

croudacehomes

Land at Long Lane, Fowlmere

Vision Document

January 2026



“By providing new housing Croudace meets a fundamental requirement of today’s communities, but in carrying out our operations we seek to mitigate their effect on the environment and endeavour to meet our wider responsibilities to the society and economy in which we work. This is a thread running through the Group from land buying policy, to the engineering design of our development sites, the architectural design and specification of our homes, the management of our construction works and in the general conduct of the business.”



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Contents

| | |
|---|-----------|
| Foreword | 4 |
| 1.0 Introduction | 6 |
| 1.1 Purpose of Document | 8 |
| 1.2 Document Structure | 8 |
| 2.0 Planning Background | 10 |
| 2.1 Planning Summary | 12 |
| 3.0 The Site and Site Context | 14 |
| 3.1 The Site | 16 |
| 3.2 Visual Tour of the Site | 18 |
| 3.3 Accessibility and Facilities | 20 |
| 3.4 Heritage Context | 22 |
| 3.5 Urbna Morphology | 24 |
| 3.6 Townscape Character and Density | 26 |
| 3.7 Architecture and Materiality | 28 |
| 4.0 Technical | 32 |
| 4.1 Summary of Technical Evidence | 34 |
| 4.2 Considerations | 40 |
| 5.0 The Masterplan | 42 |
| 5.1 Existing Site Influences | 44 |
| 5.2 Design Rationale | 46 |
| 5.3 Concept Masterplan | 48 |
| 6.0 Sustainability | 50 |
| 6.4 Approach to Sustainability | 52 |
| 6.5 Sustainable Housing | 54 |
| 7.0 Conclusions and Key Benefits | 56 |
| 7.1 Conclusions | 58 |
| 7.2 Key Benefits | 59 |
| Appendices | 60 |
| Appendix A - List of Figures | 62 |

Foreword

South Cambridgeshire District Council and Cambridge City Council have been working together prepare a Joint Local Plan. This identifies the framework and strategy in delivering the required level of new homes and jobs, as well as the infrastructure and services to support them. The new Plan is set to cover the period 2024-2045 and seeks to deliver a minimum of 48,195 homes.

The preparation of the Plan coincides with more fundamental reform of the planning system at a national level brought forward by the new Government, which seeks to place an emphasis on significantly increased housing delivery pledging to build 1.5 million homes over its term. It similarly coincides with further updates to the National Planning Policy Framework, which a consultation being published in December 2025. As the Local Plan process is at more of an advanced stage it is recognised that it will continue to be examined under the 2024 version of the Framework, however the Council may be required to have regard to any proposed amendments to ensure its policies remain consistent upon adoption.

This includes a revised policy framework (out to consultation), which introduces several important changes to the planning system. Amongst other things it introduces a new means to calculate housing need and a requirement for Council's to review Green Belt boundaries. All geared towards stimulating the economy and providing much needed new and accessible homes.

Notwithstanding the drivers for growth, it is essential that the correct balance be struck between the need to provide new homes and employment opportunities and the maintenance and protection of the considerable landscape, visual, cultural

and social amenities of the region. In this regard, Greater Cambridge have expressed a desire to be at the forefront of the new plan making system and are in discussions with the Government to establish how best to do this and to balance these, often, competing interests.

The review process will carefully consider potential locations for development and growth across the greater Cambridgeshire area and where new housing and employment facilities may best be located. The review is in its relative infancy, having commenced in 2019, with consultations taking place in 2020 and 2021, in support of the Council's agreeing a Development Strategy Update in 2023.

As part of this process, we are pleased to present this briefing document for the Land at Long Lane, Fowlmere and its capacity to deliver new homes. We hope that this document can be used to support discussions with the Greater Cambridge Planning Authority, Fowlmere Parish Council and the local community.

This vision document provides an assessment of the potential constraints and an illustration as to how the site can deliver approximately 65 new dwellings, comprising a varied mix of sizes, tenures and affordable homes. This site presents an exciting opportunity to provide proportionate growth on the edge of the settlement which helps ensure it remains as a thriving location within the district.

croudacehomes

Croudace Homes is a privately owned housebuilding company and has a controlling interest over the land (the 'Site').

Croudace was established in 1946 and has earned an enviable reputation for creating and delivering new sustainable communities / residential environments that adopt the very highest standards of design and provide living / working / social environments and homes of the very highest quality.

The underlying aim is to create beautiful sustainable places by building in places where people want to live and by providing facilities and benefits for the local community for years to come.



Figure 1: Croudace Homes - Linton



Figure 2: Croudace Homes - Orwell

Introduction

- 1.1 Purpose of Document
- 1.2 Document Structure



1.1 Purpose of Document

This vision document has been produced by Carter Jonas LLP on behalf of Croudace Homes, in order to present the vision for a sustainable extension to Fowlmere on land at Long Lane.

The document will:

- Introduce the Site and its surroundings, providing a summary of site influences, including local townscape
- Set out a high level vision for the Site
- Illustrate the process that has led to the development proposal and explain the design principles and concepts that have been applied
- Introduce an emerging concept plan and explain the rationale behind its development
- Facilitate and enable positive engagement with South Cambridgeshire District Council, the local community and other key stakeholders

1.2 Document Structure

Section 1.0: Introduction

Describes the purpose of the document, content and scope.

Section 2.0: Planning

Provides an overview of the planning policy context and sets out the planning strategy.

Section 3.0: The Site and Context

Describes the Site and the surrounding area including providing an overview of the local facilities available.

Section 4.0: Technical

Provides an overview of the technical considerations that have informed the design process.

Section 5.0: The Masterplan

Sets out the vision and design principles before introducing the concept masterplan. Explains the various components of the masterplan, such as the open space strategy, transport and land use, as well as more detailed development matters.

Section 6.0: Conclusions and Key Benefits

Summarises the information presented in the document and identifies the key community benefits associated with the proposed development.

Figure 3: Location Plan



Planning background

2.1 Planning Summary



2.1 Planning Summary

Planning Policy

The new Greater Cambridge Local Plan is now coming forward as a joint plan prepared by Cambridge City Council and South Cambridgeshire District Council and it seeks to shape development within the area through to 2045.

The vision for Greater Cambridge is for it to be a place where a big decrease in climate impacts comes with a big increase in the quality of everyday life for all communities. This means that all new development must minimise carbon emissions and a reliance on the private car, create thriving neighbourhoods with the variety of jobs and homes needed, increase nature, wildlife and green spaces, and safeguard the unique heritage and landscapes.

In terms of housing, the new Local Plan seeks to reflect an annual delivery of 2,295 homes per year. In line with the NPPF, the Plan looks ahead to 2045, which reflects an anticipation of long-term requirements and opportunities, including those that arise from infrastructure improvements.

Sustainable Location

Greater Cambridge is noted as having a strong and nationally important economy and is an area in which jobs have been created faster than new homes over recent years. The area sits at the heart of several economic corridors; the Oxford-Cambridge Arc, the UK Innovation Corridor and the Cambridge-Norwich Tech Corridor. The ambition for the Oxford-Cambridge Arc is to build a better economic, social and environmental future, and utilise the opportunity to make the area an even more beautiful place to live, work and visit, by creating and supporting high-quality, well-connected and sustainable communities.

The village of Fowlmere is sustainably located and benefits from a number of facilities and

amenities that are within a 10-minute walk of the site. This includes bus stops which provide services into Cambridge and the surrounding settlements. In addition to this, the nearby villages of Medreth and Shepreth provide direct rail links into Cambridge and London. Delivering extensions to existing communities and building on the strong cultural and social aspects of the larger communities is vital in the progress towards healthier settlements that deliver modern homes that create improved sustainable credentials and add vitality to existing neighbourhoods. Not only is this a local and regional requirement but one that is adopted in the national planning policy framework.

Non-Green Belt

The Local Plan area is dominated by the influence of the Green Belt that seeks to constrain growth in the immediate vicinity of Cambridge. Fowlmere is located outside of the Green Belt, and delivery of housing on this site can therefore protect and prevent the use of land in less appropriate Green Belt locations within the district, whilst still providing homes nearby for those that work in and around Cambridge. This location within Fowlmere also ensures that there will be no impact on sites of national significance, such as AONBs or SSSIs.

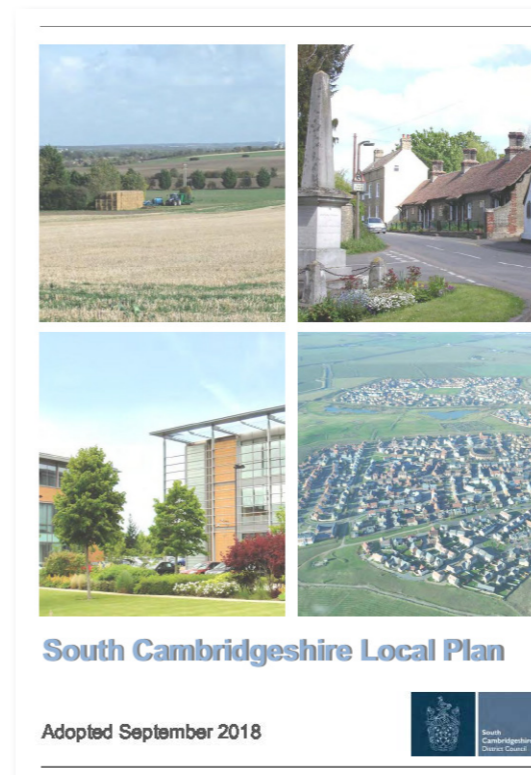


Figure 4: South Cambridgeshire Local Plan Extract

Policy S/1: Vision

South Cambridgeshire will continue to be the best place to live, work and study in the country. Our district will demonstrate impressive and sustainable economic growth. Our residents will have a superb quality of life in an exceptionally beautiful, rural and green environment.

Policy S/2: Objectives of the Local Plan

The vision for the Local Plan will be secured through the achievement of 6 key objectives:

- a. To support economic growth by supporting South Cambridgeshire's position as a world leader in research and technology based industries, research, and education; and supporting the rural economy.
- b. To protect the character of South Cambridgeshire, including its built and natural heritage, as well as protecting the Cambridge Green Belt. New development should enhance the area, and protect and enhance biodiversity.
- c. To provide land for housing in sustainable locations that meets local needs and aspirations, and gives choice about type, size, tenure and cost.
- d. To deliver new developments that are high quality and well-designed with distinctive character that reflects their location, and which responds robustly to the challenges of climate change.
- e. To ensure that all new development provides or has access to a range of services and facilities that support healthy lifestyles and well-being for everyone, including shops, schools, doctors, community buildings, cultural facilities, local open space, and green infrastructure.
- f. To maximise potential for journeys to be undertaken by sustainable modes of transport including walking, cycling, bus and train.

The Site and Site Context

- 3.1 The Site
- 3.2 Visual Tour of the Site
- 3.3 Accessibility and Facilities
- 3.4 Heritage Context
- 3.5 Urban Morphology
- 3.6 Townscape Character and Density
- 3.7 Architecture and Materiality



3.1 The Site

The Site is located to the north of the village of Fowlmere, in South Cambridgeshire District, and currently comprises relatively open agricultural land. The Site is bound to the south by Long Lane which leads to neighbouring settlement Shepreth to the north west.

The Site is bound to the north east by an existing watercourse, with some mature planting. Existing residential dwellings are located to the south east and north west of the Site, separated by mature planting. Two existing dwellings are located in the centre of the Site, accessed via Long Lane.



Figure 5: Location of Fowlmere in South Cambs District



Figure 6: Fowlmere in context showing the key surrounding settlements, road network and railway lines



Figure 7: Site location in the north of Fowlmere, showing key movement routes through the settlement



3.2 Visual Tour of the Site

A site visit was undertaken in May 2021 to gather information and photographic records of the Site's key characteristics. A selection of the photographs, with their locations, are shown on the following pages, and data gathered will be inputted in to the masterplan development process.

1. View of the existing gate providing access to the Site along the public right of way in the north west of the Site
2. View of the existing gate providing access to the Site along the public right of way in the north west of the Site
3. View towards Long Lane from the centre of the Site
4. View towards Long Lane from the centre of the Site, showing the Grade II listed Lower Farmhouse
5. View from the public right of way looking north west showing boundary vegetation to the existing property 'Linden House'
6. View north east from the public right of way towards existing vegetation on the Site's northern boundary
7. View from the public right of way looking north east showing existing mature vegetation



Figure 8: Site photograph location plan



Figure 9: Site photographs

3.3 Accessibility and Facilities

The Site is well positioned to take advantage of local amenities in Fowlmere, as well as those further afield in the wider South Cambridgeshire district. The B1368 provides access south west to Royston, the closest large settlement with a range of services including retail, employment and education. Nearby villages of Meldreth and Shepreth are within a 5 minute drive and provide direct train services into Cambridge and to London.

Fowlmere is served by the 31 bus route, with services connecting Cambridge via Hauxton, Thriplow and The Shelfords. The 915 bus route has recently commenced, connecting Fowlmere with Royston and Cambridge, via Foxton.

Local amenities in the village are accessible within 10 minutes walk along Long Lane, and are detailed as follows:

1. The Chequers Fowlmere (620m)
2. Sachin's Indian Restaurant (620m)
3. Flying Start Montessori Nursery (610m)
4. Fowlmere Primary School (550m)
5. Butts Recreation Ground (630m)
6. Fowlmere Village Hall (1.2 km)
7. Fowlmere Playgroup (905m)
8. Fowlmere United Reform Church (920m)
9. St Mary's Church Fowlmere (660m)
10. Employment area at The Hive, Butts Lane (710m)
11. Employment area at The Way (615m)

Note: distances shown as the crow flies



Figure 10: Images of local facilities

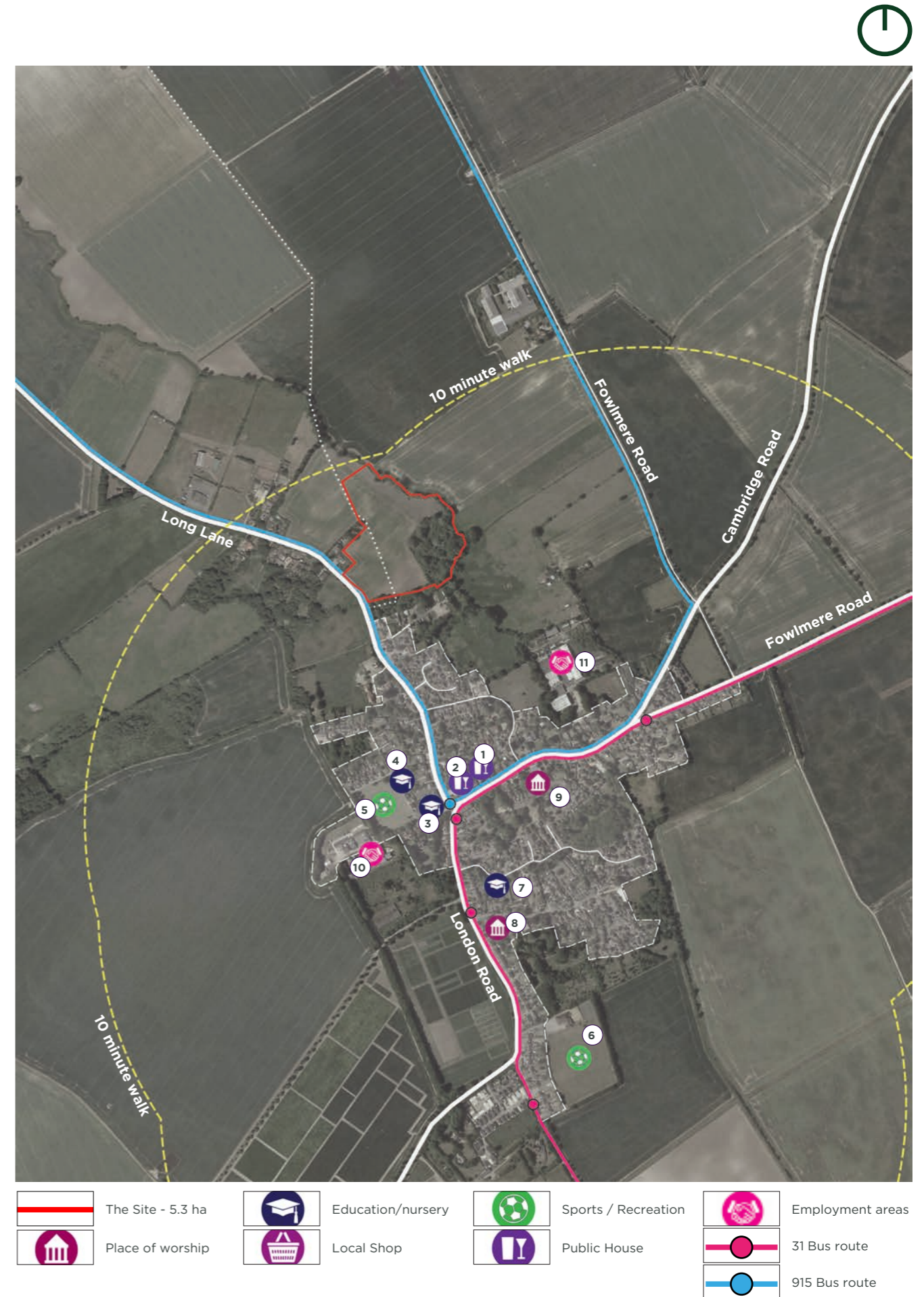


Figure 11: Site location in Fowlmere showing key community facilities, local transport routes and walking distances

3.4 Heritage Context

The Site contains no known archaeological or built heritage assets.

The Site does lie within the immediate setting of the Grade II listed Lower Farmhouse, which sits south west of the Site on the opposite of Long Lane.

Fowlmere Conservation area covers the central part of the settlement, centred around the junction of High Street and Long Lane. The Parish Church of St Mary is listed at Grade I, with other buildings along High Street listed at Grade II.

Two Scheduled Monuments are located to the east and south of the settlement: The Round Moat and Crows Parlour. Neither of these are considered to be located within the immediate setting of the Site and would remain unaffected by its development.



Figure 12: Heritage assets in Fowlmere

1. Lower Farmhouse, opposite the Site on Long Lane (Grade II Listed)
2. Parish Church of St Mary in the centre of Fowlmere (Grade I Listed)
3. The Old Stores at the eastern end of the High Street in Fowlmere (Grade II Listed)



| | | | |
|---|-------------------|---|----------------------------|
|  | The Site - 5.3 ha |  | Listed Building (Grade I) |
|  | Conservation Area |  | Listed Building (Grade II) |

Figure 13: Plan of Fowlmere showing key heritage considerations, including Fowlmere Conservation area and Listed Buildings

3.5 Urban Morphology

Fowlmere has developed relatively slowly over the past century and the High Street and Long Lane have acted as the main location for development since the early formation of the village in the early 19th century.

In 1870-72, John Marius Wilson’s Imperial Gazetteer of England and Wales described Fowlmere as follows:

FOULMIRE, a parish in the district of Royston and county of Cambridge; adjacent to Herts and Essex, 4 miles ESE of Shepreth r. station, and 5½ NE of Royston. It has a post office under Royston. Acres, 2, 212. Real property, £3, 846. Pop., 560. Houses, 122. The property is divided among a few. The living is a rectory in the diocese of Ely. Value, £598. Patron, the Earl of Hardwicke. The church is good; and there are an Independent chapel, and charities £11.*

The village is believed to have been a relatively prosperous medieval settlement, growing from 36 households in the Domesday Book (when it is recorded as Fuglemaere and Fugelesmara; meaning ‘wild bird’s mere’), to about 100 households by 1279. By 1207, this growth was sufficient to warrant a Market Charter.

In later years, the form of the village has very strongly been driven by the development along the High Street with infill development occurring in the 20th century. Chapel Lane and Rectory Lane, however, are two examples of earlier “growth” off the High Street, with a modest amount of development having taken place along each lane by the early 20th century.

The Round Moat, located between the High Street and Ryecroft Lane, lies within the historic core of the village on the west bank of Fowlmere Brook. The layout of the settlement suggests that the village was originally centred on the ringwork, parish church and High Street. However, the location of the manor at the west end of the High Street from the early 14th century, associated with the increase in commercial activity along the High Street, is believed to have resulted in shift to the north-west, away from the ringwork.

Later developments in the 20th century include various lanes predominantly running south of the High Street and including Ryecroft Lane, Savile Way, Aldous Court and Lynch Lane. Other lanes north of the High Street include Green Lane and The Way, though the later serves Welding Alloys.

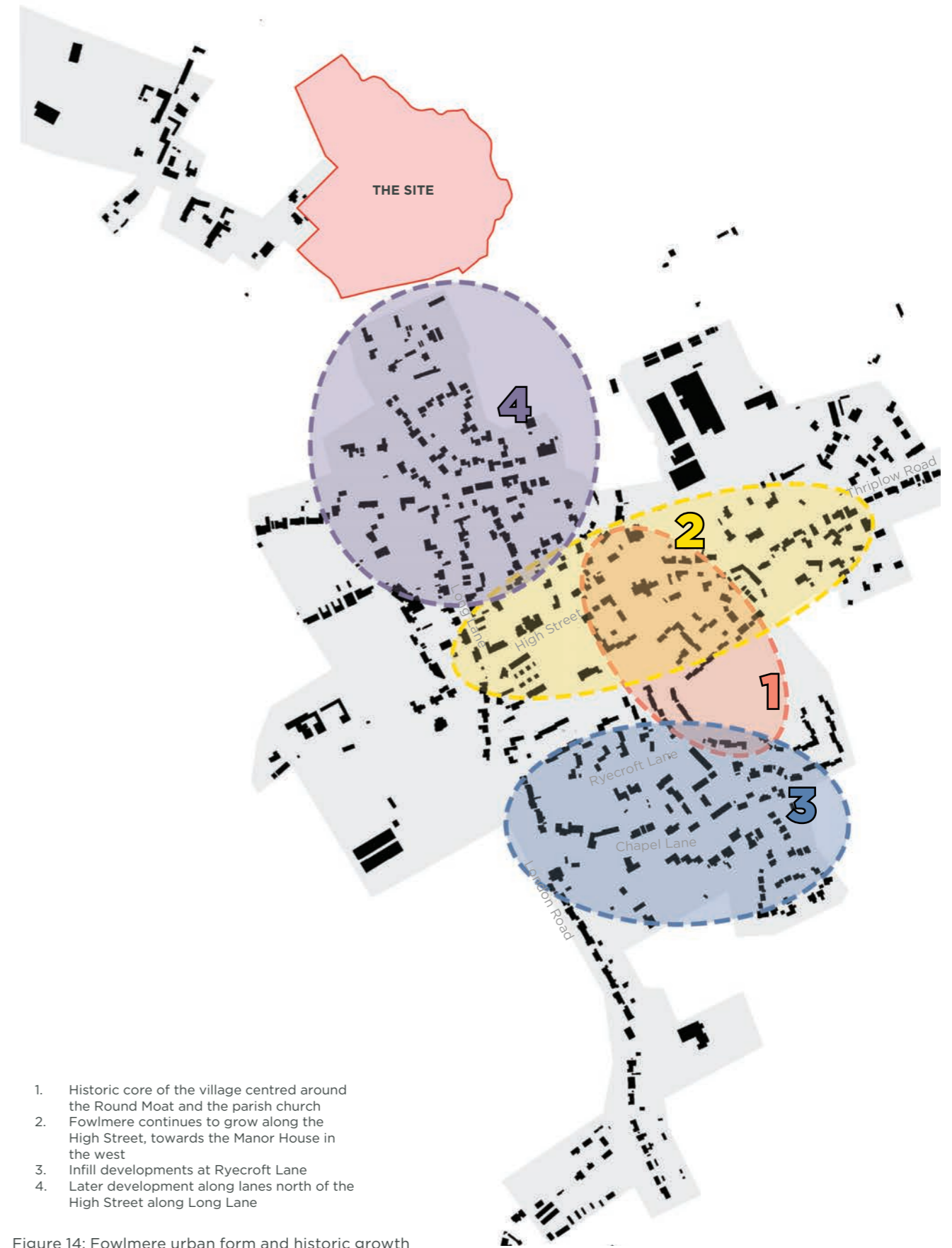


Figure 14: Fowlmere urban form and historic growth

3.6 Townscape Character & Density

The prevailing character of Fowlmere is comprised of low-rise, mainly detached residential building forms set in a variety of garden sizes.

Fowlmere includes a wide variety of characteristics, both in respect of the built form but also in terms of landscape character. In terms of the character of the built form, the historic High Street exhibits fine examples of heritage assets with many Listed Buildings which help create a strong identity to the High Street through buildings such as St. Mary’s Church (dating back as far as the 12th century), and numerous brick and rendered buildings sitting on the edge of the pavement. Elsewhere, the character of the built form varies from more historic to much more modern, including modern brick clad dwellings with more modest detailing and variation.

The landscape character to the village is equally varied with the historic lanes and High Street much “tighter” in relation to building setbacks and a rich, mature trees landscapes. The more recent parts of the village include deeper building setbacks set in cul-de-sac streets with less mature landscape within streets and gardens.

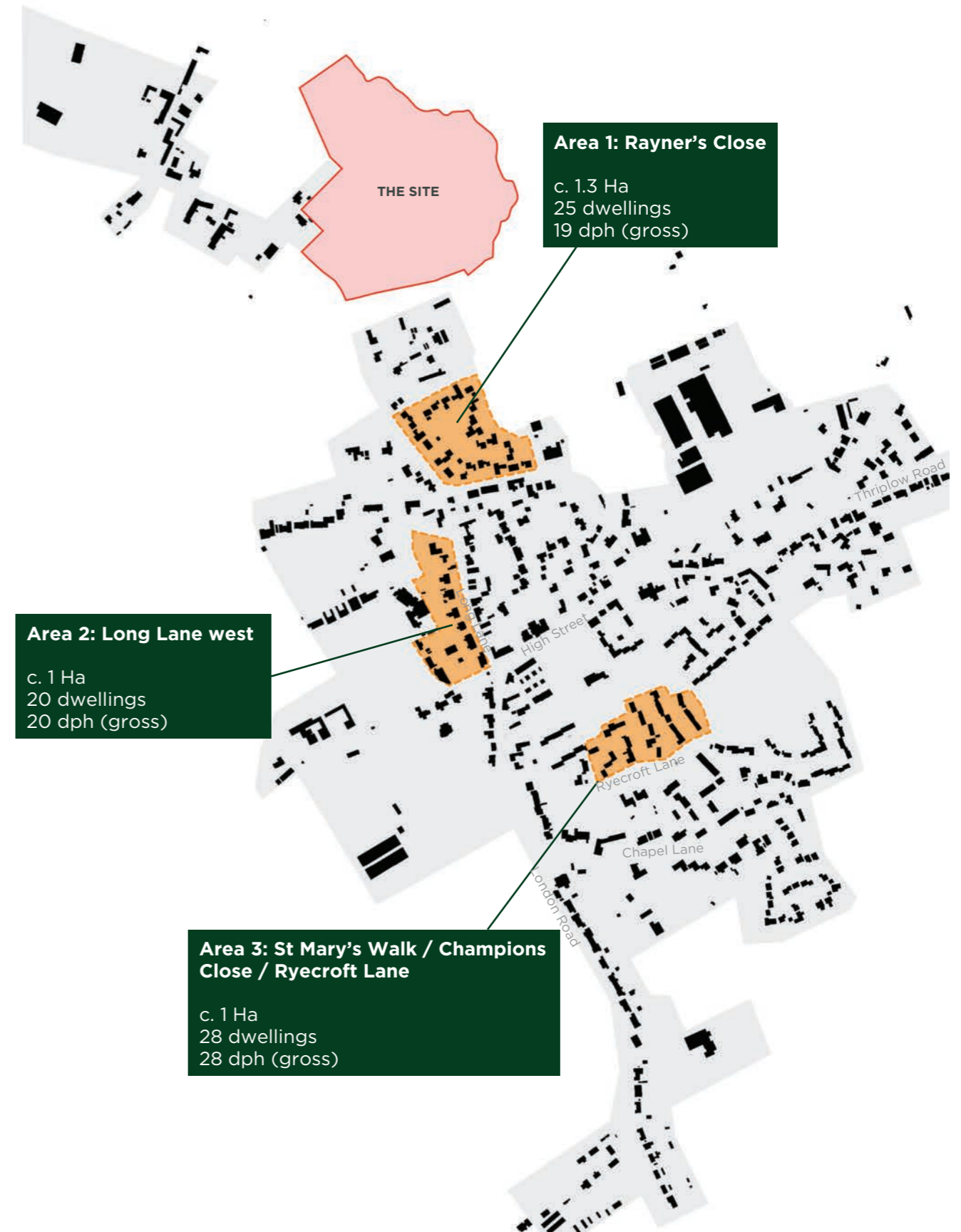


Figure 15: Fowlmere Density Context

3.7 Architecture & Materiality

The village of Fowlmere and other surrounding villages in this part of South Cambridgeshire include many identifiable local characteristics in respect of building design, materiality and heritage value. The following section details some of the specific character features of Fowlmere and neighbouring settlements.

Fowlmere

Fowlmere has numerous characterful buildings, predominantly located along the High Street.

Facades tend to be characterised by render (white or coloured), brick or timber. There is considerable historic merit in particular on the High Street in the village with almost 20 homes being statutorily listed.

Several buildings date back to the 17th century with others from the 18th century, resulting in a rich history of buildings in the village, mainly in relation to Long Lane, Rectory Lane, Chapel Lane and the High Street.

Building design varies across the village depending on the age of development and particular architectural style, but of greatest interest is the variety found in historic buildings and the frequent use of elements such as projecting bay windows, timber shutters, coloured render and varying roof materials from slate to thatch and plain clay tiles. Roof pitches in many cases are relatively steep and brick chimneys feature on pitched roofs. Some buildings are located close to the back edge of the pavement with minimal setback.

The character provided through this varied palette of materials and building forms within all the villages in this section could provide helpful and context-specific precedents when considering elevation details for future homes on the application site.



Figure 16: Fowlmere photograph location plan



Figure 17: Key building features in Fowlmere:

1. Pair of projecting bay windows on the Old Stores, High Street
2. Pink render on Rose Cottage on Fowlmere High Street, close to St Mary's Church
3. View of the centre of Fowlmere showing Swan House and Hillview Cottage, with a range of roof materials, 2.5 storeys, projecting bay windows and prominent chimney features
4. Wide fronted buildings facing the street, with no set back, including a mix of brick and render materials and a prominent chimney feature
5. Single storey building with a gable end fronting the street in the centre of Fowlmere showing black weatherboarding and tiled roof
6. Traditional thatched roof materials, window shutters and minimal building set back from the street (Bridge House)

Melbourn

The building forms found in Melbourn, not unlike Fowlmere, are both varied and of historical interest. The area of the village centred around the High Street and Station Road, in particular, includes many historic homes of architectural merit.

The use of small, discreet dormer windows in 1.5 storey building forms provides visual interest in roofs and Tudor boarding exists on first floor facades in some buildings. In addition, well over 30 listed buildings exist along the east-west oriented High Street that runs through the village. Like Fowlmere, there is frequent use of coloured render as well as timber and brick; varied roof materials including thatch and slate; and characterful window detailing including cottage-style windows with sash or similar historic forms.

Station Road is shorter than High Street however there are several very characterful buildings along its length. White and coloured render facades, together with thatch roofs, tend to dominate the streetscape in this location, and together with mature street trees, curved nature of the road and rising/falling topography helps create a highly interesting and varied character in this part of the village. Closer to the River Mel at the north end of the village, timber structures are also found in the form of the Sheene Mill Hotel, a 17th Century former working mill along the river.

Elsewhere in the village, infill development is generally of simple detail in facing brick facades with tile roofs.



Fig 13: Melbourn photograph location plan



Figure 18: Key building features in Melbourn:

1. Dormer windows creating a 1.5 storey dwelling, with wall and rail boundary treatment, and window shutters on the ground floor
2. Traditional thatched roof on a 1.5 storey dwelling
3. White weatherboarding and varied roof forms on the Sheene Mill Hotel
4. Timber and brick building material with ornate chimney details

Meldreth

Meldreth is not dissimilar to Melbourn in that it is a village focused on an historic High Street, but in the case of Meldreth the High Street is oriented in a north-south fashion with a direct link to Melbourn to the south.

There are also numerous listed buildings in Meldreth with most being focused along the High Street. While considerable infill development has taken place along the High Street, the character of the village is still very much informed by historic homes which feature coloured render facades (pebble dash and smooth), diagonal lead glazing bars in windows, thatched roofs, black bevelled edge timber boarding, and handsome red brick homes with characterful chimney detailing.



Figure 19: Meldreth photograph location plan



Figure 20: Key building features in Melbourn:

1. Simple porch feature and buff brick
2. Large windows, a gable end facing the street and prominent chimney detail

Key Considerations

- 2.5 storey buildings in key locations
- Simple porch features to clearly mark the front door to dwellings
- Prominent chimney features, especially on gable ends (potential to emphasise on corner plots)
- Mix of materials including coloured render, black and white weatherboarding and traditional buff and red brick
- Minimal building set back from the footway to emphasise sense of enclosure
- Projecting bay windows, particularly on the ground floor of properties

Technical Summary

- 4.1 Summary of Technical Evidence
- 4.2 Site Considerations



4.1 Summary of Technical Evidence

Landscape

ADAS have undertaken an initial review of the sites' landscape considerations.

Key opportunities include fronting new dwellings out to the north west, by careful planting to retain the open character of the local landscape and enhance the landscape setting for users within the site. The retention of the woodland in the eastern part of the site would also support an increase in biodiversity, as well as incorporating a generous offset to existing vegetation along the eastern and western boundaries.

The existing areas within the flood zone could be planted with water tolerant species and add to the variety of vegetation across the site.

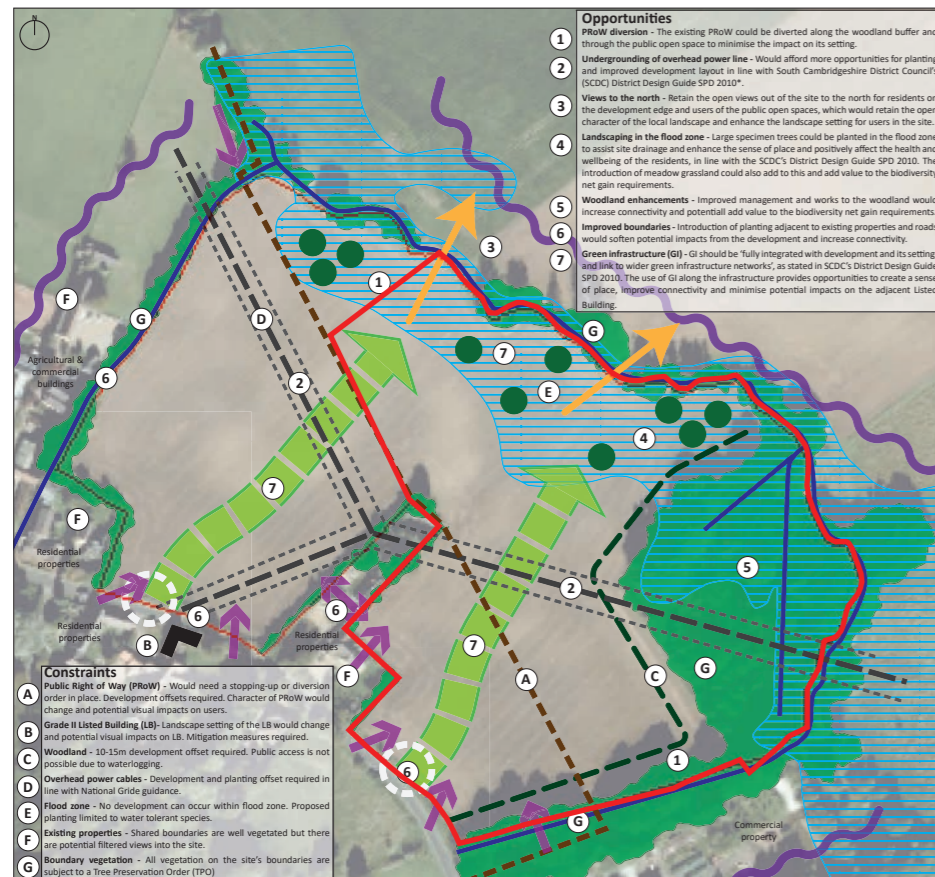


Figure 21: Landscape Opportunities and Constraints (produced by ADAS)

Arboriculture

A full tree constraints report has been undertaken by ADAS to inform the development of the masterplan.

The tree survey identified a total of 116 trees and hedgerows on the Site, consisting of 82 individual trees, 26 groups of trees and 8 hedgerows, which have the potential to be impacted by the proposed development of the site. In line with the recommendations contained within Table 1 of BS5837:2012 (Trees in relation to design, demolition and construction), no features were awarded a high A grade status, 54 features were awarded a moderate B grade, 54 were awarded a low C grade, and 8 features were awarded a very low U grade.

A search of South Cambridgeshire Council's interactive mapping on 13th May 2021 confirmed that there are several trees on or adjacent to the site which are protected by Tree Preservation Orders (TPOs). The search also confirmed that none of the trees are within a Conservation Area (CA).

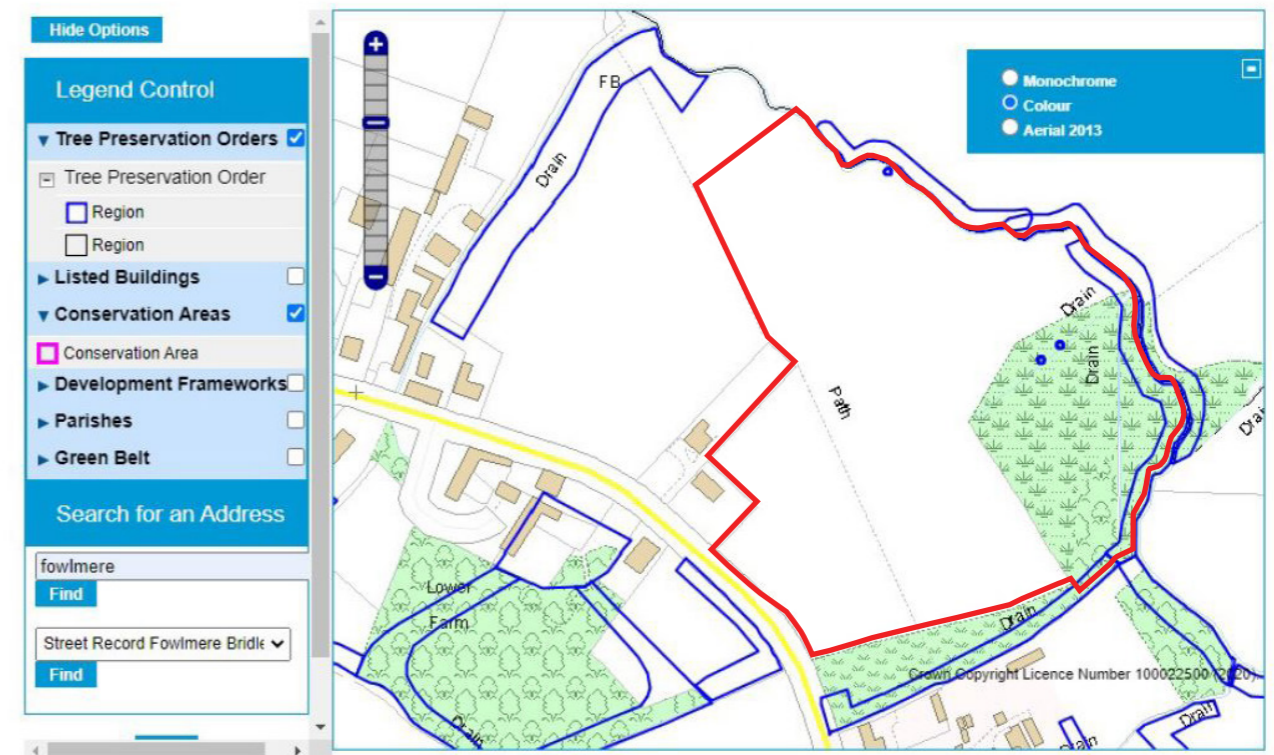


Figure 22: Tree Preservation Orders in the vicinity of the Site

Ecology

ADAS have produced a Preliminary Ecological Assessment to inform the masterplan.

A desk-based study found six statutory sites and six non-statutory sites within 5km and 2km of the survey site, respectively.

A watercourse with a species-poor defunct hedgerow with trees runs along the northern boundary of the site. A line of trees runs along the western boundary, many of which are protected under Tree Protection Orders.

The on-site habitats had the potential to support bats, nesting birds, badger and water vole. A 10-15m buffer zone has been recommended in order to protect existing woodland, stream and hedgerow with trees on site.

Archaeology

An Archaeological Desk Based Assessment has been produced by ADAS to inform the masterplan.

The assessment indicates there is a high potential for groundworks associated with the construction of the proposed development to impact currently unknown buried archaeological remains from the Iron Age and Romano-British period. These archaeological remains would likely be artefacts, features and deposits associated with the well documented Iron Age and Romano-British settlement within the Study Area.

The assessment indicates there is a low to moderate potential for groundworks associated with the construction of the proposed development to impact currently unknown buried archaeological remains from the Early Medieval and Medieval periods. These archaeological remains would likely be artefacts, features or deposits associated with Early Medieval and Medieval settlement and agricultural practices in the hinterland of Fowlmere village.

The assessment indicates there is a low to moderate potential for groundworks associated with the construction of the proposed development to impact currently unknown buried archaeological remains of Prehistoric date. These archaeological remains would likely be residual and in-situ artefacts dating from the Palaeolithic, Neolithic and Bronze Age period.

Highways

Vectos have produced the potential vehicular accesses for the Site.

Two accesses are proposed, both from Long Lane: one to serve the eastern part of the site and one to serve the western part of the site.

A new footway is proposed to link with the existing pedestrian infrastructure on the east side of Long Lane, to allow ease of movement for walking in to Fowlmere.

A 'build out' is also shown to the south, which is proposed to reduce vehicle speeds and control the movement of traffic in the vicinity of the site.

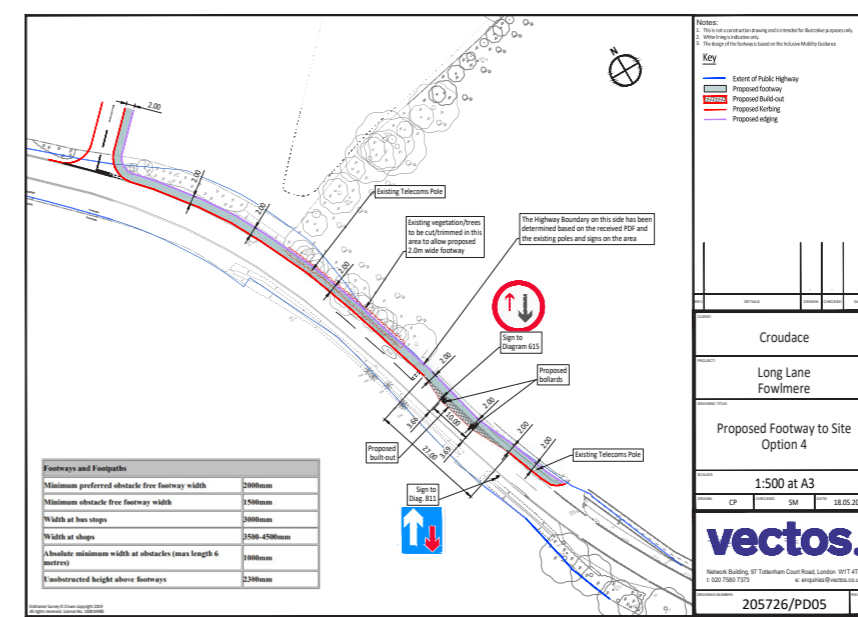
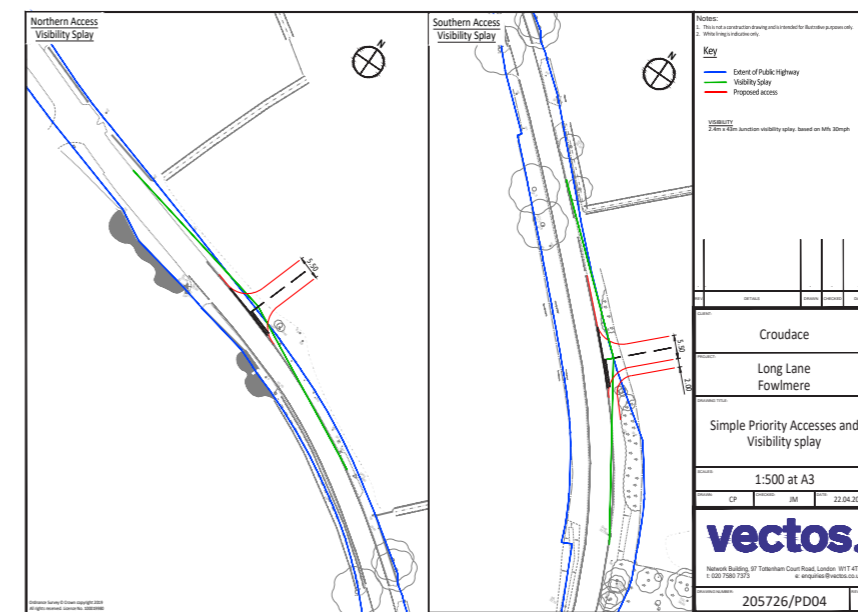


Figure 23: Access proposals (Vectos)

Flood Risk and Surface Water Drainage

Topography and Hydrology

A topographical survey of the Site shows that it is fairly flat but has a general fall to the north. Ground levels slope towards a stream, known as Wardington Bottom, along the north site boundary.

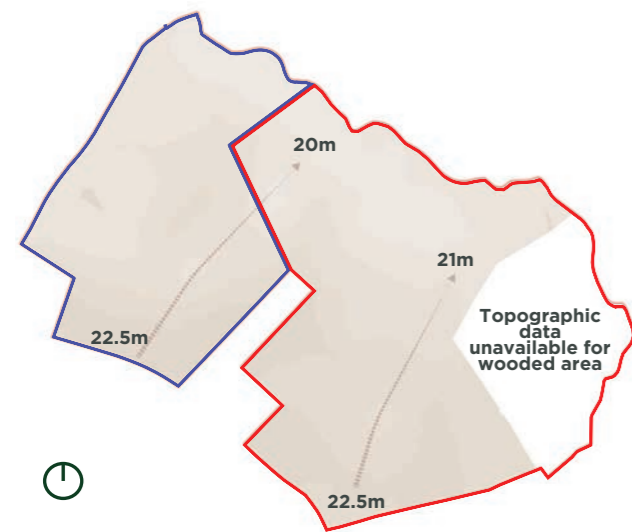


Figure 24: Site topography

Ground Conditions

A ground investigation was undertaken by Yellow Sub Geo in June 2021. This generally confirmed the published geology, with ground conditions comprising topsoil underlain by chalk. In places superficial alluvial fan deposits were identified below the topsoil. Soakaway testing was undertaken in eight trial pits across the site. Despite favourable geology, the tests all failed due to shallow groundwater and it was concluded that soakaway drainage will not be appropriate at the site.

Surface Water Drainage

It is well understood that one of the effects of development is typically to reduce the permeability of the site and consequently to change its response to rainfall. Therefore, a suitable surface water drainage strategy is required to ensure that the surface water runoff regime is managed appropriately so that there would be no increase flood risk to third parties.

Surface water runoff from the development will be discharged into the adjacent stream - Wardington Bottom Stream. However, Sustainable Drainage Systems (SuDS) will be used across the site to store runoff and release it into the stream at greenfield rates. The SuDS are likely to include swales and an attenuation basin. Additional source control measures will also be considered.

Flood Risk

According to the Environment Agency Flood Map for Planning, the north part of the site lies entirely in Flood Zone 3, indicating a high risk from fluvial sources. However, all built development including SuDS, will be steered into Flood Zone 1 (low risk from fluvial sources). No other sources of flood risk are believed to impact the site.

Heritage

A heritage statement has been produced by ADAS to review the historic assets on and within the vicinity of the site.

Historic England records three Scheduled Monuments, one Grade I Listed Building and thirty-four Grade II Listed Buildings within Fowlmere. South Cambridgeshire District Council records Fowlmere Conservation Area at the heart of the village to the south. There will be no physical impact to any designated heritage assets recorded by Historic England or the Conservation Area recorded by South Cambridgeshire District Council as a result of the proposed development.

Without mitigation, the construction of the proposed development will likely result in a visual change to the rural setting north-east of the Grade II Listed Lower Farmhouse. There would also be potential noise and traffic impacts associated with the new housing development. Without mitigation, there would be a less than substantial impact on the setting of this Listed Building.

Mitigation measures including screening the development along Long Lane (the site's south west boundary), utilising materials sympathetic to that of the Farmhouse and careful design in terms of the new proportions and mass of new buildings would help preserve the aesthetic value and setting of the farmhouse and would be in accordance with Policies HQ/1 and NH/14 of the South Cambridgeshire Local Plan (2018) and paragraph 196 of the NPPF 2019.

The proposed development will not physically impact the Fowlmere Conservation Area and there is no inter-visibility between the Conservation Area and the Site. Therefore, it is considered that there will be no impact to the evidential, historic, aesthetic, or communal values of the Fowlmere Conservation Area as a result of the proposed development.



Figure 25: View towards the Fowlmere Conservation Area from the south corner of the Site at Long Lane, looking south-east (ADAS)





















Figure 26: View towards the north-western half of the proposed development area from the Grade II Listed Lower Farmhouse, looking north-east (ADAS)

4.2 Site Considerations

The map opposite and points below summarises the key considerations for the emerging masterplanning proposals outlined at Section 5:

- ① Potential access point from Long Lane
- ② Existing alignment of public right of way running across the Site
- ③ Existing area of dense planting/vegetation
- ④ Area of the Site in Flood Zones 2 and 3
- ⑤ Indicative landfall, from higher ground in the south west towards the north east
- ⑥ Existing properties adjacent to the Site boundary (Linden House and Uplands)
- ⑦ Existing listed building: Lower Farmhouse on the southern side of Long Lane
- ⑧ Opportunity for enhanced green edges to protect vegetation along the Site boundaries
- ⑨ Existing low voltage power lines crossing the Site requires rerouting
- ⑩ Site high point (22.5m AOD)
- ⑪ Site low point (20.5m AOD)
- ⑫ Trodden path of the existing Public Right of Way across the Site
- ⑬ The site has the potential to deliver wider benefits should other land being promoted come forward for development. Croudace are open to collaboration with stakeholders

-  Site boundary (4.34 Ha)
-  Wider land ownership
-  Existing vegetation
-  Low risk flooding
-  Medium risk flooding
-  High risk flooding
-  Indicative landfall
-  Public Right of Way (No. 9/31)
-  Trodden path of Public Right of Way
-  Existing overhead power lines
-  0.5m contours
-  Existing pedestrian access points
-  Potential vehicular access point
-  Sensitive boundary to existing property
-  Site high point
-  Site low point
-  Grade II listed building - Lower Farmhouse
-  RD1A - 50m buffer from stream

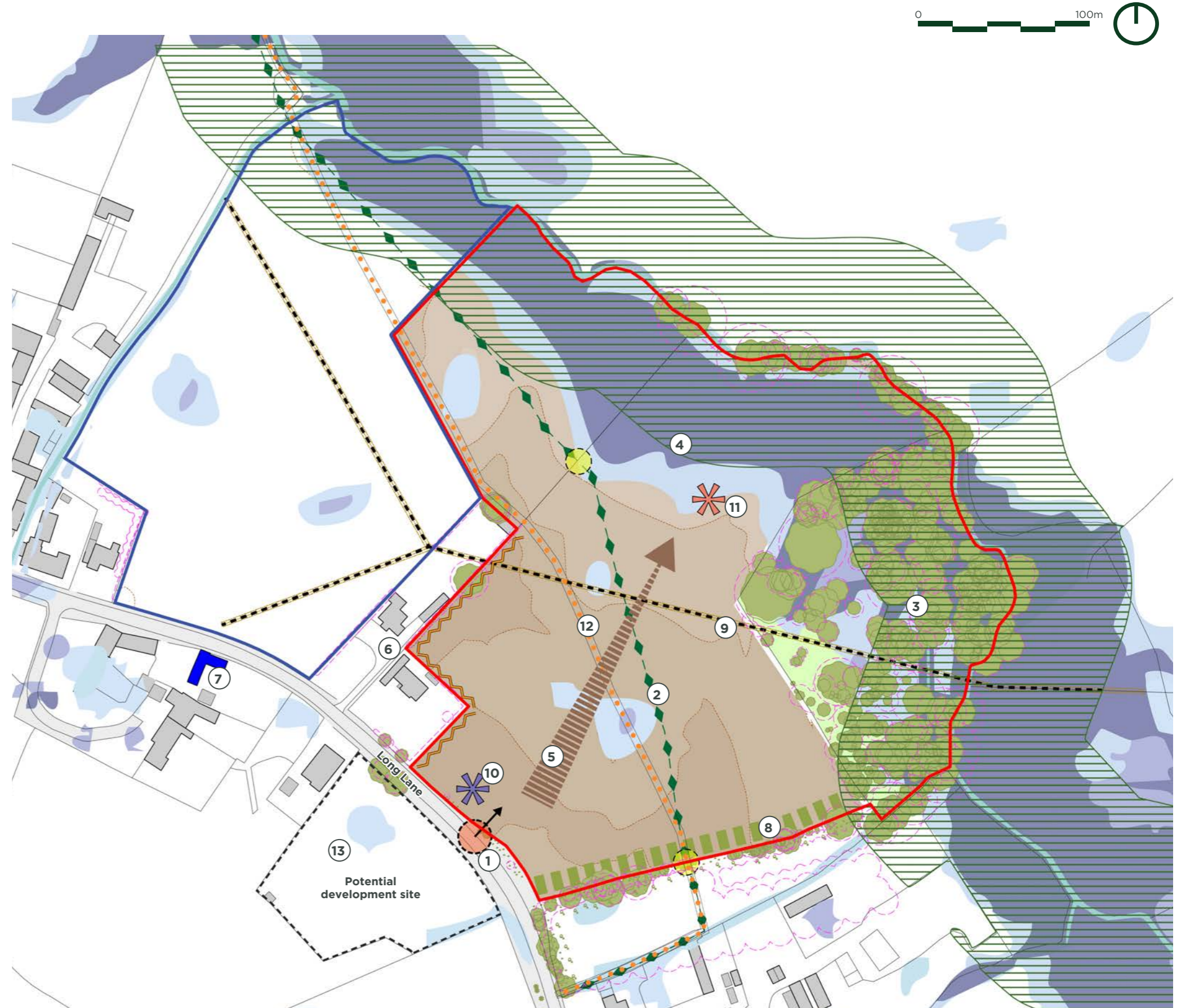


Figure 27: Considerations Plan

The Masterplan

- 5.1 Existing Site Influences
- 5.2 Design Rationale
- 5.3 Concept Masterplan



5.1 Existing Site Influences



Figure 28: Existing Site Influences - Flood Zone

Flood Zone

Identify areas of the site that are in the Flood Zone and utilise them as the basis for areas of open space on the Site. These areas should be kept free of development.

The additional benefit of keeping these areas free of development ensures a soft, green edge to the site, with development located closer to Long Lane and the existing settlement.



Figure 29: Existing Site Influences - Existing Vegetation

Existing Vegetation & RD1A

Retain, where possible, existing vegetation, including the denser planted areas in the east of the site, and the boundary vegetation along the stream to the north and south east.

Proposed development areas will need to be consistent with the existing TPOs on the Site and outside of the RD1A area, a 50m offset from the stream.



Figure 30: Existing Site Influences - Green Edges

Green Edges

In addition to the identification of trees with TPOs, a potential offset to the south east and north west site boundaries will ensure that these trees are retained in areas of open space that can be controlled and appropriately managed rather than in private gardens or inaccessible space.

The retention of these green edges will also assist with protecting the amenity of neighbouring properties to the north west.



Figure 31: Existing Site Influences - PRoW

Protecting the public right of way

As previously identified, an existing public right of way (ref: 93/1) runs across the site from the north west corner to mid way through the site's south eastern border.

This route will require protection, to ensure it is still usable as a route from Fowlmere out to the surrounding countryside.

Whilst the character of the areas surrounding the right of way will change with the development of the site, the route could be tree-lined and set within a green corridor to link with the open space network on the site.

5.2 Design Rationale



Figure 32: Design Rationale - Soft Edge

Soft Edge to Fowlmere

The area between the public-right-of-way and the extent of the Flood Zone could be utilised for additional open space, further softening the new development edge to Fowlmere.

This extensive area of open space could be used for new native planting, surface water attenuation (outside of the flood zone area), children's play and biodiversity enhancements.



Figure 33: Design Rationale - Potential Access Points

Potential Access Points

An access point from Long Lane is proposed, to serve the development parcels which have been defined by the proposed landscape structure.

As identified in previous sections, the access could incorporate new pedestrian infrastructure to connect to Fowlmere and a 'build out' to control vehicle speeds on entering the village in the vicinity of the Site.



Figure 34: Design Rationale - Heritage Assets

Neighbouring Heritage Assets

The development areas and the overall masterplan must respect the setting of Lower Farmhouse (Grade II listed) located further west along Long Lane.

This could include an increased set back of buildings from the Site boundary in this location, additional vegetation planting, and an appropriate palette of building materials and architectural features to complement the farmhouse.



Figure 35: Design Rationale - Development Areas

Development Areas

Development parcels can be located within the framework of open spaces shown on previous diagrams, and an area of development on the Site closest to Long Lane.

The indicative development area is shown in further detail on the emerging concept plan, overleaf.

Fig 27: Design Rationale plans

5.5 The Masterplan

The emerging concept plan presented on this page illustrates the potential layout for residential development on the Site, produced in light of the site analysis undertaken in previous sections.

The key features of the masterplan include:

1. Potential access point from Long Lane linking with improvements to pedestrian infrastructure to connect to Fowlmere
2. Development areas offset from the site boundary to create green edges and protect TPO trees
3. Area of the site within flood zone 3 kept free from development and used as part of the open space network
4. Existing areas of vegetation and marsh retained for biodiversity and ecology enhancement
5. Key development areas
6. Development backing on to the existing Linden House and uplands to protect residential amenity
7. Alignment of public right of way retained and set in a green corridor running through the site
8. Potential area for surface water attenuation outside of the flood zone
9. Potential location of children's play area
10. Existing connection points for the public right of way retained



Figure 36: Emerging concept plan

Sustainability

- 6.1 Approach to Sustainability
- 6.2 Sustainable Housing



6.1 Approach to Sustainability

Land at Fowlmere will blend in with its surroundings to create a sustainable and carefully designed village extension. The development will facilitate easy walking and cycling links into Whittlesford and Duxford, together with creating new green spaces for walking, recreation and convivial socialising.

The development delivers clear environmental benefits, including a designated area for biodiversity net gain.

In terms of economic sustainability, the development will provide a range of new homes to meet local need, including market and affordable homes for families. Examples of sustainability measures are illustrated within the following montages.



The masterplan will incorporate a range of design features, including:

1. Air source heat pumps
2. Electric vehicle charging points
3. Low carbon standards to be met
4. Proposed play areas to serve the new and existing communities
5. Integral bird boxes
6. New native woodland planting
7. Sustainable Urban Drainage Systems
8. Hedgerows and boundary planting
9. Flood attenuation basins
10. Public open space for recreation



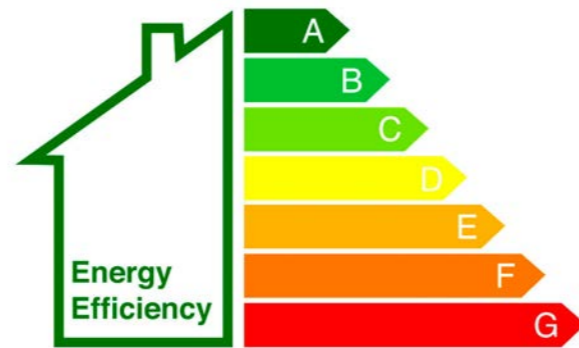
Figure 37: Sustainability Images

6.2 Sustainable Housing

Croudace are committed to delivering new developments and communities that incorporate new low carbon technologies and ideas that help minimise the impact of development on our changing climate and helping home buyers to reduce their energy costs.

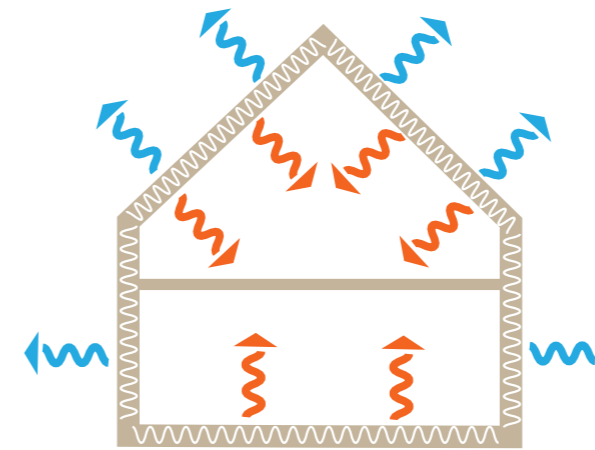
Each home will be sold with an 'B' rated Energy Performance Certificate (EPC).

Homes will incorporate the following design features.



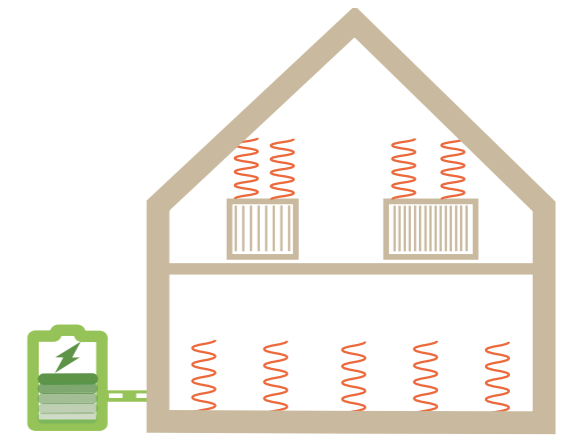
Fully insulated homes

All new homes will be fully insulated, meaning more heating is kept inside, helping to keep pleasant temperatures all year round and reducing carbon dioxide emissions into the atmosphere.



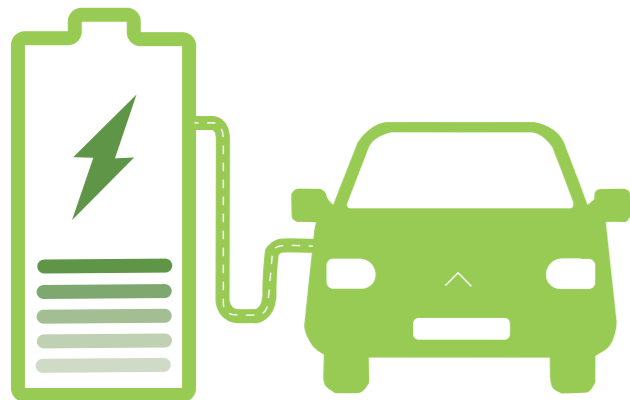
Heat pumps

Homes will be fitted with air source heat pumps. Air source heat pumps are a great source of renewable energy because they use renewable heat from the environment. They can assist in lowering energy bills and are better for the environment by lowering our carbon footprint.



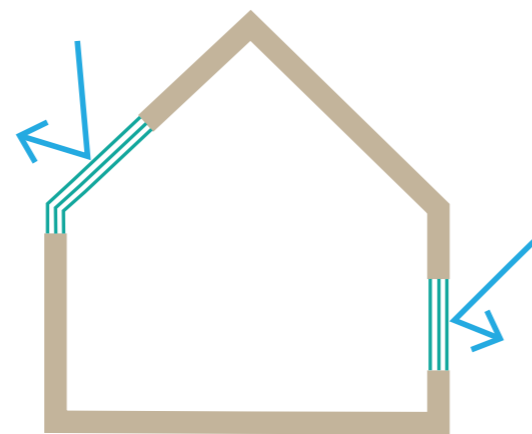
EV charging points

New homes will be fitted with EV electric car charging points.



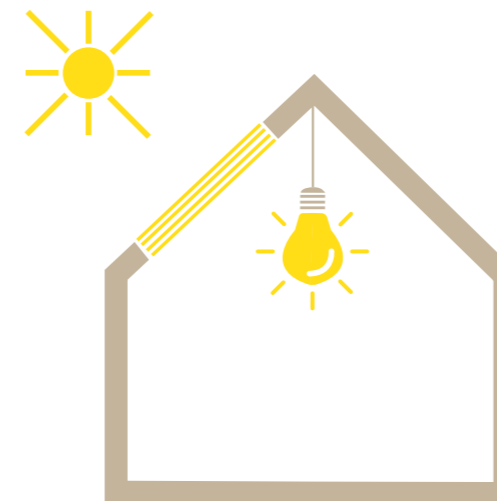
High performance windows

Windows and doors will be fitted with high performance glazing and seals, delivering high thermal performance and reducing external noise transmission into homes.



Integrated solar panels

Solar and photovoltaic panels mounted on the roofs will mean the homes will generate sustainable electricity and hot water.



Energy efficient appliances

Energy and water efficient appliances will be installed reducing energy and water consumption.

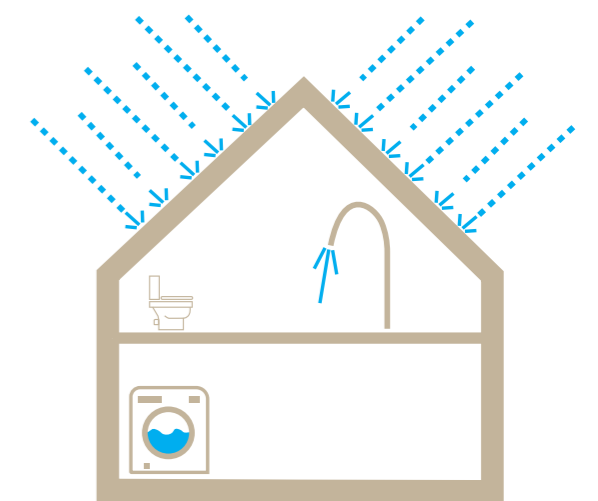


Figure 38: Sustainable housing solutions

Conclusions and Key Benefits

7.1 Conclusions

7.2 Key Benefits



4.1 Summary & Next Steps

This Vision Document has set out the vision, design rationale and concept masterplan for Land at Long Lane, Fowlmere.

Through the technical analysis and design works undertaken to date, it is considered that the Site can deliver approximately 65 new homes, with approximately 3.5 hectares of public open space and associated biodiversity enhancements.

The masterplan is informed by our understanding of the Site, it's urban and landscape context, creating a layout that is responsive and sensitive to it's surroundings in both scale and form.

The key benefits of the development are summarised as follows:

1. Delivery of approximately 65 new homes to meet local identified need.
2. The retention of the existing mature landscape and provision of approximately 3.5 hectares of new accessible open space.
3. The creation of a high quality development with shared open space with on-site play facilities for use by new and existing residents.
4. Biodiversity Net Gains achieved through the integration of new woodland, hedgerows and habitats on-site.
5. A sensitively designed scheme that responds positively to the built heritage of Fowlmere.
6. A well-located and well-connected Site to Whittlesford High Street and Whittlesford Parkway for greater connections into Cambridge, London and Norwich.



Meeting housing need

Delivering new homes on an available site which has no technical or viability constraints. The Site can deliver approximately 65 new affordable and market homes to meet the identified need in South Cambridgeshire



Opening up areas of open space

The Site presents an opportunity to create new publicly accessible areas of open space alongside the Wardington Bottom Stream, for walking and new wildlife habitats



Sustainable location

The facilities and amenities in Fowlmere are within a 10 minute walk, including bus stops which provide links in to Cambridge and surrounding settlements. The retention of the existing public right of way across the Site will allow for a direct connection in to the countryside to the north



Local contributions

New development at Long Lane will contribute financially to new local community infrastructure through S106 payments



Biodiversity enhancements

Delivery of new open space on the Site, including areas of native planting, wildflowers, trees can assist to enhance the biodiversity in this location, creating an uplift from the existing arable land use. There is an opportunity to achieve biodiversity net gain



Children's play

A new area for children's play will form part of the open space provision, serving the new neighbourhood and this area of Fowlmere

Fig 32: Key benefits infographic

Appendices



Appendix 1 - List of Figures

- Figure 1: Croudace Homes - Orwell
- Figure 2: Croudace Homes - Linton
- Figure 3: Location Plan
- Figure 4: South Cambridgeshire Local Plan Extract
- Figure 6: Fowlmere in context showing the key surrounding settlements, road network and railway lines
- Figure 5: Location of Fowlmere in South Cambs District
- Figure 7: Site location in the north of Fowlmere, showing key movement routes through the settlement
- Figure 8: Site photograph location plan
- Figure 9: Site photographs
- Figure 10: Images of local facilities
- Figure 11: Site location in Fowlmere showing key community facilities, local transport routes and walking distances
- Figure 12: Heritage assets in Fowlmere
- Figure 13: Plan of Fowlmere showing key heritage considerations, including Fowlmere Conservation area and Listed Buildings
- Figure 14: Fowlmere urban form and historic growth
- Figure 15: Fowlmere Density Context
- Figure 16: Fowlmere photograph location plan
- Figure 17: Key building features in Fowlmere:
- Figure 18: Key building features in Melbourn:
- Figure 19: Meldreth photograph location plan
- Figure 20: Key building features in Melbourn:
- Figure 21: Landscape Opportunities and Constraints (produced by ADAS)
- Figure 22: Tree Preservation Orders in the vicinity of the Site
- Figure 23: Access proposals (Vectos)
- Figure 24: Site topography
- Figure 25: View towards the Fowlmere Conservation Area from the south corner of the Site at Long Lane, looking south-east (ADAS)
- Figure 26: View towards the north-western half of the proposed development area from the Grade II Listed Lower Farmhouse, looking north-east (ADAS)
- Figure 27: Considerations Plan
- Figure 28: Existing Site Influences - Flood Zone
- Figure 29: Existing Site Influences - Existing Vegetation
- Figure 30: Existing Site Influences - Green Edges
- Figure 31: Existing Site Influences - PRoW
- Figure 32: Design Rationale - Soft Edge
- Figure 33: Design Rationale - Potential Access Points
- Figure 34: Design Rationale - Heritage Assets
- Figure 35: Design Rationale - Development Areas
- Figure 36: Emerging concept plan
- Figure 37: Sustainability Images
- Figure 38: Sustainable housing solutions

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