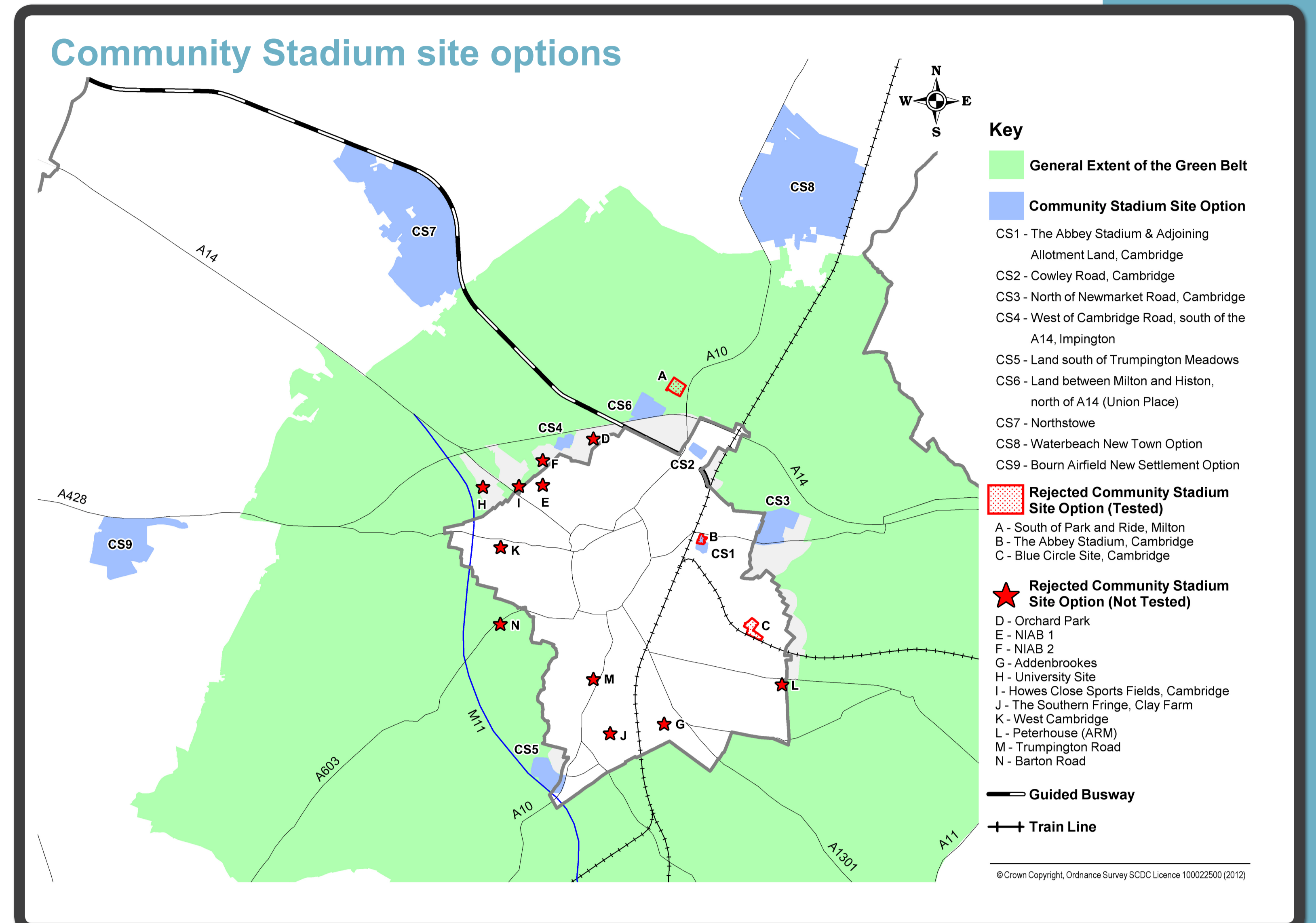
# South Cambridgeshire Local Plan

## Cambridge Local Plan

### Issues and Options 2 Consultation

## Community stadium site options

- Previous work has suggested that a community stadium could be built. It would be based on a sports stadium and could include health, leisure and educational facilities for the whole community to use. Cambridge United has also made clear they would be keen to be the anchor tenant. The existing Abbey Stadium site on Newmarket Road meets the current needs of Cambridge United, although the facilities are not ideal.
- A review of available evidence has not shown there is a pressing need for a Community Stadium, but we recognise that it could bring benefits for the whole community.
- We've not made any decision where a community stadium should be built, but have looked at a number of site options that all have pros and cons.



**Site Option CS1: The Abbey Stadium and Adjoining Allotment Land, Newmarket Road**

District: Cambridge  
Ward / Parish: Abbey  
Area: 7.1ha  
Potential Capacity: Community Stadium

- Pros:**
- Established football club location;
  - Part of an established residential community;
  - Near to existing sports facilities, with potential to form a sports hub with the Abbey sports complex;
  - With the incorporation of further land around the existing stadium, this would offer greater scope to have a wider community purpose;
  - Nearest available site to the City Centre;
  - Site is at least 1.5km from the nearest railway station (existing or proposed) but within 400m of High Quality Public Transport bus routes.

- Cons:**
- Loss of existing allotments (Protected Open Space, would require appropriate replacement elsewhere);
  - The site is located off Newmarket Road, which can suffer from congestion particularly at the weekends. The impact on both local and strategic transport networks would need to be investigated further;
  - Grosvenor have indicated they are pursuing the existing stadium site for housing development.

**Site Option CS2: Cowley Road Cambridge (former Park and Ride and Golf Driving Range)**

District: Cambridge  
Ward / Parish: East Chesterton  
Area: 6.5ha  
Potential Capacity: Community Stadium

- Pros:**
- Area will be subject to significant public transport improvement with new railway station and links to guided bus;
  - Previously developed vacant site, providing an opportunity as part of wider Cambridge Northern Fringe East development.

- Cons:**
- Capable of accommodating a stadium, but limited size to accommodate much beyond core Community Stadium facilities;
  - Identified as an opportunity for employment development in Local Plan Issues and Options Reports, would reduce land available for this use;
  - Isolated from existing or planned residential area;
  - Access along single lane road;
  - Cambridge City Council, the landowner has previously indicated land not available for this use.

