

Little Steps become Great Strides



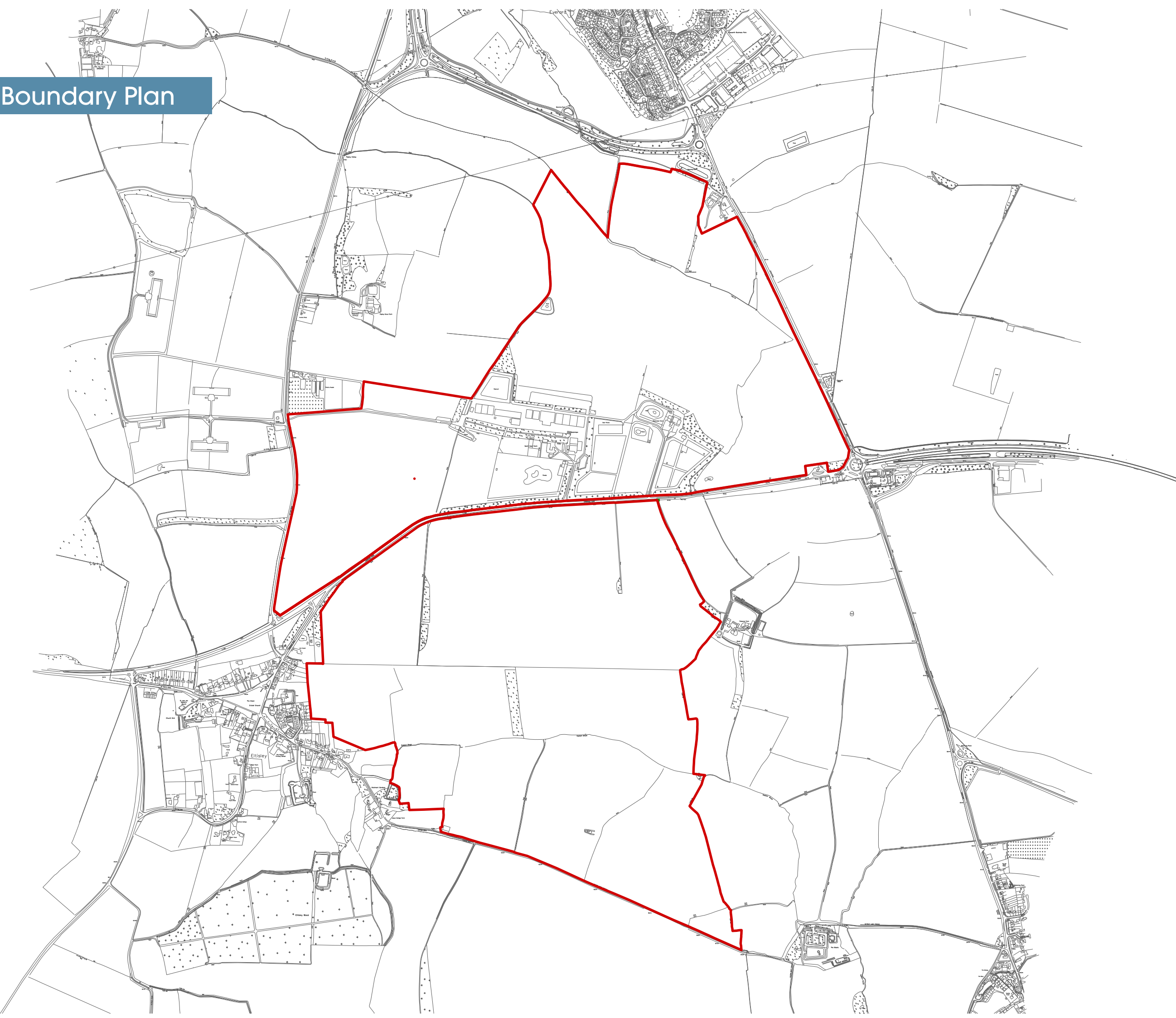
A Vision for the Kingsfields

The Land West of Cambourne - March 2025



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Site Boundary Plan



Notes:
All contractors must visit the site and be responsible for taking and checking Dimensions.
All construction information should be taken from figured dimensions only. Any discrepancies between drawings, specifications and site conditions must be brought to the attention of the supervising officer.
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Key

Site boundary

D1050325First issueAGVB

RevDateDescriptionDrawnCreated

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Client

The Church Commissioners for England

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Project
West of Cambourne

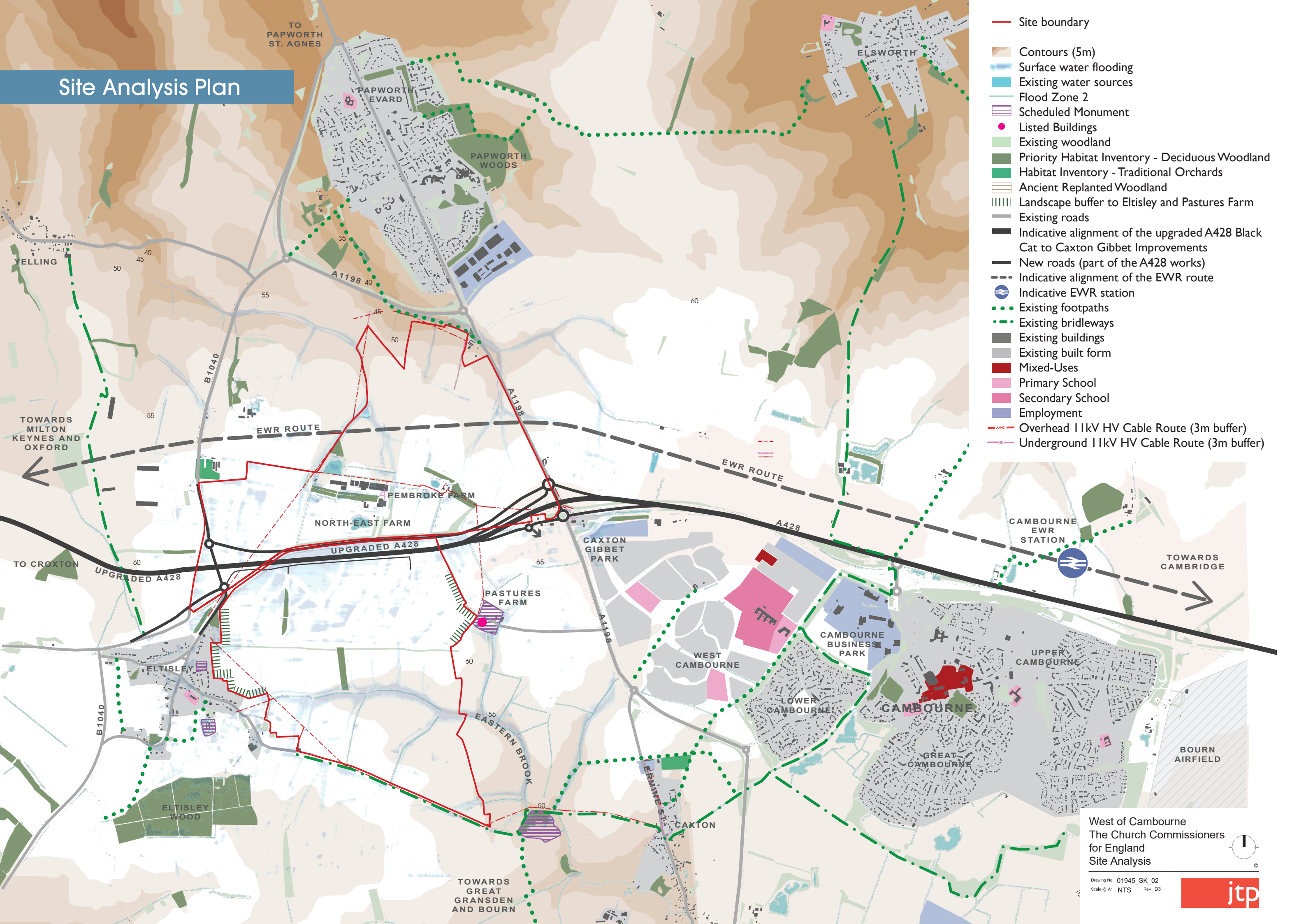
Drawing Title
Site Boundary Plan

Scale @ A0 1:5000Job Ref: 01945

Drawing No. 01945_S_01Revision: D1

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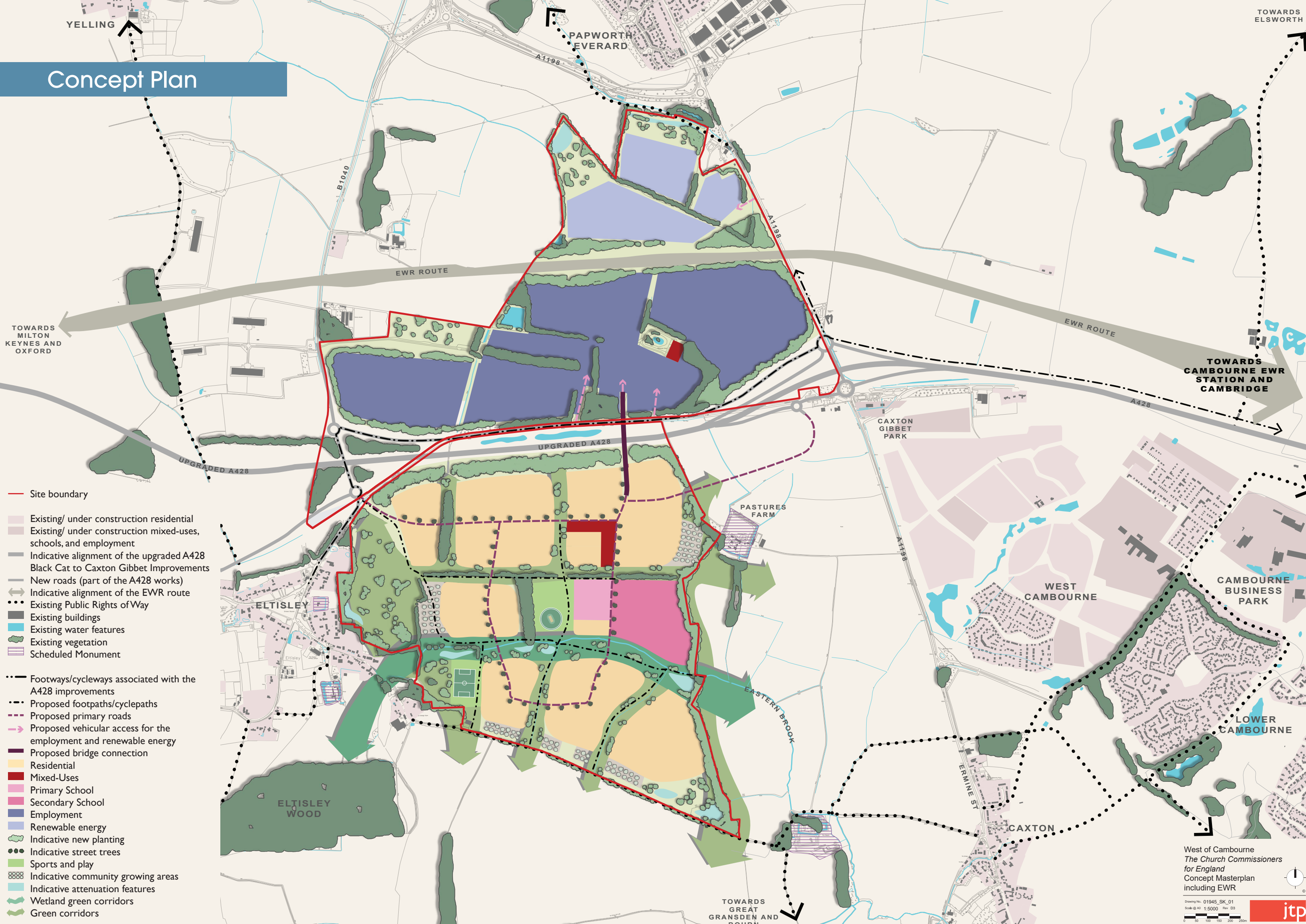
Site Analysis Plan



- Site boundary
- Contours (5m)
- Surface water flooding
- Existing water sources
- Flood Zone 2
- Scheduled Monument
- Listed Buildings
- Existing woodland
- Priority Habitat Inventory - Deciduous Woodland
- Habitat Inventory - Traditional Orchards
- Ancient Replanted Woodland
- Landscape buffer to Eltisley and Pastures Farm
- Existing roads
- Indicative alignment of the upgraded A428 Black Cat to Caxton Gibbet Improvements
- New roads (part of the A428 works)
- Indicative alignment of the EWR route
- Indicative EWR station
- Existing footpaths
- Existing bridleways
- Existing buildings
- Existing built form
- Mixed-Uses
- Primary School
- Secondary School
- Employment
- Overhead 11kV HV Cable Route (3m buffer)
- Underground 11kV HV Cable Route (3m buffer)

West of Cambourne
The Church Commissioners
for England
Site Analysis

Concept Plan



- Site boundary
- Existing/ under construction residential
- Existing/ under construction mixed-uses, schools, and employment
- Indicative alignment of the upgraded A428 Black Cat to Caxton Gibbet Improvements
- New roads (part of the A428 works)
- Indicative alignment of the EWR route
- Existing Public Rights of Way
- Existing buildings
- Existing water features
- Existing vegetation
- Scheduled Monument
- Footways/cycleways associated with the A428 improvements
- Proposed footpaths/cyclepaths
- Proposed primary roads
- Proposed vehicular access for the employment and renewable energy
- Proposed bridge connection
- Residential
- Mixed-Uses
- Primary School
- Secondary School
- Employment
- Renewable energy
- Indicative new planting
- Indicative street trees
- Sports and play
- Indicative community growing areas
- Indicative attenuation features
- Wetland green corridors
- Green corridors

Design Principles

Significant opportunity for nature recovery and bio-diversity net gain through an enriched green infrastructure framework

New employment hub with opportunity to become a centre of education, business and technology, located between Oxford, Milton Keynes, Bedford and Cambridge, as well as opportunity to accommodate for flexible office spaces and workspaces

New access to the new eco-village of Kingsfield created from the A428, creating a through route within the development, and providing the ability to move about locally by sustainable modes of transport

Green buffer to Eltisley with opportunity for creating communities around new public open space, recreation areas, allotments and orchards

East-west green corridor retaining existing landscape features and providing direct active travel routes connection to mixed-use and education parcels

Central east-west blue and green biodiversity corridor connecting to Eltisley Wood and the countryside

Primary school, secondary school and village green proposed at the heart of Kingsfield, easily accessible from all homes and clustered to encourage community interaction

Pedestrian and cycle links meandering through green corridors and connecting to the wider Public Right of Way network towards Eltisley, Cambourne, Caxton and encouraging active travel

Opportunity for significant area for renewable energy generation, powering new businesses, and potentially distribute and trade renewable energy locally

Location of mixed-use parcel at Pembroke Farm

Proposed bridge connection over A428 linking employment area to the north with residential and mixed-use development to the south

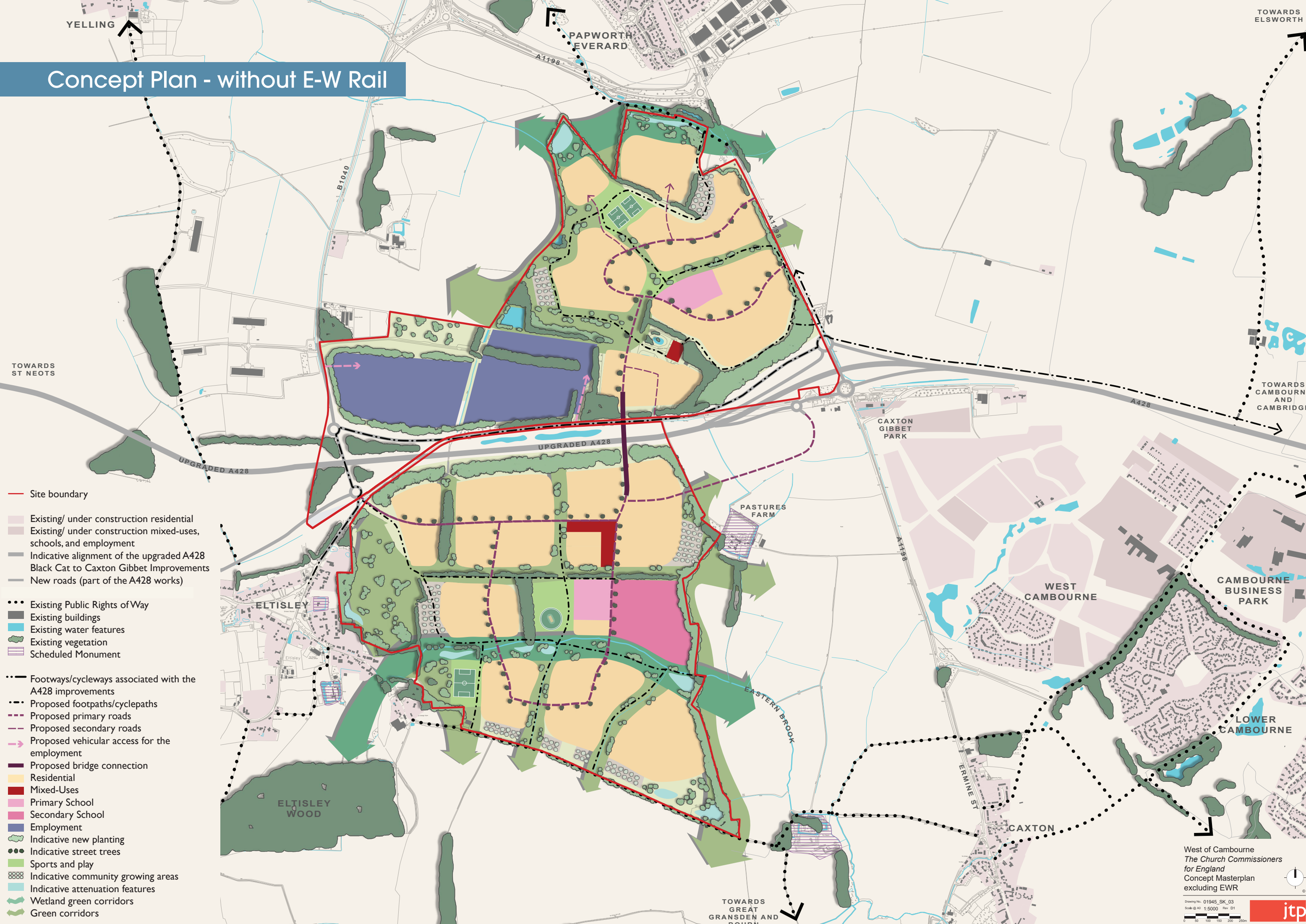
Green buffer to set back proposed development from Pastures Farm

Mixed-use area located along primary road, in proximity of education parcels, village green, and directly accessible from employment area

Strong, continuous green boundary along the eastern edge

- Existing/under construction mixed-uses,
- Existing buildings
- Existing
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- Footwa
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Concept Plan - without E-W Rail

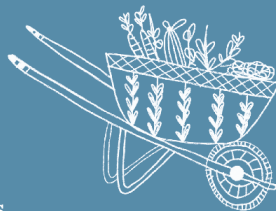


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A Vision for the Kingsfields



architects
masterplanners
placemakers