

THE

CHESTNUTS

LAND WEST OF LONDON ROAD,
FOWLMERE

VISION DOCUMENT

DECEMBER 2021

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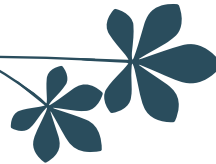
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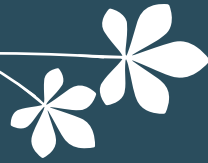
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Introduction



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 Cambridgeshire’s District Council’s future growth. In particular, the site is ideally located to meet Greater Cambridge’s four strategic themes based upon the principles of ‘20 minute neighbourhoods’. The site provides new housing close to the village centre whilst enhancing the liveability of Fowlmere by providing uses missing locally, including allotments and other growing landscapes to 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.



SUSTAINABLE LOCATION

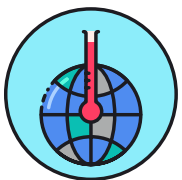
The site is ideally located within 20 minutes of a range of local services and facilities to support daily needs. Fowlmere village centre is located less than a five minute walk away, with the facilities,

education and employment opportunities of Foxton, Melbourn and Cambridge all easily reachable by bike or public transport.



BIODIVERSITY NET GAIN

The proposals present an opportunity to provide significant biodiversity net gain through the creation of new green infrastructure.



CARBON NEUTRALITY

This site can help the Councils meet their targets for carbon neutrality by locating homes sustainably and maximising opportunities around building efficiency.



PROVISION OF ALLOTMENTS AND A NEW VILLAGE PARK

The site is able to provide allotments and a new naturalistic Village Park for the benefit of all who live in Fowlmere.



WATER EFFICIENCY

This site can also help meet the Councils' targets for water efficiency. This could include water efficient fixtures and fittings within each house, water reuse measures on site, including surface water and rainwater harvesting, and grey water recycling.

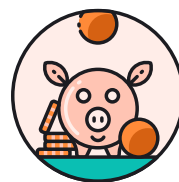


50-145 new homes and the creation of a new village park



HEALTHY LIVING

Spaces will be designed to be easy to navigate with generous green spaces allowing residents to flourish within their own surroundings. A range of landscapes are proposed to promote health and wellbeing including active landscapes and "naturalistic" and growing landscapes to reconnect 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 Developments is an expert in land, planning and residential development throughout Southern England. The business focuses on securing land and delivering planning consents in sustainable locations in areas of high demand. The business partners with a number of national housebuilders in joint ventures to deliver much-needed housing developments.

Everything we do is guided by our purpose of working together to inspire better ways of creating the places, communities and businesses of tomorrow. Our goals are to be more sustainable, trusted and progressive, and our people are driven by our behaviours of 'we care', 'we are fair' and 'we look for a better way'.

At Wates, we are committed to reducing our industry's environmental impact and our five-year strategy sets out this commitment and how we can be better custodians of the environment and protect our Earth's precious resources and habitats for future generations.



£7.6m spent with social enterprises

£15.2m social value created

Over 11,000 young people on Wates Build Yourself programme including...

2,085 primary-aged children on Wates' new Build Yourself Junior

Over 800 people upskilled through Wates pre-employment programmes





81%
of energy
demand
provided from
renewable
sources



10,420
trees planted
in two years



99%
of waste
diverted from
landfill



Example imagery of existing Wates developments

THE SITE

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

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

The northern parcel is primarily bound by existing 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

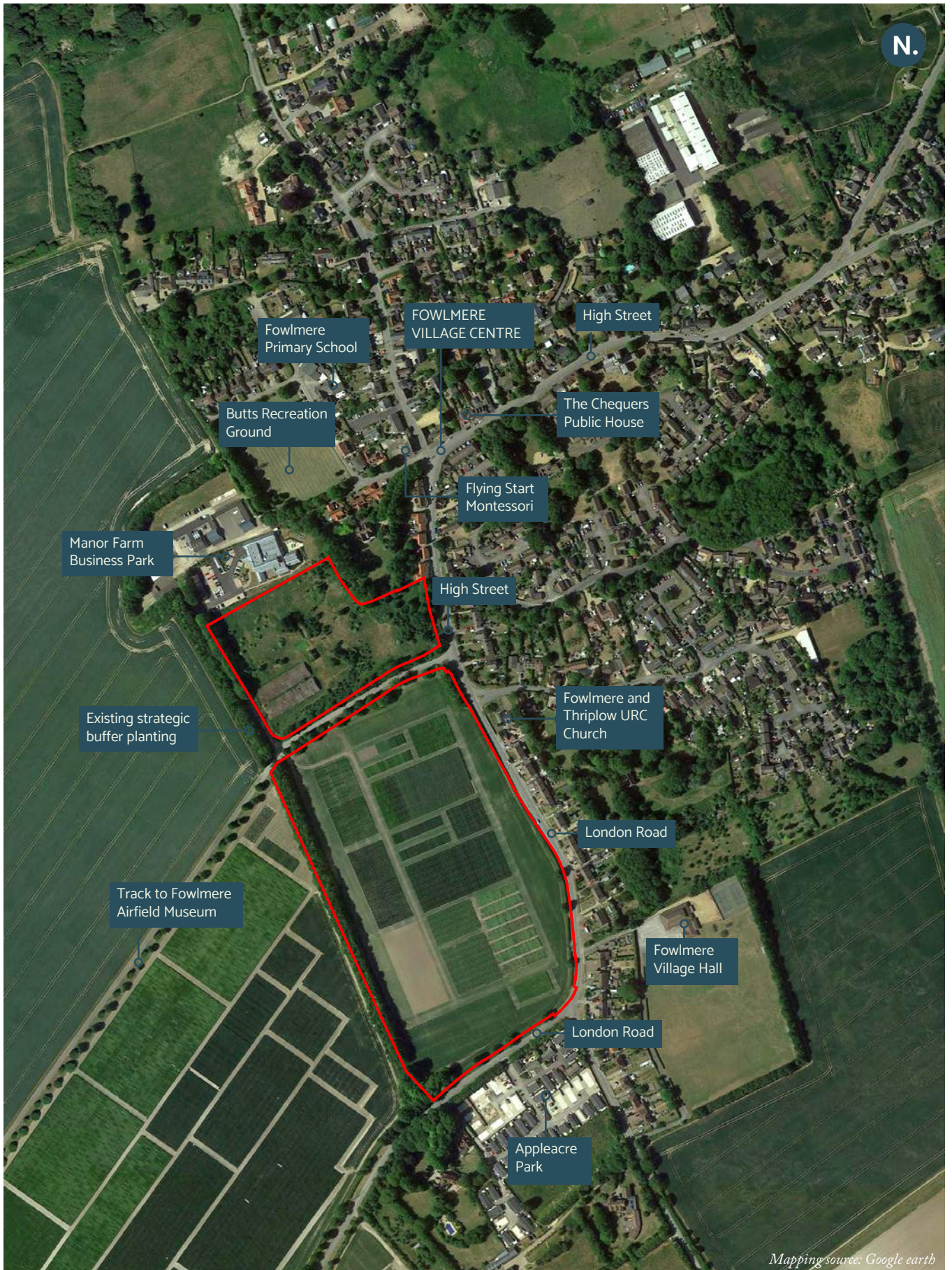


View looking north across the site with Fowlmere village centre in the background



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

SITE ASSESSMENT COMPARISON

The site has been assessed through the Housing and Economic Land Availability Assessment (HELAA) process (identified as 40116).

The table set out at below compares the site assessment undertaken by the Councils as part of the HELAA process with a revised site assessment prepared on receipt of the site specific information and technical studies that support the site.

As shown below, those ratings in respect of: Flood Risk, Landscape, Biodiversity, Archaeology, Site Access, Transport, Noise, Vibration, Odour and Light Pollution have been amended.

The amended comparable table demonstrates that the site has an overall green rating in terms of its suitability for accommodating residential development.

CRITERIA	GCSP Assessment	GCSP Traffic-Light	Amended Traffic Light	Amended Assessment
Adopted Development Plan Policies	<ul style="list-style-type: none"> Primarily outside Development Framework Within 200m of the Cambridge Greenbelt 	Amber	Amber	<ul style="list-style-type: none"> It is acknowledged that the site lies predominantly outside the current adopted development boundary/framework.
Flood Risk	<ul style="list-style-type: none"> Wholly in Flood Zone 1 Minimal surface water flooding risk. 	Amber	Green	<ul style="list-style-type: none"> The site lies within Flood Zone 1. Flood risk on the site is very low. There is flood risk on a very limited portion of the site from surface water which can be appropriately mitigated. In accordance with the Housing and Economic Land Availability Assessment (HELAA) criteria for a Green rating, the site is at low risk of flooding (within Flood Zone 1) and limited areas are identified as being at risk of surface water flooding.
Landscape and Townscape	<ul style="list-style-type: none"> TPO on site Site 1 (North of Manor Farm access): The existing boundary wall and vegetation limits local and visual amenity views into the site. With careful landscape mitigation works the site is capable of accommodating a development subject being of an appropriate scale and landscape mitigation. Site 2 (South of Manor Farm access): Development upon this site would have a significant adverse effect upon the Important Countryside Frontage and local landscape character. Development would be an encroachment into the countryside. 	Amber	Green	<ul style="list-style-type: none"> Very few protected trees remain on the site and those that do are generally of limited value or quality. The landscape of the site is of low value to the north of the Manor Farm access. The site is visually enclosed. The Site presents an opportunity to provide high quality public space that will be accessible to new and existing Fowlmere residents, which will result in a positive lasting impact on the site's landscape. Development of the site would have a positive impact by introducing additional landscape features, through tree planting, creating a high quality landscaped area that would be publically accessible, thereby rendering an overall Green rating.



CRITERIA	GCSP Assessment	GCSP Traffic-Light	Amended Traffic Light	Amended Assessment
Biodiversity and Geodiversity	<ul style="list-style-type: none"> • Within 200m of a Wildlife Site. • All new housing developments will require assessment of increased visitor pressure on nearby SSSI. Any residential development above 50 outside of current urban area will require consultation with Natural England. The southern boundary of the site lies adjacent to London Road RSV CWS, cited for its frequent numbers of calcareous grassland indicator species. There are no apparent priority habitats within the site; however, there are grasslands which may be calcareous in nature due to underlying geology, hedges and wooded boundaries on site that are likely to have ecological value. • Development of the site may have a detrimental impact on a designated site, or those with a regional or local protection but the impact could be reasonably mitigated or compensated. 	Amber	Green	<ul style="list-style-type: none"> • A buffer of over 1km exists to the east between the site and the Fowlmere Watercress Beds SSSI. • Portions of the site lie within the SSSI Impact Risk Zone for both the Fowlmere Watercress Beds and Hummocky Fields SSSIs, however this does not render an amber rating. • The site does not contain any Priority Grassland, Wetland or Woodland Habitats. • The existence of a local County Wildlife Site is acknowledged outside of but in close/medium proximity to the site. • As demonstrated through the accompanying site masterplan, the proposed development will provide an overall net gain in terms of biodiversity, therefore positively contributing to the biodiversity and geodiversity of the local area. • As per the HELAA assessment: Green criteria, development of the site would not have a detrimental impact on any designated site or those with a regional or local protection.
Open Space / Green Infrastructure	<ul style="list-style-type: none"> • Within or Partially within an Important Countryside Frontage. • Site is not on protected open space designation. 	Green	Green	<ul style="list-style-type: none"> • The existence of an Important Countryside Frontage is recognised, however, future development would incorporate high quality public open space to mitigate the impact of this lost frontage. • Development of the site would not result in the loss of any public open space or green infrastructure, and in-return would provide a significant provision of such an amenity.
Historic Environment	<ul style="list-style-type: none"> • Within 100m of a Listed Asset. • Within 100m of a Conservation Area. • Development needs to respond to the historic setting and context of the Conservation Area and the sensitive village approach. 	Amber	Amber	<ul style="list-style-type: none"> • There are no listed buildings on the site and the site does not lie within a designated conservation area. • A limited proportion of the site lies adjacent to the designated conservation area. • The proposed development, as shown on the supporting Masterplan, demonstrates how development can be delivered on the site in a manner that is sensitive and complementary to the aforementioned conservation area and associated listed buildings. • It should be noted that some of the nearby listed buildings have been subject to architectural changes, namely the United Reformed Church, which has been subject to fabric changes to the elevation closest to the site.

CRITERIA	GCSP Assessment	GCSP Traffic-Light	Amended Traffic Light	Amended Assessment
Archaeology	<ul style="list-style-type: none"> Located on south side of historic village. Ring ditch remains of Bronze Age date recorded to the east. 	Amber	Green	<ul style="list-style-type: none"> It is acknowledged that the site has no particular archaeological significance. There is a considerable buffer between the site and any significant archaeological features to the east. As per the HELAA assessment: Green criteria, development of the site would have either a neutral or positive impact on archaeology, thereby rendering a Green overall rating.
Accessibility to Services and Facilities	<ul style="list-style-type: none"> Distance to Primary School: Less than or Equal to 450m Distance to Secondary School: Greater than 2,000m Distance to Healthcare Service: Greater than 2,000m Distance to City, District or Rural Centre: Greater than 2,000m Distance to Local, Neighbourhood or Minor Rural Centre: Greater than 2,000m Distance to Employment Opportunities: Greater than 1,800m Distance to Public Transport: Less than or Equal to 450m Distance to Rapid Public Transport: Greater than 1,800m Distance to proposed Rapid Public Transport: Greater than 1,800m Distance to Cycle Network: Greater than 1,600m Adequate accessibility to key local services, transport, and employment opportunities. Proposed development would not require delivery of accompanying key services 	Amber	Amber	<ul style="list-style-type: none"> Overall, we do not dispute the Amber rating assessed by Greater Cambridge. It should be noted, however, that the site lies within 322m of a primary school, is adjacent to a Local, Neighbourhood or Minor Rural Centre and adjacent to public transport, all of which offer a Green rating.
Site Access	<ul style="list-style-type: none"> The proposed site is acceptable in principle subject to detailed design. There are potential access constraints, but these could be overcome through development 	Amber	Green	<ul style="list-style-type: none"> The potential access to the site has been assessed with low or negligible arboricultural impacts. Access to both the northern and southern parcels is readily achievable in highway design terms from High Street and London Road respectively. In accordance with the HELAA assessment: Green criteria, access by all means is possible, therefore rendering a Green scoring.
Transport and Roads	<ul style="list-style-type: none"> This site is located in a rural location and must ensure there are high quality walking and cycling links to local services and to the rail station. The site is located close to the A505 and should consider the outputs of the A505 Study. Also, the B1368/A505/Barley Road junction has been identified to be improved with signals installed. 	Amber	Green	<ul style="list-style-type: none"> The site is accessible in transport terms. There are opportunities for non-car travel including bus services to Cambridge, Barley and Royston. The increased vehicular movements from development of this site would not have a noticeable impact on the functioning of trunk roads and/or local roads and therefore should be assigned a Green rating regarding transport and roads.



CRITERIA	GCSP Assessment	GCSP Traffic-Light	Amended Traffic Light	Amended Assessment
Noise, Vibration, Odour and Light Pollution	<ul style="list-style-type: none"> The site is capable of being developed to provide healthy internal and external environments in regard to noise/ vibration/odour/ Light Pollution after careful site layout, design and mitigation. 	Amber	Green	<ul style="list-style-type: none"> The site is capable of being developed to provide healthy internal and external environments in regard to noise / vibration/ odour/ light pollution after careful site layout, design and mitigation and warrants a HELAA assessment Green rating.
Air Quality	<ul style="list-style-type: none"> Site does not lie within an AQMA. Minimal traffic impact on AQMA 	Green	Green	<ul style="list-style-type: none"> The site does not lie within an AQMA and any future traffic impacts shall be minimal. The Greater Cambridge Green rating is agreed
Contamination and Ground Stability	<ul style="list-style-type: none"> Potential for historic contamination, conditions required 	Amber	Amber	<ul style="list-style-type: none"> Any potential issues regarding contamination and ground stability will be appropriately assessed and addressed as part of a future planning application.
Strategic Highways Impact	<ul style="list-style-type: none"> Within Highways England Zone 10-South West. <2,000 dwellings / 5,000m2 employment- Capacity for growth. 	Green	Green	<ul style="list-style-type: none"> The site lies within Highways England East Region and is not in close proximity to a Strategic Road Network Development on the site will have a neutral impact on the Strategic Road Network. The Greater Cambridge Green rating is agreed.
Green Belt	<ul style="list-style-type: none"> No Comment. 		Green	<ul style="list-style-type: none"> The Site does not form part of or lie in proximity to the Cambridge Green Belt, therefore rendering a Green rating.



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

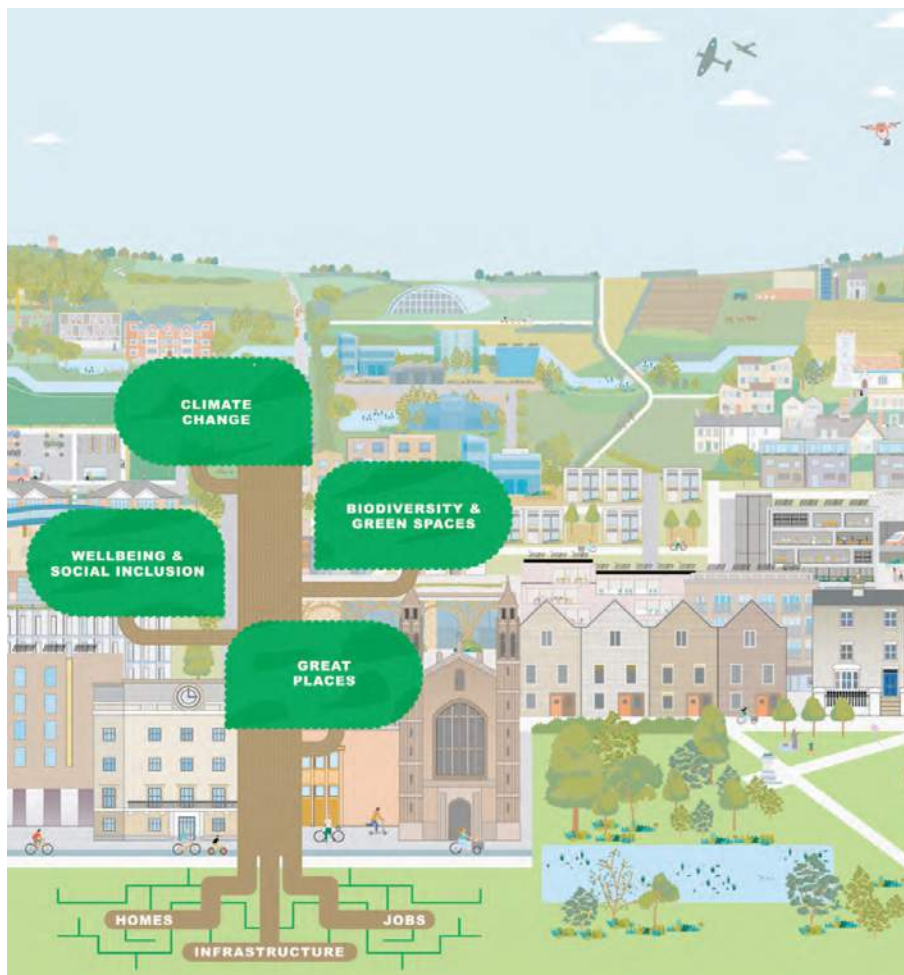
GREATER CAMBRIDGESHIRE LOCAL PLAN VISION AND AIMS

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 Joint Local Plan 2041 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.

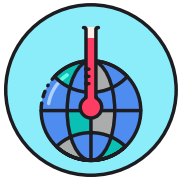
We believe that The Chestnuts provides an opportunity to support the emerging Greater Cambridge Local Plan vision by creating a development that helps to minimise carbon emissions and reliance on the private car, enhances the vitality and liveability of Fowlmere, creates a range of homes needed, increases 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 aims.





THE GREATER CAMBRIDGE LOCAL PLAN HAS SEVEN AIMS 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 variety of measures can be taken to address sustainability.

Firstly, we would embed holistic social and economic site-wide strategies that embrace sustainable lifestyles such as walking, cycling, greening the public realm and local food growing into our proposals. Importantly, the site minimises carbon emissions by adhering to the principle of the 20-minute neighbourhood (see page 17) by providing homes near to the facilities of Fowlmere village centre and other facilities to meet daily needs within a 20 minute walk, cycle or bus ride.

Secondly, our design would include site-wide environmental protection and enhancement solutions to mitigate the effects of climate change such as sustainable urban drainage systems, woodland planting and habitat creation.

Thirdly, our approach to sustainable energy production, mitigating and adapting to climate change would be reflected in individual plots and homes through energy reduction technologies.



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: We would protect and enhance the natural environment by embedding green infrastructure and biodiversity gains in designs and layouts as informed by existing local provision and any identified deficiencies/opportunities. This includes the creation of a significantly sized new village park for the benefit of all who live in Fowlmere. Our proposals also create a network of green corridors and spaces to help to mitigate the effect of climate change, link existing green infrastructure on-site and connect with surrounding neighbourhoods and green spaces. The green corridors serve as 'active travel' pedestrian and cycle arteries, wildlife habitat creation and movement routes and space for sustainable drainage systems.



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 more than just housebuilding, it is about creating great places where people are proud to live. As part of our 20-minute neighbourhood approach, we propose a strong focus on health and wellbeing and sociable spaces to improve the quality of life for all who live in Fowlmere.

Create a range of landscapes that promote health and wellbeing

“The places we create now will ‘lock in’ behaviours and lifestyles for generations of local people, young and old. It is therefore essential we consider the health impact of planning and design decisions at an early stage.”

Source: TCPA, 2017, Guide 8: Creating Health Promoting Environments

There is evidence associating the quality of the built and natural environments with the health and wellbeing of both individuals and wider populations. There is also evidence that the incorporation of health-promoting elements into developments can help to improve development values – including input from consumer surveys indicating demand for improved access to local amenities such as public open spaces. We believe INSERT SITE NAME HERE should provide a range of high-quality designed landscapes to promote health and wellbeing and encourage social interaction.

Landscapes could include:

- door-step food production, including community orchards and gardens
- sensory gardens
- children’s play areas
- opportunities for social interaction
- seating areas
- re-wilding areas, including the creation of species rich meadow and wetland landscapes, allowing habitats to develop naturally over time

Finally, our proposals seek to make walking and cycling an attractive and viable choice for residents by providing a network of foot and cycle paths set within a spectacular new village park and interconnected green corridors. We would also design roads and pavements in such a way that prioritises walking and cycling and makes them an appealing form of transport.



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: We would seek to create a distinctive neighbourhood of note with high-quality, innovative and beautifully designed homes. We want to create a place that belongs to Fowlmere by creating a seamless character that sustains the unique character of Cambridge and South Cambridgeshire.

We believe housing is the single most important building type in terms of influencing the quality of people's day to day lives and high-quality design and architecture will be key to the project's success. We know that good design matters to the people of Greater Cambridge and that it provides social and economic value.

To create places that delight, our collaborative placemaking strategy involves a participatory process that sees the local community at the forefront of the design process through a series of 'hands-on' design events and exhibitions. To ensure high-quality design, we would also:

- collaborate with the Councils on a vision for the site
- engage with local stakeholders
- explore a design review process with a recognised panel such as the Greater Cambridge Design Review Panel

We would also develop a set of design codes, or rules, in partnership with the local authority, the public and other key stakeholders to ensure 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 provides new homes near to regionally significant employment areas including Cambridge, the Oxford-Cambridge Arc, the UK Innovation Corridor and the Cambridge-Norwich Tech Corridor. Our proposals aim to reduce commuting distances by supporting growth in locations close to existing business areas and transport connections.

Homes will also be designed to facilitate comfortable home working and be future-proofed for flexible working arrangements.



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: We envisage a new neighbourhood for Fowlmere that offers a large variety of house types and tenures to suit a wide range of households looking to get on the housing ladder, buy a family home or to downsize. Accessible and adaptable homes enable people to stay in their homes as their needs change. This approach encourages social cohesion by providing the opportunity for residents to stay in the local area and maintain all-important friend and family networks throughout their lifetime.

Homes will also be designed to facilitate comfortable home working and be future-proofed for flexible working arrangements.

In addition to meeting the minimum requirements for affordable housing, we would explore local needs to provide for an informed mix of house types and tenures that align with local incomes.



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 a unique opportunity to deliver facilities that are missing locally, including allotments and a new village park as part of promoting the health and wellbeing of Fowlmere's residents. Based on the principles of the 20-minute neighbourhood, The Chestnuts is sustainably located to access a range of facilities to meet daily needs within a 20 minute walk, cycle or public transport ride.



THE CHESTNUTS: A 20 MINUTE NEIGHBOURHOOD

The vision for the site follows the principles of the 20-minute neighbourhood, a model for sustainable placemaking.

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.

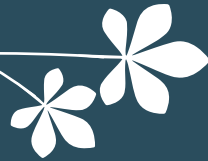


As a 20 minute neighbourhood, The Chestnuts is a sustainable location for new development and benefits from a wide range of nearby facilities in Fowlmere village centre and wider area.

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

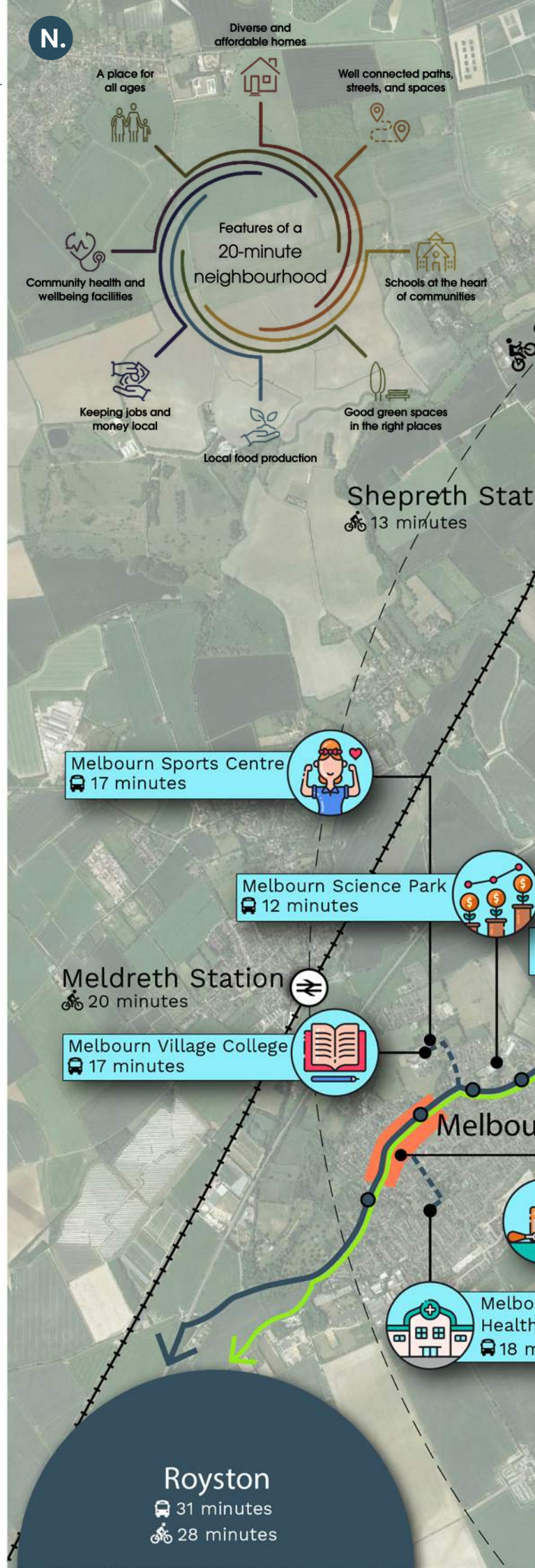
Building for a Healthy Life (BHL) is a tool to assess and compare the quality of proposed neighbourhoods. It has been written by Design for Homes in partnership with Homes England, NHS England and NHS Improvement. Whilst BHL is usually awarded to completed schemes, the site selection criteria have been 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

14 minutes to Cambridge

10 minutes to Royston

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
 20 minutes



Manor Farm Business Park
 2 minutes



Fowlmere

Fowlmere Village Hall
 3 minutes



Park and Playground
 3 minutes



Co-op Food
 12 minutes

Fowlmere Community Centre
 10 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, turns into Cambridge Road further north, connecting to the A10. The A10 connects to Melbourn (four miles) north, Royston in the west (6 miles) and Cambridge to the east (12 miles). To the east, the A10 also directly connects to the M11.

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.

PUBLIC TRANSPORT

The nearest bus stop is located directly east of the site on London Road. The 31 operates from this stop linking Fowlmere to Cambridge and Barley. Further bus stops less than 5 minutes walk from the site offer further hourly services between Royston and Cambridge. The nearest train station is located in Foxton (13 minute cycle) also offering hourly services between Hilchyn and Cambridge.



London Road looking south



London Road looking north towards existing track



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



Existing track access



High Street looking north towards Fowlmere village centre
















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:

- Potential site access to be explored from both High Street and London Road
- 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 could provide further vehicular/ pedestrian 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 net gain 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
-  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 presence of Priority Grassland, Wetland and Woodland Habitats are recorded in the wider area surrounding Fowlmere, however no Priority Habitats are located on or in close proximity to the site.

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.

The site has a long frontage onto London Road (that becomes High Street at its northern end), which is subject to a 30mph speed limit.

The Appraisal demonstrates that 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 likely be split between travel southbound on London Road towards Royston and northbound via Cambridge Road to Cambridge. 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 considered to be acceptable in highways terms.



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 creation of a new village park

Each of the development options contains a number of key common characteristics and features that will instil the principles of a healthy and sustainable community.

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

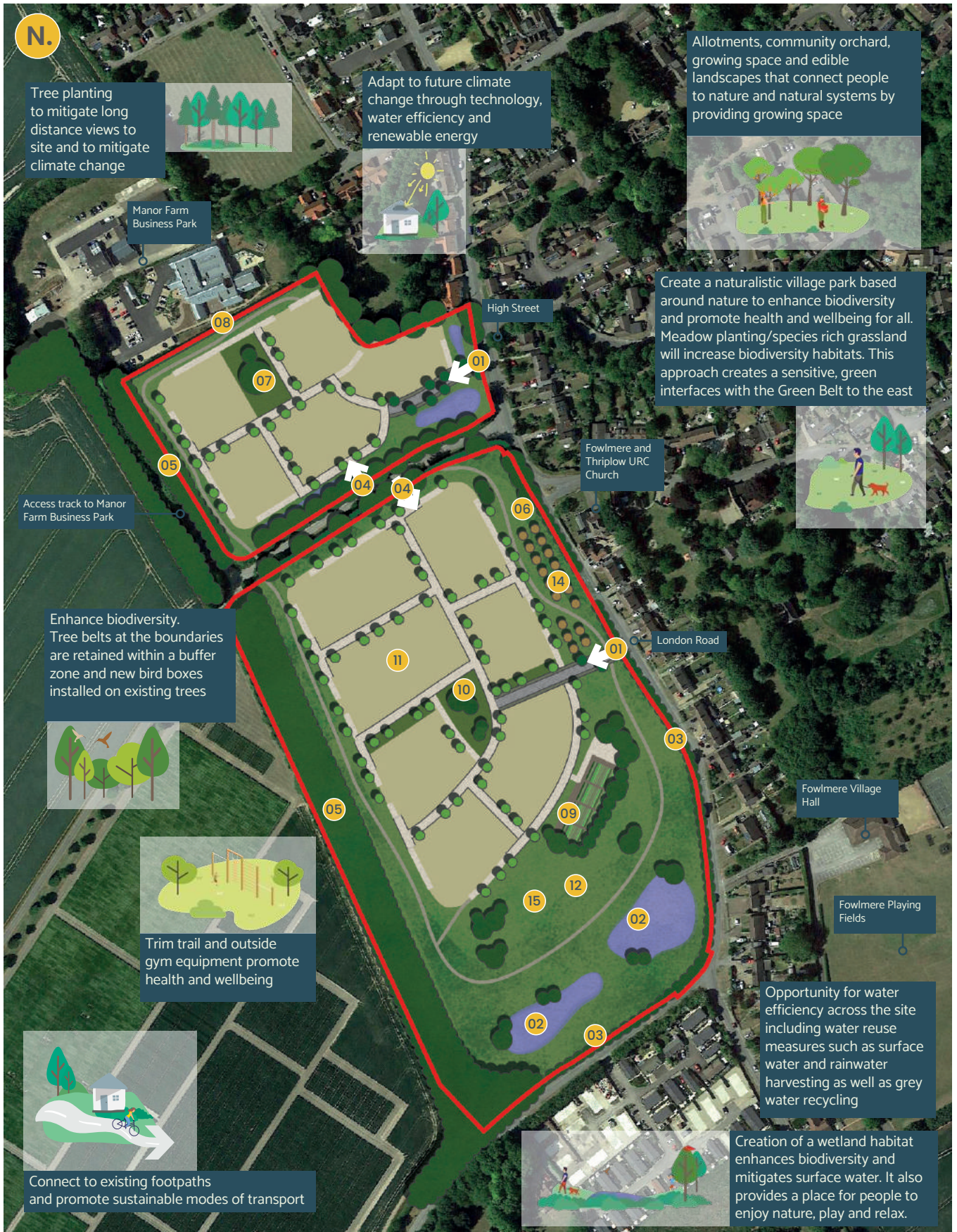


Key

- 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
- Residential development



OPTION 2: 140-150 NEW HOMES, CREATION OF A NEW VILLAGE PARK, ORCHARDS AND ALLOTMENTS.

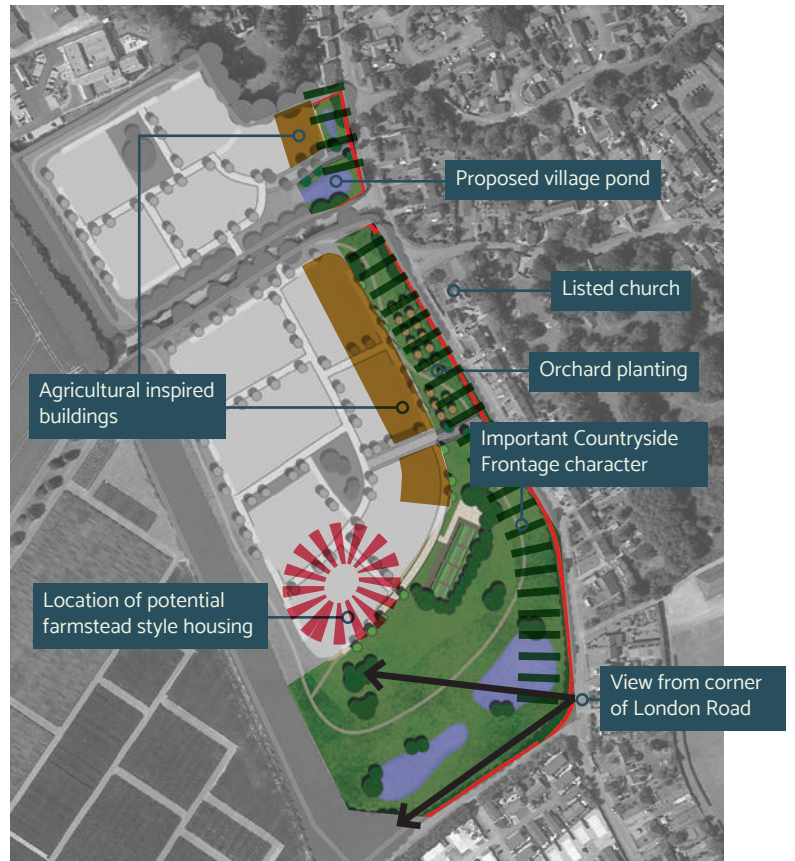


Option 2 framework masterplan. NTS

RESPONDING TO THE IMPORTANT COUNTRYSIDE FRONTAGE

In response to the Important Countryside Frontage Policy NH/13 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

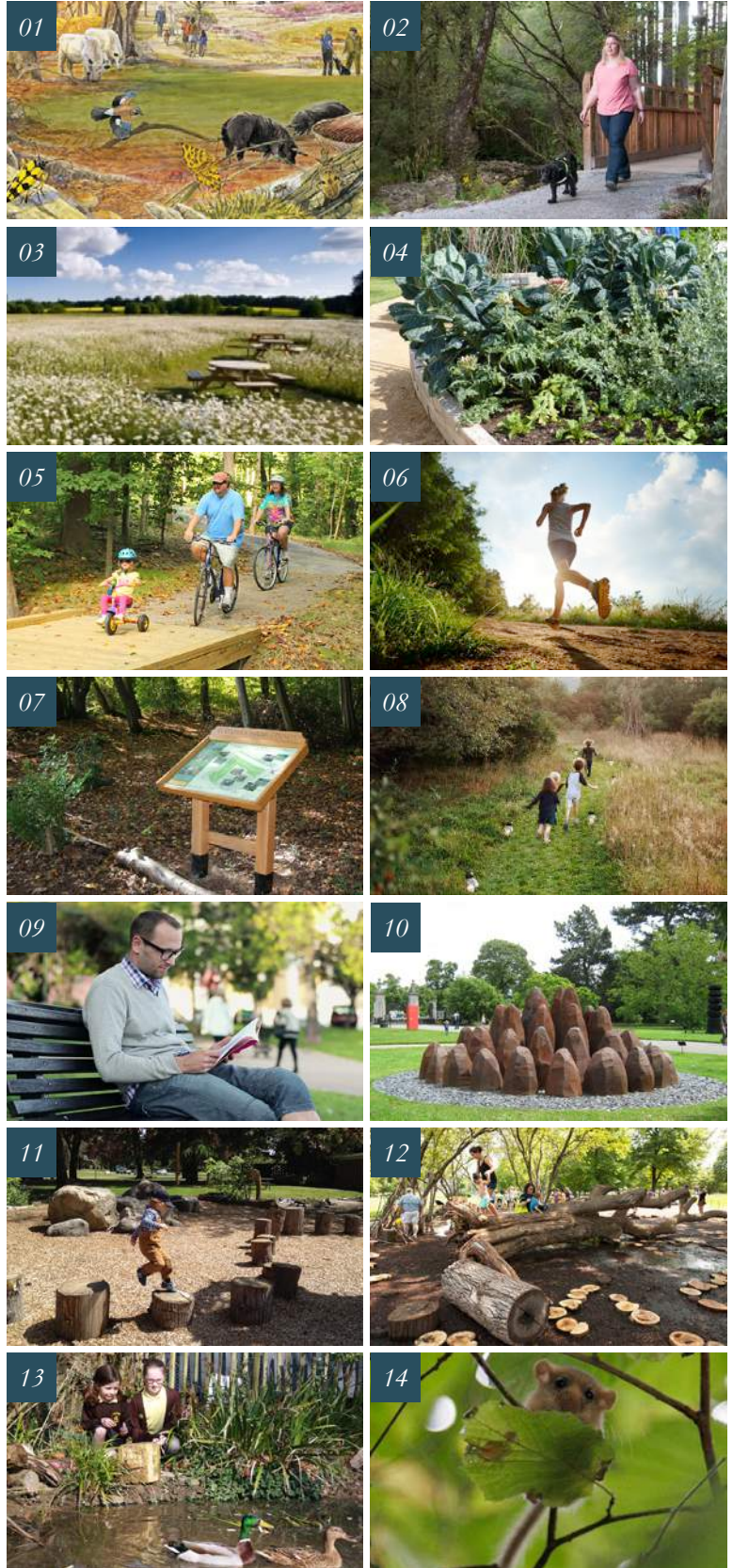


MOOD BOARD: VILLAGE PARK

Our vision for the village park is to create a naturalistic common that includes a range of landscapes to promote health and wellbeing. Ecologically rich grassland and wetland planting will create new habitats to create a nature recovery network and drive significant biodiversity net gain

Potential activities within the village park:

- Animal grazing
- Dog walking paths
- Picnic areas
- Allotments, community gardens and productive and edible landscapes
- Walking and cycling routes
- Outdoor trim trail & outdoor gym equipment
- Nature interpretation boards
- Meadow landscapes
- Quiet areas
- Public art
- Formal play areas
- Natural play areas
- Education landscapes
- Wildlife habitats and hides



Creating a Nature Recovery Network

- 1. Improve species diversity*
- 2. Connect a network of semi-natural habitats*
- 3. Allow habitats to develop naturally over time in accordance with rewilding principles*

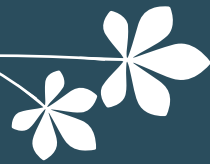
Play for all

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 create a new village park and allotments 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 68, 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.



THE
CHESTNUTS

