

# Growing a Place

Establishing roots and supporting growth: creating a fertile framework for the new settlement





# Placemaking Principles

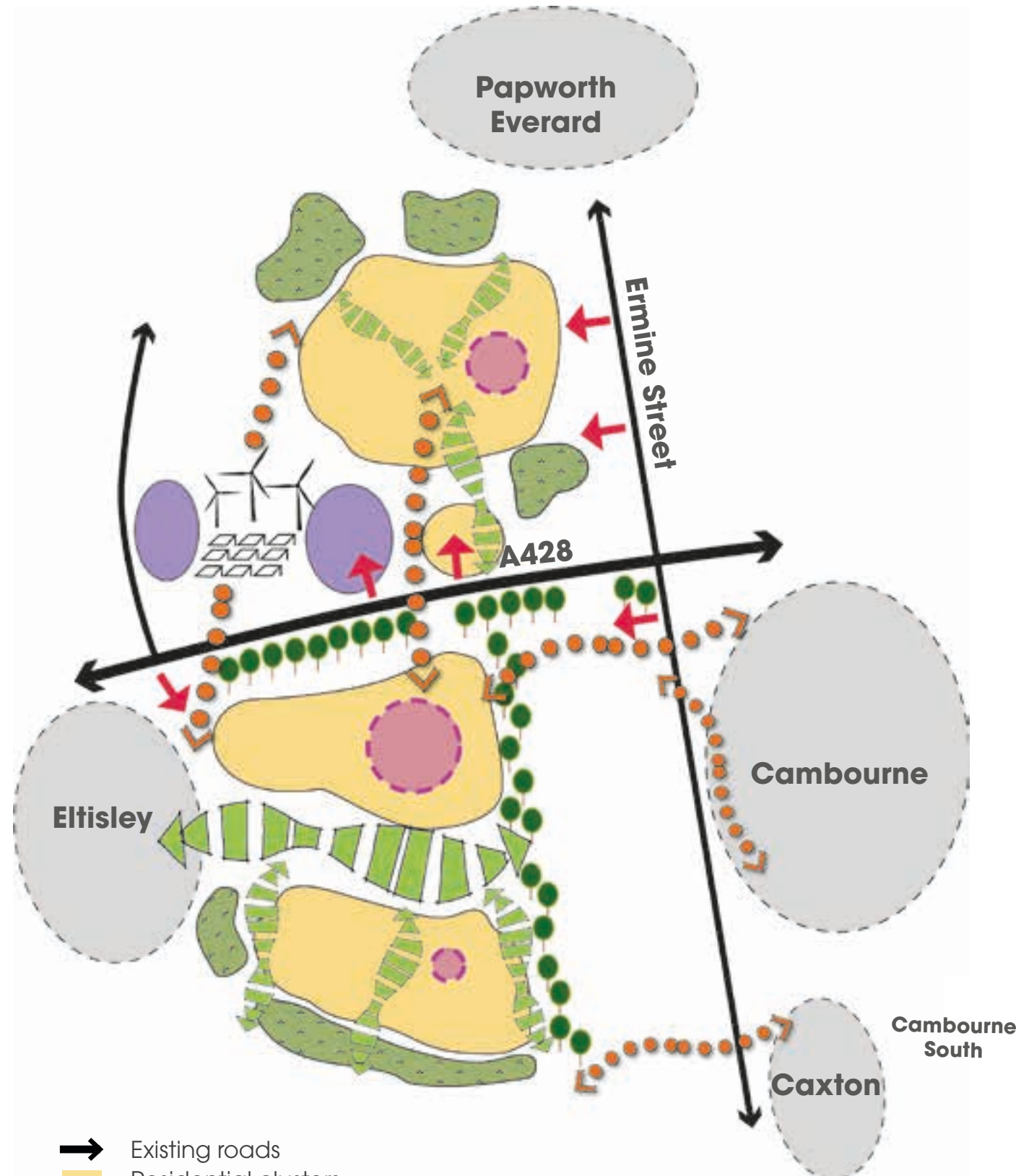


The Kingsfields will be unique in the ambition that shapes them and in the identities that this creates.

Over these pages we set out the key design principles that we propose to define the future masterplan of the new settlement. Each relates to the objectives set out in "Defining the Place" earlier in this document. North of the A428 will become Little Kingsfield, a new village characterised by its agrihood environment, alongside significantly expanded and new areas of employment. To its west, the Energy Park will harness the power of wind and the sun.

West of Cambourne is Great Kingsfield. The major component of the new settlement, it will feature homes, schools and supporting mixed uses all set in a network of enriched multi-functional green corridors that will knit the settlement into its context and wider sustainable travel options.

We propose that a bridge is constructed over the new A428, envisaged as an elegant structure designed to take only sustainable modes of travel, including autonomous electric shuttles that will loop through the new neighbourhoods connecting them to each other, to neighbouring settlements, and to onward public transport infrastructure including East-West Rail.



- ➔ Existing roads
- Residential clusters
- Employment areas
- ⋯ Sustainable travel routes
- Buffer to A428
- ➔ Site access
- ▬ Green corridor
- Community hubs / Schools
- ⚙ Renewable energy generation hub
- Growing areas

- ▭ Existing settlement
- Existing moat
- ➔ Existing roads
- ⋯ Future railway line
- Existing cluster of trees
- ▬ Existing hedgerow
- ▬ Eastern Brook



## Site Context

Acknowledging the characteristics and the assets the site and its surroundings present.

- ▭ Existing settlement
- Existing moat
- ➔ Existing roads
- ⋯ Future railway line
- Existing cluster of trees
- ▬ Existing hedgerow
- ▬ Eastern Brook
- ▬ Buffer to A428
- ▬ Primary green corridor
- ▬ Secondary green corridor



## Nature Recovery

Connecting natural features and establishing strong landscape corridors for nature to thrive and residents to enjoy.



- Existing settlement
- Existing moat
- Existing roads
- Future railway line
- Existing cluster of trees
- Existing hedgerow
- Eastern Brook
- Buffer to A428
- Primary green corridor
- Secondary green corridor
- Residential clusters
- Employment areas



**Development Parcels**

Creating clusters of neighbourhoods set in landscape and providing new flexible workspaces to meet the ever-changing resident needs.

- Existing settlement
- Existing moat
- Existing roads
- Future railway line
- Existing cluster of trees
- Existing hedgerow
- Eastern Brook
- Buffer to A428
- Primary green corridor
- Secondary green corridor
- Residential clusters
- Employment areas
- Formal footway/ cycleway
- Informal footway
- Sustainable transport modes only route - over A428
- Primary vehicular route
- Secondary school
- Primary school
- Local retail
- Amenity green
- Community facility



**Community hubs**

Providing a series of community hubs and areas encouraging community interaction such as schools, play areas and local retail.

- Existing settlement
- Existing moat
- Existing roads
- Future railway line
- Existing cluster of trees
- Existing hedgerow
- Eastern Brook
- Buffer to A428
- Primary green corridor
- Secondary green corridor
- Residential clusters
- Employment areas
- Formal footway/ cycleway
- Informal footway
- Sustainable transport modes only route - over A428
- Primary vehicular route



**Movement Framework**

Establishing a clear movement framework and designated pedestrian and cycle routes to encourage active travel. Connectivity across the sites is ensured with the creation of a bridge over the A428 for sustainable transport modes only.

- Existing settlement
- Existing moat
- Existing roads
- Future railway line
- Existing cluster of trees
- Existing hedgerow
- Eastern Brook
- Buffer to A428
- Primary green corridor
- Secondary green corridor
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- Secondary school
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- Renewable energy generation hub
- Growing areas
- Community facility



**Food Growing & Energy Generation**

Promoting sustainable living encouraging regenerative agriculture and introducing a renewable energy generation hub.



# Concept



**Energy Generation**  
The energy farm harnessing the power of the wind and sun to meet the demands of homes and zero emission forms of transport across the new settlement.

**Flexible Ways of Working**  
Flexible office spaces and workspaces along St. Ives Road and around North East Farm to cater for evolving ways of working.

**The East-West Wood**  
A major new tree planting initiative that creates a wildlife corridor and a buffer along the new A428.

**Nature Recovery & Healthy Placemaking**  
Green corridors meandering through clusters of homes and connecting fragments of habitat to create new nature networks and green spaces for residents to enjoy.

**Growing Locally**  
Local food growing between Eltisley and Great Kingsfield to promote sustainable living alongside nature recovery.

**Regenerative Agriculture**  
In the agrihoods at Little Kingsfield, sustainable living is encouraged by promoting regenerative agriculture and local food growing in and around the settlement.

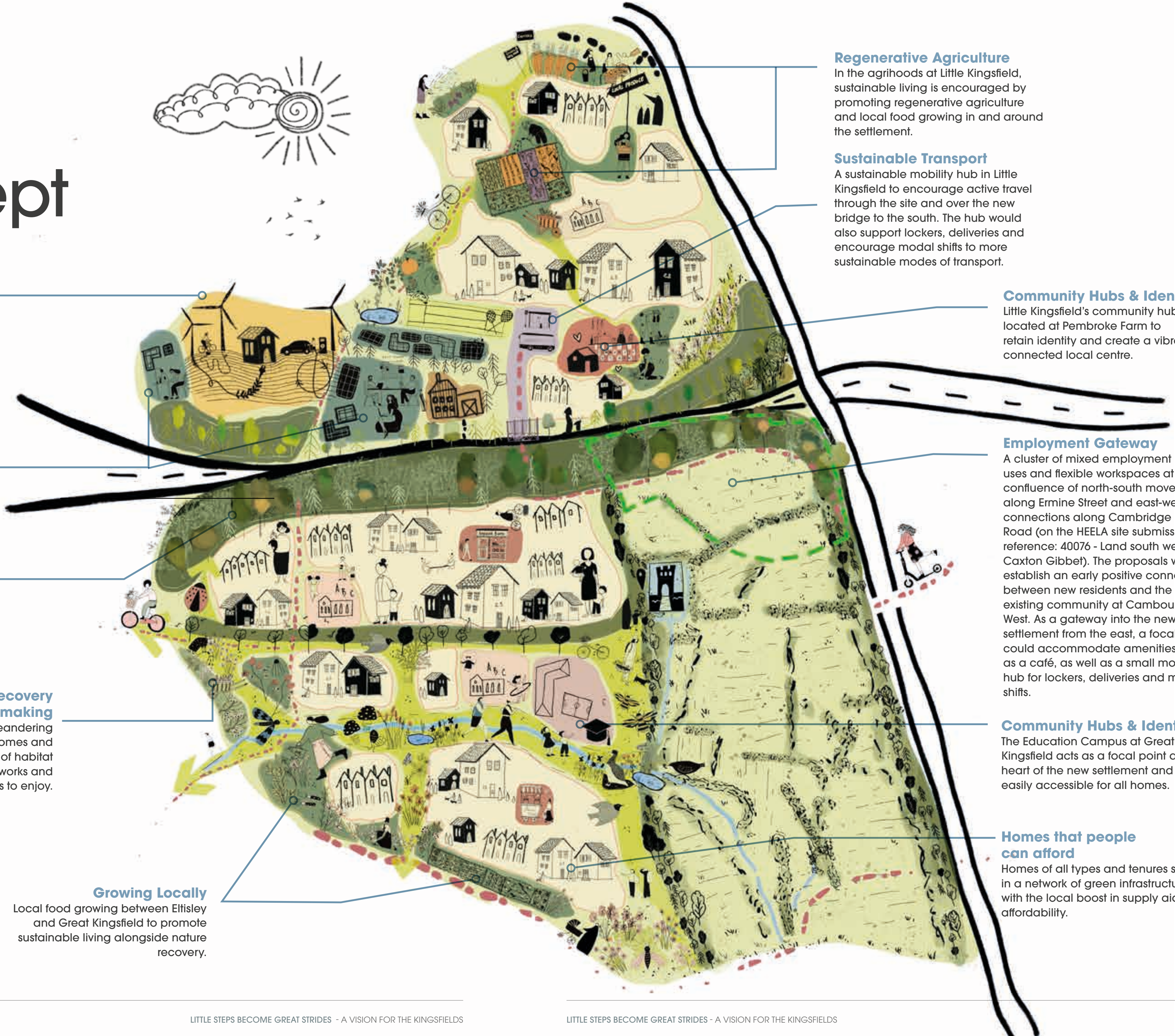
**Sustainable Transport**  
A sustainable mobility hub in Little Kingsfield to encourage active travel through the site and over the new bridge to the south. The hub would also support lockers, deliveries and encourage modal shifts to more sustainable modes of transport.

**Community Hubs & Identity**  
Little Kingsfield's community hub located at Pembroke Farm to retain identity and create a vibrant, connected local centre.

**Employment Gateway**  
A cluster of mixed employment uses and flexible workspaces at the confluence of north-south movement along Ermine Street and east-west connections along Cambridge Road (on the HEELA site submission reference: 40076 - Land south west of Caxton Gibbet). The proposals will establish an early positive connection between new residents and the existing community at Cambourne West. As a gateway into the new settlement from the east, a focal heart could accommodate amenities such as a café, as well as a small mobility hub for lockers, deliveries and modal shifts.

**Community Hubs & Identity**  
The Education Campus at Great Kingsfield acts as a focal point at the heart of the new settlement and is easily accessible for all homes.

**Homes that people can afford**  
Homes of all types and tenures set in a network of green infrastructure, with the local boost in supply aiding affordability.





# The New Agrihood

## Growing a community, which grows its produce

Agrihoods are residential communities built around a **focal working farm**. The farm is run as a business, with separate dedicated spaces for the community to grow their own food. We see Little and Great Kingsfield as a place where a self-sufficient, sustainable community flourishes, **while addressing the growing demand for healthier food sources**, using the most developed agri-tech and innovation. The agrihood would help develop a strong character through the provision of green infrastructure, wildlife habitats, opportunities to grow and forage, and provide good walking and cycling routes. Over time, we envisage the formation of a **community** with a unique identity and a strong sense of place and a far-reaching impact.



## New Ways of living and consuming

With the Covid-19 pandemic still impacting our lives and with an accepted outlook towards **new ways for us to live and work**, agrihoods will give the residents of Little and Great Kingsfield a chance to use the latest technology and infrastructure to work from home, whilst simultaneously offering them an opportunity to collectively invest more time in **culturing their immediate living environment**. The farmlands will serve as a space where residents can come together to work, grow, exchange, socialize, discover and learn. Growing their own food through will promote **healthy lifestyles and habits**.



## Intergenerational thought

Agrihoods will give the community of Little and Great Kingsfield a myriad of spaces that residents of all age groups can enjoy. A central **association hub** would allow all resident groups to meet and celebrate but equally will serve as a place to exchange information, where invited professionals can share specialist knowledge, enabling the community to collectively arrive at decisions that would benefit shared agricultural interests. The **elderly** will enjoy a series of safe and supervised walking routes set within a lovely natural setting, giving them a chance to be **closer to both nature** as well as people of **all age groups**. The **younger generation** will learn and develop the skills to culture self-sufficient agri-based environments, whilst benefiting from the virtues of **closely knit families and community**.



## Sustainable ambitions

Little and Great Kingsfield could serve as an exemplary place that reduces the impact on natural resources through **smart farming, sustainable food systems, investments in smart energy and waste systems and zero carbon energy positive technologies**. Through setting the ambitions of an agri-based place, the community can actively participate in nature recovery and an increase in net **biodiversity gain**. Over time, practices such as **soil culture and nourishment** could see the community growing foods and fruits that have been difficult to culture within Cambridgeshire. A holistic view and planning of sustainable transport will contribute towards reducing the carbon footprint of the community.

## Increasing land equity through associationalism

Through the provision of community farmlands, the agrihoods will give the residents of Little and Great Kingsfield the chance to increase their land equity, whilst benefiting from the collective decisions facilitated through **associationalism and long-term stewardship**. The formation of an association will ensure that collective responsibility of decisions and their long-term benefits are assured for each family. Through developing a holistic strategy the community can grow a variety of fruits and vegetables, which could be exchanged by setting up a **local system of barter**.



Gardening lots for rent at Agritopia © Robert Tewart, <https://www.flickr.com/photos/treetfishing/5626906018>



# Multi-scalar Impact



## Neighbourhood micro-economy with micromobility



Agrihoods will provide healthy food to the local community, with **complete control over the food types, their growth and harvesting techniques**. A micro economy could be developed where home or group kitchens could provide **healthy meals to the schools** that will be built to serve Little and Great Kingsfield as well as the wider working community. A **localised sustainable micromobility system** could be set up to organise deliveries, collection and management of waste using small electric vehicles.



## Local associations & collaborations

Through associationalism, we can envisage Little and Great Kingsfield serving as an exemplary agri-based community that could impact on existing and future communities. Along with little moves such as **local surplus food produce** being marketed on a small scale, **a network society** could develop across Cambridgeshire, where a number of agrihoods could collaborate to **scale up production and distribution**. **Local food cooperatives** could serve as platforms of exchange, creating an assimilation of agricultural knowledge and research. **Farmers' markets, cafes, bistros and restaurants** using local produce could increase **economic generation** through agriculture and food tourism.

## Regional & national cross-overs

The **Ox-Cam knowledge corridor** could play a key role in the new settlement of Little and Great Kingsfield and similar agrihoods in the region. Through an investment in **agri-innovation and research**, setting up new agriculture and food-based **education centres** and schools offering **vocational training**, the agricultural sector within the region could get a huge boost. Employment would increase with local highly **skilled and trained workers** being able to offer a new impetus to the economy through food production technologies and sustainable practices. **Along with the existing high levels of investment in renewable energy, decarbonisation and sustainable transport**, several subsidies, funding and investment to help grow the agricultural sector could be envisaged at a national scale.



## Dream big, start small

Although the possibilities and ambitions of what might be achieved through scaling up agrihoods are immense, we must acknowledge that the UK is far behind the curve when compared to countries like the United States, which has over 200 agrihoods. However, our ambitions for the place and community certainly do increase the promise of what Little and Great Kingsfield might be able to achieve and trigger.

It becomes important to therefore define the **vision and principles** of what the agrihoods we are setting out will be and work towards forming **productive clusters** that could initiate the wider aspirations. The principles of associationalism, common goals, collective decision making, and the democratic delegation of responsibility will set the tone for new ways of developing and connecting different communities and smaller economies.



# Masterplan

Key

-  Agrihood - Residential areas with Community Food Growing
-  Higher density residential new settlement efficiently arranged
-  Employment
-  Secondary education
-  Community facilities and mixed - uses
-  Primary education and sports provision
-  Proposed East - West Wood along the A428
-  Sustainable transport hub
-  Proposed footway/ cycleway routes
-  Green corridors incorporating SuDS ponds
-  Energy Farm
-  Existing PRoW/ Bridleways
-  Existing regenerative farming operation; potential for both formal and informal connections to farm, in support of new 'Agrihood' community
-  Vehicular access





# The Emerging Landscape Strategy



- 1 Given the site's elevated nature and its resulting landscape and visual inter-relationship with the landscape to the south, we would suggest woodland/ covert blocks are provided running east/ west across the site. As seen from outside the site this tree planting would help break up and soften the expanse of the built form and provide a treed skyline.
- 2 In addition, we would suggest blocks of structure planting are introduced alongside and north of Caxton Drift (bridle way), these would be positioned so as to align with vistas out from the site.
- 3 In consideration of the northern parcel's landscape and visual inter-relationship with the wider landscape, tree/ woodland belts should be introduced along the site's western and eastern boundaries.

## KEY

-  Study Site
-  A428 Improvement Corridor
-  Principal Green/ Blue Infrastructure Corridor. Ideal for allotments and growing, given water can be collected and stored along this route
-  Proposed Woodland Planting
-  Primary pedestrian/ riders routes across the site
-  Housing under construction





# Start planting Tomorrow



Little & Great Kingsfield allocated in Local Plan	Outline planning permission granted	"The Seed" Community Barn - A new destination at Great Kingsfield	First 500 homes and Primary School delivered, a community is blossoming	East-West Rail arrives at Cambourne	2500 homes, Secondary & additional Primary School + employment + local centre	3500+ homes, additional Primary School north and south of the A428	A settlement of 4800+ homes, Primary & Secondary education, employment and mixed uses

Early 2020's      Year 0      Sowing      Year 5      Flourishing      Year 10      Maturing      Years 15-20      Branching out      Year 25+



- Year 0:**
  - The public can see the beginnings of a place and new planting programmes from the outset
  - Community Planting Events - Engaging local residents from surrounding villages for establishment of structural planting
  - "Rewilding Kingsfield" events at Pembroke Farm - series of events dedicated to local community involvement in the Nature Recovery strategy
- Sowing:**
  - A striking landscaped Gateway is created - a sense of arrival
  - First homes at Great Kingsfield Agrihoods
  - First Primary School serves the growing community
  - Community facilities expand towards the future local centre along with the growing population
  - Solar / wind farm established east of St. Ives Road
- Year 5:**
  - Start ups and employment uses established at North East & Pembroke Farms accessed from Cambridge Road
  - Launch of and establishment of second Agrivillage at Little Kingsfield
  - Bridge connection over the A428 along with transport hub in Little Kingsfield come forward
  - Community facilities (cafe/bike repair shop/coworking spaces) come forward adjacent to transport hub at Pembroke Farm
  - Energy efficient, higher density homes come forward around Education Campus and local centre
  - Country Park is delivered along Eastern Brook in Great Kingsfield
- Year 10:**
  - New settlement expansion north and south of the A428
  - Food growing is integral to way of life
  - Energy produced on site serving new settlement - surplus distributed
  - Little and Great Kingsfield develop into a centre of agri-innovation
  - A destination for agritourism in Cambridgeshire
- Years 15-20:**
  - A Zero Carbon new settlement
  - Exemplar self-sufficient new settlement
  - A rich biodiverse landscape where wildlife thrives
  - Excellent movement network promoting active travel
  - A wider network of Agrihoods established in Ox-Cam corridor



CCfE Presence at Great Kingsfield      Agrivillage at Great Kingsfield commences      New settlement in Little Kingsfield Commences      Kingsfield Food Cooperative established      Zero Carbon Future      Centre of Agricultural Innovation



# Sustainability strategy

## Summary

This sustainability charter sets out aspirational sustainability principles and ambitions for the Church Commissioners' vision for the site at the Kingsfields.

Setting an aspirational agenda is of great importance for the Kingsfields to become a regenerative, connected and future-proofed place to live, and for involving all stakeholders in realising this vision. The charter builds on the sustainability agenda which the Kingsfields aim to fulfil, and is

structured around the Five Capitals approach to sustainability to ensure an integrated and holistic perspective, through physical, economic, social, human and natural capital.

The charter is founded on themes relating to each of these capitals, which set out where the Kingsfields can add value, and its content is based around outcomes and priority areas which provide further focus and direction within these, facilitating the implementation of social and

environmental sustainability across the new settlement in a tangible way. This structure can be seen in Figure 1.

Each outcome and priority area embeds the main principles set out for the vision for the Kingsfields, defining a combined identity of a self-sufficient, highly connected place, which can grow and adapt into the future, and carving a pathway to sustainable new settlement at Cambourne.

## Resilient Masterplan

The vision is to create an adaptive masterplan that is self-sustained and will give back to the environment and the people, facilitating a low carbon future. The Kingsfields will be a leading example for its renewable energy generation, powering homes and a transport system that prioritises shared and active travel, while its structure around community hubs will enable easy access to services and co-creation of a place with strong character. The priority areas of focus will aim to ensure that the Kingsfields achieve net zero carbon, mitigating the impacts of climate change and ensuring its longevity and adaptability for the future.

## Cohesive Communities

The overarching goal is to achieve a diverse and inclusive community which participates and takes pride in the environment and establishes strong roots within it. The Kingsfields will be unique in the Agrihood environment based at Little Kingsfield, which will bring opportunities for community interaction, learning and sharing, and engagement with nature, establishing community bonds. This will be complemented by the mixed-use environment at Great Kingsfield, which will provide homes, educational facilities and recreational areas, providing a multitude of further opportunities and enabling the new settlement to grow organically.

## Inclusive Economy

Our approach is to inspire and support a local and self-sufficient economy, based around a regenerative and participative agriculture, where homes are affordable and people achieve work-life balance, and which supports businesses that serve the community, generating positive economic value. The Agrihoods will develop a strong character within the communities of the Kingsfields, growing a food-based economy which provides diverse jobs in areas from tourism to hospitality and education, increasing the resilience of the local economy. Provision of flexible workspace and quality transportation will ensure everyone can fully participate in this new economy and benefit from it in a way that suits them.

## Healthy and Active Lifestyles

Through the interaction of agrihoods, green corridors, community spaces, and sustainable transport, a positive environment is nurtured where people can move easily around the site, interacting with nature, culturing their immediate environment and improving their own health & wellbeing. People are the core of any community and their health, happiness, wellbeing, and enjoyment of the place that they live is fundamental. The priority areas for healthy and active lifestyles aim to ensure people are engaged with activities which increase their physical and mental health & wellbeing, having access to healthy food, quality education and a positive environment.

## Thriving Nature

We aim to create a community that is embedded in nature, where through interconnected green corridors and regenerative agriculture, the community actively engages with nature recovery and creation of biodiversity net gain, supporting wildlife to thrive. The built environment has a huge impact on the availability of nature and the health of natural systems, hence the priority areas for thriving nature aim to regenerate natural systems, restore habitats and achieve biodiversity net gain standards, ensuring responsible use of natural resources and sequestering carbon for a sustainable future.



	PHYSICAL	SOCIAL	ECONOMIC	NATURAL	HUMAN
Themes	Resilient Masterplan	Cohesive Communities	Inclusive Economy	Thriving Nature	Healthy and Active Lifestyles
Outcomes	A flexible and resilient new settlement which will endure into the future, adapting to the changing climate and needs of the community	Design that embraces the diversity of the community by bringing people together and providing for different identities	An economic model which creates affordable and accessible opportunities for everyone, now and in the future	A new settlement which respects the value of natural resources and allows nature to flourish in harmony with the community	A design which promotes mobility and everyday engagement with activities beneficial to mental and physical health & wellbeing
Priority areas	<ol style="list-style-type: none"> <li>1. Net-Zero carbon</li> <li>2. Climate change adaption</li> <li>3. High quality public realm</li> </ol>	<ol style="list-style-type: none"> <li>1. Placemaking</li> <li>2. Social Inclusion</li> <li>3. Engaging and empowering local communities</li> </ol>	<ol style="list-style-type: none"> <li>1. Housing access and affordability</li> <li>2. High quality work</li> <li>3. Sustainable jobs</li> </ol>	<ol style="list-style-type: none"> <li>1. Restoring natural habitats</li> <li>2. Green infrastructure development</li> <li>3. Efficient resource management</li> </ol>	<ol style="list-style-type: none"> <li>1. Active mobility</li> <li>2. Healthy spaces</li> </ol>



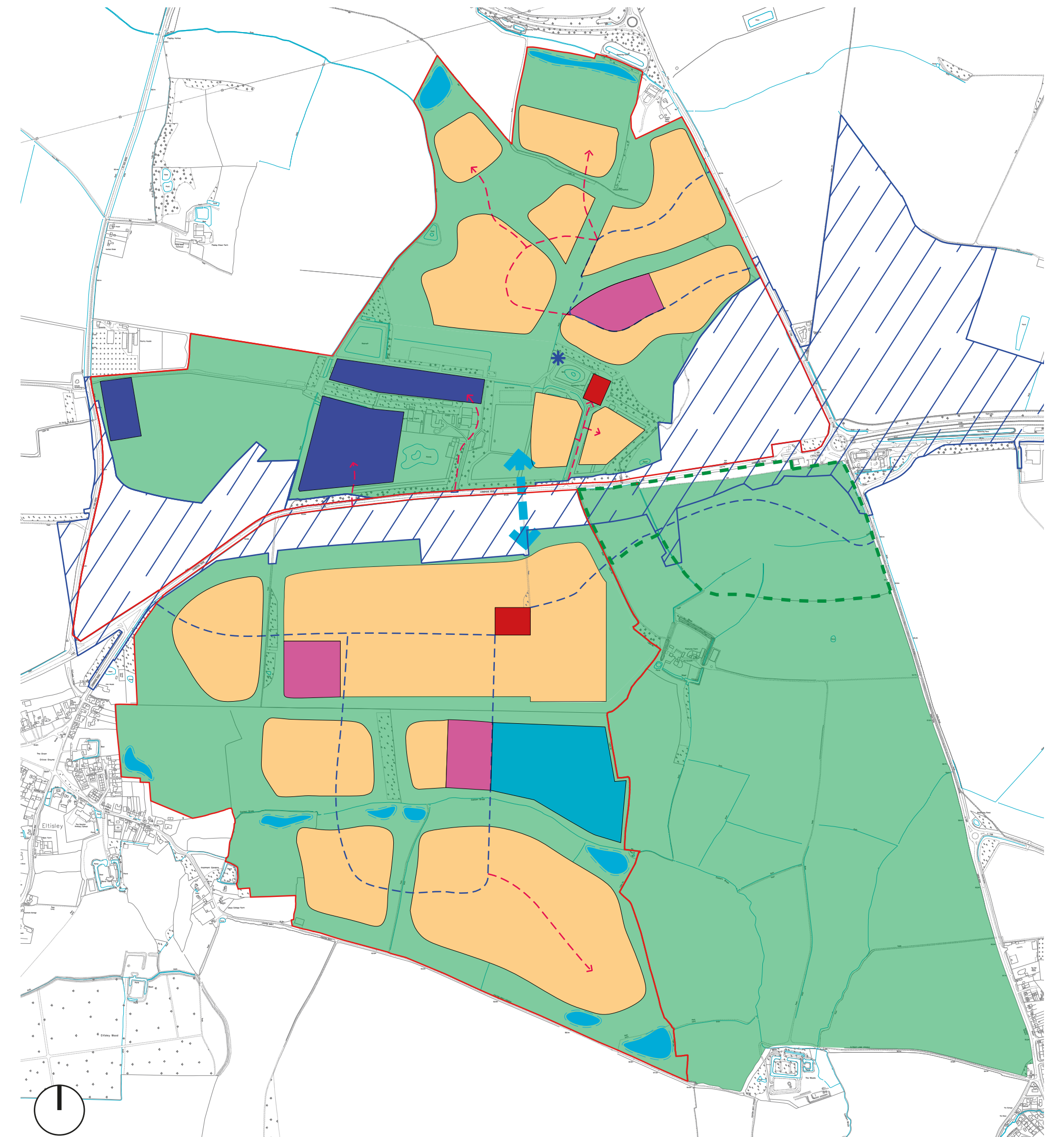


# Appendices



# Masterplan Land Budget Summary

Land Uses	CCfE ownership			Other ownership	Totals
	NE area	NW area	SW area	Option Agreement Land	
Residential	39.4	0.0	95.2	5.2	139.8
Employment	0.0	1.8	0.0	10.9	12.8
Mixed Use	0.0	0.0	1.0	0.5	1.5
Secondary Ed.	0.0	0.0	11.0	0.0	11.0
Primary Ed.	3.0	0.0	6.0	0.0	9.0
Open Space (including grey and blue infr. and est-west rail)	38.6	22.9	78.5	32.7	172.8
A428 works area within site boundary	19.5	18.7	15.0	1.6	54.8
<b>Site Area (ha)</b>	<b>100.5</b>	<b>43.5</b>	<b>206.6</b>	<b>51.0</b>	<b>401.7</b>
<b>N. of homes at 35dph</b>	<b>1380</b>		<b>3331</b>	<b>182</b>	<b>4893</b>
<b>Total</b>	<b>4711</b>				



Drawing Reference: 01945\_Land Budget Plan\_LB01\_RevE

**Key**

- Site development boundary
- Residential
- Employment
- Mixed-use
- Secondary education
- Primary education
- A428 works area
- Open space (including proposed woodlands, existing trees, formal sports, food growing, grey and blue infrastructure and East-West rail)
- Indicative Primary Route Network
- Indicative Secondary Route Network
- Sustainable Travel Connection
- Community Facilities
- Transport Hub
- Indicative SuDS
- Submitted HEELA Site Reference: 40076 - Land south west of Caxton Gibbet