




New Village At

# STATION FIELDS

February 2020

**AXIS**  
LAND PARTNERSHIPS

  
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# 1 INTRODUCTION

Station Fields lies to the north of Foxton on the A10 and next to an existing transport network of road, rail, walking and cycling routes. It presents an exciting opportunity to deliver a sustainable community, along with critical transport improvements to meet both local and regional needs.

It would be an integrated new community large enough to provide up to 1,500 homes of all sizes and tenures as well as employment opportunities, the potential for a 'health hub', an enriched open space environment, smart water systems and smart energy opportunities as well as local facilities to support the diverse needs of modern village life.

It would be shaped by its local surroundings and sensitively fit as one of the key villages in the area, complimenting the surrounding villages of Foxton, Barrington and Shepreth, with vibrant and active streets and quality pedestrian and cycle links to increase usage and connectivity between these locations and beyond, for all generations to use.

This Vision Document sets out a clear rationale for Station Fields as a logical and sustainable location for future growth aligned with planned investment in infrastructure and balanced with consideration of the setting and sustainability of the existing villages, on land outside the greenbelt.

It also presents a significant opportunity to deliver a solution for the Foxton level crossing issues – a number one safety issue of local residents as highlighted in their Neighbourhood Plan research, and highlighted by the Greater Cambridge Partnership (GCP) as an issue that needs attention for the Strategic Highways Authority.

This document has been updated to support representations to the Greater Cambridge Local Plan Issues and Options Regulation 18 Consultation 2020 and provides response to the Council's identified 'Big Themes', which will influence how homes, jobs, and infrastructure are planned to ensure sustainable growth in the Greater Cambridge Area.

In setting out our emerging proposals, the document covers the following:

## *The Vision*

A conception of our aspirations for creating a new village at Station Fields.

## *A Logical Location*

An explanation of why Station Fields is a logical location for growth.

## *Emerging Proposals*

An interpretation of how Station Fields could be developed to sustainably provide needed jobs, infrastructure and homes.

## *Responding to the 'Big Themes'*

An exploration of how the emerging proposals will respond positively to the identified key issues of the 'Big Themes', including Climate Change, Biodiversity & Green Spaces, Wellbeing & Social Inclusion, and Great Places.

## *Summary of Benefits*

A review of how the emerging proposals could provide mutual benefits to future and existing communities.

## *Technical Considerations*

An appraisal of the site's strategic, physical, and environmental characteristics that will influence the approach.



*Station Fields will provide a multi functional open space network that encourages healthy lifestyles*

## 2 THE VISION

*We want to create a vibrant 21st Century rural community that integrates with its existing surroundings and provides enhanced and more plentiful local services and facilities with excellent transport links.*

The vision is based around three guiding principles, which provide a distinctive approach to creating new communities. These are: 'Community', 'Connectivity', and 'Countryside'.

### Community

*People sit at the heart of the vision.*

We aim to support the existing local communities of Foxton, Barrington and Shepreth with new local facilities, places that encourage neighbourliness, vibrant new public spaces that can hold community events and streets that are safe for people to use. The vision is an emerging one that still needs to be further shaped and developed by local people so that the existing and new communities feel a strong sense of ownership and a long term connection to their own environment. It would provide homes of all sizes and tenures, making it future proof for all generations.

### Connectivity

*Physical and virtual connections.*

Station Fields is located six miles from Cambridge, with existing transport links via rail, road and cycleway. The new village can support and add community value to the three existing villages whilst protecting their individual identities by contributing to community facilities and employment opportunities as well as providing a first class 'Travel Hub' and a large amount of accessible open space, on what is currently agricultural land. Links to these opportunities could be through a comprehensive network of new pedestrian, cycle and vehicular routes. Virtual connections will be through super-fast broadband that will enable people to work from home, through local workspaces and community hubs.

### Countryside

*A strong green network that is attractive, safe and encourages social interaction.*

We want to connect people with the natural environment, encourage and increase biodiversity and green spaces full of planting, children's play areas, educational opportunities and places for local food growing such as allotments and community orchards, maximising opportunities for positive influences on their overall health and lifestyle.



*Vision concept: A location to compliment and not compete with existing villages and their identities*

*A range of well used and high quality public places of varied character, to help foster a sense of community, including an active local centre*

*Creation and enhancement of significant open spaces for people and wildlife*

*High quality, well designed new homes*



*Artist's Bird's eye illustration of the new Station Fields village*



*Opportunities to grow your own food*

*New employment opportunities and community facilities close to public transport and within a walkable neighbourhood*

*Multi functional and accessible green infrastructure, promoting healthy lifestyles*

*An accessible 'Travel Hub' promoting the use of sustainable transport modes*

*Direct and legible movement routes to encourage walking and cycling*



### 3 A LOGICAL LOCATION

*Station Fields sits in a sustainable location outside the Greenbelt, with existing transport infrastructure at its heart making it a logical place for growth locally, regionally and nationally.*

#### *Supporting Local Villages*

Station Fields is an area of land entirely outside of the Cambridge Green Belt, with the potential to support the surrounding local villages of Foxton, Barrington and Shepreth by providing the range of facilities and services that residents would wish to see as well as for those who would call it home.

In the current South Cambridgeshire Local Plan the settlement hierarchy classifications of Foxton, Barrington and Shepreth means there is little scope for development and as such provision of any meaningful services to future-proof the villages for generations to come.

With its location in the centre of these 3 villages, Station Fields is perfectly located and connected to provide rural jobs, natural open space, housing and services that will compliment the existing communities of Foxton, Barrington and Shepreth , whilst protecting their individual identities and supporting them as attractive places to live for years to come.

#### *At the Centre of a Travel and Transport Network*

Station Fields lies at an interchange between rail, road and cycle/walking greenways. The site is centrally located between the villages of Foxton, Barrington and Shepreth on the A10, adjacent to Foxton railway station and the proposed Melbourn Greenway.

The Melbourn Greenway is a proposed route to enable cyclists, walkers and equestrians to travel sustainably from Melbourn into Cambridge. Its route passes close to Station Fields which could be incorporated into the Greenway offering an alternative route for new and current residents. There is potential to provide a well positioned stop off for users of the Greenway to provide convenience, refreshment and local services within the proposed Station Fields development.

Foxton Station is the first stop out of Cambridge with a journey time of just 6mins. London Kings Cross station is a 1hr 14min journey on a direct train. From Foxton Station commuters can also connect with Royston, Letchworth Garden City, Hitchin and Stevenage all in under 30mins.

The Greater Cambridge Partnership (GCP) is promoting a ‘Travel Hub’ at Foxton Station to encourage more journeys into Cambridge by rail or cycle. They have, therefore, already identified that the site has very good non-car accessibility, particularly to Cambridge.

The A10 running north south is a major route into and out of Cambridge and provides access for cars and public transport services connecting rural villages in South Cambridgeshire and North Hertfordshire.

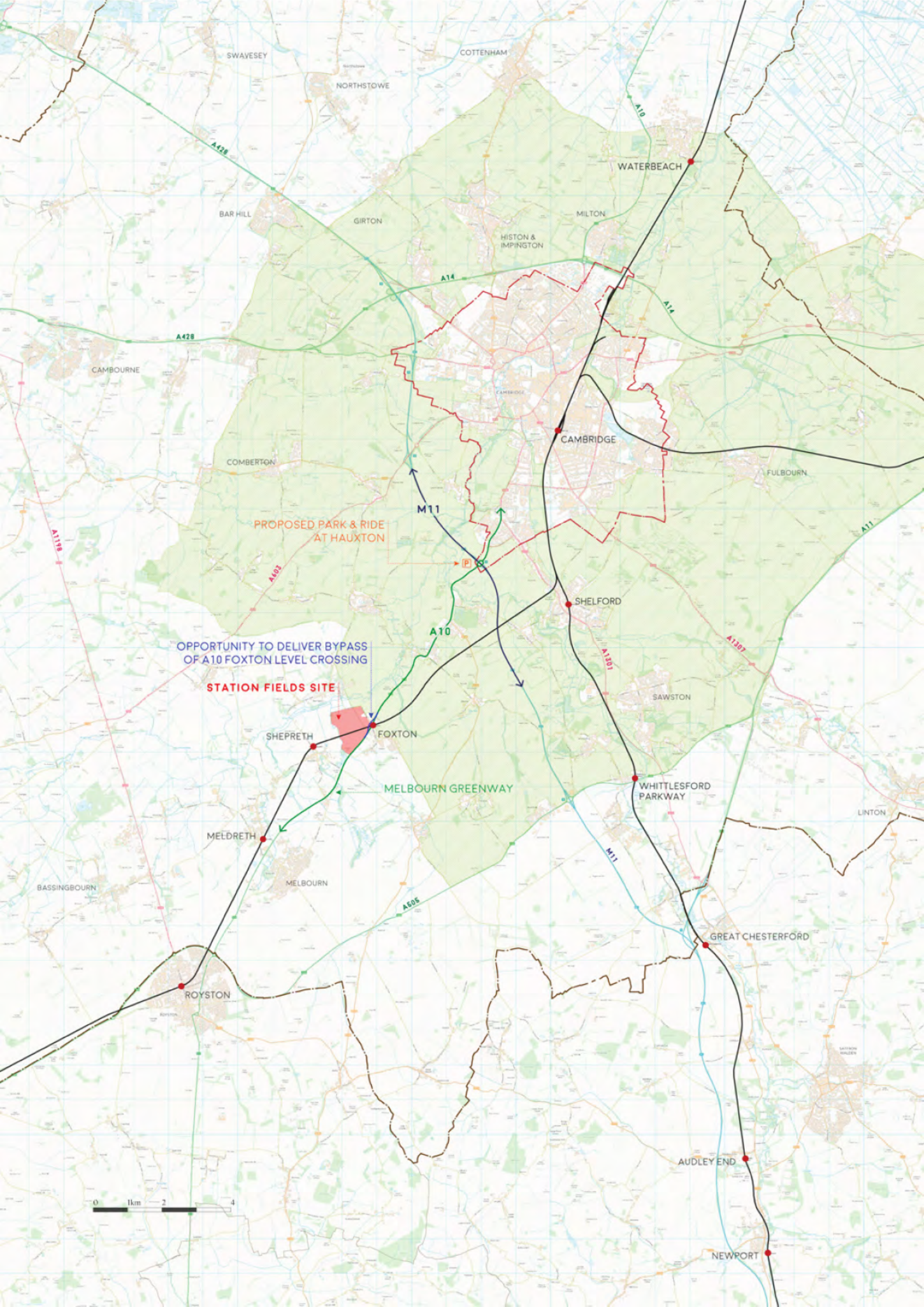
#### *A Nationally and Regionally Important Location For Growth*

Station Fields lies in the heart of the Government designated ‘Oxford-Cambridge Arc’ a key economic priority area. The National Infrastructure Commission produced the report ‘Partnering for Prosperity: a new deal for the Cambridge-Milton Keynes-Oxford Arc’ which includes an ambition for up to one million high-quality new homes by 2050 and achieving sustainable growth while improving the environment for future generations.

Regionally, the Cambridge and Peterborough Combined Authority (CPCA) has significant ambitions for 2037 for new homes to be supported by economic expansion. The CPCA Housing Strategy highlights the importance of transport interchanges within identified ‘growth corridors’, such as the A10/A505 corridor to secure the necessary investment in transport projects within these locations.

*Strategic Position Plan*





PROPOSED PARK & RIDE AT HAUGHTON

OPPORTUNITY TO DELIVER BYPASS OF A10 FOXTON LEVEL CROSSING

STATION FIELDS SITE

MELBOURN GREENWAY



## 4 EMERGING PROPOSALS

### A Sustainable Development

The Concept Masterplan demonstrates one possible outcome of applying our three guiding principles Community, Connectivity, and Countryside – to deliver a sustainable and exciting new village at Station Fields.

The proposals have been informed, guided and shaped by careful analysis of contextual features, which form the basic elements of the proposals and the creation of the new parks and spaces that will provide the community places and opportunities to come together and link to the surrounding villages.

There are existing physical natural and man-made boundaries to the site; the tree-lined watercourse, the straight-line patterns of roads, railways and field boundaries. These are all recognisable as patterns within the proposals. We aim to supplement and enhance these common features through characteristics such as native trees, watercourses, hedges, rough pasture and wildflower meadows.

The street and housing pattern in the Concept Masterplan reflect the existing characteristics of the surrounding villages. There is a key framework of streets in all 3 villages Foxton; Station Road and Shepreth Road; in Barrington; Foxton Road and West Green; and in Shepreth; High Street and Meldreth Road. These have informed the street and housing framework in our proposed design.

We are aiming for the development to fit neatly into its local surrounding so that whilst it is a 21st century place to live, offering a high quality of life for those who live there, it will look and feel like a local village.

We suggest that a bridge is built to replace the A10 Foxton level crossing. This is to address already identified safety and congestion issues. This bridge is necessary in our view and is shown indicatively on the plan, with detail to be worked up at a later stage. Mitigation may be required along the A10 such as new traffic signals to improve access to the road for communities either side of it, and to restrain potential traffic growth to minimum levels.

The addition of a bridge, along with an enhanced ‘Travel Hub’, and greenway would be a considerable improvement of connectivity locally and improve access to surrounding villages as well as Cambridge. We have had early-stage discussions with both GCP, Network Rail and Homes England about the deliverability and funding of a bridge in this location and are open and supportive to ongoing engagement and discussions about a solution.

The development proposals incorporate a range of uses and functions to bring benefit and value to the local area, including:

- Plentiful green routes and spaces, providing multi-functional links for natural and recreational open space, movement, drainage, wildlife, and biodiversity;
- A permeable layout of attractive streets and spaces with increased pedestrian and cycle links to better connect the surrounding villages;
- A smart/adaptable ‘Travel Hub’ to encourage the use of sustainable transport modes, with an interesting multi-storey parking structure, retail, cycle repair and hire facilities, electric charging points, high quality public realm, and energy generation (solar);
- Residential areas providing up to 1,500 new homes with a range of types and tenures to suit specialist housing needs, including areas for self-build development;
- Mixed-use areas including adaptable employment areas, education if required by the local authority, and services in local demand such as a healthcare facility and community centre, with some higher density residential development;
- Sports provision and allotments provision; and
- A leisure destination for teenagers as part of a network of children’s play spaces responding to local demand.



### Connections

The emerging proposals will aim to take advantage of existing transport links to create a truly accessible place. Attractive and direct pedestrian and cycle links will connect the surrounding villages to new community facilities and employment opportunities.



### Countryside

The emerging proposals will aim to provide multi-functional links for natural and recreational open space. Existing features by the western boundary provide opportunities to create significant areas of accessible green spaces and habitat for biodiversity.



### Community

The emerging proposals will aim to support the existing local communities of Foxton, Barrington and Shepreth by providing enhanced and more plentiful local services and facilities with vibrant new public spaces that will encourage social interaction.



Barrington Hall

Grade 1 Listed Barrington All Saints Church

BARRINGTON

River Con

FOXTON ROAD

FOXTON ROAD

BARRINGTON ROAD

STATION ROAD

Villiers Park

SHEPRETH

FOXTON

Brown Spinney

FOXTON ROAD

SHEPRETH ROAD



















FOXWIRE ROAD

410

West Hill



## Concept Masterplan

	Residential (high/med/low density)
	Mixed-Use (Education/Commercial/Residential)
	Travel Hub
	Self-build
	Primary access point
	Local ped/cycle access
	Indicative alignment of level crossing bridge bypass (Melbourn Greenway)
	Key ped/cycle connection to Barrington
	Key ped/cycle connection to Shepreth
	Ped/Cycle connection point
	PROW
	Sports provision
	Allotments
	Drainage features (SUDS)
	Retained vegetation
	Wet woodland planting
	Key areas of proposed planting for visual screening, buffering and habitat creation
	Children's play areas for a range of ages

## 5 ACHIEVING SUSTAINABLE DEVELOPMENT

Sustainable development can and has been defined in many ways by many different organisations. Any future development at Station Fields would look to address where possible the 'Big Theme' ideas as set out as the issues under consideration for the emerging Greater Cambridge Local Plan in order to achieve sustainable development.

In addition to the 'Big Themes', at Axis Land Partnerships we also feel strongly that the principles set out by the United Nations Sustainable Development Goals (SDG's) should be a key consideration in the design and delivery of any new development where possible. The SDG's perfectly align with the 'Big Themes' and provide an ideal and globally agreed set of targets to measure the success of achieving sustainable development.

### What are United Nations Sustainability Development Goals?

In January 2015, the United Nations General Assembly began the negotiation process on the post-2015 development agenda\*. The process culminated in the subsequent adoption of the 2030 Agenda for Sustainable Development, with 17 SDGs \*\*\* at its core by all UN member states.

The 2030 Agenda for Sustainable Development provides a shared blueprint for peace and prosperity for people and the planet, now and into the future. At its heart are the 17 Sustainable Development Goals (SDGs), which are an urgent call for action by all countries - developed and developing - in a global partnership. They recognize that ending poverty and other deprivations must go hand-in-hand with strategies that improve health and education, reduce inequality, and spur economic growth – all while tackling climate change and working to preserve our oceans and forests.

The SDG's recognise that ending poverty and other deprivations must go hand-in-hand with strategies that improve health and education, reduce inequality, and spur economic growth – all while tackling climate change and working to preserve our oceans and forests.

\* <https://sustainabledevelopment.un.org/post2015/negotiations>

\*\* <https://sustainabledevelopment.un.org/post2015/transformingourworld>

\*\*\* <https://sustainabledevelopment.un.org/sdgs>



**1 NO POVERTY**



*End poverty in all its forms everywhere.*

**2 ZERO HUNGER**



*End hunger, achieve food security and improved nutrition and promote sustainable agriculture*

**3 GOOD HEALTH AND WELL-BEING**



*Ensure healthy lives and promote well being for all at all ages*

**4 QUALITY EDUCATION**



*Ensure inclusive and equitable quality education and promote lifelong learning opportunities for all*

**5 GENDER EQUALITY**



*Achieve gender equality and empower all women and girls*

**6 CLEAN WATER AND SANITATION**



*Ensure availability and sustainable management of water and sanitation for all*

**7 AFFORDABLE AND CLEAN ENERGY**



*Ensure access to affordable, reliable, sustainable and modern energy for all*

**8 DECENT WORK AND ECONOMIC GROWTH**



*Promote sustained, inclusive and sustainable economic growth, full and productive employment and decent work for all*

**9 INDUSTRY, INNOVATION AND INFRASTRUCTURE**



*Build resilient infrastructure, promote inclusive and sustainable industrialization and foster innovation*

**10 REDUCED INEQUALITIES**



*Reduce inequality within and among countries*

**11 SUSTAINABLE CITIES AND COMMUNITIES**



*Make cities and human settlements inclusive, safe, resilient and sustainable*

**12 RESPONSIBLE CONSUMPTION AND PRODUCTION**



*Ensure sustainable consumption and production patterns*

**13 CLIMATE ACTION**



*Take urgent action to combat climate change and its impacts*

**14 LIFE BELOW WATER**



*Conserve and sustainably use the oceans, seas and marine resources for sustainable development*

**15 LIFE ON LAND**



*Protect, restore and promote sustainable use of terrestrial ecosystems, sustainably manage forests, combat desertification, and halt and reverse land degradation and halt biodiversity loss*

**16 PEACE, JUSTICE AND STRONG INSTITUTIONS**



*Promote peaceful and inclusive societies for sustainable development, provide access to justice for all and build effective, accountable and inclusive institutions at all levels*

**17 PARTNERSHIPS FOR THE GOALS**



*Strengthen the means of implementation and revitalize the global partnership for sustainable development*

*Over the coming chapters where any SDG's are considered to align with and relate to one of the 'Big Themes' the icons above will be used to identify that relationship.*

## 6 RESPONDING TO THE 'BIG THEMES'

*The Greater Cambridge Local Plan (GCLP) identifies four 'Big Themes' that will influence how jobs, infrastructure and homes are planned to ensure sustainable growth. The following chapters demonstrate how the emerging proposals at Station Fields can respond positively to the key issues identified.*



### Climate Change

Station Fields aims to promote low-carbon lifestyles, encourage low carbon activities and promote alternatives to private car use.



### Biodiversity & Green Spaces

Station Fields aims to create an attractive and extensive network of green spaces that facilitate improvement to the natural environment.



### Wellbeing & Social Inclusion

Station Fields aims to positively influence individuals' health and wellbeing by providing safe and inclusive places to enjoy.



### Great Places

Station Fields aims to create beautiful and characterful new places, sympathetic and complimentary to the existing rural landscape and villages.

# 7 CLIMATE CHANGE

## Mitigation

Climate change mitigation means reducing our impact on the climate as far as possible. The emerging proposals aim to respond positively to this key issue by:

- Offering new and existing residents a realistic alternative to private car use through creating a new 'Travel Hub' to accommodate local car clubs, electric charging points and bike parking;
- Locating employment opportunities, retail and community facilities, and attractive public spaces within a walkable neighbourhood that will discourage the need for private car use;
- Creating increased and enhanced pedestrian and cycle links to better connect the surrounding villages;
- Adapting to new technologies and sustainability standards – realising the opportunities facilitated by a larger scale of development; and
- Incorporating renewable energy and smart solutions to energy efficiency through the use of photovoltaics and micro-renewables focused on community buildings and employment areas where larger roof expanses can aid greener solutions.



*Promotion of low carbon lifestyles by supporting alternatives to private car use and creating increased and enhanced pedestrian and cycle links*

7 AFFORDABLE AND CLEAN ENERGY



9 INDUSTRY, INNOVATION AND INFRASTRUCTURE



11 SUSTAINABLE CITIES AND COMMUNITIES



## Adaption

Climate change adaption means ensuring that our communities can evolve as our climate changes, to more extreme weather, a hotter climate, and a changing ecology. The emerging proposals aim to respond positively to this key issue by:

- Creating new areas of woodland planting to contribute towards carbon offsetting within the site – areas close to the watercourse, public open spaces and local village greens all provide the opportunity for significant tree planting;
- Providing opportunities for growing food, through allotments, orchards and edible landscaping;
- Providing large areas for Sustainable Urban Drainage through attenuation ponds that are able to more sustainably manage water run off and storage; and
- Providing direct and attractive connections to the ‘Travel Hub’ to ensure new and existing communities will have maximum opportunity to avoid private car use.



*Promotion of a biodiverse environment through the delivery of Sustainable Urban Drainage Systems and native mixed woodland planting*



## 8 BIODIVERSITY & GREEN SPACES

### Creating Green Infrastructure

Green routes and spaces running through the site form structuring elements and provide multi-functional links for natural and recreational open space, movement, drainage, wildlife and biodiversity. The emerging proposals aim to incorporate the following features to provide an attractive, accessible and well-designed open space:

- Provision of sports facilities, allotments, and children's play facilities, supporting healthy lifestyles;
- Promoting access to nature and the wider countryside, including the River Rhee County Wildlife Site, by returning arable land to its past use and opening up areas of natural grassland and wildflower meadows, taking advantage of the existing wildlife corridor along the watercourse
- Maximising the opportunity of the scale of development to achieve 10% biodiversity net gain on site without reliance on off-site mitigation; and
- Gathering spaces providing safe areas for social interaction with varied characters (contemporary / urban / naturalistic).
- A large area of the south west corner of the site is proposed for use as a 'Countryside Park'. This will preserve a generous buffer of public open space that will be sympathetically designed to reflect the broadly rural setting of the 'Roman site N of Brown Spinney' scheduled monument (1006873).



*Improved interaction with the natural environment through the creation and enhancement of a range of green and natural spaces, including opportunities for local growing areas, education and appreciating the past.*





**Biodiversity & Green Spaces Plan**

- |   |  |   |   |
|---|--|---|---|
|  | Primary access point   |  | Drainage features (SUDS)  |
|  | Local ped/cycle access   |  | Retained vegetation   |
|  | Indicative alignment of level crossing bridge bypass (Melbourn Greenway) |  | Wet woodland planting   |
|  | PRDV   |  | Key areas of proposed planting for visual screening, buffering and habitat creation |
|  | Key ped/cycle connections  |  | Children's play areas for a range of ages   |
|  | Sports provision   |   |   |
|  | Allotments   |   |   |

## Achieving Biodiversity Net Gains

A healthy and biodiverse environment supported by a strong green infrastructure, is important to ensure the future prosperity and wellbeing of the new and existing communities.

The emerging proposals have identified and responded to the opportunity presented by the western boundary features, stream and flood prone areas to enhance and create significant areas of green space and habitat for biodiversity. The Concept Masterplan has allowed for green space to permeate through the development providing connectivity and corridors for people and wildlife and mixed with this will be water management areas (SuDS) that will provide attractive areas for people and wildlife to move through the development.

The scale of open space being created allows for the green space accessible to all and for green space 'reserved for nature'. The south west of the site will be an area for more active access by people walking and cycling along paths and walking and playing across grassland – an open space that will be buzzing with wildlife. The north west of the site will encourage a quieter approach to nature leading to woodland and meadows but leaving areas with no identified access where more sensitive wildlife can flourish.

The enhancement, management and creation of flower rich native grassland, native hedgerows and wet woodland responds to the aspirations of the county Biodiversity Action Plan and to the aspiration to double the area of nature rich land in the county.



*A healthy and biodiverse environment to be enjoyed by all*







*The site's north west corner is suitable location for wet woodland planting, contributing to biodiversity gains*

# 9 WELLBEING & SOCIAL INCLUSION

## Creating Safe & Inclusive Environments

The emerging proposals will create a new and integrated community that will be shaped by its place, responsive to local needs, and adaptable for future generations. Social inclusion will be promoted by:

- Creating well-used and active public places that will help to foster a sense of community and reduce crime, including the 'Countryside Park', sports provision, children's play areas, and streets and local greens. Places that will offer natural sociability, interaction and neighbourliness;
- Capitalising on its proximity to Foxtton Station and the planned Melbourn Greenway, which will enhance the development's walking and cycling accessibility;
- Connecting the surrounding villages of Foxtton, Barrington, and Shepreth to the wealth of new facilities through the integration with existing walking, cycling and public transport networks and provision of plentiful new pedestrian and cycle links;
- Addressing issues of affordability by providing a variety of housing including self/custom build and being adaptable to changing needs of an ageing population;
- Providing easily accessible new employment opportunities that will contribute directly to local populations, including commercial spaces suitable for smaller start-up companies; and
- Ensuring a high quality of public spaces, buildings, community events, virtual notice boards, seating, meeting places and active streets that people want to use.



*Creation of urban and natural environments for social interaction*



## Encouraging Healthy Lifestyles

The emerging proposals aim to provide an active, social, and neighbourly environment that will encourage healthy lifestyles by:

- Promoting physical activity and health through the creation of natural and recreational open spaces;
- Creating a Wellness centre within the mixed-use area of Station Fields that offers lifestyle courses, exercise classes and places to encourage mental wellbeing;
- Locating new homes, employment, community facilities close to public transport and within a walkable neighbourhood, encouraging access to existing and new facilities by all;
- Providing local grow spaces, community allotments and orchards that will help people get interested in healthy foods and diets with a central market square able to hold weekly food markets selling local produce; and
- Supporting the implementation of air quality action plans through the promotion of sustainable transport modes infrastructure to support electric vehicles.



*Spaces for local markets and children's play will encourage social and healthy lifestyles*

7 AFFORDABLE AND CLEAN ENERGY



8 DECENT WORK AND ECONOMIC GROWTH



9 INDUSTRY, INNOVATION AND INFRASTRUCTURE



12 RESPONSIBLE CONSUMPTION AND PRODUCTION



17 PARTNERSHIPS FOR THE GOALS



# 10 GREAT PLACES

## Protecting the Place

The emerging proposals incorporate a series of design principles to ensure the development will be responsive to its place, including:

- Preserve the historic and distinctive identities of Foxton, Barrington, and Shepreth, by incorporating key characteristics of their vernacular and surrounding landscape;
- The Countryside Park will provide an opportunity for interpretation boards to improve public understanding and appreciation of the scheduled monument adjacent to the site.
- Capitalise on opportunities to use the intrinsic landscape positively in the design, including the retention of visual connections to Barrington All Saints Church and the creation of publicly accessible places in the setting of distinctive natural features such as the watercourse and trees;
- Safeguard local distinctiveness, whilst supporting the vibrancy and vitality of the existing communities through new complimentary facilities; and
- Establish a truly connected and accessible place, providing clear and direct sustainable transport links between existing and new facilities.

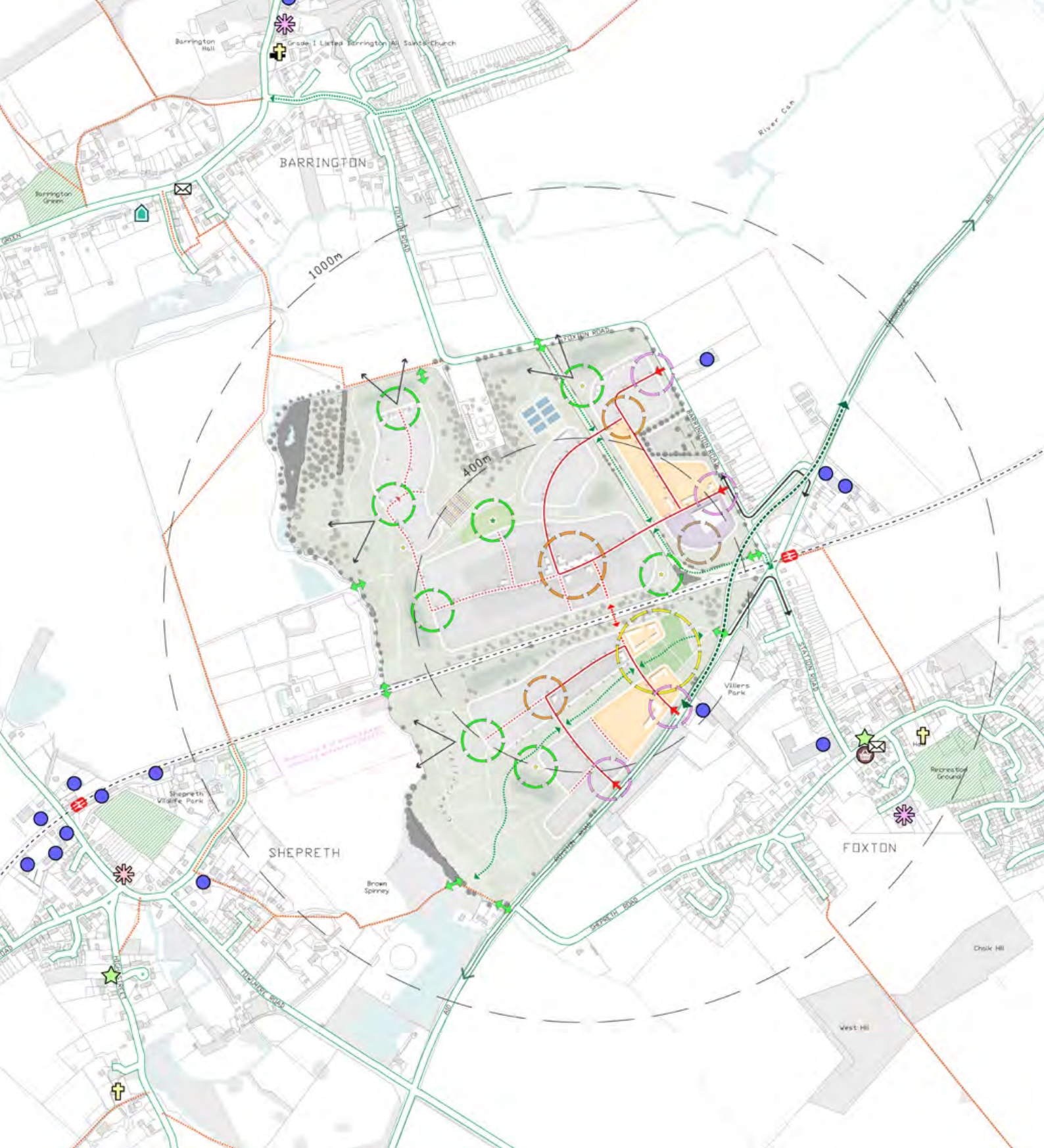


*The character and form of development proposals at Station Fields will be influenced by the distinctiveness of the surrounding built environment.*



*A vibrant and accessible Destination space / Local Centre will provide enhanced and more plentiful local services and facilities for new and existing communities.*





**Place making Plan**

- |  |   |   |  |
|--|---|---|--|
|  Mixed-Use (Education/Commercial/Residential)                             |  Ped/Cycle connection point                      |  Gateway space   |  Village Hall   |
|  Travel Hub   |  PRDW  |  Key space   |  Primary School |
|  Primary access point   |  Sports provision                                |  Key green space   |  Nursery        |
|  Local ped/cycle access   |  Allotments                                      |  Open space views to surrounding countryside and landmarks |  Pub            |
|  Indicative alignment of level crossing bridge bypass (Melbourn Greenway) |  Children's play areas for a range of ages       |  Rail Station  |  Local Shop     |
|  Primary vehicular routes suitable for buses / cycle network              |  Destination space / Local centre (active/urban) | <b>Local Facilities &amp; Services:</b>   |  |
|  Key ped/cycle connections  |  'Travel Hub' community space                    |  Post Office   |  Church         |
|  |   |   |  Employment     |

## Place-making

Station Fields will create a range of spaces throughout the development that will provide high quality places for everyone to enjoy. The Place-making Plan identifies several important legibility and character generating principles that will help to guide the creation of a distinctive place.

The heart of Station Fields will be set around the ‘Travel Hub’ and mixed-use areas. This will not only provide facilities for Station Fields but also Foxton, Barrington and Shepreth. The main elements of this area will be:

- A ‘Travel Hub’ (1) that will provide commuter parking, cycle storage, cafe, local information point and an interchange for different modes of transport. On weekends, the surface parking area could be used for local markets and community events;
- A local centre (2) with independent shops, health care, workspaces and community services;
- Active open spaces (3) that will act as a vibrant focal areas for community events, local gatherings, celebrations and weekly markets;
- Key pedestrian and cycle links (4) to the surrounding villages and Foxton Station (5); and
- Mixed-use areas (6) including adaptable employment opportunities and services in local demand such as a healthcare facility and community centre, with some higher density residential development.



*Artist's bird's eye illustration of the new Station Fields village, showing the "Travel Hub" and mixed use areas in close proximity to Foxton Station*



# 11 SUMMARY OF BENEFITS

## Homes

The emerging proposals provide for up to 1,500 new homes based on:

- Characterful design that will be sympathetic to the surrounding villages with a range of types and tenures to suit specialist housing needs;
- Higher densities around the 'Travel Hub' in order to better utilise this key element of infrastructure;
- Lower densities around the edges of the development to provide a more sensitive landscape treatment;
- A set of character areas that provide contrasts of architectural treatment, density, and scale; and
- Clear frontages that create an outward looking development over streets, squares and public open spaces that also knits in with surrounding areas.

## Jobs

The emerging proposals provide for approximately 2ha of employment space within the mixed-use areas.

The type of employment space provided will be refined through further consultation with stakeholders and reacting to the market needs in future years following the Local Plan adoption in 2023. However, it is envisaged that this area will provide for and encourage:

- Light industry (that does not create noise, dust and disturbance);
- Technology-driven job creation (power, water, education, health);
- Smaller start-up companies and the increasing trend of home-working;
- Potential for health and social care / support of the bio-medical campus; and
- Local retail.





## Infrastructure

The scale of development at Station Fields will help to deliver substantial community benefits to the local area. To support the sustainable delivery of new homes and jobs, the development will provide the following infrastructure:

- Support the delivery of a new bypass and closure of the Foxton level crossing to address current congestion and safety issues, which will provide convenient access to the proposed Melbourn Greenway;
- A smart/adaptable ‘Travel Hub’ to encourage the use of sustainable transport modes, with an interesting multi-storey parking structure, retail, cycle repair and hire facilities, electric charging points, high quality public realm, and energy generation (solar);
- ‘Smart Cambridge’ initiatives, which aim to harness emerging technologies to improve the economic strength and sustainability of the Greater Cambridge Area, including intelligent mobility, super-fast broadband and managing water, energy, air quality and waste;
- An enhanced open space network providing increased access to the countryside, the surrounding villages, and key destinations within the development including sports provision, allotments, and social spaces;
- Education contribution in line with local authority requirements; and
- A range of well-used and active public places of varied character, to help foster a sense of community.



## TECHNICAL CONSIDERATIONS

*Desktop analysis and on site surveys of the site's strategic, physical, and environmental characteristics has helped to shape the emerging proposals, the findings are reflected in the concept masterplan demonstrating its deliverability. The results of the surveys are summarised within this chapter. Supporting technical reports can be provided upon request.*

### *Site Description*

The site lies centrally between the villages of Foxton, Barrington and Shepreth, beside the A10 and intersected by the Great Northern Rail Line and a mineral rail line. It comprises approximately 98 hectares of predominantly agricultural landscape and is bound to the west by a watercourse (a tributary of the River Cam), to the north by a farm track and Foxton Road, to the east by existing development and Barrington Road, and to the south by Royston Road (A10).

### *Archaeology*

The site does not contain any designated archaeological assets, e.g. scheduled monuments.

To the south west of Station Fields outside of the development area is the 'Roman site north of Brown Spinney' scheduled monument.

Whilst other areas of possible archaeology are noted within the site, these appear to form agricultural enclosures and field boundaries, and are unlikely to be of such significance as to warrant preservation.

### *Utilities*

A 900mm diameter High Pressure (HP) gas main is identified in the south west area of the site. This is a major HP gas main between Huntingdon and Cambridge. Development proposals will need to accommodate this with appropriate easements.

### *Ecology*

The site offers prime opportunities for increasing biodiversity & green spaces on land that is currently predominately intensive arable farmland with very few ecological constraints. A net gain in biodiversity can be achieved within the site along with a contribution to the 'doubling of nature' in Cambridgeshire.

In response to the existing remaining wildlife habitats, soils, landform, hydrology and strategic connections, the gains in biodiversity and nature will focus on flower rich native grassland, native shrubs, hedgerows and trees and in the low lying (flood prone) areas on wet woodland and meadows. The stream along the western boundary (a tributary of the River Rhee [Cam]) provides a wildlife and green space corridor that links to the River Rhee [Cam] County Wildlife Site to the north of the site.

An ecological survey of the site has identified that there are no designated sites of wildlife value within its boundary and that constraints are limited to the existing small areas of deciduous woodland, ponds, scrub and hedgerows.

### *Drainage*

The site is located mostly in Flood Zone 1, low probability from river flooding, with a small area in the north west located in Flood Zone 2 and 3, which is in relation to the awarded watercourses located along the western boundary of the site.

Most of the site is also shown to be at low risk of surface water flooding, with localised areas shown to be at medium and high risk of surface water flooding. These areas relate to the existing watercourses and drains at the site.

The River Cam is located to the north and River Shep located to the far west of the site. An ordinary watercourse and drain are also located to the east and north of the site, respectively. To the west is an awarded watercourse which discharges to the River Cam.

Anglian Water Sewage Treatment Works (STW) is located to the north of the site. There is also an Anglian Water owned pumping station located approximately halfway along the northern boundary, off Foxton Road.

The British Geological Survey (BGS) extracts show the site is wholly underlain by River Terrace superficial deposits, over chalk. Ground water levels are recorded in local borehole logs to be within 3m below ground level (bgl).

The existing watercourses are likely to accept surface water runoff from the site and infiltration could also occur. The proposal is therefore focussed on conveyance and control of surface water flow at source, arising from within the development area, prior to discharge to the existing watercourses or where feasible via infiltration.

### *Air Quality*

The site is not located in an Air Quality Management Area and monitoring of NO<sub>2</sub> concentrations in the area indicate that concentrations are well below the annual mean objectives. The A10 which borders the site along the southern boundary is likely to cause pollutant concentrations within close proximity to the road. It is considered noise related setbacks would provide adequate protection in relation to air quality.

An odour impact assessment was conducted to determine the extent to which odours from the Anglian Water sewage treatment works (STW) are likely to impact on development proposals. Localised effects of odour were mapped and the concept masterplan responds to this constraint allowing sufficient set back for there to be no impact on new homes. This offset creates the opportunity to enhance the biodiversity of the site with new tree planting.

### *Noise*

An acoustic appraisal was conducted to assess the existing sound climate of the site.

The majority of the site is considered to be a low to negligible risk. Appropriate setbacks to the A10 and Great Northern Railway Line are likely to be considered appropriate to mitigate noise levels. If proposed properties were to remain within a medium risk area, good acoustic design process should be followed to allow suitable internal and external noise levels to be achieved.

### *Landscape*

The site is within the landscape of the 'Foxton Farmlands' Landscape Character Area (LCA). It is defined most clearly by landform. It sits across the comparatively low-lying ground that dips slightly northwards, sloping down to the River Rhee (River Cam). The site has an elevation between 14-25m AOD well below the high ground of the long ridges and hills that contain the LCA to the north and south.

The Concept Masterplan has been informed, guided and shaped by careful analysis of published local character studies, and by Landscape and Visual Analysis fieldwork on the ground. Visual analysis has followed GLVIA 3 best practice methodology using the ZTV as a sieve to identify lines of sight viewpoints.

Green Infrastructure has been central to the process that establishes the concept for the masterplan. The key objective for the masterplan has been to set the future development into the host landscape in a manner that achieves a sympathetic and successful assimilation in the countryside at the settlement edge.

The LVA has analysed and carefully evaluated the development concepts at this initial promotional stage. The LVA concludes that although certain aspects of the character will change, on balance the masterplan sits well within its setting – defined by landform, its edges follow and reflect established patterns and lines. Trees, hedges and watercourses cross and segment this landscape. The proposals supplement these common features and the Masterplan suggests a strengthening of existing patterns reinforced by elements that are vernacular and belong: native trees, watercourses, hedges, rough pasture and wildflower meadows.

### *Built Heritage*

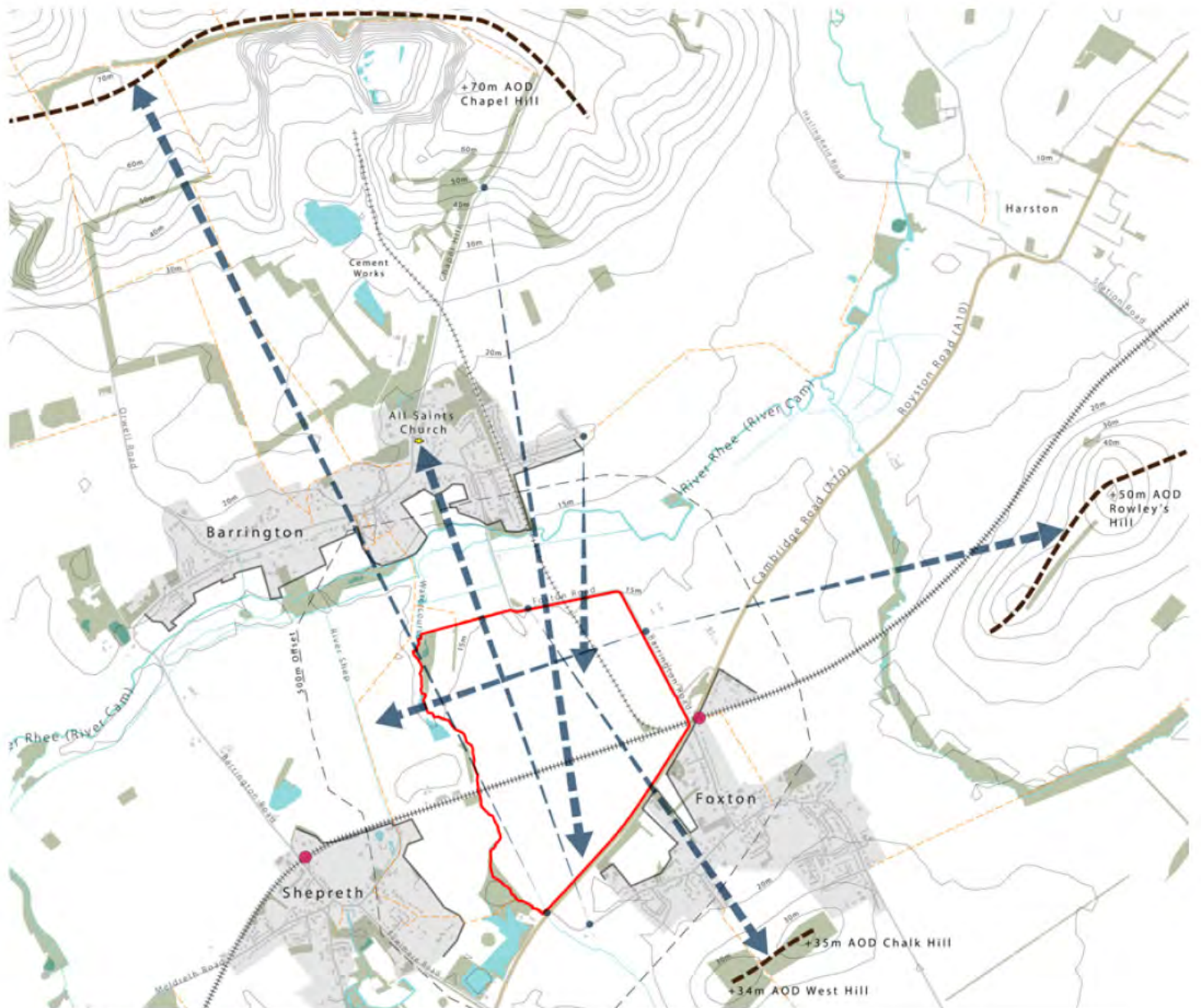
Whilst there are a number of designated heritage assets in proximity to the site, there is little inter-relationship between the site and assets within Foxton and Shepreth due to intervening development, topography or infrastructure.

The Foxton Conservation Area and a Grade II listed milestone abut the site on its south side and currently have a rural and open setting. There is a greater awareness between the site and Barrington due to the village's position on rising ground, including direct views of All Saints Church (Grade I listed building). From The Green in Barrington, which is lined by many listed buildings, there are no direct views of the site.

The Concept Masterplan responds appropriately to the visibility of Barrington to the north. Where possible it has incorporated key views of the All Saints Church into the open space network.



*Barrington All Saints Church*



Wider Landscape Setting Plan





*View of the site from Royston Road (A10)*



### *Transport & Movement*

The key transport policy guidance for new developments from the NPPF and the adopted Local Plan is to reduce the need to travel by prioritising non-car modes of travel, focussing on accessibility by walking, cycling and public transport. Location is a key determining factor in a site achieving these transport objectives.

The plans shown opposite demonstrate the site is accessible by walking and cycling to Foxton, Barrington, Shepreth, and further afield villages. The southern edge of Cambridge is within a 25min cycle of the site.

The site will also benefit from the GCP's proposed Melbourn Greenway along the A10, a proposed route to enable cyclists, walkers and equestrians to travel sustainably between Melbourn and Cambridge. The Melbourn Greenway is one route within a wider and developing sustainable travel network that is being created by the GCP to provide better sustainable green routes for cyclists into Cambridge.

Foxton Rail Station is located adjacent to the Site and offers regular services (every 30 minutes) to Cambridge, Royston, Ely, Hitchin, and London Kings Cross amongst many other destinations.

The nearest bus stops are on the A10 just north of the level crossing. Services on the Busway A and Busway D routes call at these stops, which combined provide an hourly service into Cambridge.

The existing level crossing on the A10 is a Manually Controlled Barrier (MCB) type crossing, operated by Network Rail (NR).

NR are committed to reducing risk at level crossings, and the most effective way to eliminate such risks would be to close a level crossing completely. There would therefore be a clear safety benefit in the form of removing risk of users crossing the railway line if the level crossing were closed and replaced by a bypass.

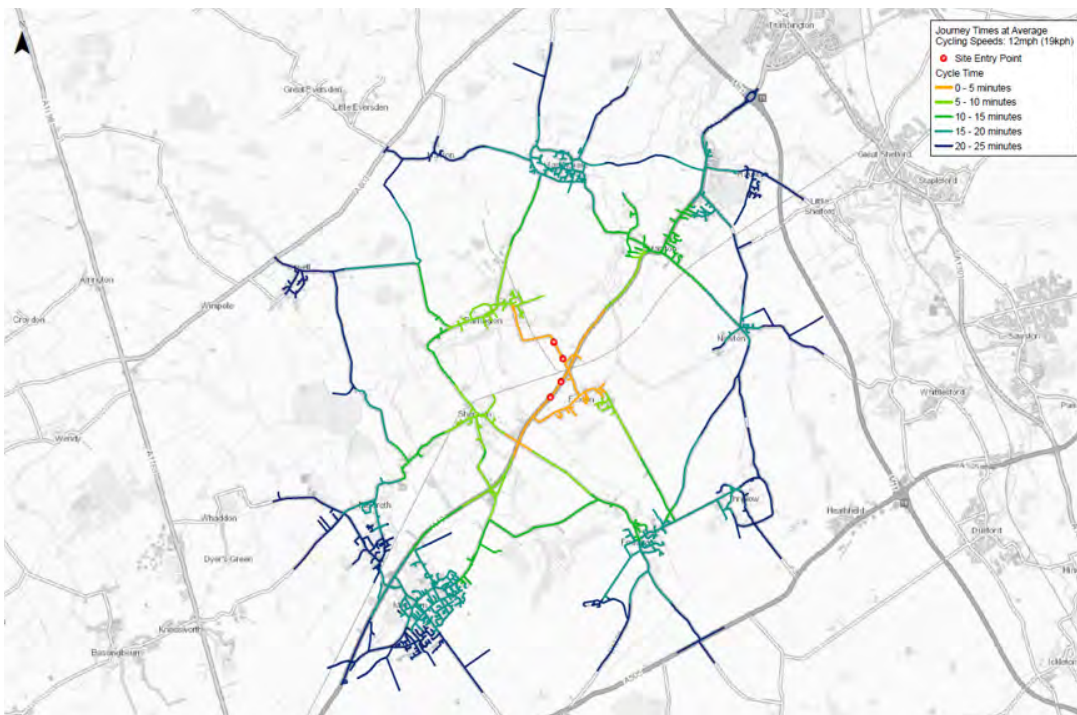
The level crossing's impact on journey time reliability for users of the A10 is another reason behind support for its closure and replacement. The barriers can be closed for over 20 minutes in peak hours, which would mean the A10 at Foxton is operating at only two-thirds of its potential link capacity assuming no level crossing.

The transport strategy at Station Fields is sustainable as the site simply and easily integrates with existing walking, cycling and public transport networks. The development has excellent connectivity with surrounding areas by these modes, as well as permeability through the site.





Walking Journey Times Plan



Cycling Journey Times Plan

### *Social Infrastructure*

A review of current social infrastructure and capacity in the locality identified the following opportunities for new community uses, which could be delivered at Station Fields. These would compliment existing provision within the surrounding villages, benefiting new and existing residents alike.

- Education contribution in line with local authority requirements;
- New health services and facilities with a 'Health Hub' to support existing GP practices and improve the inclusivity and quality of health care in the local area;
- New sports pitches and facilities;
- New diverse and explorative children play areas;
- A new community building;
- New allotments and community orchard;
- Outdoor gym and other outdoor fitness provision; and
- Increase and enhance the public right of way network supporting pedestrian and cycle connectivity between the site and surrounding villages.

### *Employment Opportunities*

The locational conditions at Station Fields are suited to mid-tech development, light industrial uses, small and mid-sized offices for local and sub-regional demand and co-worker / flexible mixed-use space (BI employment space). The innovative Cambridge economy, with a high level of start-up has demonstrated strong demand for flexible serviced and co-working centres and all existing centres perform at high occupancy rates.

New employment provision at Station Fields would have access to a labour market that can commute by public transport; a high quality environment that promotes a healthy lifestyle; and access to a wide range of services within a wider community, contributing to a work environment that supports the health and wellbeing of employees.

It is expected that home-working will continue to rise as employees aspire to have more flexible working practices and employers seek to reduce costs. It will also be necessary that new community infrastructure enables networking and contact opportunities to support homeworkers.

The Concept Masterplan identifies potential mixed-use areas within the site which could include a mixture of BI uses, alongside retail, health, and educational employment opportunities.

### *Health and Well-Being*

Provision of community infrastructure, open space, delivery of jobs, housing to address local needs, accessible jobs and services all contribute to improving health and well-being. The Concept Masterplan promotes wellbeing and social inclusion through providing:

- New employment opportunities, which are well located to services and amenities to aid social interaction and community development;
- Access to green open space and natural environments, which induced feelings of relaxation, reduce stress, facilitate social interaction and stimulate physical activity;
- Opportunities for new and existing residents to grow their own food on allotments and community orchards to promote healthy eating;
- New pedestrian and cycle routes to promote active travel and increase physical activity; and
- Places which can be designed to be inclusive regardless of age or disability.



High Street, Foxton



Eaton Court / Maylands Avenue, Hemel Hempstead, HP2 7TR