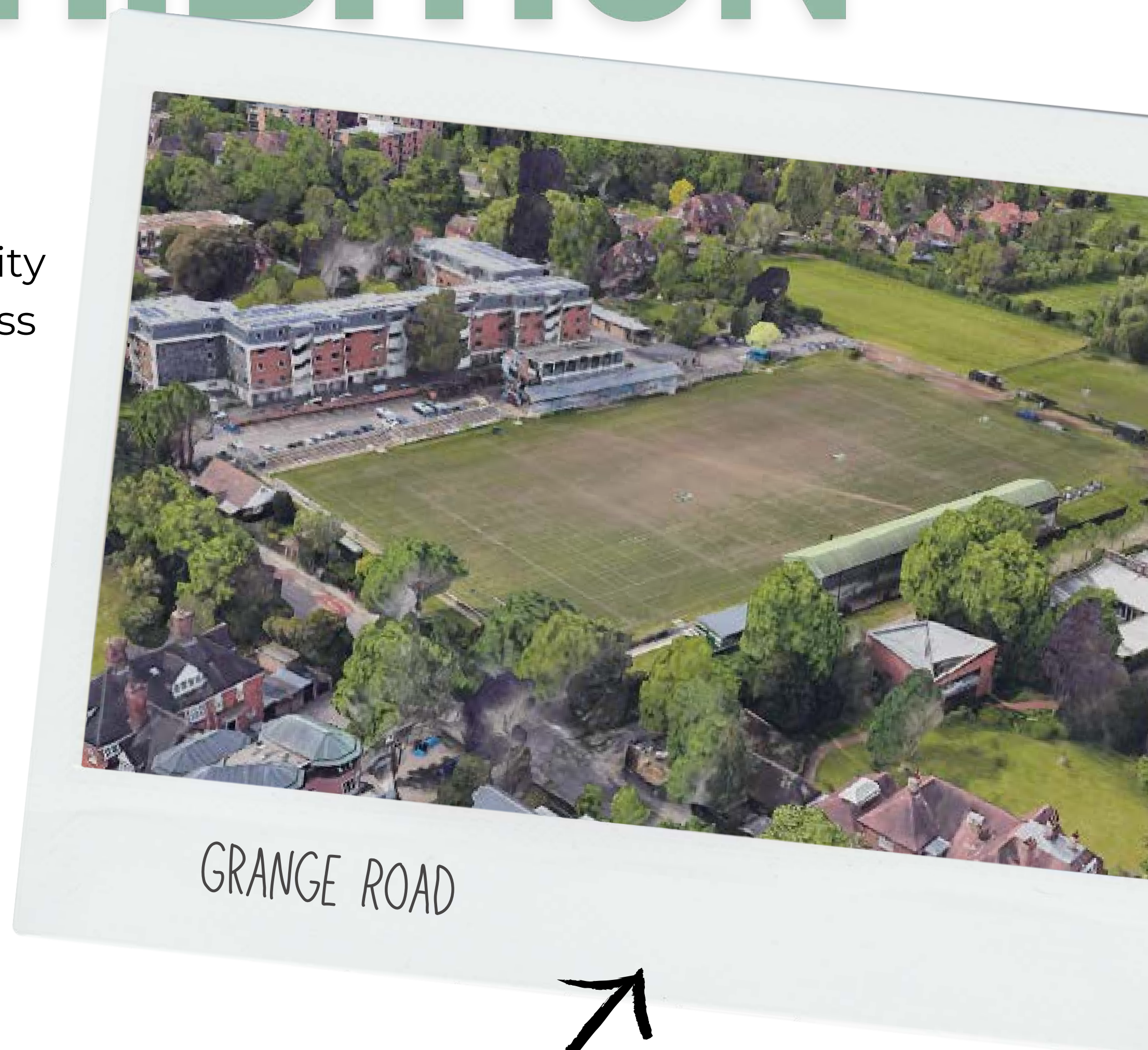


Welcome to THE EXHIBITION

We are here to share plans for our proposal to change the grass pitch at Cambridge University Rugby Union Football Club to an Artificial Grass Pitch, along with replacement floodlights.

Members of the project team are available to answer any questions you may have. You can also leave comments, by completing one of the response forms.

All of these comments will be considered by the project team in preparing a planning application, before we submit it to Greater Cambridge Shared Planning Service.



OUR HISTORY

Football is believed to have been introduced to Cambridge University in 1839 by Trinity College fresher Albert Pell. Pell had matriculated at Cambridge after going up from Rugby School, where the game of rugby is believed to have originated. Cambridge University Rugby Union Football Club was officially established in 1872, around three years after the Oxford rugby club was founded.

THE GROUND

The ground first appears on maps in 1904 and the historic stadium features a number of buildings dating to the early 19th and 20th centuries. A large red lion, a symbol of the University of Cambridge and the crest of the rugby club, stands guard beside the ground.

In the mid 1980s Floodlights were introduced to the ground and today games and training take place on or around the pitch 4 or 5 nights per week.



Welcome to THE EXHIBITION

THE NEED

The citywide shortfall of floodlit training and playing facilities has a particularly negative impact on student sport in terms of limiting competitive team activity and restricting wider participation and growth of social sport. Evidence suggests that while there is a wealth of grass pitches for winter field sports such as rugby and football, there are few floodlit facilities in Cambridge that enable evening use for training and matches.

The Grange Road site, is currently a floodlit venue but the pitch is overused. Ideally playing on a grass pitch, even with experienced and dedicated turf management, would only take place a maximum of three times a week, whereas an artificial grass pitch can be used far more frequently

Increasingly, both top-level Rugby clubs (such as Saracens, Newcastle and Cardiff) and community level clubs (such as Maidenhead, Harpenden and Shelford) are installing artificial pitches designed for rugby (and other sports) to cope with the greater

level of use demanded, deliver a consistent playing surface and to enable a more cost effective operation.

The droughts experienced over recent summers also highlighted one of the challenges of maintaining grass pitches with a large expenditure on irrigation needed which, despite this, became unusable with very poor grass growth. This has resulted in poor pitch quality for the winter season.

An artificial pitch reduces the need for irrigation (reducing water usage), is not vulnerable to waterlogging, requires no fertiliser and other interventions while, at the same time, providing a safer and more consistent playing environment.

The student demand is naturally very focussed on evenings and weekends during term time. This makes it very difficult for the student clubs to hire community venues even if they have capacity to do so. Although primarily for student use, Grange Road will have potential for community use to also accommodate schools, clubs and development teams.



Image: Kane Smith

Orange Road

THE SITE

The site is in the Cambridge Green Belt and designated as Protected Open Space given its importance to Recreational use.

Both National and Local planning guidance supports recreational use within the Green Belt, and the proposal will maintain the character and openness of the Green Belt. The importance of the site for recreation will be maintained.

Policy 73 of the Cambridge Local Plan states that new or enhanced community, sports or leisure facilities will be permitted if:

- A. THE RANGE, QUALITY AND ACCESSIBILITY OF FACILITIES ARE IMPROVED;
- B. THERE IS A LOCAL NEED FOR THE FACILITIES; AND
- C. THE FACILITY IS IN CLOSE PROXIMITY TO THE PEOPLE IT SERVES.

We believe that our proposal will comply with these policy requirements by improving the existing facility for an identified need close to University students, and central to the wider Cambridge Community.



Grange Road

THE SITE

LOCATION AND CONTEXT SITE CONSTRAINTS AND OPPORTUNITIES

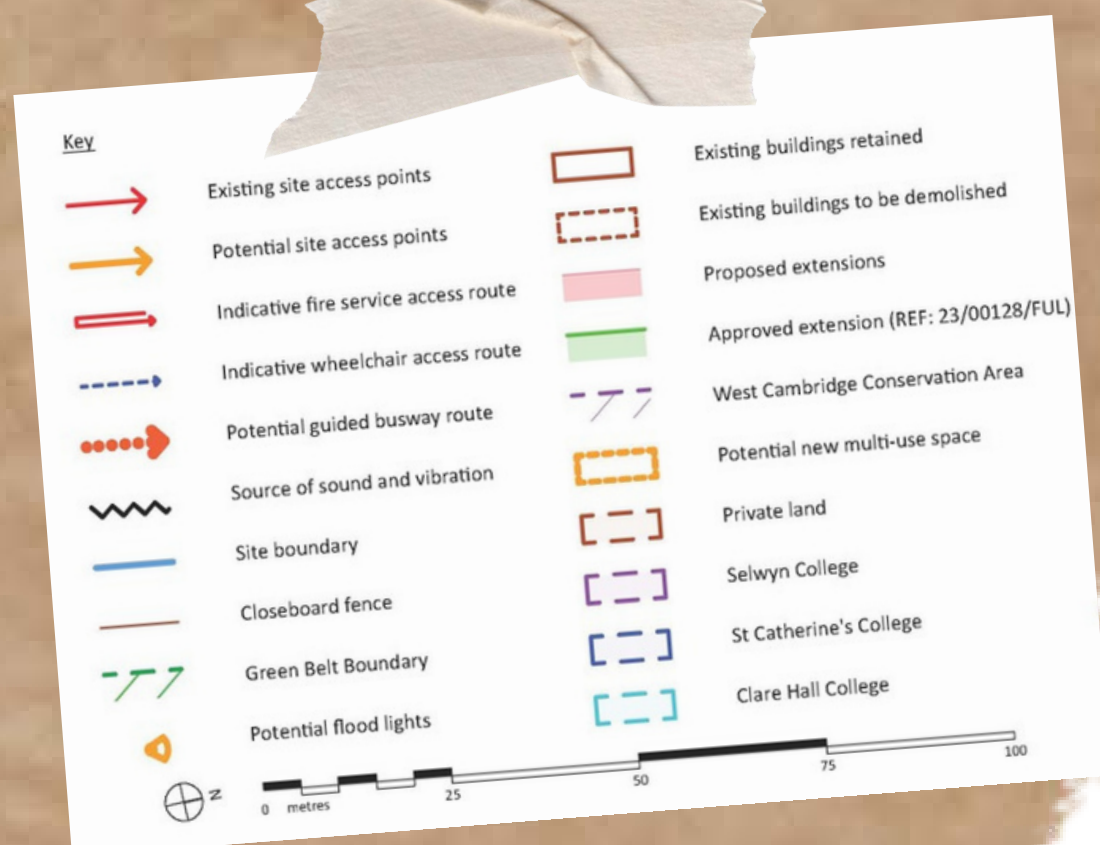
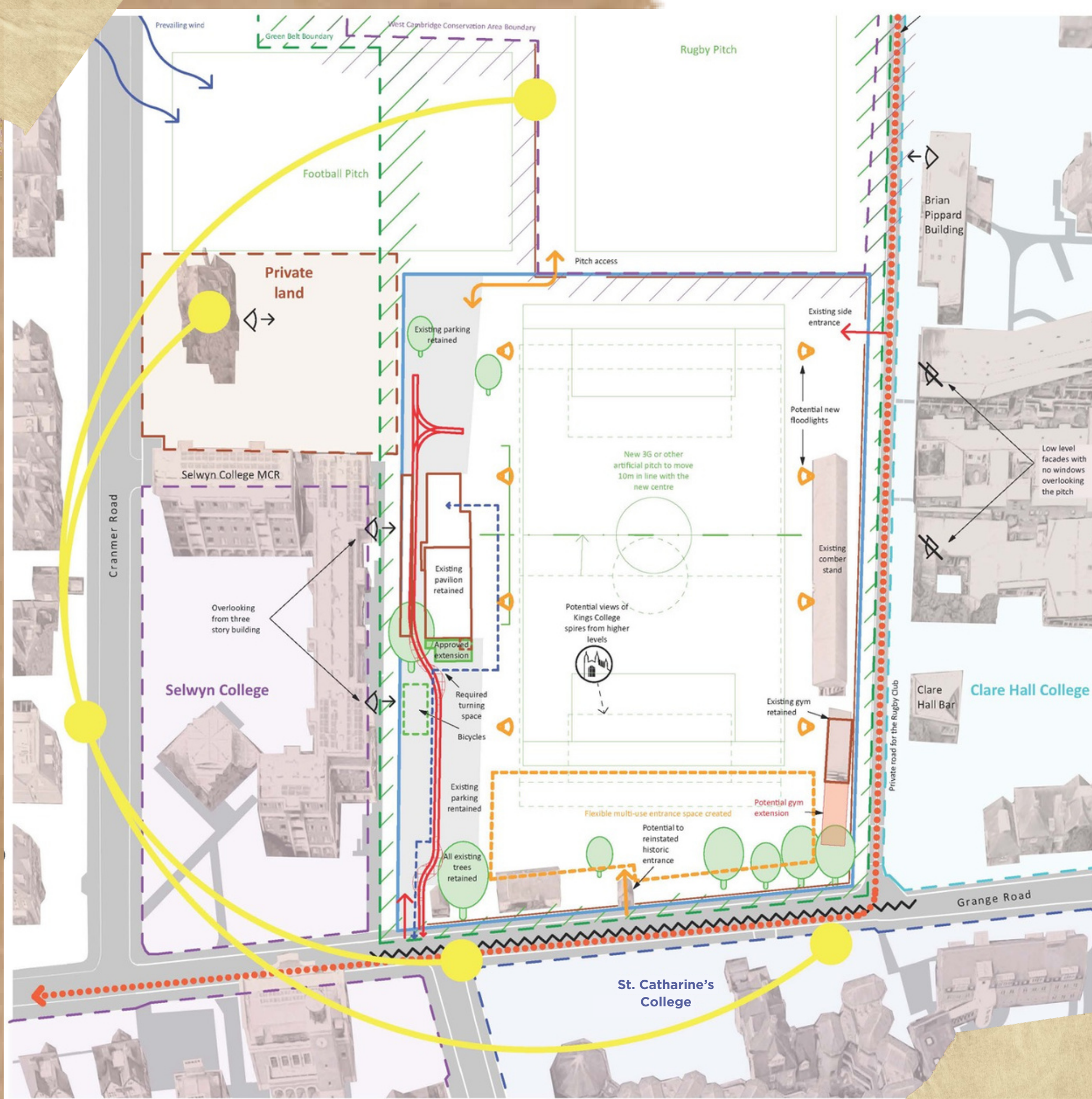
The site comprises an existing grass pitch used predominantly for University Sport. There is a main pavilion to the south of the pitch which is used as the site offices and meeting rooms, as well as changing rooms and bar facilities. Spectator seating is provided on the upper level and between the pavilion and the pitch. Car Parking is located to the east and west of the pavilion, with some cycle parking near a single storey toilet/store building which forms part of the southern boundary of the site.

To the north of the pitch is a covered spectator stand along with a single storey gym facility for the players. The site is accessed directly from Grange Rd with a shared access for cars, cyclists and pedestrians. Adjacent to this access is a small property which is occupied by the grounds operations manager, along with some vegetation along the boundary.

The pitch has 8 no floodlights which are 15 metres high and are used for evening training and matches. Additional training pitches are situated to the west of the site.

Beyond the immediate site to the south is college accommodation (Cripps Court, part of Selwyn College), with Clare Hall to the north. Between the ground and Clare Hall is a private track which currently forms part of the Greater Cambridge Partnership's bus route linking Cambourne to Cambridge.

The site sits within the Cambridge (West) Conservation Area, but the site does not accommodate any listed buildings or Tree Preservation Orders.



Proposed DEVELOPMENT

The Proposed development is:

Change of pitch surface from grass to Artificial Grass Pitch (AGP) and replacement floodlighting.

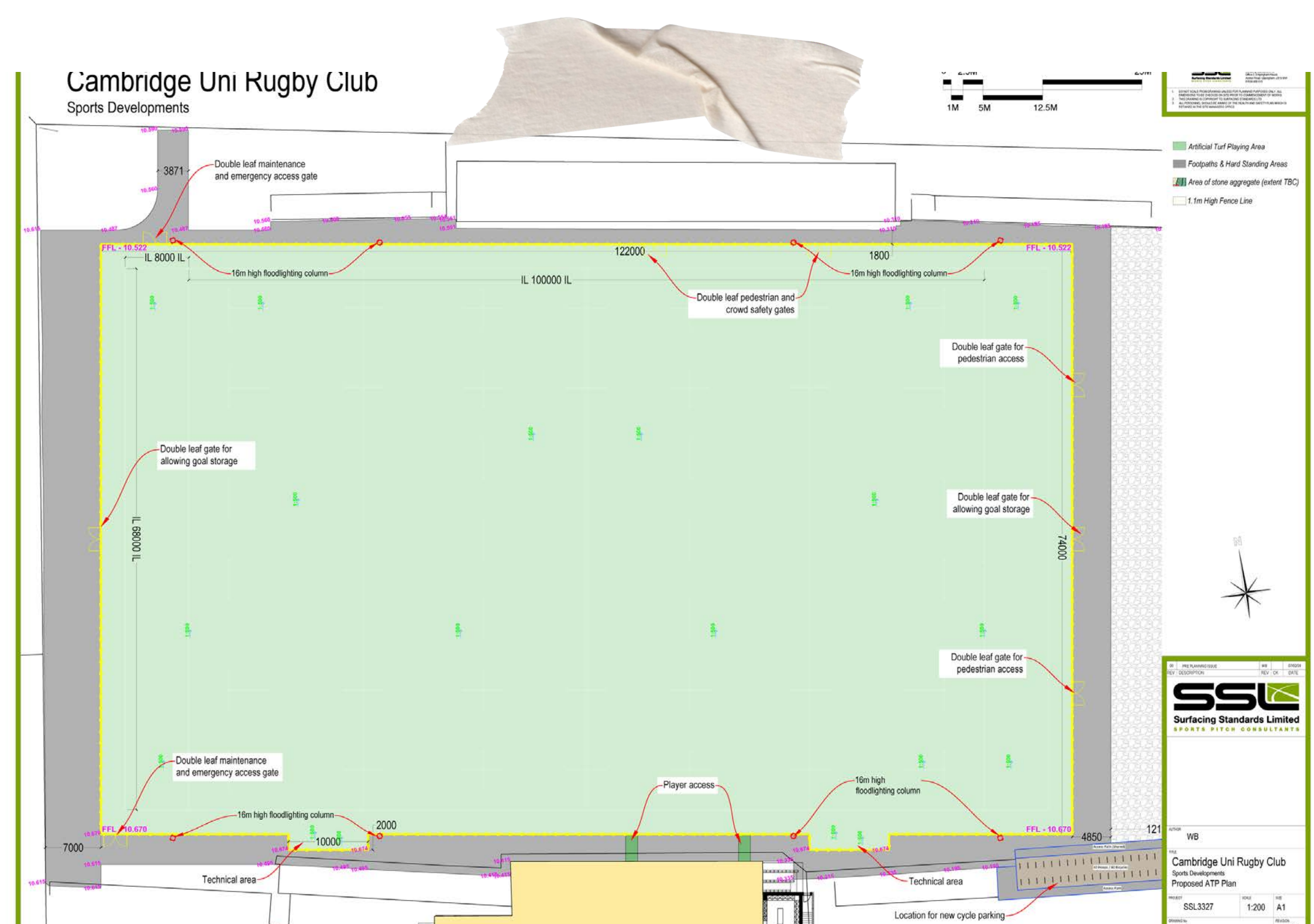
The pitch will be move approximately 10 metres west with 8no. Floodlights; 4 spaced along each long side of the pitch.

The Floodlights will be 16 metres high and will use LED lighting for improved performance, better energy use, more lighting control and less light spillage.

A low 1.1m spectator fence will be located around the pitch along with new technical areas and team 'dugouts'.

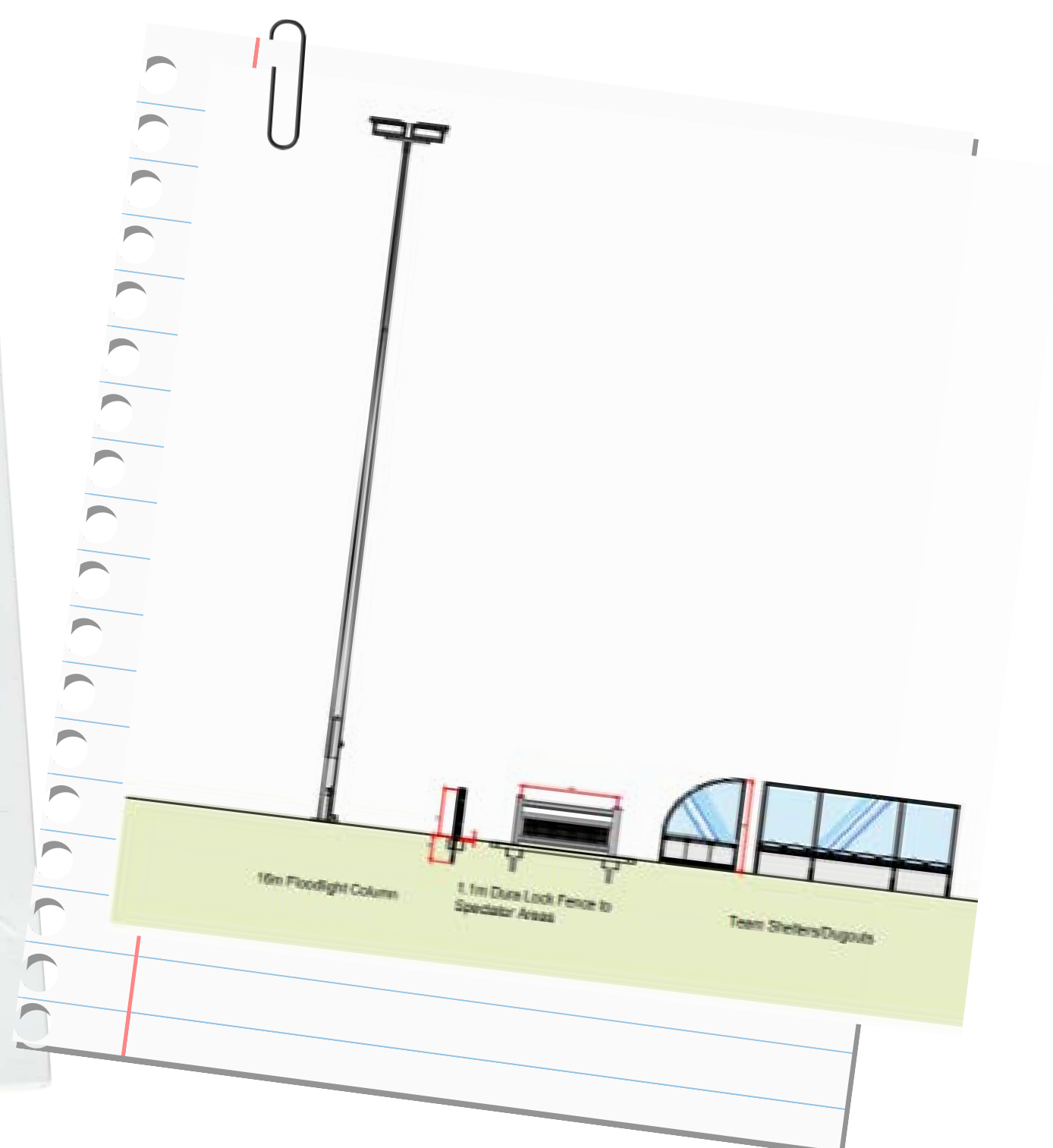
Car Parking will be left largely unchanged from existing, but new cycle parking (80no.) will be provided.

The pitch, although artificial will give the appearance of a grass pitch - an image of similar pitch is show.



It is proposed that:

- The floodlights will be used on no more than five days per week until 9.45pm and until 6.45pm on other days.
- Training and/or Matches would be played on the pitch no more than 5 days a week until 9.30pm and until 6.30pm on other days.
- The lights would be kept on for 15 minutes after play to allow for students to exit the pitch and the site safely.



LIGHTING

The existing lighting on site comprises 8no. 15m high floodlights.

These floodlights have been in place for over 35 years and have reached end of life. CURUFC are proposing to modernise the proposed floodlighting.

Will the number of floodlights change?

No, there are still be 8no. Floodlights proposed. The pitch is moving to the west so the positioning will change to follow the pitch, and to optimise the pitch lighting.

Will they be the same height?

We have tested various scenarios with the lighting design. We have taken the decision to increase the height of the floodlights by 1m (from 15m currently to 16m proposed), the reason being that the extra 1m height allows the lighting to be angled down making a positive impact on light spill.

How will the light spill compare?

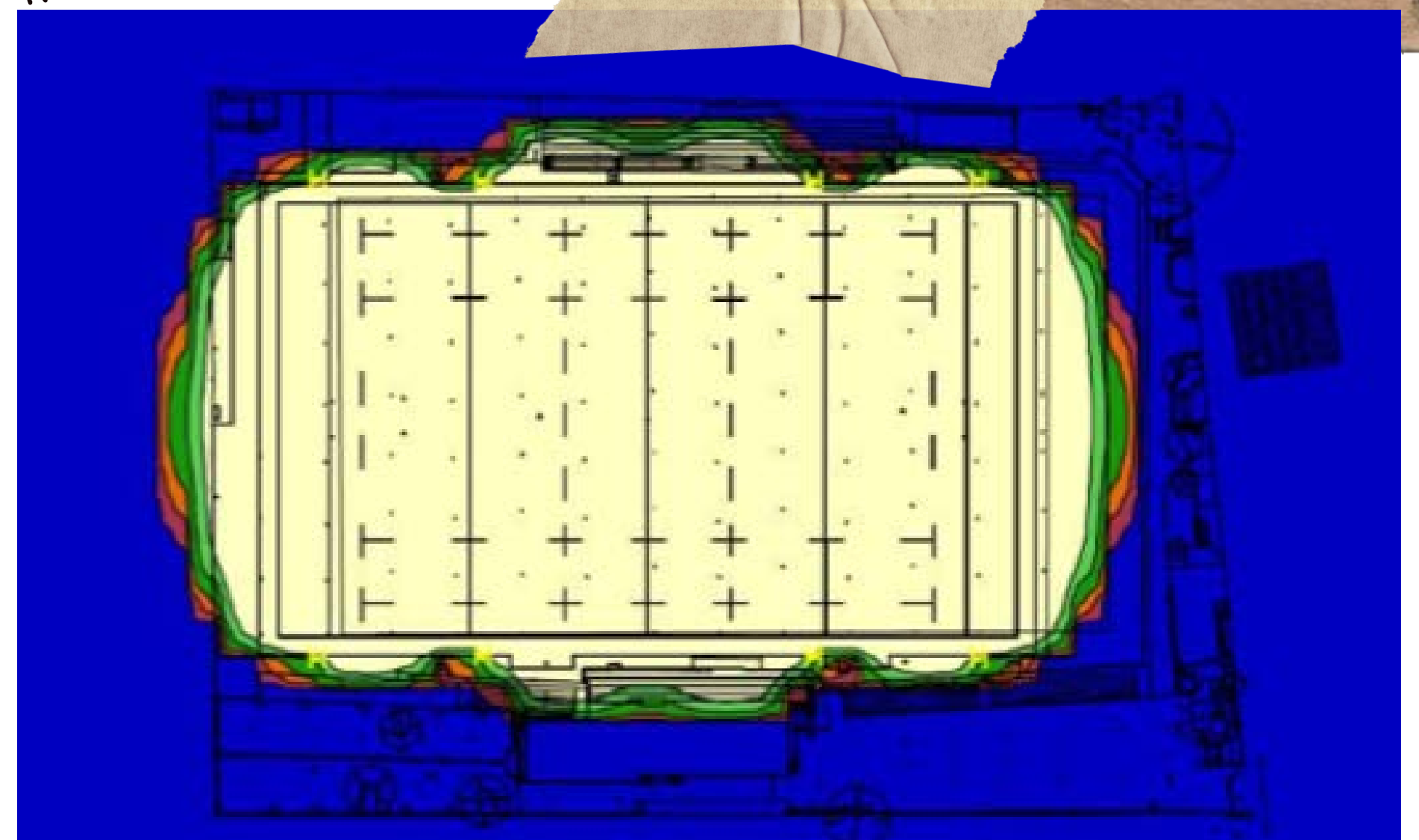
The two diagrams on the right show the light spillage and lux levels for the proposed lighting system at the top, compared to the existing situation underneath. It can clearly be seen that the proposed lighting will provide the necessary light levels for competitive sport without impacting on the nearby buildings and open space.

LED LIGHTING

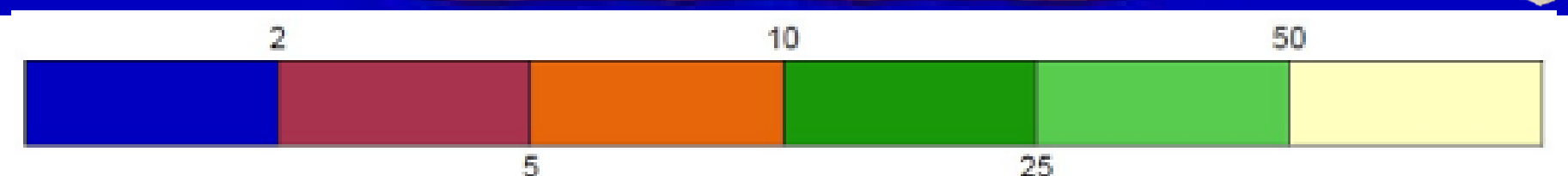
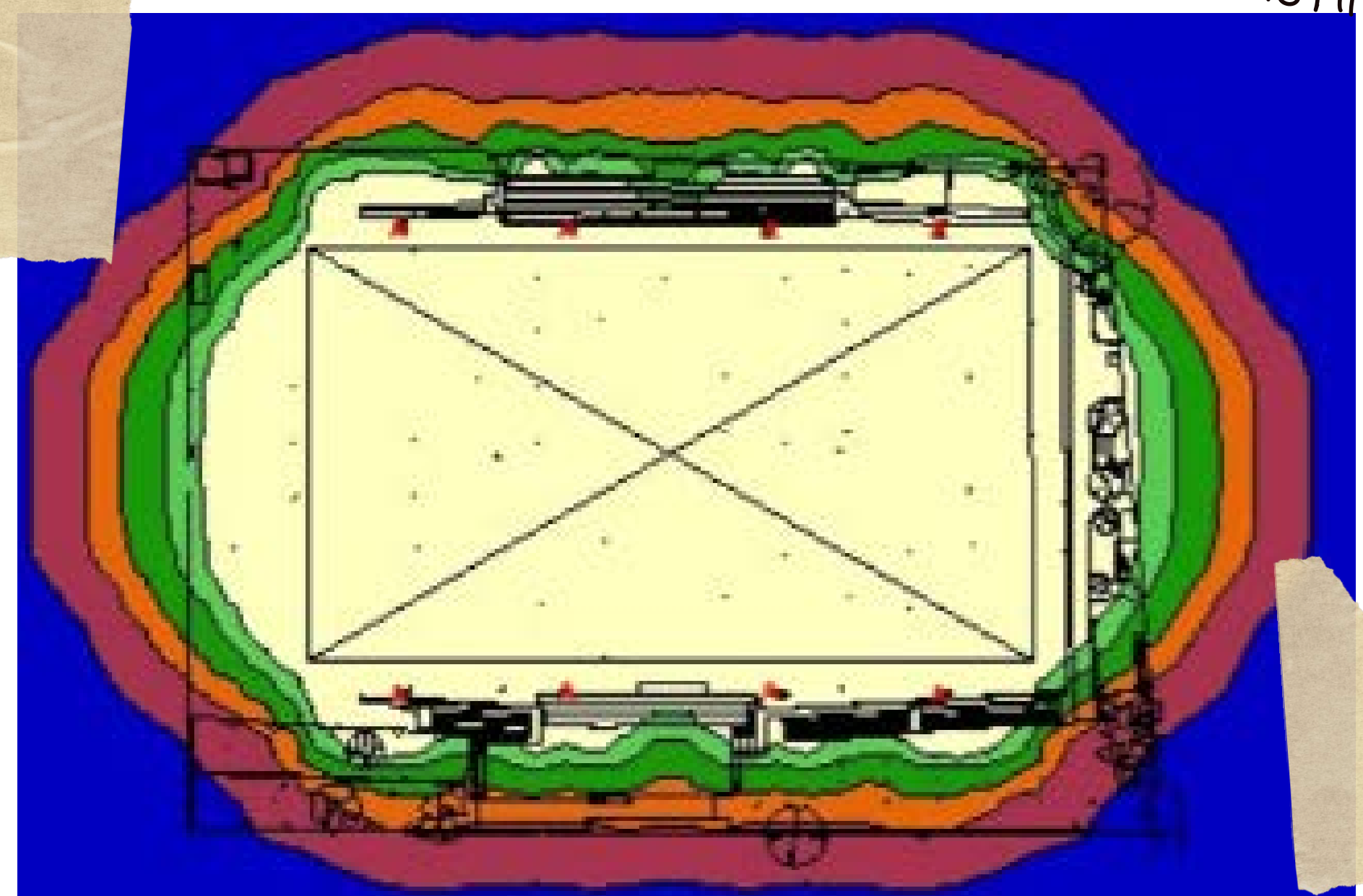
- The proposed lighting will be LED lighting. The advantages to this are:
- Far more energy efficient consuming less electricity than the existing bulbs.
- Extended lifespan.
- Can focus light better providing less light spill and night glow.
- Automatic switch off to give certainty over timings of use.
- Greater control over LUX levels.



PROPOSED



EXISTING



The Lux chart above shows that the impact is less than 2 lux (blue) at the nearest property, compliant with guidance and a vast improvement over the current levels.

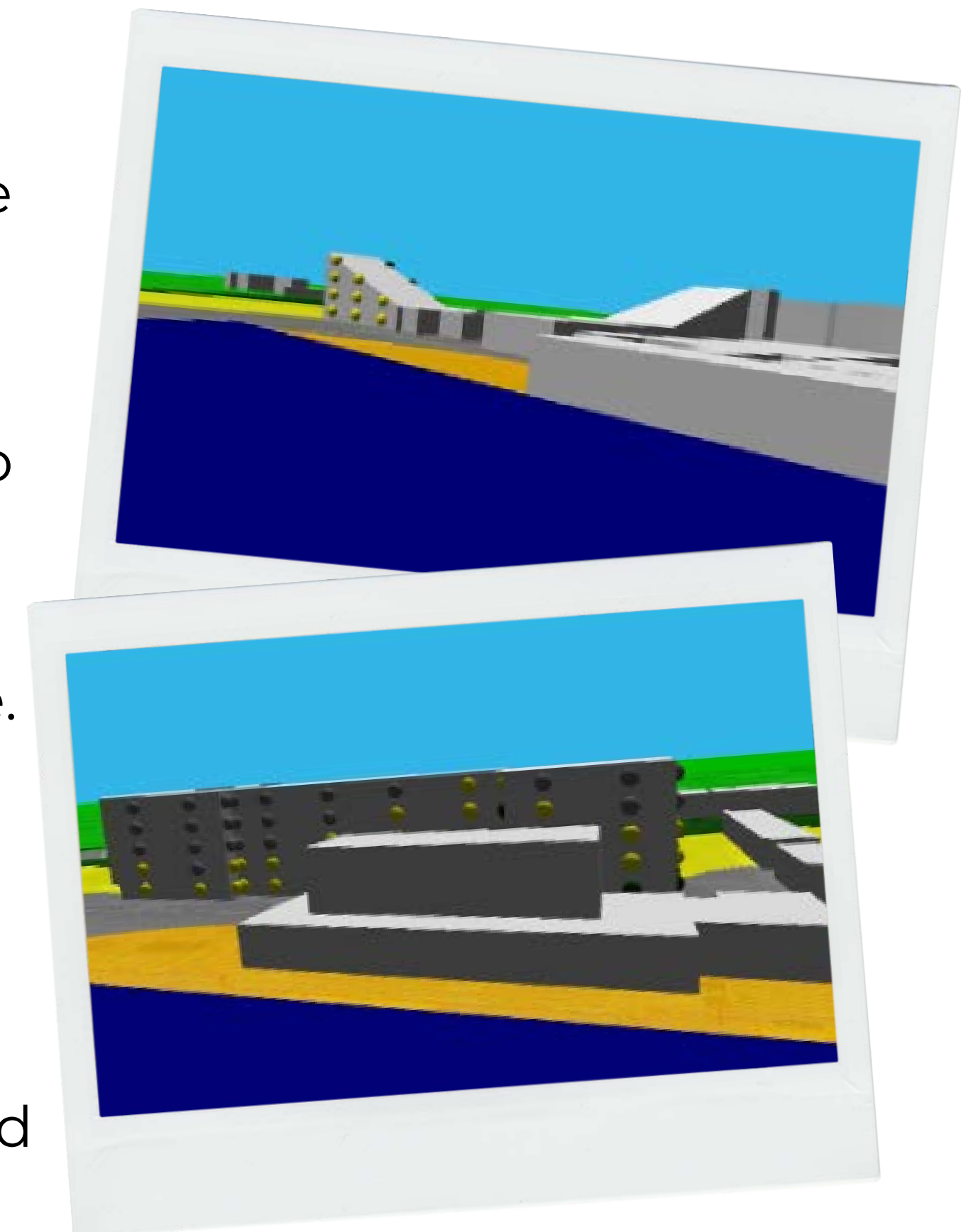
NOISE

The Grange Road pitch historically has been used by various student clubs predominantly rugby and football. Over recent years, due to overuse for matches and training, the quality of the pitch has deteriorated and some clubs have had to find alternative pitches to train and play on.

The move to an Artificial Grass Pitch will allow teams to return to the ground, it will stay predominantly a facility for University sport although school use will be encouraged and community use will be possible especially at weekends and out of term time. There is no intention to intensify the use into a 5-a-side league facility. The facility is not designed to accommodate 5-a-side football.

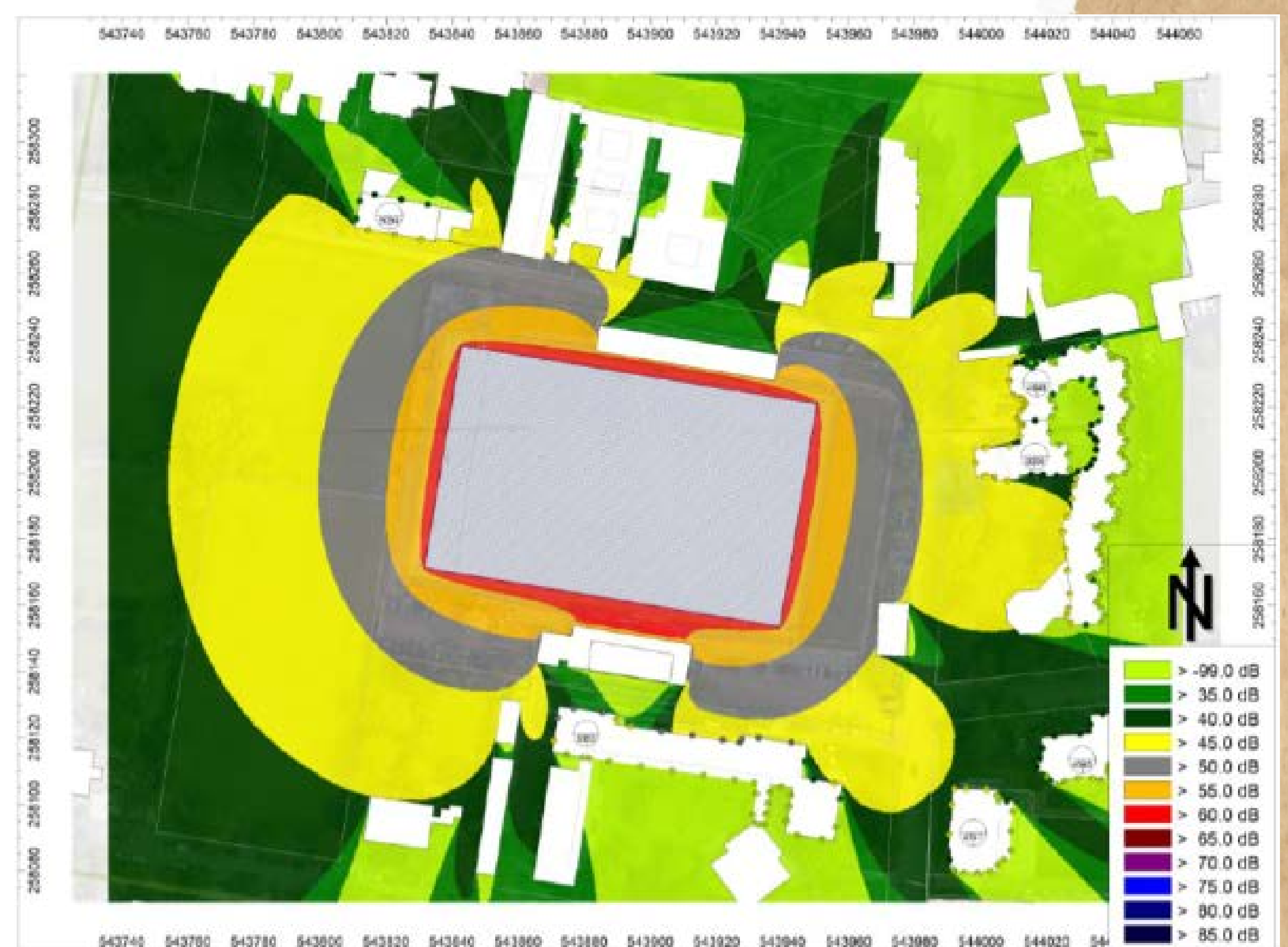
There are currently no limitations to the hours within which matches, or training can take place. The nature of the games and training on the new Artificial Pitch isn't expected to change. We have carried out a noise assessment set against the Sport England Guidance, and with reference to WHO Guidelines for Community Noise.

The report concludes that the predicted noise level in local amenity spaces is below the proposed criterion of 50 dB LAeq (1 hour). The predicted noise levels have been compared against the existing noise conditions during the quietest measured evening period. Based on approved guideline the proposals result in a 'negligible' to 'moderate' change in noise levels from a quiet site, but when put in context of the existing use on the grass pitch our findings conclude that it is significantly unlikely to change the current acoustic climate and is therefore unlikely to cause any change in behaviour or attitude.



MANAGEMENT PLAN

- The pitch during term time will be prioritised for University sports.
- The Artificial pitch will not be used for 'power league' type 5 a-side football.
- All users would be known regular clients thus limiting any behavioural or potential noise issue.
- The club will ensure that players are aware that anti-social behaviour will not be acceptable and will need to sign up to the code of conduct and use management plan.
- Neighbours will be given a direct route to report excessive noise or anti-social behaviour.



TRANSPORT

The new Artificial Grass Pitch will enable more clubs to come back to Grange Rd, and allow for more frequent use of the facility. However this will not adversely impact the surrounding area in terms of traffic or parking.

We have carried out a transport assessment based on the likely use which will include training sessions and matches for the Rugby team, Football Club, Lacrosse and American Football Team along with some assumed College training sessions. We have also included in this some community use for nearby schools and activities such as walking football.

We surveyed the current mode share of people visiting the site which, on a typical training day (Tuesday), shows that 35% of users access the site by cycle and 32% by foot. On a match day (Wednesday) 20% attend by cycle and 59% by foot. The survey also monitored car use along with motorcycles and delivery vehicles. This was then extrapolated up for an assumed increase in use.

As the predominant modes are walking and cycling, and activity is spread throughout the day, not just at peak times our conclusion is that there no impact on the highway network through this development. Car parking will remain on site and any impact on surrounding streets from overspill parking is minimal especially as many of the surrounding streets are within the Controlled Parking Zone. New cycle parking will be provided on site to help encourage cycle use to the site.

ENCOURAGING SUSTAINABLE TRAVEL

Students using the facility will not have access to a private vehicle and therefore using Active Travel modes such as walking and cycling will still remain the predominant way to access the site. E-Scooter parking exists in close proximity (at the western end of West Rd) and will be also encouraged.

There will be the potential for more community use of the pitch, the club will be producing a sustainable travel leaflet which goes out with any public booking highlighting the travel options to the site including the Universal bus which links the site to Madingley P&R and nearby Eddington.



PROPOSED LAYOUT

E-SCOOTER

U BUS

CYCLE PARKING



Other PLANNING MATTERS

SUSTAINABILITY

The University is committed to making the development as sustainable as possible. As well as installing LED lighting, we are looking at how people access the site, energy usage, water usage and looking into if recycled plastic material could be used for the pitch.

WATER USE

Watering a grass pitch requires a substantial amount of water. For example, on a hot summers day 3 litres of water will be lost from every square meter of pitch. For a 110m x 70m pitch, this equates to 23,000 litres or 23 tonnes of water per day. In a dry week 160 tonnes of water needs to be added to the pitch, the equivalent of a small lake! With an Artificial Grass Pitch the water needed to maintain the pitch is much less, as no watering is needed to maintain or sustain the pitch.

DRAINAGE

Surface water drainage will be dealt with by a soakaway system. A geocomposite drainage blanket will be installed beneath the Artificial Grass Pitch and surrounds upon formation to direct the surface water flows to the carrier drains and into the proposed soakaway system.

The granular pitch substrate will provide onsite containment and attenuation within the granular sub-base, before entering the designed soakaway unit. Additional storage is provided within the sub-base of the Artificial Grass Pitch to accommodate flows from a 1 in 100 year + climate change event. An external soakaway will be constructed adjacent to the pitch which will serve the pitch drainage network as an outfall. The drainage solution is designed to ensure no above ground flooding occurs up to and including the 1 in 100 year event + a 40% allowance for climate change in line with required planning policy.

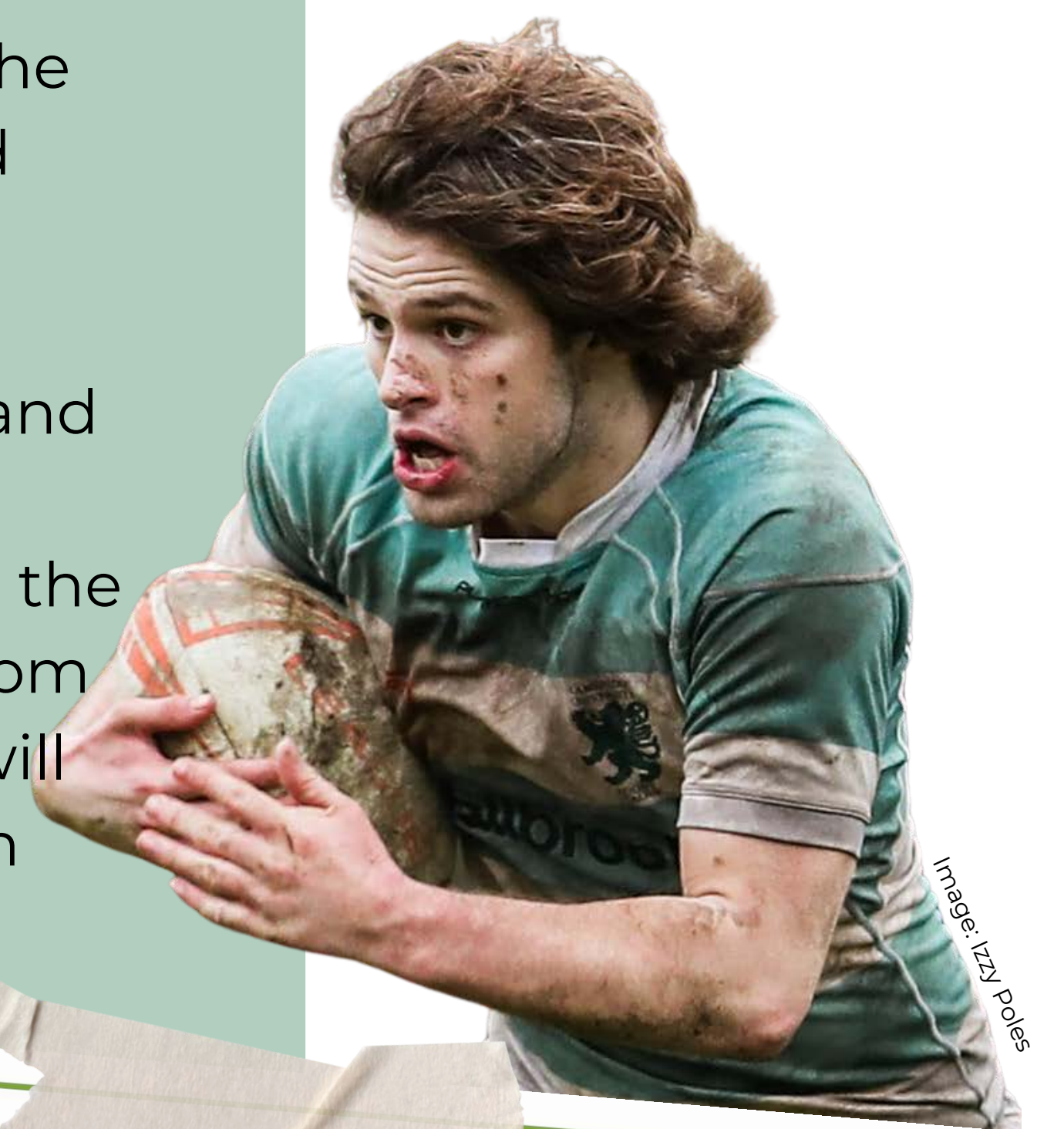
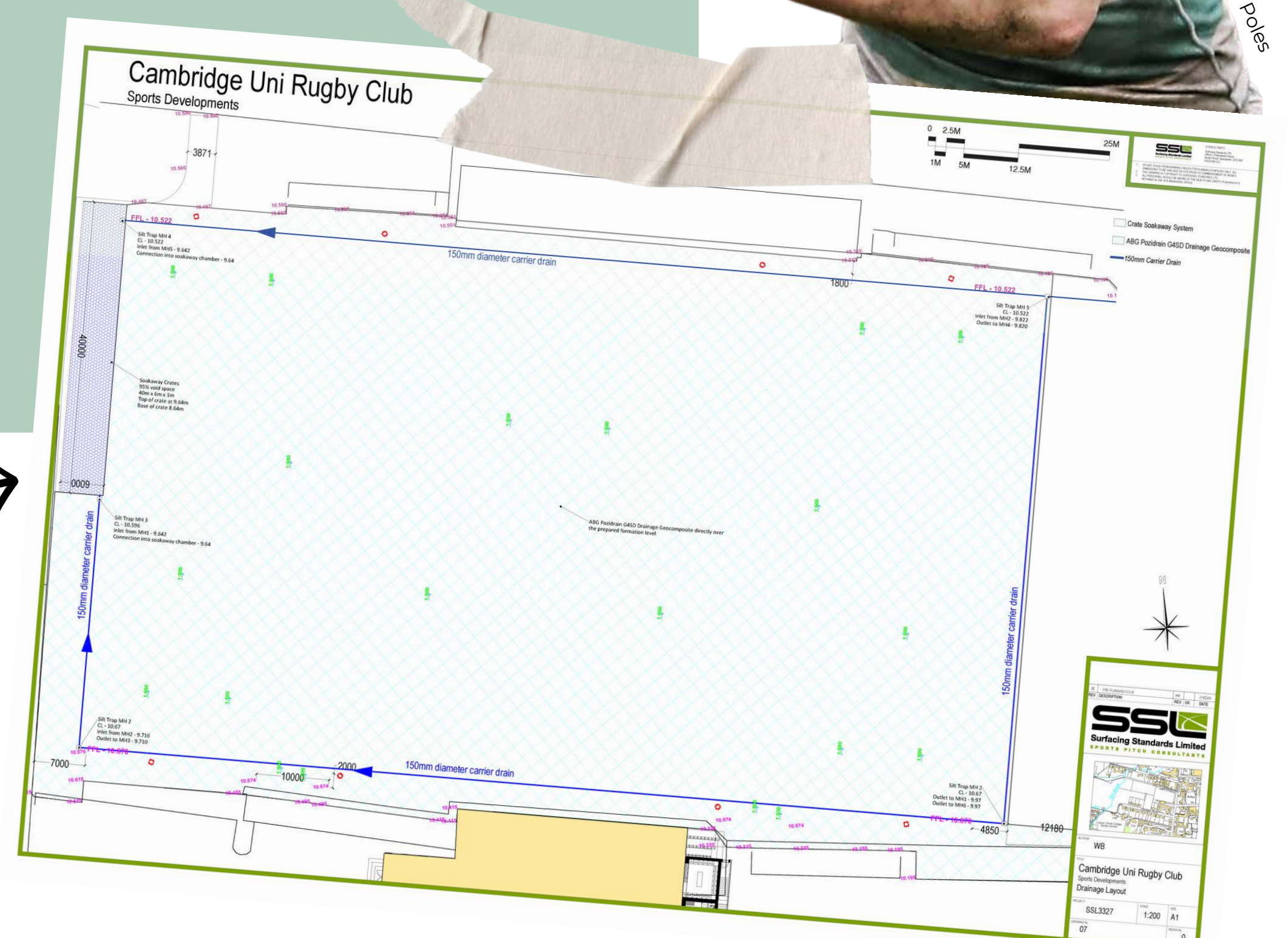


Image: IZU poles



Other PLANNING MATTERS

LANDSCAPE AND TREES

The proposed scheme will locate the pitch slightly to the west away from Grange Rd. There will be no loss of trees or vegetation to the Grange Rd frontage or elsewhere within the site.

ARCHAEOLOGY

There have been ongoing discussions with the Cambridgeshire Historic Environment Team (CHET) who have provided an archaeological brief. In accordance with the brief, a geophysical survey of the grounds has been undertaken and a report has been submitted and approved by CHET.

The next stage will comprise an archaeological trenched evaluation of the site, which will occur out of season when the pitch is not in use.

BIODIVERSITY NET GAIN (BNG)

A preliminary BNG assessment has been carried out with the existing grass pitch. The University is committed to providing a 10% uplift in biodiversity from the current baseline through the development. Our initial investigations suggest that there is limited space on site to provide the gain required, so an off-site solution where more useful biodiversity gain can be found is being investigated to ensure the University meet policy requirements.



Images: Kane Smith, Dik Ng, Izzy Poles

L'VIA VIEW



Top: Existing view
Bottom: Proposed view

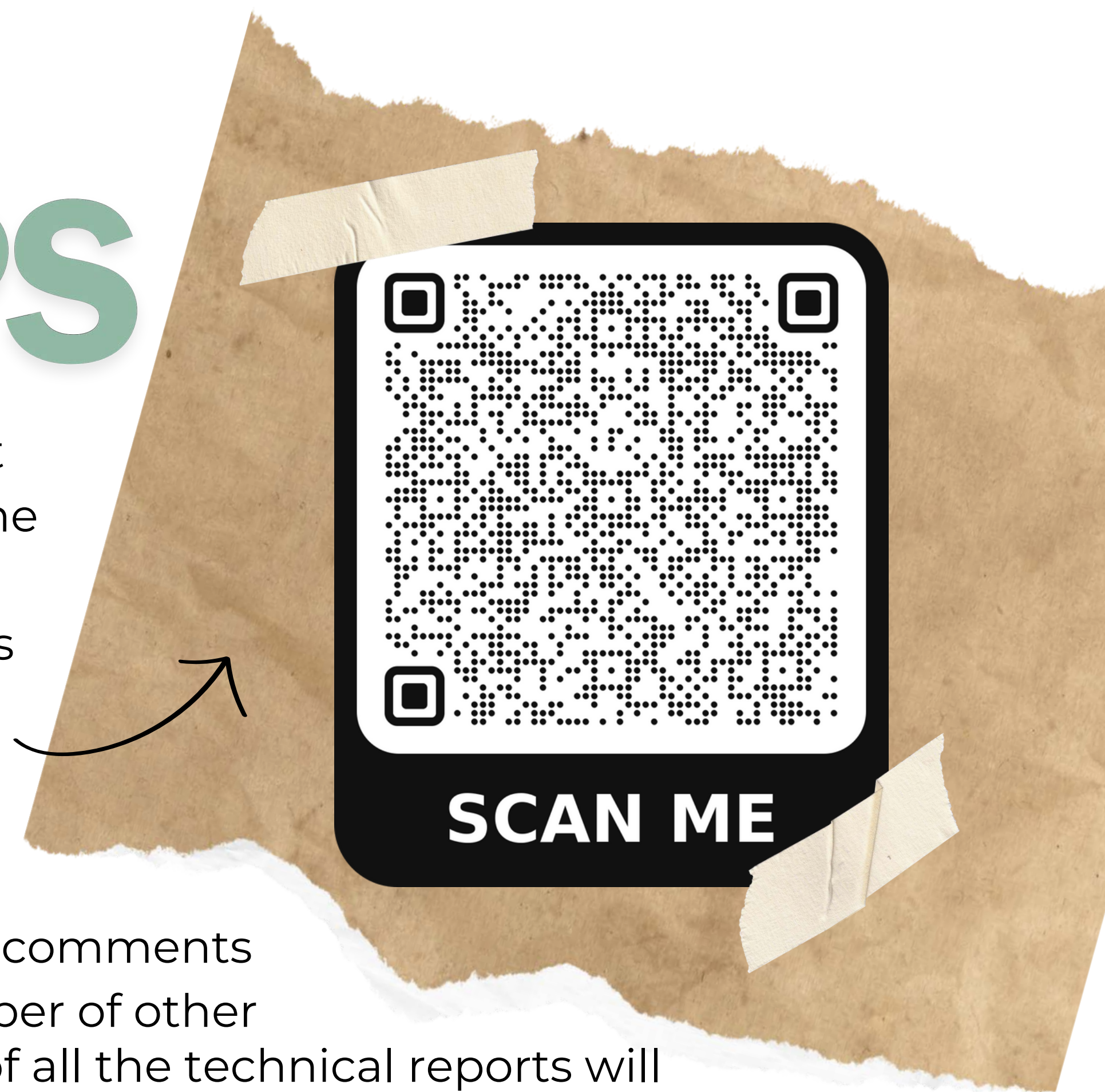
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Next STEPS

Thank you for attending the exhibition, we hope that you have found it useful. Please feel free to discuss the scheme with members of the project team who are on hand at this exhibition. After the exhibition, copies of the exhibition boards are available on the [University's website](#). You can make comments a number of ways.

Following the exhibition, we will be reviewing all the comments received from the local community as well as a number of other stakeholders. This feedback along with the analysis of all the technical reports will assist the project team in finalising and preparing the proposed scheme. The deadline for comments is 22 March 2024.

We will be looking to submit a planning application to the Greater Cambridge Shared Planning Service as soon as we have reviewed the information and finalised the technical reports. If successful, the works would be planned for the summer of 2025.



BOURNEVILLE RUGBY CLUB



WOMEN'S VARSITY VICTORY 2024



MEN'S VARSITY VICTORY 2024



UNIVERSITY OF CAMBRIDGE

“The opportunity to engage in sport and physical activity is such an important part of university life. As the University’s strategy makes clear, our focus is on participation at all levels, while also ensuring that those who achieve excellence have the best possible support. Involvement in physical activity and sports provides a much-needed release from the intense pressures that are associated with life at Cambridge.

I firmly believe that these are inherently complementary pursuits, allowing participants to achieve a balance between their work commitments and their own personal wellbeing. Participation, at all levels, also helps to develop one of the most essential life skills that are essential for success at university and beyond, time management.

I am continually amazed by the incredible academic success of some of our most committed and outstanding sportspeople, and hope that this offers inspiration and encouragement for all members of our community.”

BHASKAR VIRA
PRO-VICE-CHANCELLOR FOR EDUCATION