



THE
CHESTNUTS
LAND WEST OF LONDON ROAD,
FOWLMERE

VISION DOCUMENT

JANUARY 2026

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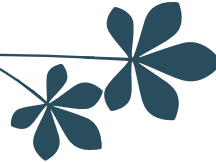
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CONTENTS



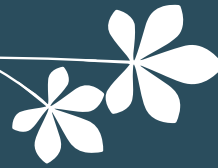
<i>Introduction</i>	4
<i>Summary of benefits</i>	7
<i>About Wates Development</i>	8
<i>The site</i>	10
<i>Greater Cambridge Local Plan vision and strategic priorities</i>	12
<i>The Chestnuts: A 20 minute neighbourhood</i>	17
<i>Analysis</i>	18
<i>Sustainably located</i>	20
<i>Facilities</i>	22
<i>Connectivity</i>	23
<i>The considerations</i>	24
<i>Vision</i>	28
<i>Two development options</i>	30
<i>Responding to the Important Countryside Frontage (Policy NH/13)</i>	32
<i>Mood board: Village park</i>	33
<i>Conclusion</i>	34

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Introduction



INTRODUCTION



This Vision Document has been prepared by Mosaic on behalf of Wates Development Ltd (Wates) to support the allocation of The Chestnuts, Fowlmere (the “site”) for residential development. This document explains the design and rationale behind the proposals to deliver much-needed new family and affordable homes as part of the sustainable growth of Fowlmere.

The site presents a fantastic opportunity to support the emerging Greater Cambridge Local Plan and South Cambridgeshires District Council’s future growth. In particular, the site is ideally located to meet Greater Cambridge’s themes and strategic priorities, as well as the principles of 20 minute neighbourhoods, which form part of Wates’ internal company commitments within its Sustainability Strategy (see page 8 for more information). The site provides new housing close to the village centre and, under the larger site option, has the potential to enhance the liveability of Fowlmere by providing additional parking for Fowlmere and Thriplow URC Church, if required, alongside uses currently lacking locally, including a shop, allotments and other growing landscapes that promote health and wellbeing.

This document demonstrates that The Chestnuts is deliverable, technically unconstrained and a sustainable location for new development. This document sets out our overall vision for the site and explores two sustainable options for achieving this vision.



SUMMARY OF BENEFITS



MEETING HOUSING NEED

The site is deliverable and has no technical or viability constraints. It is capable of being delivered swiftly and, in the early part of the plan period, for 50-145 new market and affordable homes to ensure

South Cambridgeshire District Council and Cambridge City Council meet their housing needs.



COMMUNITY INFRASTRUCTURE

The site is able to provide community infrastructure, including the option for a shop, additional car parking for Fowlmere and Thriplow URC Church, allotments and a new naturalistic Village Park, for the benefit of all who live in Fowlmere.



SUSTAINABLE LOCATION

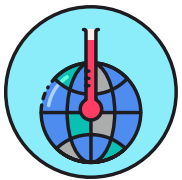
The site is ideally located within 20 minutes of a range of local services and facilities to support daily needs. Fowlmere village centre is located less than a five minute walk away, with the

facilities, education and employment opportunities of Foxton, Melbourn and Cambridge all easily reachable by bike or public transport, and currently the focus of further enhancement through the on-going Melbourn Greenway project.



BIODIVERSITY NET GAIN

The proposals present an opportunity to provide biodiversity enhancements through the creation of new green infrastructure and habitat creation.



CARBON NEUTRALITY

This site can help the Councils to meet targets for carbon neutrality by locating homes sustainably and maximising opportunities for building efficiency, in line with Wates' commitment to Net Zero Carbon Ready Homes.



WATER EFFICIENCY

This site can also help meet the Councils target for water efficiency. This could include water efficient fixtures and fittings within each home, in line with Wates' commitment to limit water usage to 100 litres per person per day, alongside on site water reuse measures such as surface water and rainwater harvesting and grey water recycling.



50-145 new homes, a shop and the creation of a new village park



HEALTHY LIVING

In accordance with Wates' commitment to Healthy Homes Principles and the achievement of the Building for a Healthy Life standard, spaces will be designed to be easy to navigate, with generous

green spaces that allow residents to flourish within their surroundings. A range of landscapes is proposed to promote health and wellbeing, including active landscapes, as well as naturalistic and growing landscapes that encourage reconnection with nature.



COMMUNITY CONTRIBUTIONS

Contribute financially to new infrastructure through s106/Community Infrastructure Levy payments.



QUALITY HOMES

The site will deliver new homes that are high quality and well-designed with distinctive character that reflects their location and which responds robustly to the challenges of climate change.

ABOUT WATES DEVELOPMENTS

Wates Land & Development is a key division of the Wates Group, a fourth-generation family-owned business founded in 1897 and one of the UK's leading development, construction, and property services companies. Our purpose is clear: reimagining places for people to thrive. This ethos underpins everything we do, from strategic land promotion to creating sustainable communities that meet real local needs.

Role and Expertise

Within Wates Land & Development, we bring together specialist businesses that deliver value across the entire development lifecycle:

- Wates Developments – Experts in land, planning, and strategic development, with an industry-leading 98% planning success rate
- Wates Commercial & Logistics – Focused on delivering high-quality commercial and logistics schemes.
- Wates Wildscape – Dedicated to creating nature-based solutions and biodiversity enhancements, ensuring developments work in harmony with the environment.

Our approach combines deep planning expertise, financial stability, and a commitment to sustainability. As a family-owned business, we are not reliant on external funding, enabling us to take a flexible, partnership-driven approach with landowners, housebuilders, and communities.

Relationship with Wates Group

As part of Wates Group, we share the Group's values of integrity, collaboration, and long-term stewardship. This connection provides financial security and a legacy-driven mindset, ensuring that every project contributes positively to society and the environment. Through our work, we aim to leave a lasting impact for future generations while supporting the urgent need for new homes and sustainable places across the UK.

WATES SUSTAINABILITY STRATEGY

In line with Wates' Sustainability Strategy we are focussing on key drivers for change that we believe are imperative to delivering our promises of thriving people, planet and places.

Thriving People

We are committed to creating places where people can truly thrive by embedding **Wellbeing** and **Social Mobility** from the start. At Fowlmere we are committed to preparing and implementing a Social Value Action Plan, designing to our Healthy Homes Principles and the Building for a Healthy Life Standard.

Thriving Places

We are dedicated to creating thriving places that are inclusive, accessible, and sustainable for everyone. Through our new **Placemaking** and **Inclusion Framework** and core development standards, we will address key environmental and social issues from the earliest stages of design.

Thriving Planet

We intend to protect and enhance the natural environment by integrating Nature and Sustainability into every stage of development. At Fowlmere we are committed to providing Net Zero Carbon Ready Homes, we will carry out a Masterplan Embodied carbon assessment, we will implement our core biodiversity principles for green and blue infrastructure along with ensuring biodiversity net gains for the local policy level on site and ensure a maximum water usage of 100l per person per day in homes provided.

In accordance with our Sustainability Strategy the site will deliver...

Climate

- Net Zero Carbon ready homes
- Masterplan embodied carbon assessment
- Electric vehicle car club
- Community spaces and street furniture powered by renewable energy

Nature

- Core biodiversity principles for green and blue infrastructure
- Biodiversity net gain

Water

- 100 Litres Per Person Per Day in homes
- Rain gardens and swales as part of SUDs strategy

In accordance with our Sustainability Roadmap, in the next 5 years, the site will deliver...

Placemaking

- Core placemaking principles
- 20-minute neighbourhood principles

Inclusion

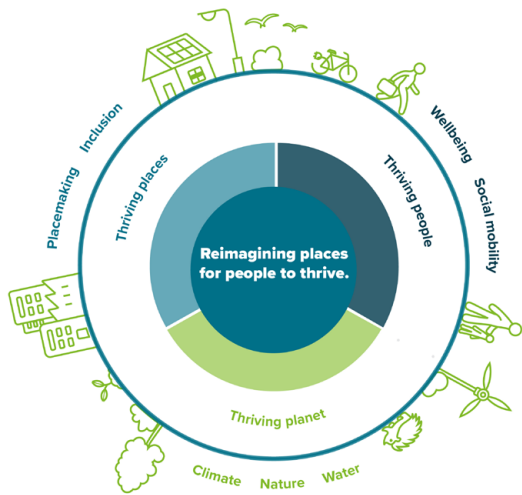
- Core inclusion principles
- Disabled electric vehicles charging spaces

Social Mobility

- Social Value Action Plan
- Tablets for every Affordable Home (joint ventures)

Wellbeing

- Healthy Homes Principles
- Building for a Healthy Life Standard
- Homes within 15-minute walk of green spaces



Example imagery of existing Wates developments

THE SITE

The site is located to the west of Fowlmere within a short walk of the village centre.

The site extends to some 10.02 hectares and is comprised of two fields separated by a private track which runs to Fowlmere's Airfield Museum and provides access to Manor Farm Business Park

The northern parcel is primarily bound by hedgerow with High Street to the east. Manor Farm Business Park lies to the north.

The southern site parcel is bound to the east and south by London Road. To the west, lies a row of existing trees shielding the site from the open countryside.



View looking north-east across the site with Fowlmere village centre in the background



Existing vegetation within northern parcel



Existing mature trees either side of existing track

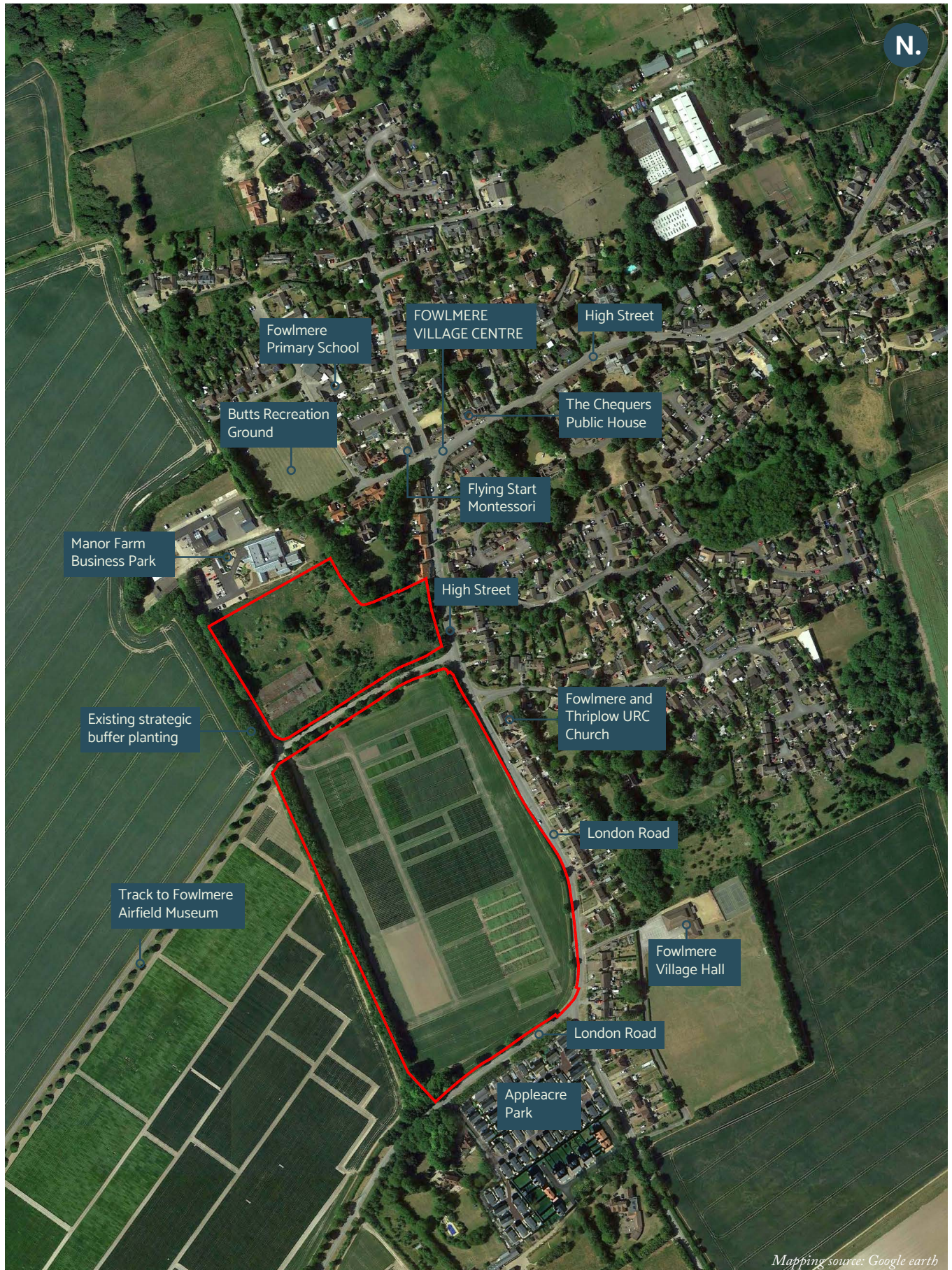


View looking north across the site with Fowlmere village centre in the background



Southern parcel looking from the bend of London Road

The site is visually well contained and enclosed by built development on three sides



Mapping source: Google earth

Site aerial in context with Fowlmere. NTS

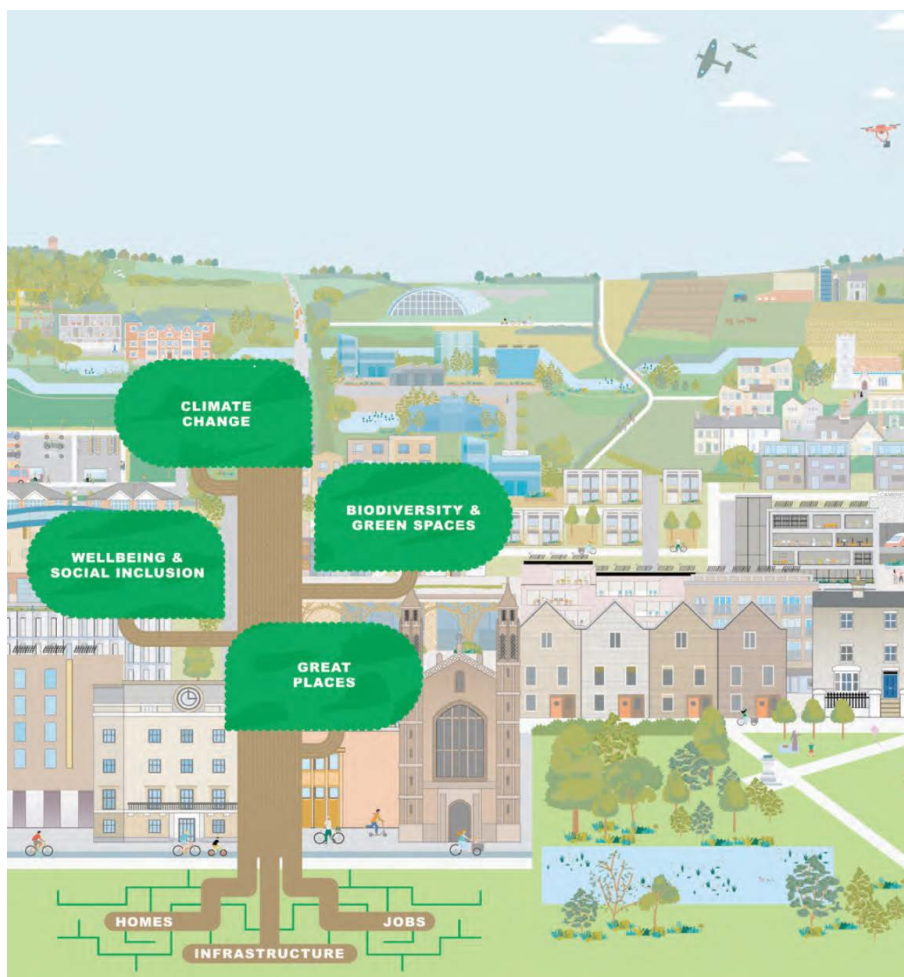
GREATER CAMBRIDGE LOCAL PLAN VISION AND STRATEGIC PRIORITIES

South Cambridgeshire District Council and Cambridge City Council are working together to prepare a new Joint Local Plan (the Greater Cambridge Local Plan). Once adopted, the Great Cambridge Local Plan 2021-2045 will replace both Councils' 2018 Local Plans.

We support the vision for Greater Cambridge to be a place where a big decrease in our climate impacts comes with a big increase in the quality of everyday life for all its communities.

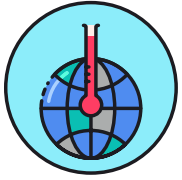
We believe that The Chestnuts provides an opportunity to support the emerging Greater Cambridge Local Plan vision by creating a development that helps to minimise carbon emissions and reliance on the private car, enhances the vitality and liveability of Fowlmere, creates a range of homes needed, increases nature, wildlife and green spaces for all and safeguards the village's unique heritage and landscapes.

The following pages explore how The Chestnuts helps to support the overall Local Plan vision and strategic priorities.





THE GREATER CAMBRIDGE LOCAL PLAN ESTABLISHES SEVEN STRATEGIC PRIORITIES FOR THE EMERGING LOCAL PLAN:



CLIMATE CHANGE

Help Greater Cambridge transition to net zero carbon by 2050, by ensuring that development is sited in places that help to limit carbon emissions, is designed to the highest achievable standards for energy and water use, and is resilient to current and future climate risks.

Response: A comprehensive range of measures can be taken to address climate change and support Greater Cambridge's transition to net zero carbon by 2050.

Firstly, the proposals would embed holistic social, environmental and economic strategies that promote sustainable lifestyles, consistent with Wates Developments Group's core placemaking principles. This includes prioritising walking and cycling, greening the public realm and supporting local food growing. Importantly, the site minimises carbon emissions by adhering to the principles of the 20 minute neighbourhood, locating new homes close to Fowlmere village centre and existing facilities so that day to day needs can be met within a 20 minute walk, cycle or bus journey.

Secondly, site wide environmental protection and enhancement measures would be incorporated to help mitigate and adapt to the impacts of climate change. In line with Wates' commitments for schemes of this scale, this would include the integration of sustainable urban drainage systems, woodland and tree planting, and habitat creation, delivering both climate resilience and biodiversity benefits. These measures would also support water management and help address future climate risks.

Thirdly, climate change mitigation and adaptation would be reflected at the level of individual plots and homes. In accordance with Wates Developments Group's Sustainability Strategy, homes would be designed to achieve high standards of energy and water efficiency, including Net Zero Carbon Ready Homes and water efficiency of up to 100 litres per person per day. The scheme would also be informed by the Building for a Healthy Life standard, ensuring that environmental performance, resilience and residents' wellbeing are embedded into the design from the outset.



BIODIVERSITY AND GREEN SPACES

Increase and improve our network of habitats for wildlife, and green spaces for people, ensuring that development leaves the natural environment better than it was before.

Response: The proposals would protect and enhance the natural environment by embedding Wates Developments Group's core biodiversity principles for green and blue infrastructure into the design and layout of the site, ensuring that development delivers measurable biodiversity and landscape benefits.

In line with Wates' commitments for schemes of this scale, the development would seek to deliver biodiversity enhancements through a coordinated approach to habitat creation, enhancement and long term management, informed by existing local provision and any identified ecological deficiencies or opportunities. This includes the creation of a new, significantly sized naturalistic Village Park for the benefit of all who live in Fowlmere, ensuring that all homes are located within a 15 minute walk of accessible green space, consistent with Healthy Homes Principles.

The proposals would also deliver a connected network of green corridors and spaces across the site. These corridors would perform multiple functions, including wildlife habitat creation and movement routes, climate change mitigation, sustainable drainage infrastructure and high quality pedestrian and cycle connections. In doing so, the scheme would strengthen links between existing on site green infrastructure and the surrounding landscape and neighbourhoods, while supporting active travel and enhancing access to nature.

Overall, the approach ensures that the development leaves the natural environment in a measurably better state than before, delivering long term benefits for biodiversity, climate resilience and community wellbeing.



WELLBEING AND SOCIAL INCLUSION

Help people in Greater Cambridge to lead healthier and happier lives, ensuring that everyone benefits from the development of new homes and jobs.

Response: Placemaking is about more than housebuilding; it is about creating inclusive, healthy and well designed places where people are proud to live. In line with Wates Developments Group's Sustainability Strategy and its commitment to Healthy Homes Principles and the Building for a Healthy Life standard, the proposals would place a strong emphasis on health, wellbeing and social inclusion, consistent with a 20 minute neighbourhood approach.

There is clear evidence linking the quality of the built and natural environment to improved physical, mental and social wellbeing, both at an individual and community level. Incorporating health promoting elements into new development can also enhance place quality and long term value, with consumer research demonstrating strong demand for access to high quality public open spaces and local amenities. In this context, the site would provide a range of thoughtfully designed and accessible landscapes that encourage social interaction, inclusivity and everyday activity.

Proposed landscape and public realm elements could include:

- door step food production, including community orchards and gardens
- sensory/ therapeutic gardens and children's play spaces designed to support a range of ages and abilities
- informal and formal spaces for social interaction
- seating and rest areas integrated into the public realm
- rewilding areas, including species rich meadow and wetland landscapes, allowing habitats to establish and evolve naturally over time

The proposals would also promote active lifestyles by making walking and cycling an attractive and convenient choice for residents. A well connected network of footpaths and cycle routes would be provided, set within a new village park and interconnected green corridors, linking homes to key destinations and open spaces. Streets, roads and pavements would be designed to prioritise pedestrians and cyclists, reinforcing inclusive movement, reducing reliance on the private car and ensuring that the benefits of new development are shared by all sections of the community.



GREAT PLACES

Sustain the unique character of Cambridge and South Cambridgeshire, and complement it with beautiful and distinctive development, creating a place where people want to live, work and play.

Response: The proposals would seek to create a distinctive and high quality neighbourhood that responds positively to its context, sustaining the unique character of Cambridge and South Cambridgeshire while delivering a place where people want to live, work and spend time. The development would be carefully designed to belong to Fowlmere, reinforcing local identity and creating a seamless relationship between new homes, landscape and the existing village.

We believe that housing is one of the most important building types in shaping the quality of everyday life, and that high quality design and architecture are fundamental to the long term success of new places. In line with Wates Developments Group's Sustainability Strategy and core placemaking principles, the proposals would prioritise well designed streets, legible neighbourhood structure, attractive public spaces and a strong relationship between buildings and landscape, ensuring social, environmental and economic value is delivered.

The creation of great places is underpinned by collaboration and engagement. The proposals would be informed by a participatory placemaking process, with the local community placed at the heart of shaping the development through inclusive and accessible engagement activities. This approach reflects Wates' commitment to inclusive placemaking and ensures that the scheme responds to local aspirations and concerns.

To support high quality outcomes, the design process would also include:

- collaboration with the Councils to establish a clear vision for the site
- engagement with local stakeholders and community groups
- exploration of independent design review, such as through the Greater Cambridge Design Review Panel

In addition, a set of design codes or design principles would be prepared in partnership with the local authority, local community and other key stakeholders. These would guide the detailed design of the development, ensuring consistency, quality and an enduring legacy that Fowlmere can be proud of.



JOBS

Encourage a flourishing and mixed economy in Greater Cambridge which includes a wide range of jobs, while maintaining our area's global reputation for innovation.

Response: The site is well located to support a flourishing and mixed economy by providing new homes close to regionally significant employment locations, including Cambridge, the Oxford Cambridge Arc, the UK Innovation Corridor and the Cambridge Norwich Tech Corridor. By directing growth to a sustainable location with strong transport connections, the proposals support reduced commuting distances and help to balance housing and employment growth across Greater Cambridge.

In line with Wates Developments Group's Sustainability Strategy and its commitment to supporting social mobility and changing patterns of work, homes would be designed to accommodate flexible and home working arrangements. This includes providing adaptable internal layouts, good access to natural light and digital connectivity, helping residents to work productively from home and reducing the need for daily long distance travel.

By supporting sustainable travel choices, flexible working and proximity to key employment hubs, the development would contribute positively to the resilience and long term success of the Greater Cambridge economy, while ensuring that new homes support modern working practices and changing lifestyles.



HOMES

Plan for enough housing to meet our needs, including significant quantities of housing that is affordable to rent and buy, and different kinds of homes to suit our diverse communities.

Response: The proposals envisage a new, inclusive neighbourhood for Fowlmere that delivers a diverse range of homes in terms of size, type and tenure, responding to the needs of a wide variety of households, including first time buyers, families and those looking to downsize. This approach supports the creation of a balanced and mixed community, in line with local housing objectives and Wates Developments Group's commitment to thriving people and places.

In accordance with Wates' Sustainability Strategy, the development would seek to deliver homes that are accessible and adaptable, enabling residents to remain in their homes as their needs change over time. This supports inclusive living, promotes social cohesion and allows people to stay within the local community, maintaining important family, social and support networks throughout their lives. Homes would also be designed to support modern lifestyles, including comfortable home working and flexible internal layouts, reflecting changing patterns of employment and Wates' commitment to social mobility and wellbeing. Good access to natural light, private and shared outdoor space, and high quality internal environments would be integral to the design.

In addition to meeting policy requirements for affordable housing, the proposals would be informed by an understanding of local housing needs, helping to shape an appropriate and responsive mix of homes that supports affordability, choice and long term sustainability within Fowlmere.



INFRASTRUCTURE

Plan for transport, water, energy and digital networks; and health, education and cultural facilities; in the right places and built at the right times to serve our growing communities.

Response: The site presents an opportunity to deliver infrastructure and community facilities that are currently limited or absent locally, in line with Wates Developments Group's Sustainability Strategy and its commitment to creating thriving, well served places. This includes the potential to provide a local shop, additional car parking for Fowlmere and Thriplow URC Church, allotments and a new village park, supporting health, wellbeing and everyday convenience for both existing and future residents.

Consistent with Wates' core placemaking principles and its commitment to 20 minute neighbourhoods, The Chestnuts is sustainably located to enable residents to meet day to day needs within a 20 minute walk, cycle or public transport journey. This approach supports reduced reliance on the private car, encourages active travel and ensures that social, community and service infrastructure is located in the right place to support a growing community.

The proposals would also be supported by appropriate transport, digital, water and energy infrastructure, delivered in a coordinated manner and aligned with Wates' commitments to climate resilience and resource efficiency. This includes the integration of sustainable drainage solutions, water efficient design and future ready digital connectivity, ensuring that infrastructure is provided at the right time and to the right standard to support long term sustainability.

Overall, the approach reflects Wates Developments Group's ambition to plan and deliver infrastructure that underpins healthy, inclusive and resilient communities, while responding positively to local needs and priorities.

THE CHESTNUTS: A 20 MINUTE NEIGHBOURHOOD

The vision for the site is informed by the principles of the 20 minute neighbourhood, in accordance with Wates' commitments set out within its Sustainability Strategy.

As demonstrated on pages 18-19, The Chestnuts is situated at an inherently sustainable location with a range of facilities, employment and education opportunities accessible within a 20 minute walk, cycle, bus or train ride. Combined with the opportunity to provide uses missing locally on-site, The Chestnuts meets the characteristics of a 20-minute neighbourhood.

WHAT IS A 20-MINUTE NEIGHBOURHOOD?

Societies around the world are facing a number of urgent, interconnected problems, including how to reduce carbon emissions, how to help people become more active to improve health and wellbeing, how to reduce loneliness and how to improve high streets and neighbourhoods that have declined.

The idea of the 20-minute neighbourhood (also known as 15-minute cities) supports the visions and aims of the emerging Cambridge Local Plan and has grown with interest around the world, especially since the COVID-19 pandemic put a spotlight on the importance of the liveability of where we live.

20-minute neighbourhoods are complete, compact and connected places where people can meet their everyday needs within a short walk or cycle. The idea of the 20-minute neighbourhood presents multiple benefits including boosting local economies, improving people's health and wellbeing, increasing social connections in communities and tackling climate change.



Every community has its own context and aspirations for the future. Any plans to create a 20-minute neighbourhood should be based on what the local community wants. However, the following characteristics, or 'ingredients', are likely to be part of the mix:

- Diverse and affordable homes
- Well-connected paths, streets and spaces
- Schools at the heart of communities (already present within Fowlmere)
- Good green spaces in the right places
- Local food production
- Keeping jobs and money local
- Community health and wellbeing landscapes and facilities
- A place for all ages

The 20-minute neighbourhood is also closely aligned with the Active Design principles developed by Sport England in partnership with Public Health England. Active Design is focused on enabling people to incorporate physical activity into their daily routine through a built environment designed and laid out to support healthier and more active lifestyles. Active Design is a key guidance document intended to help unify health, design and planning by promoting the right conditions and environments for individuals and communities to be active and healthy

Although national planning policy does not refer directly to 20-minute neighbourhoods, the National Design Guide (updated January 2021) and the draft National Model Design Code (issued in January 2021) contain useful guidance on topics such as masterplanning, street layout, connectivity, density and active travel, all of which can contribute to the creation of 20-minute neighbourhoods.

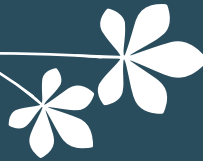


As a 20 minute neighbourhood, The Chestnuts is a sustainable location for new development and benefits from a wide range of nearby facilities in Fowlmere village centre and wider area.

Source: <https://www.tcpa.org.uk/guide-the-20-minute-neighbourhood>

2.0

Analysis



SUSTAINABLY LOCATED

The site is sustainably located and is well served by existing infrastructure

SUSTAINABILITY AUDIT

The Sustainability Audit is a comprehensive analysis of the site and the wider area encompassing assessment of the site's access to local facilities, landscape and open space and connectivity.

Access to local facilities is fundamental to the concept of locating sustainable development. New development needs the full range of social, retail, educational, health, transport and recreational facilities to allow people, especially those of limited means or mobility, to go about their daily lives without over reliance on a private car.

BUILDING FOR A HEALTHY LIFE



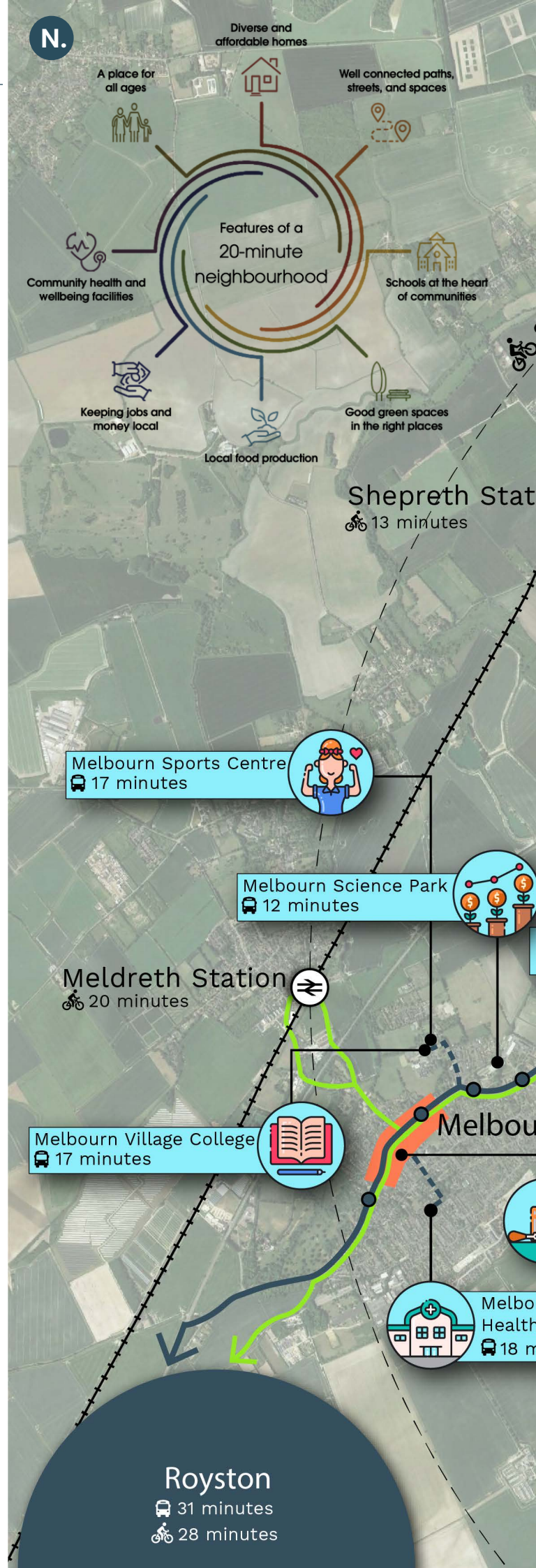
Wates have committed to achieve the Building for a Healthy Life standard for this site. Building for a Healthy Life (BHL) is a tool to assess and compare the quality of proposed neighbourhoods. It has been written by Design for Homes in partnership

with Homes England, NHS England and NHS Improvement. Whilst BHL is usually awarded to completed schemes, the site selection criteria have been applied to The Chestnuts to demonstrate the sustainability of the design proposals.

Building for a Healthy Life principles advise places should **'offer social, leisure and recreational opportunities a short walk or cycle from their homes'** and that developments should provide or be near to **'community facilities, such as shops, schools, workplaces, health facilities, co-working spaces, parks, play spaces, cafés and other meeting places that respond to local community needs'**.

The diagram opposite identifies the nearest of each type of facility, education or employment use to the site. This demonstrates that the site is a sustainable location for new homes and fully meets the Building for Healthy Life principles features of a 20-minute neighbourhood through existing local facilities and the opportunity to provide facilities missing in the area.

-  Site Boundary
-  Bus routes
-  Bus stops
-  Proposed Melbourn Green Way
-  Public rights of way





Cambridge

🚆 34 minutes
🚲 50 minutes

Universities



Hospital with A&E



Major Retail



Trumpington Park & Ride
🚆 20 minutes



🚆 10 minutes
🚲 13 minutes
Foxton Station

Foxton

Foxton Allotments
🚲 9 minutes



Fowlmere Primary School
🚶 5 minutes



Butts Recreational Grounds
🚶 5 minutes



Flying Start Montessori
🚶 3 minutes



Chequers Fowlmere Pub
🚶 4 minutes



Fowlmere Nature Reserve
🚶 28 minutes



Manor Farm Business Park
🚶 2 minutes



Fowlmere

Fowlmere Village Hall
🚶 3 minutes



Park and Playground
🚶 3 minutes



Co-op Food
🚆 15 minutes



Turn Community Centre
minutes

FACILITIES

Fowlmere provides a number of local facilities within a short walk of the site including a village hall, sports fields, a primary school, a Montessori school and local pub and more. Manor Farm Business Park also provides employment opportunities adjacent to the site. As shown on pages 18-19, further facilities can be found in Melbourn to support daily needs including food stores, a doctor's surgery, Melbourn Village College and major employment.



Fowlmere and Thriplow's United Reformed Church located opposite the site



Fowlmere Village Hall and sports pitches located east of London Road



Fowlmere's village centre with the Chequers pub beyond

Facilities within a 20 minute walk, cycle or public transport ride:



Manor Farm Business Park (2 minutes)
Fowlmere Village Hall (3 minutes)
Playgrounds (3 minutes)
Flying Start Montessori (3 minutes)
Chequers Fowlmere Pub (4 minutes)
Butts Recreational Grounds (5 minutes)
Fowlmere Primary School (5 minutes)



Foxton Train Station (10 minutes)
Melbourn Science Park (12 minutes)
Melbourn Village College (12 minutes)
Melbourn Sports Centre (12 minutes)
Co-op Food (12 minutes)
Trumpington Park & Ride (20 minutes)
Melbourn Community Health Centre (18 minutes)



Fowlmere Nature Reserve (7 minutes)
Foxton Allotments (9 minutes)
Melbourn Green Way (12 minutes)



The Hive – Part of the Manor Farm Business Park located north of the site



Flying Start Montessori school located in the centre of Fowlmere



CONNECTIVITY

ROAD NETWORK

The site benefits from good access to local and strategic road networks. London Road (B1368), directly adjacent to the site joins the A505 to the south which provides quick access to the M11 to the east at Junction 10 (4 miles) and A1 to the west, as well as to the closest towns of Melbourn (4 miles) and Royston (5 miles).

A high proportion of vehicle trips would therefore route south of the site rather than through the village centre. Long Road and Cambridge Road both route north from Fowlmere, connecting to the A10. The A10 connects to the local villages of Foxton and Shepreth (three miles) and Cambridge to the east (12 miles).



London Road looking south

PEDESTRIAN AND CYCLE NETWORK

There are a number of pedestrian footpaths throughout Fowlmere connecting the site to various facilities including the Village Hall and the High Street. Further north, a public right of way connects Fowlmere to Foxton.

There are no strategic cycle connections through Fowlmere. However the Melbourn Green Way is proposed north of the site (8 minute cycle) which will connect to Royston and Cambridge.



London Road looking north towards existing track

PUBLIC TRANSPORT

The nearest bus stop is located directly east of the site on London Road, and there are additional bus stops less than a 5-minute walk away. For a village of its size, Fowlmere is very well connected by bus, having three bus lines (17, 26 and 7A), primarily connecting to Cambridge and Royston as well as towns and villages in between. Importantly, Foxton Railway Station is a 5-minute bus journey away from Fowlmere and offers half-hourly journeys to Cambridge centre in 12-minutes. Foxton also offers high-speed services to London Kings Cross in less than an hour. These local public transport connections offer a real opportunity for commuting trips to be undertaken by bus and rail. A Transport Vision for the site would seek to capitalise on these connections and will include enhancement to bus services and/or infrastructure.



Existing track access



Existing track running bisecting the northern and southern parcels of the site



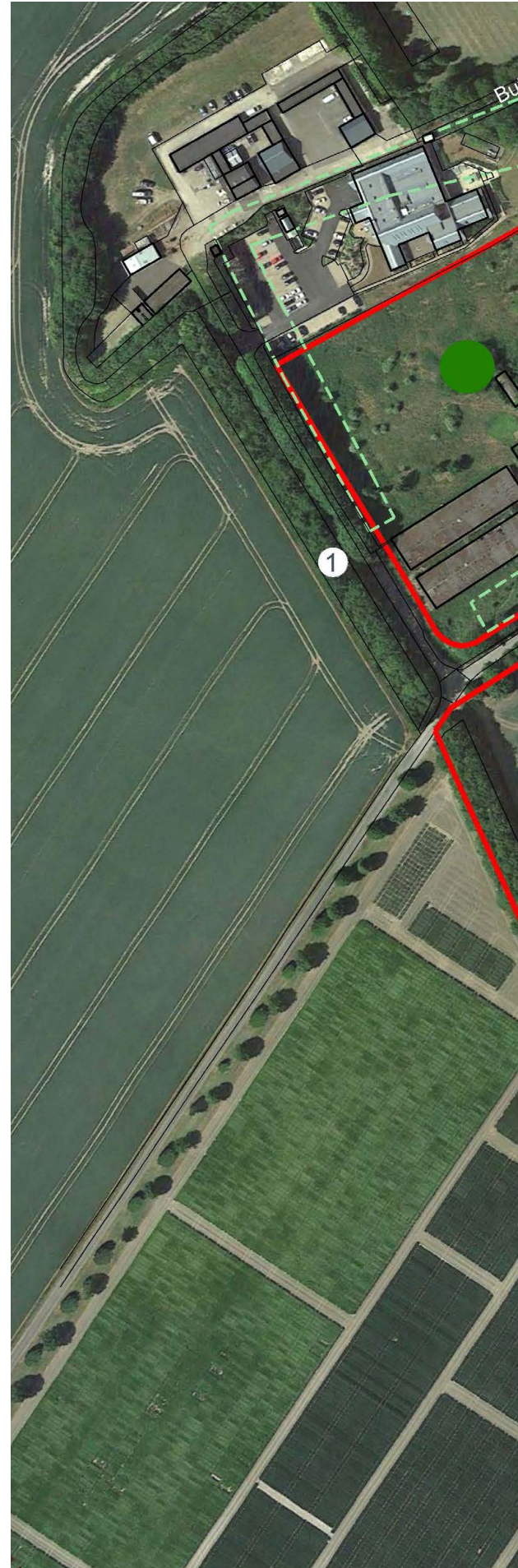
Existing bus stop a short walk to the north of the site

THE CONSIDERATIONS

We have undertaken a number of technical assessments on The Chestnuts and conclude that there is relatively little to constrain development. These include the following:

- Preliminary access appraisals demonstrate that safe and suitable vehicular access to both site parcels is achievable
- A sustainable drainage system (SuDs) should be located at the lowest part of the site and could form part of an ecologically themed semi-wetland parkland landscape
- Existing lane bisecting the site to provide east-west active travel permeability and access, or potentially provide an alternative vehicular access
- Development should be set back from London Road in order to retain the rural character of the conservation area setting
- Existing boundary hedgerows and mature trees should be retained where possible
- Trees subject to Tree Preservation Orders should be retained where possible
- The appropriate setting of the Grade II listed buildings adjacent to the site should be explored and may impact the masterplan layout
- The masterplan interface with the surrounding countryside should be considered. The ecology of this area could be enhanced as part of a wider strategy to create a biodiversity enhancements across the site
- Responding to the proximity of the Green Belt to create a “well rounded”, comprehensively planned and green interface with the countryside.

-  Site boundary
-  5m contours
-  Potential vehicular access/egress locations to be explored
-  Existing public right of way
-  Grade II listed buildings
-  Conservation area
-  Green Belt
-  Scheduled monument
-  TPO (Tree Preservation Order) trees no longer present/wrongly located
Ref: SJA review of SCDC TPO 01/75
-  TPO trees still present
Ref: SJA review of SCDC TPO 01/75
-  Location of present TPO trees
Ref: SJA
-  Important Countryside Frontage (Policy NH/13)
Ref: South Cambridgeshire's Adopted Policy Map: Fowlmere
-  1 Existing tree belt acting as natural visual buffer between Fowlmere and the countryside



Considerations Plan. NTS



LANDSCAPE AND DESIGN

A Preliminary Landscape Review of the site has been undertaken by SLR Consulting Ltd.

The Review confirms that the topography of the site is broadly flat, ranging in elevation between approximately 20m and 25m AOD. The site is surrounded by areas of built development, including derelict land and disused buildings and Butts residential area and employment site to the south, residential development properties along London Road to the east and London Road to the south along with further residential properties and caravan park. The western boundary of the site is defined by a tree belt which creates a defined physical barrier between the site and the open agricultural land further to the west. The site represents a logical location for accommodating development.

The Review confirms the site is not within any formal landscape or landscape-related designations. The adopted Local Plan identifies land at the eastern edge of the site, along London Road, as Important Countryside Frontage as it is considered to provide open views. We disagree with this assessment. The mature tree boundary along the site's eastern edge provides a clear segregation between the settlement and the wider countryside. The preliminary landscape review concluded that the landscape of the site is of low value to the north of the Manor Farm access. The susceptibility of the landscape is low to the north of the Manor Farm access and medium to high to the south of this access. Furthermore, the visual appraisal concluded that the site is visually enclosed but that there is the potential for sensitive views from residents and walkers to the east and south.

The Concept Masterplan as shown in the accompanying Vision Document has been landscape-led. As recommended by the Landscape Review, the masterplan proposes large swathes of the site to provide publicly accessible open space in the form of a village park and provide a gateway to Fowlmere.

ECOLOGY

There is a considerable buffer of over 1km between the site and Fowlmere Watercress Beds SSSI, whilst the village of Fowlmere separates the site and the Hummocky Fields SSSI to the west.

The site contains priority habitat in the form of hedgerows and deciduous woodland, these will be retained and incorporated into the proposed development where practicable.

It is not anticipated that residential development would have a detrimental impact on any designated site or those within regional or local protection.

HIGHWAYS/ACCESS

The site and proposed development is also supported by an Initial Transport Appraisal undertaken by i-Transport LLP. This includes a careful assessment of how access can be achieved in design, safety and capacity terms.

The site has a long frontage onto London Road (that becomes High Street at its northern end), which is subject to a recently implemented 20mph speed limit zone with complementary traffic calming measures. The reduced speed limit, the existing footway provision (and that which would be introduced with the site) facilitates a safe and comfortable walking and cycling environment for trips to village amenities.

The Appraisal demonstrates that safe and suitable access to both the northern and southern parcels is readily achievable in highway design terms from High Street and London Road respectively.

With regards to traffic impacts, a development of 145 dwellings is likely to generate approximately 70 two-way vehicle movements in the network peak hours. This will be split between travel southbound on London Road towards Royston and northbound via Cambridge Road to Cambridge. Whilst a detailed traffic impact appraisal will be undertaken as matters progress, this level of traffic generation should not have a noticeable impact and should be well below a level that could reasonably be considered severe.

The proposed development is therefore in an acceptable location in transport and highways terms. Safe and suitable access is readily achievable, and traffic impact should not be a significant issue. A Transport Vision will be developed for the site to capitalise on the local public transport network and connectivity to local amenities for daily trips in line with 20-minute neighbourhood principles.



FLOODING AND DRAINAGE

The site sits entirely within Flood Zone 1, demonstrating that it has a less than 0.1% chance of flooding in any year. The flood risk from surface water on the site is predominantly very low.

The Concept Masterplan proposes areas of sustainable drainage systems, which will be multifunctional, providing both biodiversity and amenity benefits as supported by the Draft Local Plan and supporting evidence base.

HERITAGE

Whilst it is acknowledged that there are a number of heritage assets within Fowlmere, some of which are in proximity to the site, being in proximity to the setting of a heritage asset does not necessarily cause harm to it.

The site and proposed development are supported by a Heritage Briefing Note, prepared by Orion Heritage Ltd.

The Note acknowledges the proximity of the site to the aforementioned conservation area. However it states that, through the potential loss of the rural frontage to the London Road, the whole conservation area needs to be considered within the assessment at the level of impact.

The United Reformed Church, located opposite the site, is also acknowledged, although as set out in the accompanying Heritage Note, its significance as a landmark building is reduced by the fabric concerned being a later addition, with significance from setting deriving principally from neighbouring buildings rather than its rural interface.

Orion Heritage conclude that in respect of all heritage assets, the development of the site would result in a less than substantial range as a worst case scenario which could be further mitigated through sensitive design and layout.

ARBORICULTURE

The site and proposed development is supported by an Arboricultural Technical Note, produced by SJA Trees.

The Technical Note acknowledges that there are some existing Tree Protection Orders (TPO) on the site. These TPOs are shown to date back to 1975 and focus on elm and horse chestnut trees. It should be noted that these orders were enacted prior to the death of many elm trees from Dutch Elm Disease, therefore no elm trees remain on the site. The remaining horse chestnut trees are suffering from leaf miner infestations and are of reduced quality and value.

The non-protected mature trees on the site are ash and sycamores, although these trees are considered individually unremarkable and of moderate quality at best.

The Technical Note concludes that few protected trees remain and “those that do are generally of limited value or quality”. Development of this site is considered acceptable in arboricultural terms.



Existing site trees

3.0

Vision



TWO DEVELOPMENT OPTIONS

The emerging technical work outlined in this document has confirmed that the two options set out in our Issues and Options Consultation Representation, February 2020 are deliverable. We have further developed our vision based upon the concept of a 20-minute neighbourhood. This is explored in the following pages.

Options include:

- Up to 50 new homes
- 140-150 new homes and the provision of additional parking for Fowlmere and Thriplow URC Church, if required, alongside uses currently lacking locally, including a shop and a new village park featuring allotments and other growing landscapes that promote health and wellbeing

Each development option contains a number of key common characteristics and features in line with Wates' internal Sustainability Strategy benchmarks for nature, sustainability, social inclusion and wellbeing.

Each option is deliverable, unconstrained and sustainable and will help South Cambridgeshire District Council and Cambridge City Council to deliver much need homes, provide landscapes missing locally and create a significant net biodiversity gain.

The mixture of a new village park, natural and semi-natural areas seeks to maximise the biodiversity benefits of the site, creates a sensitive interface with the countryside and safeguards against the potential for unchecked growth. The inclusion of new allotments provides a facility with weak access locally.

OPTION 1: UP TO 50 NEW HOMES



Option 1 framework masterplan. NTS

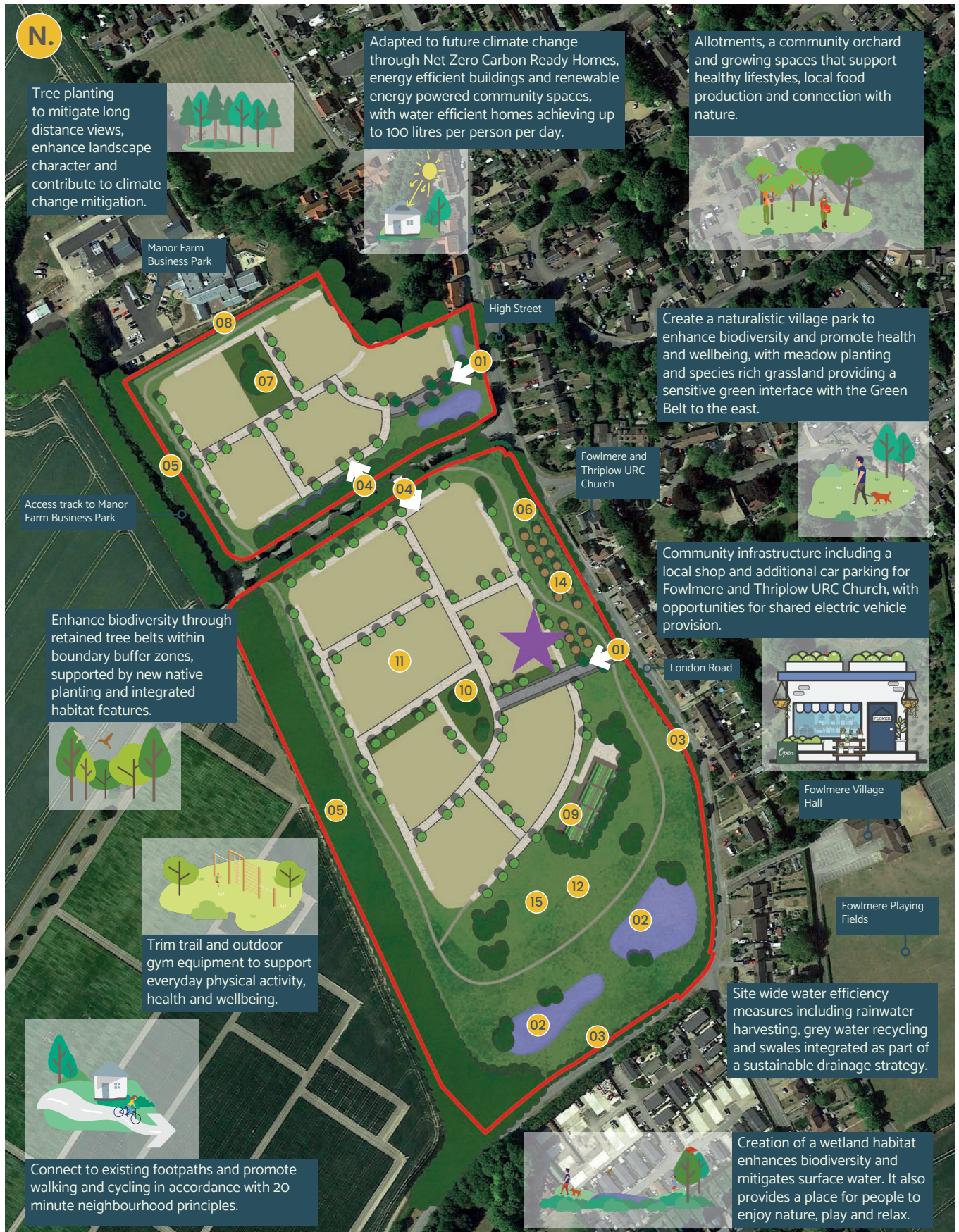


Key

- 01 Potential vehicular access point
- 02 Sustainable Drainage System (SuDS)
- 03 Retained hedgerow planting
- 04 Retained lane tree planting
- 05 Existing strategic planting belt
- 06 Development set back from Fowlmere and Thriplow United Reformed Church
- 07 Existing tree protection order tree set within green space
- 08 Development set back and fronting onto Manor Farm Business Park
- 09 Proposed allotments
- 10 Central neighbourhood green with children's play
- 11 Residential development
- 12 Naturalistic village park
- 13 Natural play space
- 14 Orchard planting
- 15 Meadow planting
- ★ A shop and additional car parking for Fowlmere and Thriplow URC Church
- Residential development



OPTION 2: 140 TO 150 NEW HOMES, A LOCAL SHOP AND A NEW VILLAGE PARK FEATURING ALLOTMENTS AND A COMMUNITY ORCHARD

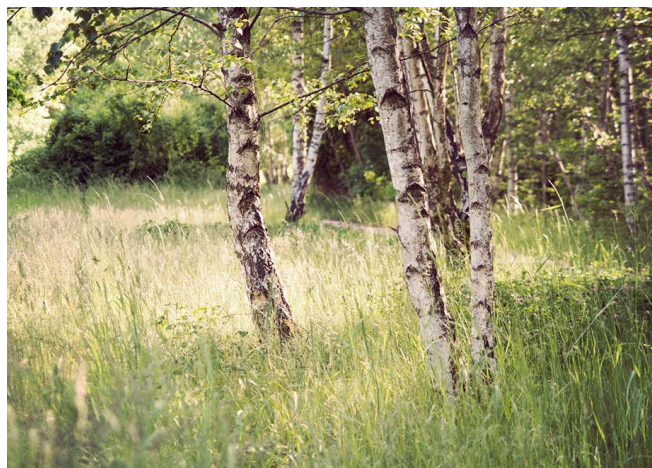
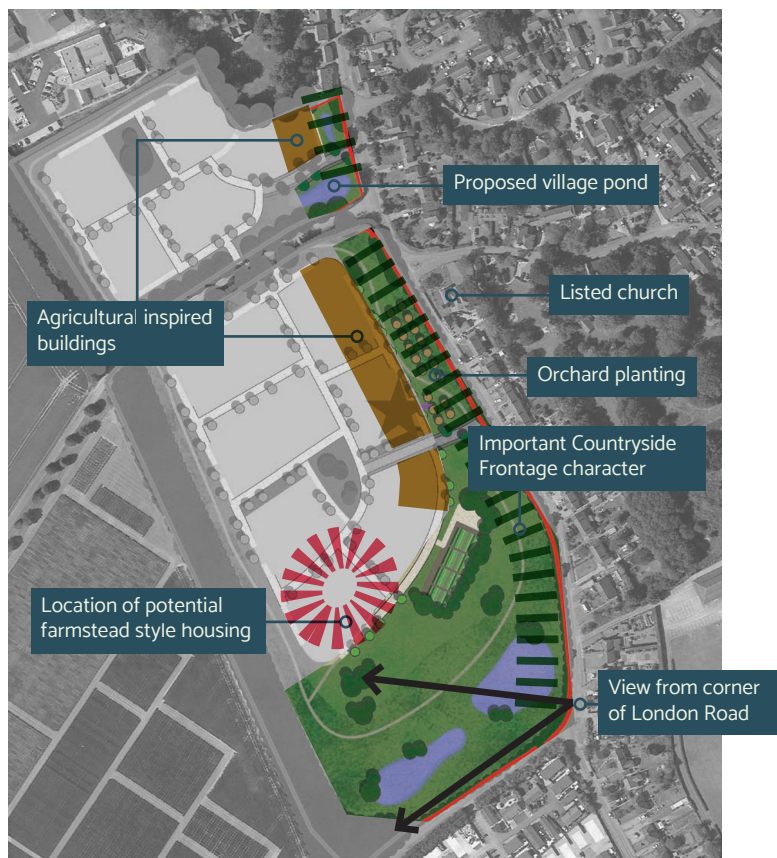


Option 2 framework masterplan. NTS

RESPONDING TO THE IMPORTANT COUNTRYSIDE FRONTAGE

In response to the Important Countryside Frontage Policy NH/13 (Policy GP/LC in the emerging plan) which lies on the eastern edge of the site, our proposal includes maintaining the sense of openness at the entrance to the village at the bend of London Road and the type of development and green infrastructure that you might expect to encounter on the edge of a historic village such as Fowlmere. Usually, new arrivals from the countryside to the south would find agricultural buildings including farmhouses, barns and stables.

The proposal could be inspired by the style and materials of agricultural buildings and also a 'farmstead' character to provide the expected transition from rural to semi-rural to village. The farmstead character would also complement the historic agricultural characteristics of the Green Belt. Orchard planting could also be introduced along the London Road frontage reinstating historical landscape features.



Opportunity for orchard planting adjacent to site entrance



Example precedent imagery of agricultural inspired buildings and materials



MOOD BOARD: VILLAGE PARK

The vision for the Village Park is to create a high quality, naturalistic green space that supports health, wellbeing and biodiversity, in line with Wates Developments Group's Sustainability Strategy and its commitments to Thriving People and Thriving Planet. The park is conceived as a shared community asset that provides accessible green space within walking distance of all homes, consistent with Healthy Homes Principles and 20 minute neighbourhood objectives.

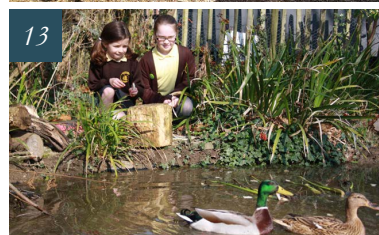
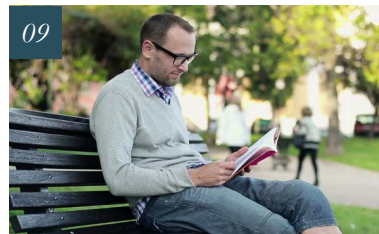
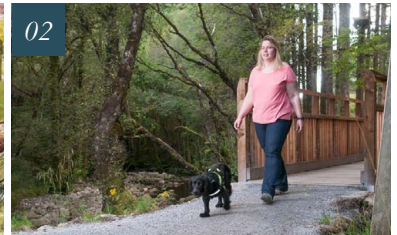
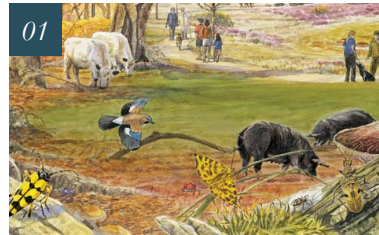
A diverse range of landscapes would be incorporated, including ecologically rich grassland and wetland planting, to enhance biodiversity and contribute to a connected nature recovery network. These habitats would be designed to deliver biodiversity net gain in a manner appropriate to the scale of the development, while also supporting climate resilience, sustainable drainage and everyday contact with nature.

The Village Park would be multifunctional, balancing opportunities for recreation, social interaction and quiet enjoyment, and supporting inclusive use by people of all ages and abilities.

Potential activities within the Village Park include:

1. animal grazing to support landscape management and biodiversity
2. dog walking routes and informal paths
3. picnic and informal gathering areas
4. allotments, community orchard/garden and productive and edible landscapes
5. walking and cycling routes integrated with wider green corridors
6. outdoor trim trail and outdoor gym equipment to promote active lifestyles
7. nature interpretation boards and education landscapes
8. meadow landscapes
9. quieter areas for relaxation
10. public art reflecting local identity
11. formal and natural play areas
12. natural play areas
13. wildlife habitats,
14. biodiversity areas and viewing opportunities

Overall, the Village Park is intended to reflect Wates' commitment to delivering well designed, inclusive and sustainable places, where green infrastructure plays a central role in supporting community wellbeing, biodiversity enhancement and long term environmental resilience.



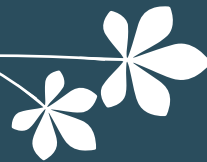
Play for all

Play for all ages including formal children's play area, natural play and nature trails.



4.0

Conclusion



This document has demonstrated the site is deliverable, technically unconstrained and is an inherently sustainable location for new development.

This document has also set out our overall vision for the site and development capacity options.

Overall, The Chestnuts provides an excellent opportunity to deliver new housing very close to local supporting facilities within Fowlmere.

In addition to providing much needed new housing in a suitable location, the site offers the opportunity to provide additional parking for Fowlmere and Thriplow URC Church, if required, alongside uses currently lacking locally, including a shop and a new village park featuring allotments and other growing landscapes while increasing biodiversity and improving the health and wellbeing of its residents.

The Chestnuts is a small to medium sized site which the NPPF clarifies, at paragraph 73, can make an “important contribution” to meeting housing requirements, as it can be built out relatively quickly and is not reliant on significant infrastructure delivery.

Within this context, first consideration should be given to The Chestnuts. We would be delighted to work with South Cambridgeshire District Council, Cambridge City Council and other stakeholders to bring forward this exciting opportunity.

