THE DITTONS

CAMBRIDGESHIRE

Vistry Group

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INTRODUCTION

This Vision Document introduces Vistry Group's proposals for The Dittons in support of the promotion of the site through the emerging Greater Cambridge Local Plan.

The site is well located to both existing and future sustainable transport connections and there is good potential for this site to become a sustainable extension to Cambridge, that enhances the natural landscape assets and connects to sustainable movement corridors coming forward, whilst respecting the setting of the necklace village of Fen Ditton.

Vistry Group believe this is an outstanding opportunity to deliver a sustainable community, defined by high quality, energy efficient housing and exceptional placemaking, underpinned by strong ethos of legacy.

Vistry Group's proven track record of promoting and delivering new communities will be crucial in giving stakeholders confidence in the quality of development proposals and assurance that the site will deliver much needed local housing and alongside community facilities which will benefit both the new and existing communities of Fen Ditton.

Vistry Group has a strong reputation for design-led housebuilding with associated uses and we have developed some of the most sought-after neighbourhoods and communities in the country. Our placemaking experience combined with our longterm approach to place-keeping ensures our developments stand the test of time.

The Vision for The Dittons has been informed by a range of technical information which will be built upon through the site promotion process.

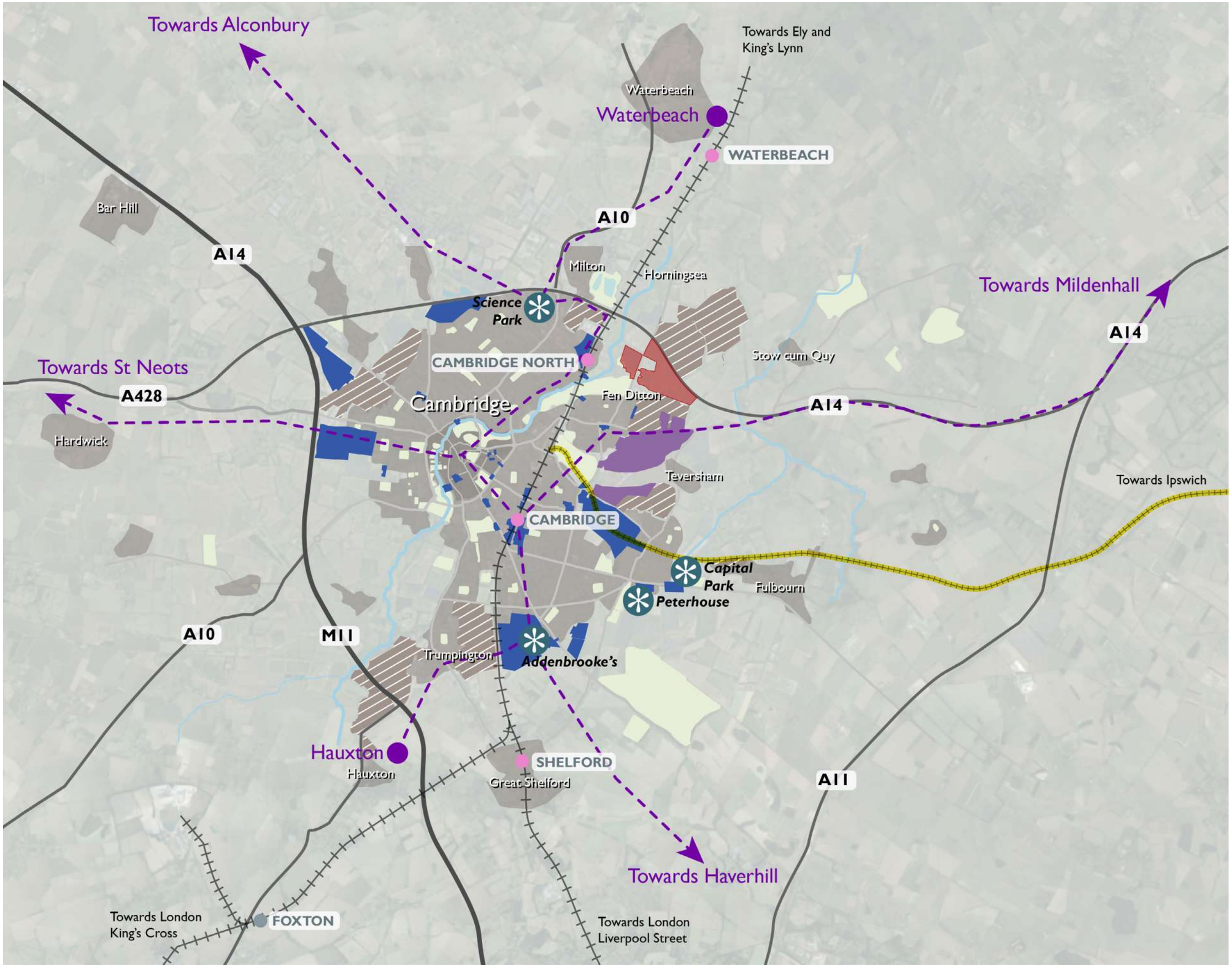
Vistry Group are keen to engage with the Councils, key stakeholders and the local community throughout the development of the proposals at the appropriate junctures.

WIDER CONTEXT

BEAUTIFULLY PLACED

The site at Fen Ditton is located south of A14, on the north east of Cambridge. The nearest train station to the site is Cambridge North to the west.

The site is positioned between two major land allocations, and there is good potential for this site to become a sustainable extension to Cambridge, that enhances the natural landscape assets and connects to sustainable movement corridors coming forward, whilst respecting the setting of the necklace village of Fen Ditton.



Potential Cambridgeshire Autonomous Metro (CAM) routes
or equivalent/alternative scheme

Allocated sites

Approved sites

Proposed allocation sites

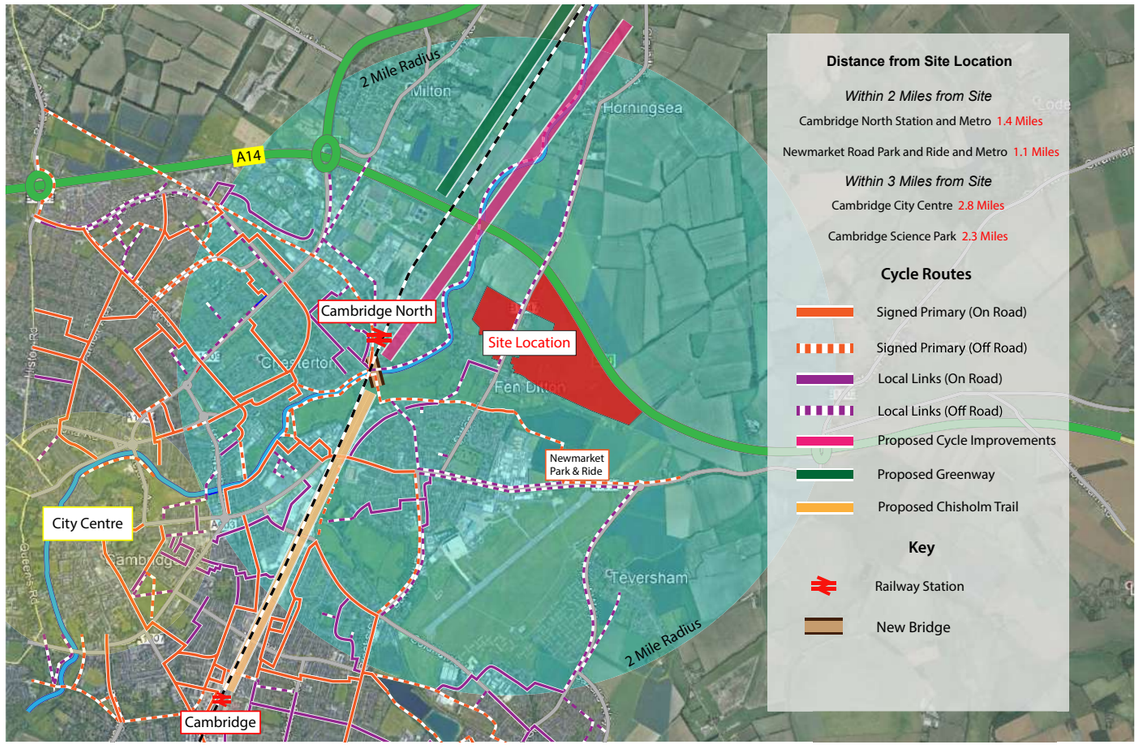
Major employment sites

MOVEMENT ANALYSIS

POTENTIAL CONNECTIONS TO CYCLE FACILITIES

This plan demonstrates that the site is in a highly accessible location by cycle, with a number of proposed sustainable transport improvements coming forward.

In particular, the site is 1.4 miles to Cambridge North Station and only 1.1 miles to the Newmarket Road Park and Ride. The site is less than 3 miles from Cambridge City Centre and the Science Park.



Potential Connections to Cycle Facilities

MOVEMENT OPPORTUNITIES

PROPOSED TRAVEL INITIATIVES

This plan shows the proposed initiatives we would implement at the development, which involves:

- Potential to divert an existing bus service into the site;
- Free/discounted bus travel for residents;
- Cycle initiatives such as cycle training for residents and e-bike incentives;
- Marketing information for residents and the surrounding area to promote travel by sustainable means;
- The introduction of the Fen Ditton Smarter Choices and Better Points schemes for residents of the development and the surrounding area to incentivise sustainable travel with a reward based scheme; and
- IT assistance campaign to promote working from home or a work hub and reducing the need to travel.



Proposed Travel Initiatives

SITE CONSTRAINTS

Land at Fen Ditton presents a range of physical constraints that require thoughtful consideration to achieve a cohesive and sustainable expansion.

As the site is located within the Inner City Green Belt, proposed development must be carefully designed to blend seamlessly with the surrounding landscape, preserving the visual character of the open countryside and nearby communities.

The site lies adjacent to the Fen Ditton Conservation Area, which features a number of listed buildings. Any development should be sensitive to this historic context and uphold the distinctive character of Fen Ditton.

With close proximity to the A14, the site will require measures to address noise and air quality. These may include the introduction of strategic green buffers, extensive tree planting and the use of sustainable building design, to reduce environmental impacts and ensure a healthy living environment for future residents.

The site contains a variety of valuable natural features, including native hedgerows, ditches and watercourses, as well as a dismantled railway line - which all contribute to a diverse and ecologically rich landscape. Preserving and enhancing these habitats through thoughtful integration will be essential to maintaining local biodiversity.

To effectively manage surface water and reduce flood risk, the site will require robust Sustainable Drainage Systems (SuDS).



SITE OPPORTUNITIES

Land at Fen Ditton is characterised by the rich heritage architecture and landscapes within the Conservation Area, that runs along the High Street and River Cam.

The site is visually well contained from the wider landscape and Green Belt, with the A14 forming a visual detractor in the Green Belt.

There is an opportunity to improve the biodiversity of land currently within the Green Belt through connecting the fen edge to the riverine landscape with green corridors and a nature recovery network. There is also a good network of footpaths and cycle routes in the vicinity, with new 'super' cycleways proposed nearby.

Establishing a Nature Reserve along the northern edge of the site, together with a connected Nature Trail, could create a native landscape buffer that softens views, reduces noise, enhances local biodiversity and helps mitigate pollution from the A14.

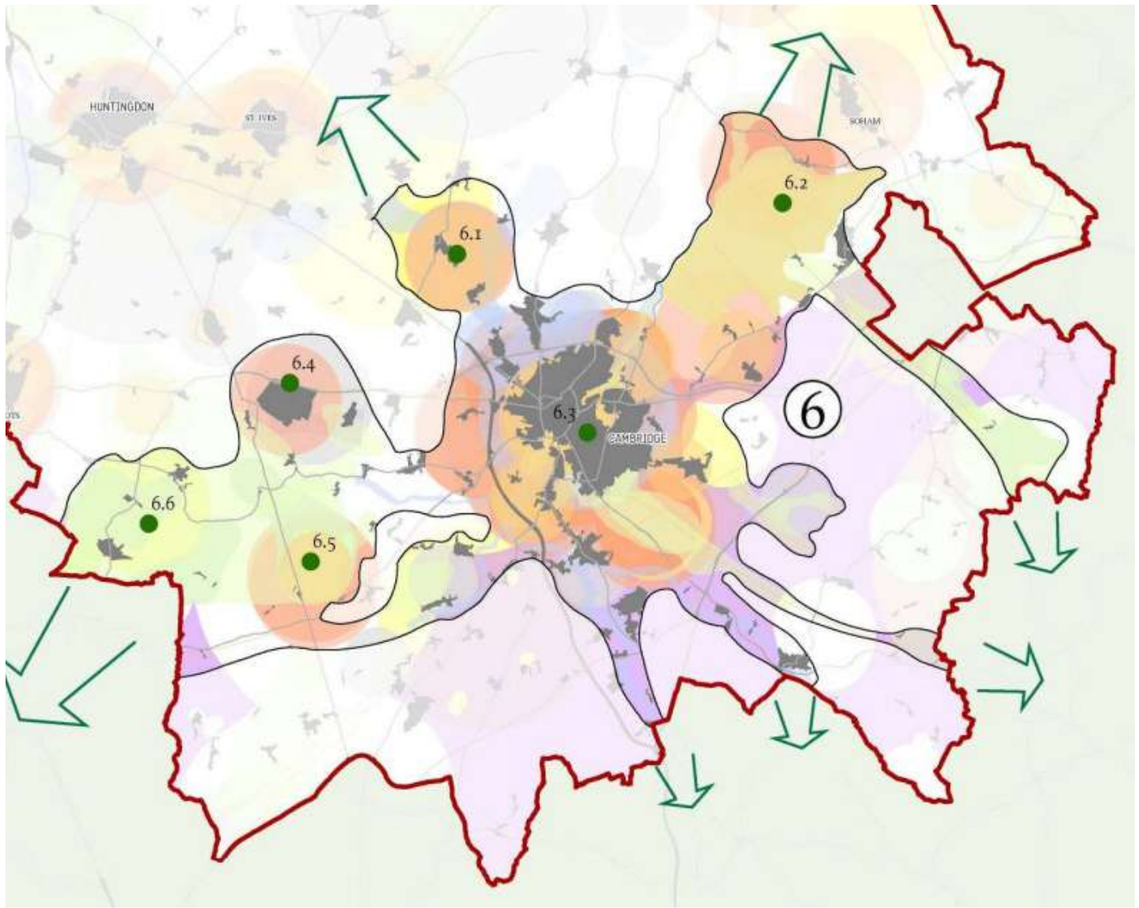
Development could take the form of a cluster of smaller settlements, collectively forming 'The Dittons', which would be set within and amongst its landscape, connected by a network of landscape and wild infrastructure, and not imposing on it.

The Dittons would respect the existing Conservation Area and views to key listed buildings such as the Church tower. Development parcels could be carefully sized and placed so they do not compete with the historic necklace villages of Fen Ditton and Little Ditton.



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WIDER GREEN INFRASTRUCTURE



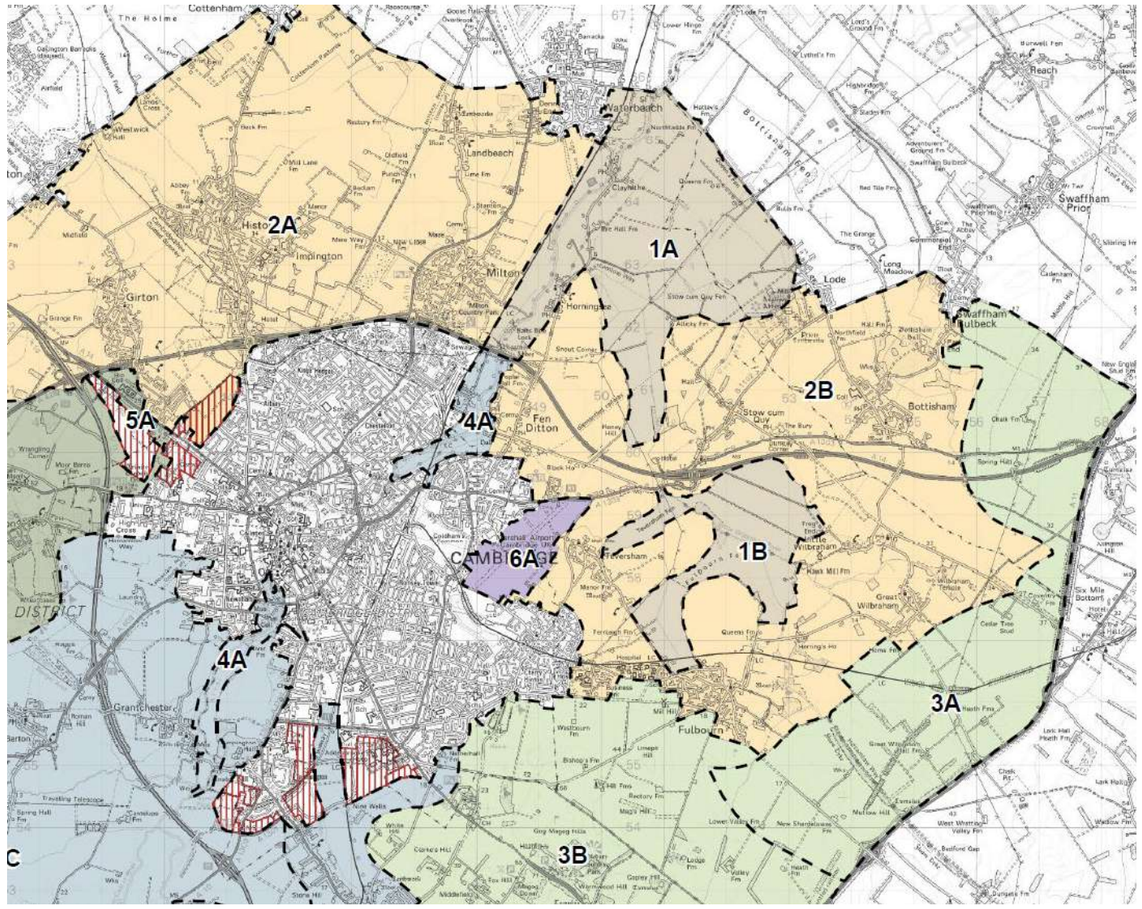
The Cambridgeshire Green Infrastructure Strategy (2011) sets out a multi-functional Strategic Network, which is separated into six distinctive Strategic Areas. The site is located within the north eastern part of Area 6, linking Cambridge to its surrounding countryside.

OPPORTUNITIES FOR GREEN INFRASTRUCTURE THEMES:

- **Biodiversity:** enhancing, linking, protecting nature conservation designations
- **Climate Change:** flood storage, urban cooling through tree planting and green space creation
- **Gateway:** habitat creation, wider countryside connectivity
- **Heritage:** using network of historic linear features
- **Landscape:** improving and maintaining the key habitats
- **Publicly Accessible Green Space:** significant deficiencies at the 2ha plus standard
- **Public Rights of Way:** allow access to Green Infrastructure Sites and the wider countryside

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LANDSCAPE CHARACTER



LANDSCAPE CHARACTER

The site is located within the Eastern Fen Edge Landscape Character Area. The site exhibits a number of Fen Edge characteristics, being relatively open arable land with occasional hawthorn hedgerows and a well vegetated disused railway. The A14 runs along the northern boundary and is an audible detractor.

Landscape Type

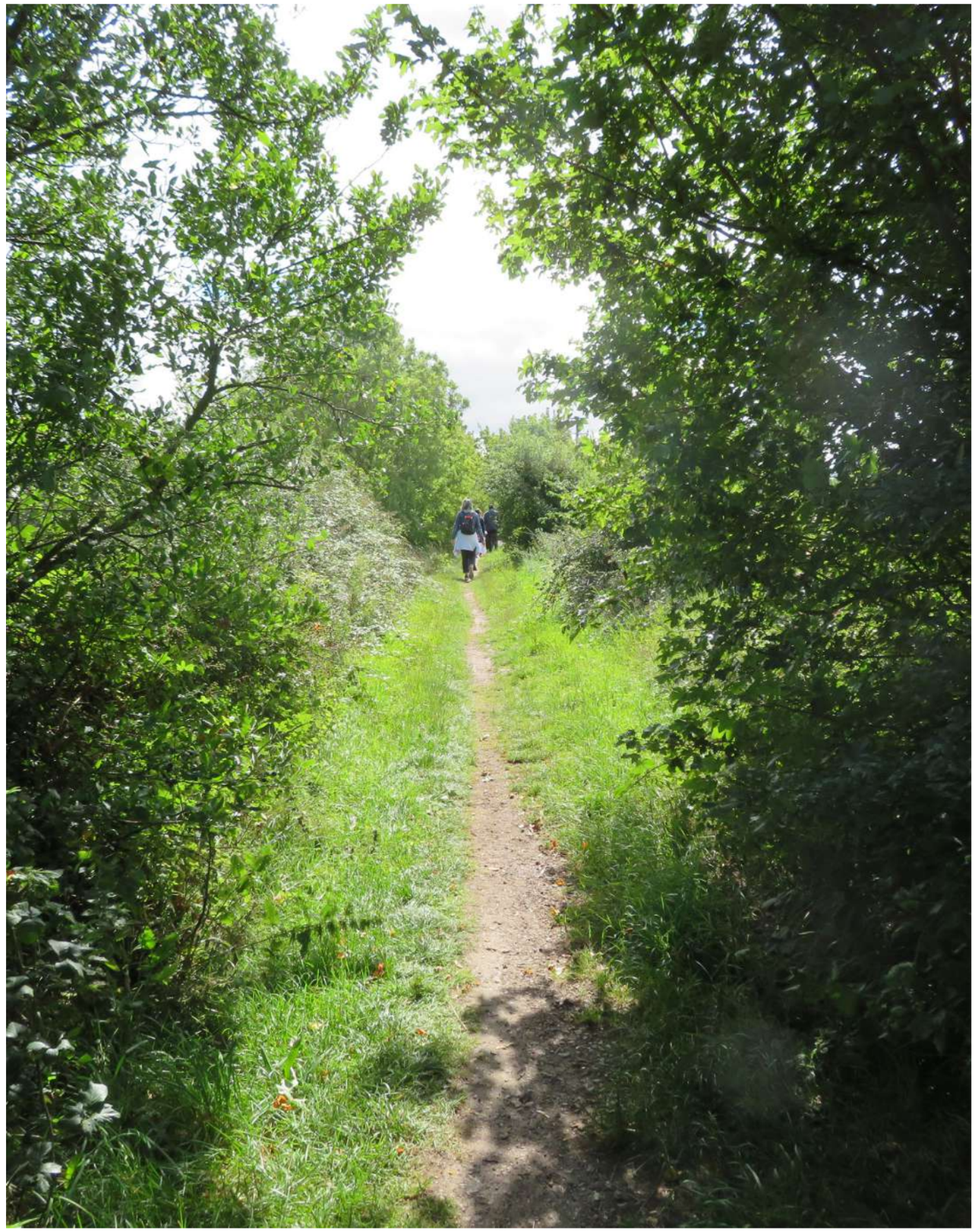
- Fen
- Fen Edge
- Chalk Hills
- River Valleys
- Claylands
- Airport

FEN DITTON LANDSCAPE



LINKING THE RIVER TO FEN & BACK AGAIN

- **Nature uninterrupted:** a route for wildlife from the River Cam to the wider countryside and fenland landscape, as part of a wider nature recovery network
- **Connected network** of routes for people and wildlife
- **Ribbons of wild infrastructure** weaving together a sequence of connected beautiful places
    - o Community Cook Out meadow
    - o Sculpture trail
    - o The Easy Green picnic
    - o Rapt stage and event space
    - o Sunflower fields
    - o Ditton Grove community orchard
- **Safe legible green routes** between villages for people and wildlife to explore
- **Village hearts and framed views** create space and room to pause and linger
- **Creating space** for a community to grow unhurried
- **Inclusive spaces** to encourage a diversity of community and events: ‘Ditton Grow’ festival; sculpture trail; places for community cook outs; wild swimming; open air cinema and stage; foraging routes for greenery for wreath making/ crumble creating; gallery space for artists;
- **Ditton villages community growing initiative:** A web of community growing space spread across the villages with a map and an app: leeks outside the community loos, carrots and courgettes bordering a café, sunflower maze behind the school; wild foraging routes for blackberries and sloes



GREEN INFRASTRUCTURE FRAMEWORK

An understanding of the wider green infrastructure, landscape character, and site and context have informed the development of key design principles that have helped shape the wider landscape vision.

Reflect the transition from riverine to fen edge landscape, incorporating existing landscape characteristic features into the site wide green infrastructure framework.

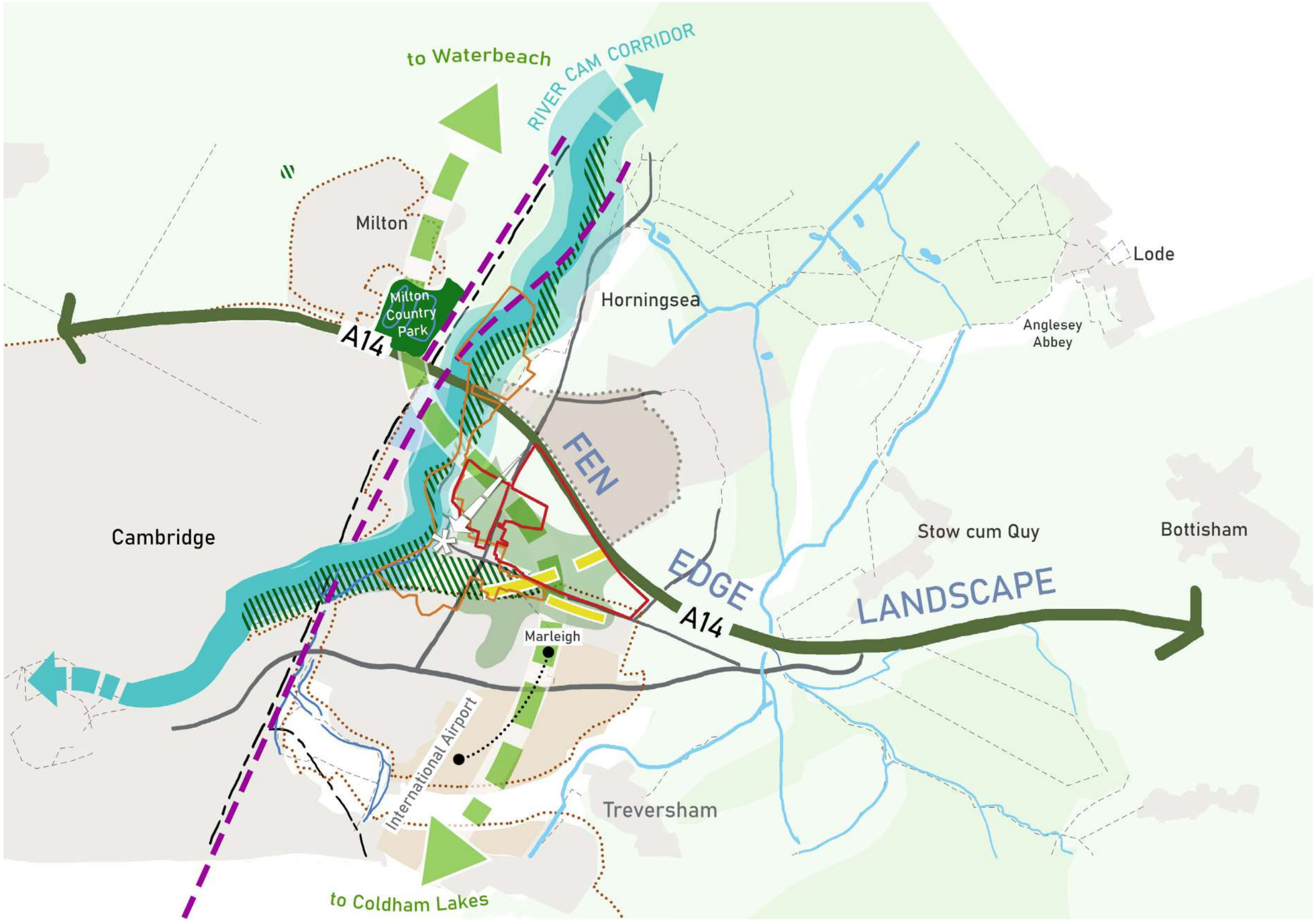
Establish a green link from Milton Country Park, across and through the site, linking with High Ditch Road and the Marleigh development to the south and beyond to the regeneration at Cambridge Airport.

Development parcels should be carefully sized and placed so they do not compete with the historic necklace pattern of Fen Ditton and Little Ditton.

Respect the setting of the Fen Ditton Conservation Area and maintain the key views towards the Church.

Reinforce landscape along the A14 to form a robust edge to Green Belt and adjacent fen edge landscape.

Retain the existing public footpath on site and create safe pedestrian connections to the wider countryside.



VISION OBJECTIVES

FAIR SHARE COMMUNITY

Imagine a place where everyone has equal access to the public realm and feels they belong.

When designing a place where everyone feels welcome, lessons can be learnt from the design of feminist cities and spaces. This includes safety at all times of day with 'eyes on the street', as Jane Jacobs taught us 60 years ago. However, we now have a new responsibility in ensuring places are inclusive and uninhibited for all.

From the large-scale country parks and village greens with activity zones to invite all ages, to public bathrooms that cater for the elderly, or pregnant and breastfeeding women, we must design spaces where everyone can feel comfortable, secure and free.

Through the pandemic, the value and necessity of public and natural spaces that cater for everyone has been brought into sharp focus. Fair shared communities are places with short travel distances, sustainable transport options, and equity in access for all genders, minorities and marginalised groups.



EVERYONE INVOLVED



Vision Workshop, Chelmsford Garden Village

At Vistry Group, we work in partnership. We recognise the importance of using a collaborative approach to building good relationships with councils, statutory authorities and agencies at all stages of planning and development.

We work closely with existing communities to understand their concerns and aspirations to help shape our developments.

Putting people at the heart of the creative process, unearthing the real needs of a community, empowering stakeholders, creative good will, inspiring community spirit and building consensus.

Far from imposing ready-made off the shelf solutions, we build a vision together, which leads to creating places that are vibrant, valued and sustainable from the outset.

TAKING OUT THE JUGGLE

Vistry Group have a wealth of experience developing mixed-use new communities, creating vibrant neighbourhood centres which nurture community spirit with facilities designed in collaboration with local people.

The new community at Fen Ditton will cater to a wide range of families and individuals by facilitating flexible lifestyles and choices. Including opportunities to work from home or shared co-working spaces, creating vibrant spaces and a work-life balance. Co-locating schools and care services with community spaces, flexible working and mixed-uses, will create better connected communities that shorten the commute and take the juggle out of people's daily lives.

The land at Fen Ditton provides the opportunity to create a happy and healthy community with infrastructure supporting community activity, health, education and quality of life.



Beaulieu Neighborhood Centre

NATURE AT YOUR DOORSTEP



Great oaks retained at Broadbridge Heath

Imagine a place where you can live your life outdoors through the seasons, and everyone's life is enriched by nature.

We specialise in designing sensitive and innovative masterplans which maximise the potential of the natural landscape. Finding ways to protect and enhance the best aspects so that they can enrich the proposals and deliver a strong character with an instant sense of maturity.

We believe in landscape led masterplanning with the aim of creating a living landscape. Built in the right way, in the right place, new housing can make a positive contribution to nature and the people who live there. We believe everyone has a right to natural space, and that this can provide 'equigenesis' – an equalising environment that uplifts everyone's health and wellbeing.

A vision to create spaces which allow wildlife, nature and people to thrive together.

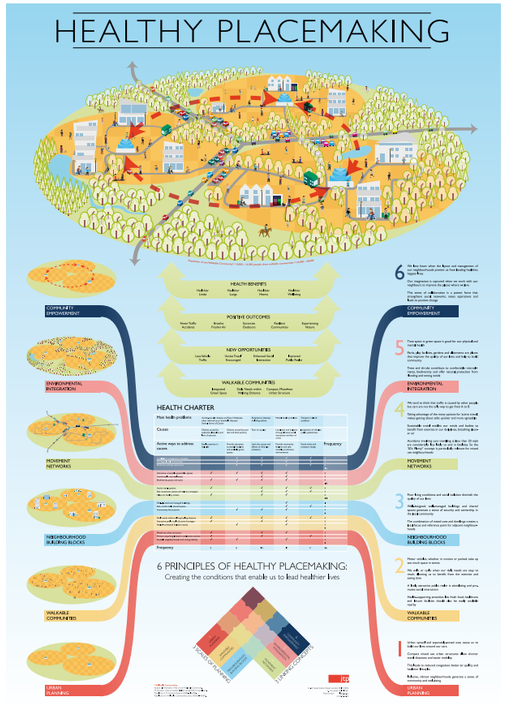
VISION OBJECTIVES

UNHURRIED SLOW MOVEMENT

Imagine a place where you exercise daily without even noticing, and your daily commute reduces stress, improving your health and mental wellbeing.

The land at Fen Ditton offers the opportunity to deliver a community where everything you need is within walking and cycling distance.

The combination of a compact mixed-use urban structure, meeting daily needs within walking distance, and providing integrated green space creates the conditions for people to lead healthy lives by encouraging 'active travel', reducing vehicular traffic, improving the public realm and enhancing social interaction.



UNFOLDING JOURNEYS & EXPERIENCE



Fen Ditton Meadows

Imagine a place where you stay out too late watching the stars, and you feel safe walking home at night.

Fen Ditton is characterised by moments of surprise and delight in the detail. It is a rich tapestry of landscape and urban form that slowly reveals places and spaces along the way. From hidden courtyards to the open expanses of the river and the fenland, development brings the opportunity to connect these spaces with a ribbon of beautiful landscapes and high quality architecture.

The journey through the renewed landscapes and clusters of neighbourhoods will offer areas of vibrancy and tranquility, with rooms within nature that allow people to relax and linger.

Through a staged placemaking approach, we propose including distinctive character areas set within a landscape setting ensuring a strong identity and sense of community is created from day one.

UNFOLDING COMFORT & BEAUTY

Imagine a place where you can view nature from your living room, and its feels like a painting you can inhabit.

We specialise in contextual placemaking, the site and its surroundings along with local knowledge from the community and stakeholders will inform the unique vision for the Dittons.

We propose carefully placing smaller parcels of development within an enhanced ecological network, that restores the historic fenland and connects to existing natural assets, such as the woodland along the dismantled railway, Ditton Meadows and the River Cam.

Through analysis of the historic growth of Fen Ditton and the unique and varied architectural character and 'moments' within the urban fabric, we would develop an architectural approach that will enhance local distinctiveness and beauty.

Homes would be designed to improve transparency between in and outdoors, and make every dwelling feel connected to the unique landscape that envelopes it.



Wickhurst Green



DESIGN PRINCIPLES

The landscape vision for The Dittons draws on the contextual analysis to shape a series of landscape placemaking principles:



1. PROTECT & ENHANCE THE RAILWAY CORRIDOR

Protecting and enhancing the existing vegetation and habitats along the dismantled railway, preserving its role as a key ecological corridor and improving biodiversity and landscape connectivity.



2. LANDSCAPE INTERFACE WITH THE A14

A productive and natural buffer that filters views and mitigates noise from the A14, achieved through the creation of a nature trail and layered planting. This interface also offers opportunities for larger water bodies and attenuation ponds, helping to renew and reinforce the distinctive fenland landscape character.



5. GREEN CORRIDOR FROM RIVER TO RAILWAY

An east–west green corridor connecting the River Cam to the dismantled railway, creating a natural and visual link between the eastern and western parts of the site, and connecting with the wider movement and leisure network.



6. MEANDERING NECKLACE OF DEVELOPMENT

A development pattern inspired by the historic growth of Fen Ditton, formed through smaller, interconnected parcels.



3. NATURALLY EXTENDING FEN DITTON

A sensitive extension of Fen Ditton's built form, creating new frontage along Horningsea Road that complements and respects the character of the Conservation Area.



4. GREENING THE OLD AND NEW

North–south landscape corridors will form natural green buffers between each neighbourhood within the Dittons. These verdant routes will not only define distinct character areas, but also support active travel, sustainable drainage and integrated play spaces.



7. FOUR DISTINCT CHARACTER AREAS

The site will be shaped by four distinct character areas, each reflecting the varied typologies found in Fen Ditton and more recent developments nearby, such as Marleigh. These areas will be defined by unique landscape settings and a mix of uses, with a strong emphasis on ensuring that green spaces are easily accessible from every doorstep.

LANDSCAPE VISION

‘THE DITTONS…A BEAUTIFUL COLLECTION OF VILLAGES SET WITHIN A RICH FEN EDGE LANDSCAPE’

Creating space for a community to grow

- Inclusive spaces to encourage a diversity of community and events: ‘Ditton Grow’ festival; sculpture trails; places for camping and community cook outs; wild swimming; open air cinema and stage; foraging routes for wreath making/ crumble creating; gallery space for artists;
- Ditton villages community growing initiative: A web of community growing space spread across the villages: leeks outside the community loos, carrots and courgettes bordering a café, sunflower maze behind the school; wild foraging routes for blackberries and sloes.

Villages set within a landscape

- An eclectic mix of small settlements nestled amongst and within an established fen edge landscape connected by a network of landscape and wild infrastructure.

A network of routes for people and wildlife

- Ribbons of wild infrastructure weaving together a sequence of connected beautiful places
- Safe legible green routes between villages for people and wildlife to explore
- The use of framed views and social village centres to create moments to pause and linger.

Linking the River to the Fen and back again

- Nature uninterrupted. Creating a route for wildlife from the River Cam to the wider fenland landscape as part of a wider nature recovery network
- Creation of a lush interconnected mosaic of woodland, hedgerow, meadow and water.



1. Enhancing the existing landscape assets, including waterways, mature trees and hedgerows, by integrating trim trails and areas for natural play.
2. Introducing native meadows to enhance rural character and biodiversity.
3. Creating an attractive landscaped gateway to Ditton East along the existing Public Right of Way, where village ponds offer a welcoming first impression and a place for residents and visitors to sit, relax and enjoy the surroundings.
4. Creating native landscape buffer for noise mitigation and habitat value.
5. A network of green routes, enhancing the existing public right of way and providing safe and attractive active travel routes across the site.
6. Formal green square with seating and mixed uses at the heart of the

ILLUSTRATIVE PLAN

THE DITTONS

Beautifully placed, beautiful spirit, beautiful buildings.

To enhance the existing spirit of Fen Ditton, we propose creating a series of necklace settlements, clustered in small parcels that are set within distinctive and renewed landscape.

Each cluster will draw inspiration from character generators in the historic village and landscape, creating places that are distinctively local and beautiful.

The landscape-led design will restore the historic fenland and connect existing pockets of woodland together, creating a natural network that is bigger, better and more joined up.

Ensuring that every home has direct access to attractive, natural green space, will improve wellbeing for all and encourage active travel.

The mixed-use centre in the heart of the community will allow for flexible lifestyles and opportunities, through co-locating services and community infrastructure with education, care and co-working spaces.

To encourage the ethos and vibrancy alongside an unhurried, relaxed and nurturing atmosphere, we propose:

- Increasing opportunities for self-build homes;
- A good proportion of affordable plots;
- Integrating artists/makers studios at reduced rates;
- Community buildings and/or ‘sheds’ for community growing;
- Encouraging and creating space for a whole village food or arts festival kicked off through a built in community growing initiative;
- A permanent sculpture trail that encourages movement and could feature local artists; and
- A network of pedestrian routes to smaller outdoor destinations: play trails, woodland walk, picnic/BBQ spots, water edges.











FEN DITTON, LITTLE DITTON, HIGH DITTON & DITTON END

A collection of small, characterful villages nestled within the established Fen Edge landscape, forming an eclectic mix of settlements that respond to their natural surroundings. This setting is defined by a lush, interconnected mosaic of woodland, hedgerows, and meadows, creating a rich and varied landscape that reinforces the distinct identity of each community while linking them together through nature.and water

1. Community heart with a mixed-use centre, where community is created. nurtured and expanded
2. An east-west green corridor running from the River Cam to the dismantled railway greenway
3. Enhanced wildlife corridor along the dismantled railway
4. Proposed Nature Reserve along the north edge that adds valuable habitat for wildlife to flourish, as well as softening views, noise and air pollution from along the A14
5. Views from the church into the Fen Ditton Conservation Area

RIVER CAM
LITTLE DITTON
FEN DITTON
HIGH DITTON
DITTON END
DISMANTLED RAILWAY
MARLEIGH
A14
HIGH DITCH ROAD

VISTRY GROUP TRACK RECORD

The team has a strong track record of delivering sustainable new communities. Creating “Places People Love” is achieved by embracing a model of placemaking that views a place in its entirety.

Our developments showcase schools, roads, shops, community centres, greenspace, employment and village squares as being the very things that tie a development together and foster community.

Our residents tell us they feel at home from the outset, and we recognise that this is only achieved with the delivery of infrastructure from the early stages of development.

Easy access to a wide range of amenities is vital to the creation of new communities. A central village square is an excellent place to build amenities, community centres and facilities around it. It also is a central hub where residents can gather and further cement the sense of community and belonging.

This track record of delivering valuable infrastructure and high-quality homes alongside community uses and public realm, enables us to showcase successful developments we have been involved with to communities and stakeholders to help unlock planning consents.

Vistry Group

ABOUT VISTRY GROUP

Vistry Group was formed in 2020 and the integration of Countryside Partnerships into the Vistry family in November 2022 amalgamates centuries of housebuilding provenance.

Delivering thousands of homes every year for both open and affordable marketplaces, the Vistry Group has unmatched portfolio of brands, each with a rich history and strong reputation, including Linden Homes, Bovis Homes and Countryside Homes.

Our purpose as a responsible developer is to work in partnership to deliver sustainable homes, communities and social value, leaving a lasting legacy of places people love. The Group has been awarded the 5 star rating by the Home Builders Federation following the latest home building industry's Customer Satisfaction Survey. Vistry's adopted group sustainability strategy recognises the interlinked nature of sustainability issues and encompasses all elements of Environmental, Social and Governance.

We are passionate about the places we create and the new communities we deliver. We use out placemaking skills to create an environment where residents feel a true sense of belonging.

This is successfully achieved by carefully masterplanning our development to integrate new facilities, delivering necessary supporting infrastructure and placing an emphasis on landscape-led public spaces. The Group's achievements are exemplified by the receipt of more than 350 awards for design and sustainability practises since 2000 and we hold more housing design awards than any other house builder.

Vistry Group

RETAIL SALES (35%)

Bovis Homes · COUNTRYSIDE Homes · Linden HOMES

PARTNER SALES (65%)

Countryside Partnerships

Multi-tenure housing solutions, Joint Ventures, Affordable Housing, PRS, Partner Delivery

Vistry Works provides support to our modern methods of construction
Vistry Services provide Group service support

Vistry Works · Vistry Services



CREATING A LEGACY

At Vistry Group we believe that creating places the community loves is key to establishing a lasting legacy for the scheme.

Our highly successful approach to place-keeping and the long-term stewardship of our developments means that we create places which are highly valued by both residents as well as the wider community.

Currently we work with charitable bodies such as the Land Trust to take on the ownership and management of the open spaces and other community assets for the benefit of the community.

For instance, at our development at Beaulieu, Chelmsford the long-term stewardship of the scheme is in safe hands. Here, we appointed the Land Trust to manage and maintain Beaulieu's abundant variety of green spaces in partnership with the Beaulieu residents and wider local community.

The resulting meadows, parks, and gardens are therefore carefully managed to create and maintain a safe, clean and attractive environment with a focus on education and well-being for the whole community to benefit from.

We look forward to working in collaboration with the landowner to deliver a legacy model bespoke to Fen Ditton. We will draw on our wealth of experience and ensure a lasting legacy where open space, infrastructure, community and social assets are maintained and protected in perpetuity to create a thriving and successful community.



OUR FOCUS ON LONG-TERM STEWARDSHIP ENSURES WE CREATE THRIVING AND VIBRANT NEW COMMUNITIES.



OUTSTANDING TRACK RECORD OF DELIVERY

Vistry Group has a proven track record of delivering valuable infrastructure and high-quality homes alongside community uses and public realm. This enables us to showcase successful developments we have been involved with to communities and stakeholders to help unlock planning consents.



VALUE-ADDED APPROACH

Vistry Group will ultimately implement the planning permission and Section 106 obligations, so we have an interest in ensuring the planning permission is valuable, economically viable and deliverable. Vistry Group will deliver the landscaping and strategic infrastructure to establish an excellent gateway and maximise the Social and Economic value in creating a new community.



Vistry Group's thoughtful approach is to deliver a high-quality scheme which will stand the test of time.

A well-designed place is achieved by making the right choices at all levels including a well thought through masterplan, extensive landscaping and public spaces, facilitating connectivity and movement, and the creation of a strong identity.

The look and feel of the development is tied together through the use of character areas that include subtle differences in architectural design and detailing. Whilst the changes are subtle, they can make a significant difference within a "standard" cost budget.

Interesting and innovative integration of SUDS, careful colour palette choices and the use of a range of local vernacular are all examples of how Vistry Group ensure the developments are distinct.

This approach creates a wide range of high-quality homes, increases sales rates, and ensures quality is maintained throughout the scheme.



THE LOOK AND FEEL OF THE DEVELOPMENT IS TIED TOGETHER THROUGH THE USE OF CHARACTER AREAS WHICH INCLUDE SUBTLE DIFFERENCES IN ARCHITECTURAL DESIGN AND DETAILING.



LONG TERM RELATIONSHIPS

Our reputation is founded on being a responsible developer, working closely with local authorities, communities and landowners.

- We work in partnership for the life of the project in order to secure successful outcomes for our partners
- We aim to leave behind a positive legacy and a place we can be proud of
- We use a collaborative approach to build good relationships with councils, statutory authorities and agencies at all stages
- We work closely with existing communities



OUR ETHOS

Our business is built upon implementing a strong vision to provide the foundations for a successful, long-lasting community.

From the homes we build, to the resident associations we form, new communities are given the opportunity to thrive with a strong community spirit.

PLACES PEOPLE LOVE

Placemaking is much more than just geography – it is a practice and philosophy, as much about the feelings people experience as the physical buildings.



CREATING SUSTAINABLE COMMUNITIES

Vistry Sustainability is at the heart of new development. Jointly our wide-ranging experience of major project delivery will be key in achieving buy-in from all stakeholders, maximising the credibility of the planning strategy.





CARBON

We will ensure that the site will become a sustainable mixed-use community which mitigates and adapts to future effects of climate change. A wide range of sustainability measures can be employed, including: Reducing the embodied carbon of construction through careful selection of building materials, improving the operational efficiency of the scheme by incorporating low carbon renewable energy technologies.

MODERN METHODS OF CONSTRUCTION

Modern methods of construction are playing an increasingly important role in the delivery of new homes. Over the coming years as building regulations become more stringent it will become increasingly expensive to meet required standards, and MMC will play an ever increasing role.

Vistry Group has three off-site construction facilities which can deliver prefabricated building elements to development sites. Vistry would be delighted to organise a tour of their facilities if this is of interest.



WATER EFFICIENCY

The availability of potable water supplies is a key concern the deliverability of sustainable development within Greater Cambridge. Vistry is committed to delivering developments which embed water efficiency within them. Our technical innovation team is constantly exploring technologies which can help to achieve ever more ambitious water efficiency targets.



BIODIVERSITY NET GAIN

With the Environment Act (2021) now in place, the site will have to deliver a minimum gain in biodiversity of 20%, known as biodiversity net gain. Vistry have already achieved this metric elsewhere, using a combination of onsite and offsite solutions.

Examples of this include utilising drainage ponds/lakes for more than just their primary purpose. We create living spaces out of these areas by planting wildflower meadows and permanently filling a portion with water, so they become attractive pond settings. This not only contributes to an effective drainage strategy but brings to the fore village life with more biodiversity and quality of place.





ADDING VALUE

As a master developer, we will deliver the landscaping and strategic infrastructure to establish an excellent gateway and maximise the value of the development, when parcels are presented to the market.

A well-designed place, be it for residential or employment uses, is achieved by making the right choices at all levels including a well thought through masterplan, extensive landscaping and public spaces, facilitating connectivity and movement, and the creation of a strong identity. The look and feel of residential development is tied together through the use of character areas that include subtle differences in architectural design and detailing.

This approach creates a wide range of high-quality homes, increases sales rates, and ensures quality is maintained throughout the scheme.

STEWARDSHIP

Creating places the community loves is key to establishing a positive legacy for any scheme.

Vistry's highly successful approach to placekeeping and their long-term stewardship of developments means that they create places which are highly valued by both residents as well as the wider community.

Currently they work with charitable bodies such as the Land Trust to take on the ownership and management of the open spaces and other community assets for the community's benefit. For example at Vistry Group's Beaulieu development, the Land Trust were appointed to manage and maintain Beaulieu's abundant variety of green spaces in partnership with the Beaulieu residents and wider local community.

The resulting meadows, parks, and gardens are therefore carefully managed to create and maintain a safe, clean and attractive environment with a focus on education and well-being for the whole community to benefit from.

The focus on long-term stewardship ensures the creation of thriving and vibrant new communities.

THE DITTONS
CAMBRIDGESHIRE

OUR NEW COMMUNITIES CASE STUDIES

WHITTINGTON WAY

BISHOP'S STORTFORD, EAST HERTS

Vistry Group promoted the land for release from the Green Belt and achieved planning permission for a sustainable new community incorporating a mix of uses.
We have used our creative placemaking skills to create an environment which will benefit new and existing residents.

We achieved this by carefully masterplanning to integrate new facilities, delivering necessary supporting infrastructure and placing an emphasis on landscape-led design.

Proposals have sought to maintain open views from the high ground, positioning buildings to provide unobstructed long-distance views along the Stort Valley to the south-east.

The site will deliver a range of mixed-tenure housing along with commercial space and community facilities.





- Landscape-led masterplan
- A local centre
- 750 new homes
- A business park of around 10 acres
- A rich variety of traditional architecture
- A nursery, a primary school and land for a secondary school



BEAULIEU

CHELMSFORD, ESSEX

Conceived as a sustainable urban extension for Chelmsford, Beaulieu comprises a series of individually designed neighbourhoods. The residential areas are supported by first class amenities including new schools, shops and healthcare facilities, all linked together by an extensive network of parkland and open spaces.

A multi-million pound package of new infrastructure is being provided to facilitate the development. This includes a major relief road, junction enhancements to the A12 and a new railway station, which has been enabled by a successful HIF funding application of £218m.

- 610 acres
- 3,600 new homes
- Beaulieu Park School - Essex's first all through school
- 176 acres of parks and open spaces
- An additional primary school
- Beaulieu Square - Neighbourhood Centre with local facilities
- New railway station
- New relief road
- 620,000 ft² commercial space including a hotel and 430,000 ft² business park
- Delivery 2014 to 2027









GREAT KNEIGHTON

TRUMPINGTON, CAMBRIDGE

Great Kneighton is a sustainable new community comprising high quality integrated neighbourhoods built on former Green Belt land.

It features award-winning contemporary architecture designed to appeal to the local market and enable the delivery of higher density housing sought by the local authority.

Significant early investment was made in the delivery of infrastructure including a 120 acre country park, primary and secondary schools and a new town square. Adjacent to Great Kneighton we are creating the 3 million sq ft Cambridge Biomedical Campus, in partnership with Liberty Property Trust and Cambridge University Hospitals NHS Foundation Trust.









- 269 acres on former Green Belt
- 2,550 new homes
- New town square with shops and community building - library, café and health centre
- 120 acre country park with allotments, sports pitches, adventure play, skate and BMX parks
- New primary and secondary schools
- Community gardens
- Delivery 2010 to 2020

BOURN AIRFIELD

Countryside has successfully promoted the Bourn Airfield site through the South Cambridgeshire Local Plan process to secure an allocation for the new village of 3,500 homes.

We have worked closely with South Cambridge planning department to develop a landscape-led masterplan which the Planning Committee resolved to grant outline planning permission for in February 2021 and planning permission was granted in July 2024.

The new village has been designed to reflect the site's airfield heritage. It will comprise 3,500 new homes of which 40% will be affordable. The creation of this new community incorporates the provision of two primary schools and a secondary school, a village centre providing a variety of retail opportunities, community buildings, retirement and care homes, sports and recreation spaces. Countryside has worked with the Cambridgeshire Wildlife Trust to design a scheme which will deliver a Biodiversity Net Gain of over 11% compared to its current agricultural use.

Bourn Airfield has been designed to promote the use of sustainable modes of transport both within the site and to access local employment and services. This includes incorporating the proposed Cambridge to Cambourne strategic public transport route within the site.







- 546 acres of former Airfield
- 3,500 new homes
- New village centre incorporating retail and community uses
- 262 acres of open spaces
- Two primary schools and a secondary school
- Delivery from 2023

Vistry Group