

Little Steps become Great Strides



A Vision for the Kingsfields

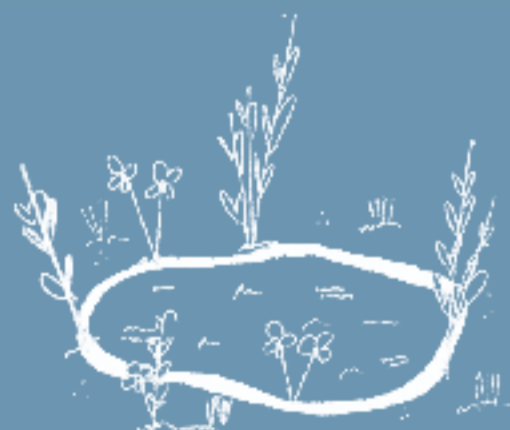
The Land West of Cambourne - December 2021



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(Re)introducing Little Kingsfield & Great Kingsfield



In 1841, in the north-east part of Eltisley Parish lay land called Great Kingsfield and Little Kingsfield - near the villages of Caxton and Papworth Everard. In 2021 a Vision is emerging for a new settlement in this location.

A long journey lies ahead, if the proposed new settlement is to find its way into and through the requisite local planning processes and onwards to delivery. The journey begins with a series of steps that can lead to, ultimately, the realisation of a new place that exemplifies how people and nature can co-inhabit the landscape - sustainably, in place where they want to be.

In its creation, the first little steps will be crucial - those that establish a new community and help to forge its identity. But taken in the right direction, these can then allow great strides to be made, towards a genuinely zero carbon, super-connected place, and one where the community actively provides for itself.

Defining a Place

Putting Little Kingsfield & Great Kingsfield on the map



Identity Shaped by Ambition

Our Vision for the Kingsfields is defined by an interlinked series of objectives. For it to succeed as a proposition and ultimately in shaping a new place, the Vision must articulate these objectives with clarity and ambition.



Little & Great Kingsfield will:

Generate & Regenerate

Generate energy and community identity
Regenerate the landscape, enrich it with opportunity

Connect & Reconnect

Connect neighbourhoods and communities, new and existing
Reconnect nature networks – and people with nature

Grow & Respond

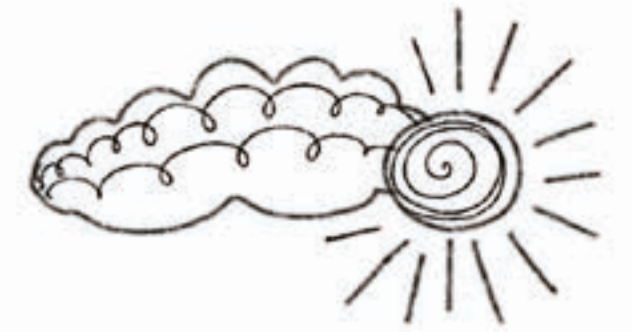
Grow food, woodland, habitat - and a cohesive place
Respond to changes in lifestyle, in climate, and technology

These objectives are amplified across eight key themes which together will define the new place.



“Thousands of hectares of land owned by the Church of England could be used to build affordable homes in the next few years... The church must lead by example in tackling the housing crisis facing the nation, says the commission set up by the Archbishop of Canterbury [and] can act immediately.”

The Guardian, 21 February 2021



Growing Locally

Our Vision for the Kingsfields at Cambourne embraces a new approach to creating communities around agrihoods – where the production and distribution of food is embedded into the structure and day-to-day functioning of the place.

Regenerative Agriculture

As part of the agrihoods, the newly purposed farmed areas can be operated via practices that improve soil health - with a series of positive consequences related to biodiversity, water system quality and productivity.

Nature Recovery & Healthy Placemaking

The sensitive introduction of new neighbourhoods can come alongside enrichment of the landscape for nature, connecting fragments of habitat and creating new nature networks while enabling benefits to people's health and wellbeing via the coexistence of humans and wildlife.

Energy Generation

Proposed new settlements such as at the Kingsfields can exemplify the ability to generate – and potentially distribute and trade – renewable energy locally, for meeting the demands for power made by homes and zero emission forms of transport across the new settlement.

Flexible Ways of Working

It is essential that new places are designed, from the outset, to support flexible and productive ways of working. At the Kingsfields our Vision is for a settlement where this support is not only intrinsic but where its benefits translate into better, mixed-use, people-focused placemaking.

Homes that people can afford

The land at Cambourne presents opportunities for the Church to act on their statement of intent made earlier this year – in which a commitment was made to playing a role in tackling the housing crisis and the provision of truly affordable homes.

Sustainable Transport

Major prospective investment in public transport will mean that the Kingsfields can be envisaged as a truly sustainable new settlement - providing the ability to move about locally by means other than the private car must be integral the Vision for the new place.

Community Hubs & Identity

The Vision is predicated on an understanding of how the new settlement will grow and how – from its beginnings – it will allow those who live there to establish their roots, and to associate with the emerging identity of Little Kingsfield and Great Kingsfield.



“The vibrant mix of rural and urban communities between Oxford, Milton Keynes, Bedford and Cambridge blend beautiful landscapes and a rich cultural heritage with globally renowned centres of education, business, technology and an increasingly dynamic business scene...East West Rail is a once in a generation opportunity to provide frequent, fast and reliable rail links for [these] communities, connecting people with the things that matter most to them.”

East-West Rail: Making Meaningful Connections March 2021



Growing Locally

"I share the food that I grow with my neighbours"



Our Vision for the Kingsfields at Cambourne embraces a new approach to creating communities, one where the production and distribution of food is integrated into the structure and day-to-day functioning of a place. Agrihoods, or Agrivillages, are places where a local farm or farms are integral to the community, not only providing locally grown produce but also identity and opportunities for community integration.

The monocultural remit of the current landscape can be revitalised into one that provides for those who live in the new agrihoods on the former fields - and for those further afield. Through this direct engagement with sustainable and enriching forms of land use, the community can actively participate in nature recovery and an increase in net biodiversity gain.



Regenerative Agriculture

"I taste the difference in seasonal, same-day produce"



Arm in arm with the agrihoods, the newly farmed areas can be operated via practices that improve soil health - with a series of positive consequences related to biodiversity, water system quality, and productivity. Enabling the new communities at the Kingsfields to interact with, and participate in, such practices will realise the wider potential of the land while widening appreciation of sustainable methods of farming.

The Church's land at Cambourne offers the opportunity to demonstrate how a new settlement can enrich greenfield land, challenging common perceptions of land being 'lost' to new settlement by showing that, done well, it can in fact be enhanced, inhabited and diversified in its functions and wider benefits.



Nature Recovery & Healthy Placemaking

“I connect with nature knowing that wildlife can thrive here”



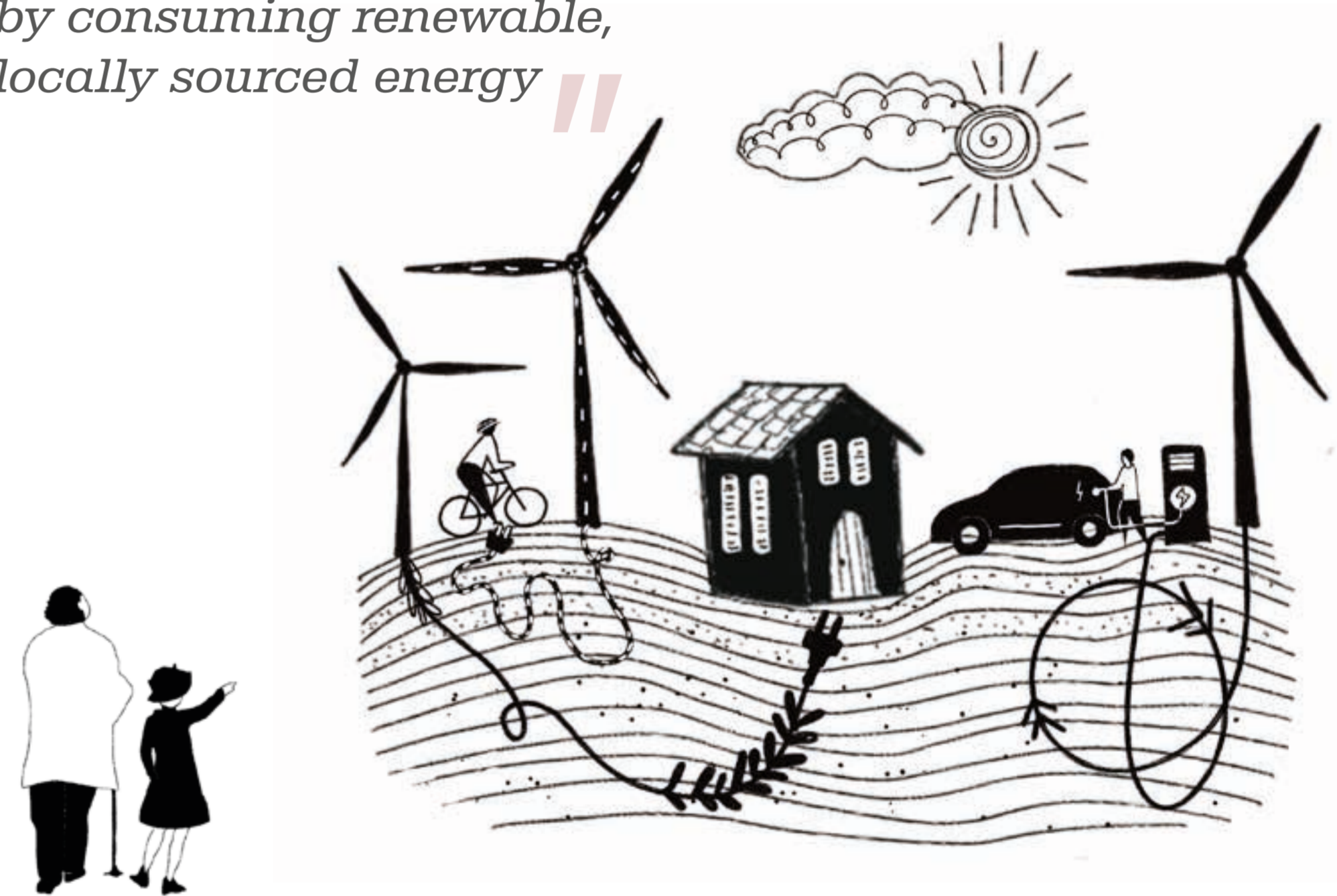
In the UK the impact of human activities, not least intensive agriculture, on aspects of wildlife and ecosystems is increasingly recognised as having been devastating. But significant opportunities to address this are presented at large farmed sites such as at Cambourne. The sensitive introduction of new neighbourhoods can come alongside enrichment of the landscape for nature, connecting fragments of habitat and creating new networks for the movement and recovery of nature.

Enabling the coexistence of humans and wildlife brings further benefits, not least to people’s health and wellbeing: “Nature is our great untapped resource for a mentally healthy future” (The Mental Health Foundation). Meanwhile the evidence is steadily growing that well planned neighbourhoods, where ready access to spaces and routes for exercise, recreation and simply getting about on foot and bicycle, can result in significant health benefits to those who live there.



Energy Generation

“I reduce my carbon footprint by consuming renewable, locally sourced energy”



The move towards zero carbon is an acknowledged necessity and one given added impetus by recent Government announcements. However, it is clear that we are in for an electric future. We will see a doubling of our power demand over the next 30 years. We are in a transition period for energy generation and how the gap in energy need vs supply will be filled in the shorter and medium term is not yet clear.

Proposed new settlements such as at the Kingsfields can exemplify the ability to generate – and potentially distribute and trade – renewable energy locally. Identifying a significant area of land dedicated for networks of wind turbines and photovoltaics is a key dimension of our proposed Vision for the Kingsfields. The localised generation of energy for powering homes and zero emission forms of transport can actively address the power demands that the new settlement will make.



Flexible Ways of Working

“I spend time on the things that are most important to me”



Pre-COVID there were already growing trends in new ways of working: the ability to communicate and connect in locations remote from the workplace had already challenged the need to maintain conventional daily and weekly patterns and commuting routines. The challenges of the pandemic have forced huge numbers of people to work in new ways and from home, and for many this has accelerated the journey towards a new work-life balance, while increasing use and appreciation of local facilities and spaces.

It is widely acknowledged that we will not fully revert to previous patterns, and it is therefore essential that new places are designed, from the outset, to support flexible and productive ways of working. At the Kingsfields our Vision is for a settlement where this support is not only intrinsic but where its benefits – including reduced car use, greater community interaction, and increased viability of local facilities and services – translate into better, mixed-use, people-focused placemaking.



Homes that People can Afford

“I live within my means, in the place I choose to be”



Outside London, Cambridge is one of the least affordable places in which to buy a home, requiring an income some 12 times that of the average earned in the city. Locations such as Cambourne, with the prospect of future rapid public transport links through areas of significant economic growth and the opportunities of the wider Ox-Cam Arc, present opportunities for the Church to act on their statement of intent made earlier

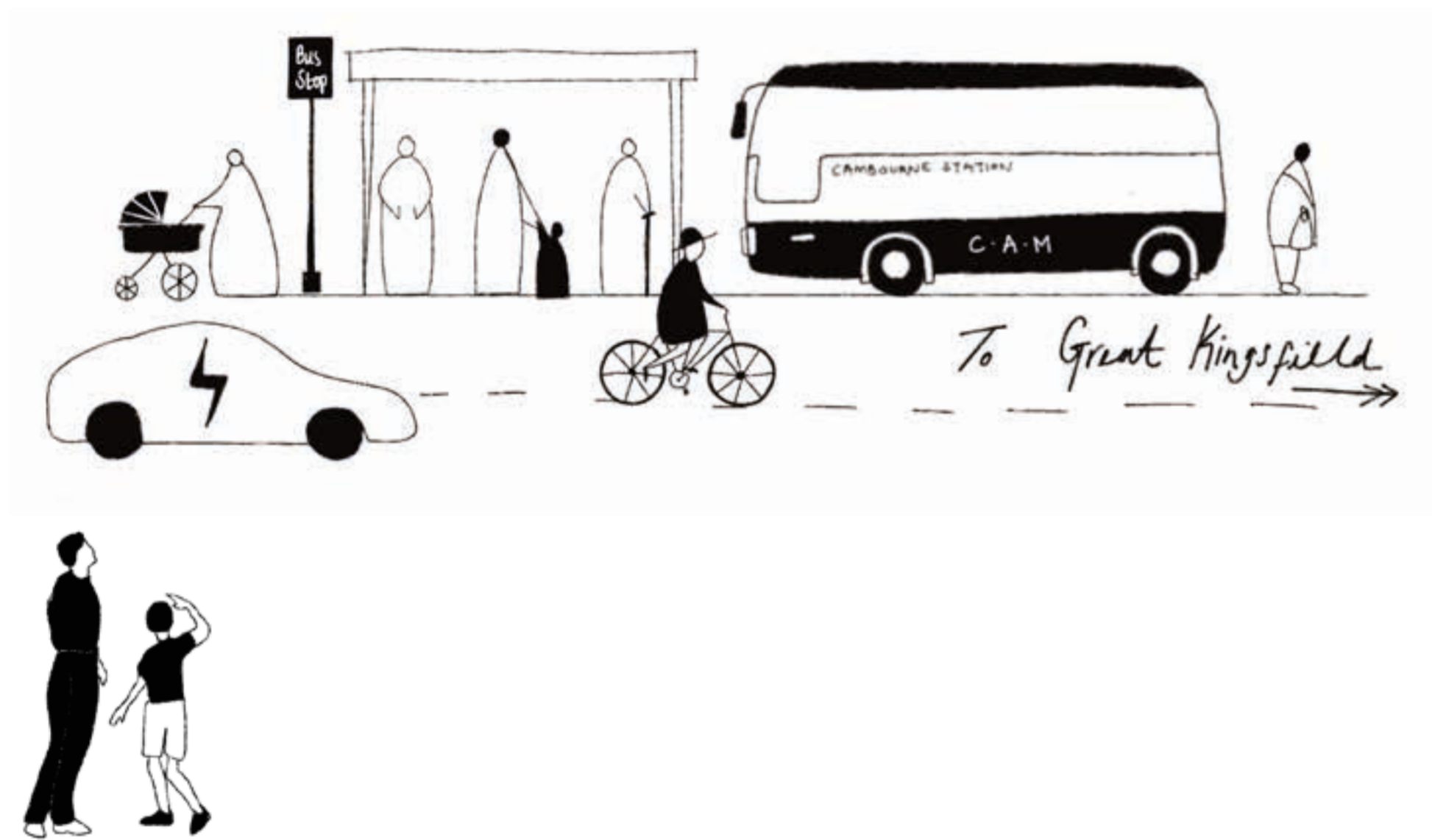
this year – in which a commitment was made to playing a role in tackling the housing crisis and the provision of affordable homes.

This can be demonstrated not only by planning for a settlement that provides homes of all types and tenures, but by exploring mechanisms in which they can be made truly affordable to more people who may wish to live there.



Sustainable Transport

“I don't need to own a car, I have options”



The land west of Cambourne stands to benefit from one of the UK's most significant public transport infrastructure projects of recent times, East-West Rail – one given added importance and impetus following the recent cancellation of the Ox-Cam Expressway.

The prospect of not only this investment in public transport, but

also the potential extension of the successful Guided Bus route from Cambridge, will mean that the Kingsfields can be envisaged as a truly sustainable new settlement. For this to be realised, local connectivity (including to and through Cambourne), and the ability to move about by means other than the private car, must be integral to the Vision for the new place.



Community Hubs & Identity

“I love my neighbourhood and the community we've created. I feel included”



Simply providing homes and employment does not create communities. The Vision for the Kingsfields is predicated on an understanding of how the new settlement will grow and how – from its beginnings – it will allow those who live there to establish their roots, to associate with an emerging identity of place, to feel proud of their environment, and to enjoy playing an active role in its stewardship.

JTP are posing the questions: Where to Begin? How to Grow? – in order that the nature and location of community hubs (the places where people will meet, interact, and access local services and opportunities) can be defined as part of a wider narrative, and established at the right times, in the right places.



A Growing Community



The Kingsfields: a place that grows and that generates energy and community spirit. One that is connected, by multiple means, to multiple places. One that, as it grows, restores and enriches. One that supports connections within and to nature. One that offers, through its environment, physical and mental health benefits to those who live there or work there and who visit.

A wide, flat green field with a dirt path leading to farm buildings in the distance. The path is a light brown color and runs straight down the center of the field. The field is filled with rows of green crops, likely corn. In the background, there are several large, dark-colored farm buildings with red roofs. The sky is a clear, light blue.

Understanding a place

Past, present and possible future:
learning about the context,
characteristics and constraints
that will shape the planning
and delivery of the Kingsfields

The Context

Little Kingsfield and Great Kingsfield must be supportive of, respectful to, connected to, and complementary to their neighbouring settlements. Understanding this context has directly shaped our Vision.

The proposed Kingsfields site is located west of the consented Cambourne West development and east of the existing village of Eltisley. The eastern extent of the site is defined by Ermine Street, the major Roman road connecting the settlements of Caxton and Papworth Everard located directly south and north of the proposed site respectively.

The proposed site is bisected by the A428 and all sites (edged in red) are under CCFE's ownership/ ones they have a legal interest in.



The Site



Land at Northside (East)

The land north-east of the site is accessible from Ermine Street and comprises arable land: largely featureless fields with boundaries of varying quality - often fragmented hedges, with few mature trees of notable stature. The boundary alongside Ermine Street is well established in places and open to the road in others.

The land displays generally gentle gradients, with some more pronounced slopes towards its lowest point located to the north of the site towards Papworth Everard. Recently built homes within the bypass are visible from multiple vantage points. Southward views feature the large group of barns at North East Farm, and tall mature tree belts to its north and wrapping around Pembroke Farm to its east.



North East Farm

North East Farm is accessed directly from Cambridge Road (A428) and comprises a busy collection of large farm buildings, fields, a feature pond and structural planting. Pembroke Farm is located directly to its east, also accessed from Cambridge Road.



Land at Northside (west)

The land to the north-west is bounded by Cambridge Road to the south and St Ives Road to its west. It comprises strikingly flat, open arable land with no distinct or prominent natural features, and its boundaries to those two routes are almost entirely without definition by trees or hedgerows. Electrical powerlines run in a north-east to south-west direction through the site.

Eltisley

The village of Eltisley adjoins the site to its west. Historically it was an Anglo-Saxon settlement among woodland. It contains a church dedicated to St Pandionia and St John the Baptist and several listed buildings from the 16th, 17th and 18th century along its edge and is organised around a large, triangular green in the centre of the village. Existing homes located on the eastern edge of Eltisley present rear boundaries to the site but the properties are only occasionally glimpsed from within it, with only the church spire being consistently visible.



Papworth Everard

The large village of Papworth is located north of the proposed site, beyond the relatively recently constructed bypass (A1198). Running through its centre is Ermine Street. It is home to some light industrial local businesses and a variety of amenities and services can be found in the village centre. St Peter's Lane Park and the A1198 separate Papworth from the CCfE site. The south eastern corner of the village accommodates a moderately sized business park with large distribution-style units.

The Site



South Eastern Ownership (adjoining landowner)

The land to the south lies west of Ermine Street and extends to Caxton at its south. It comprises farmed land with fields of varying size, bordered by hedges and trees of varying quality. A Scheduled Ancient Monument containing a listed Farm Building (at Pastures Farm) is located towards the western boundary and is largely enclosed by mature tree planting. The Eastern Brook runs through the south-western part of the site, where the land gently slopes down towards it. A further moated Scheduled Ancient Monument is located to the south in the direction of Caxton.



Land at Southside

This area of the site is bound by Eltisley to the west and the A428 to the North. Two distinct woodland belts are oriented in a north - south direction. The land is mostly flat with a gentle valley along the Eastern Brook which arcs through the south western part of the site.

It comprises mainly very large fields with field boundaries containing either trees and hedges of varying quality, or displaying no features other than ditches / field drains. One boundary runs in a notably straight line eastwards from Eltisley, a feature that can be traced back to the 1800s and that is defined by a largely contiguous hedge. The topography and relative lack of natural features lends the area an exposed feel.



Landscape Character



Changes to the landscape since the Second World War

The 1945 Landscape:

- An intensively farmed large scale arable landscape (Cambridgeshire is largely Grade I soils)
- Few woodlands of substance remain
- Considerable hedgerow removal already evident

The Post Second World War Landscape: (red = hedgerows & trees lost)

- Government provides grants to encourage hedgerow removal (fields become even larger - the field alongside and to the south of the A428 is 71 hectares/176 acres)
- Since 1945 the site has lost an additional 4kms of hedgerow & 3 hectares of woodland
- New woodland planting has been introduced around Pastures Farm
- Farming has 'sanitised' the drainage ditches which are now overly deep and uniform with little native plants along them



The small fields & orchards around the old villages

The Post Second World War Landscape:

Notable features of the landscape are the pre-Twentieth Century smaller fields, orchards and paddocks around many of the nearby villages.

- These fields and the hedgerows and trees around them create:
1. An attractive setting to the villages
 2. A sensitive transition to the wider landscape.

Landscape Character

Local roads,
village greens &
coverts



Boxworth Road

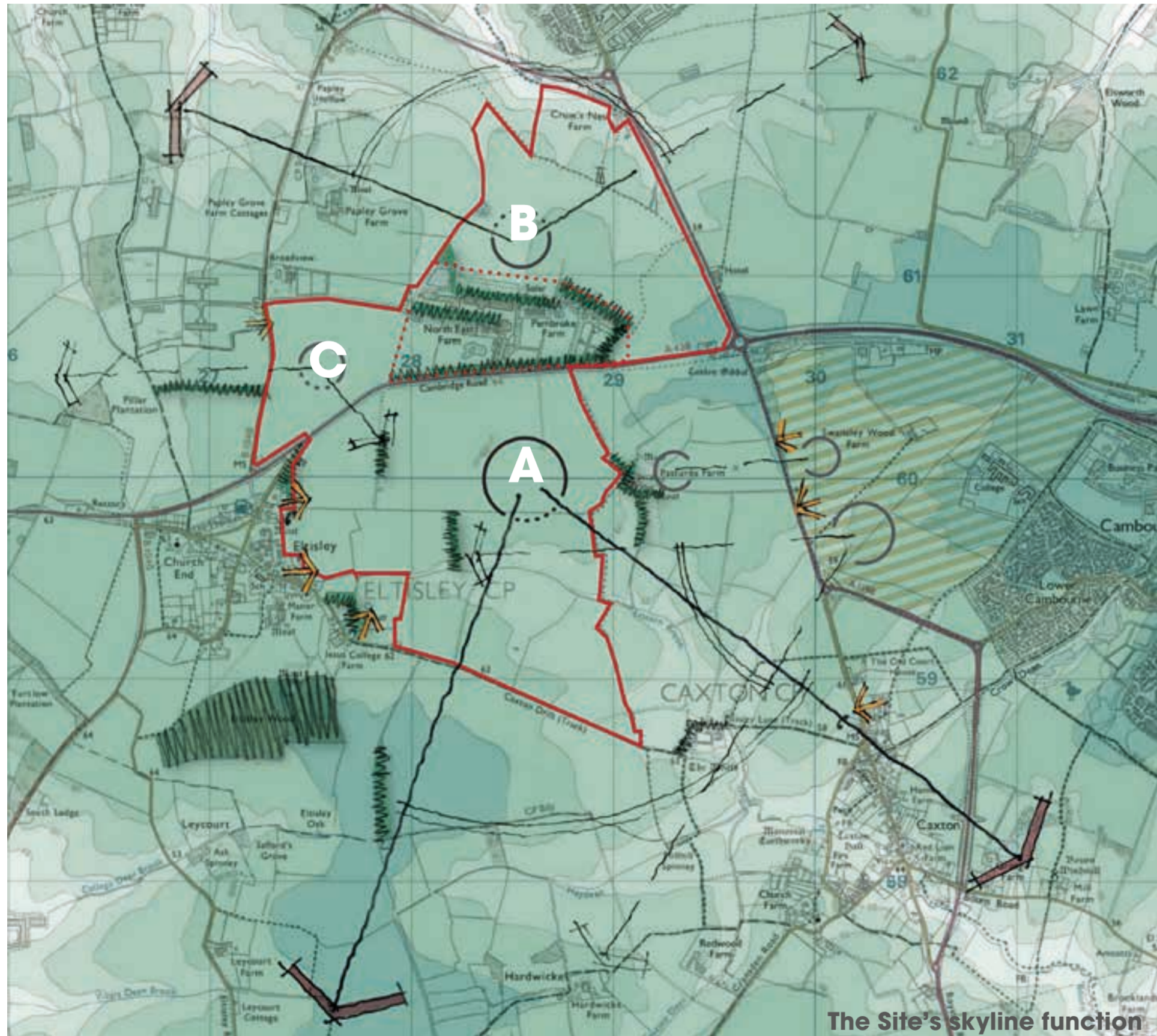


St Ives Road: An attractive feature of the area are the generous roadside verges



Eltisley Village Green

Topography & Visual/Landscape Inter-relationships

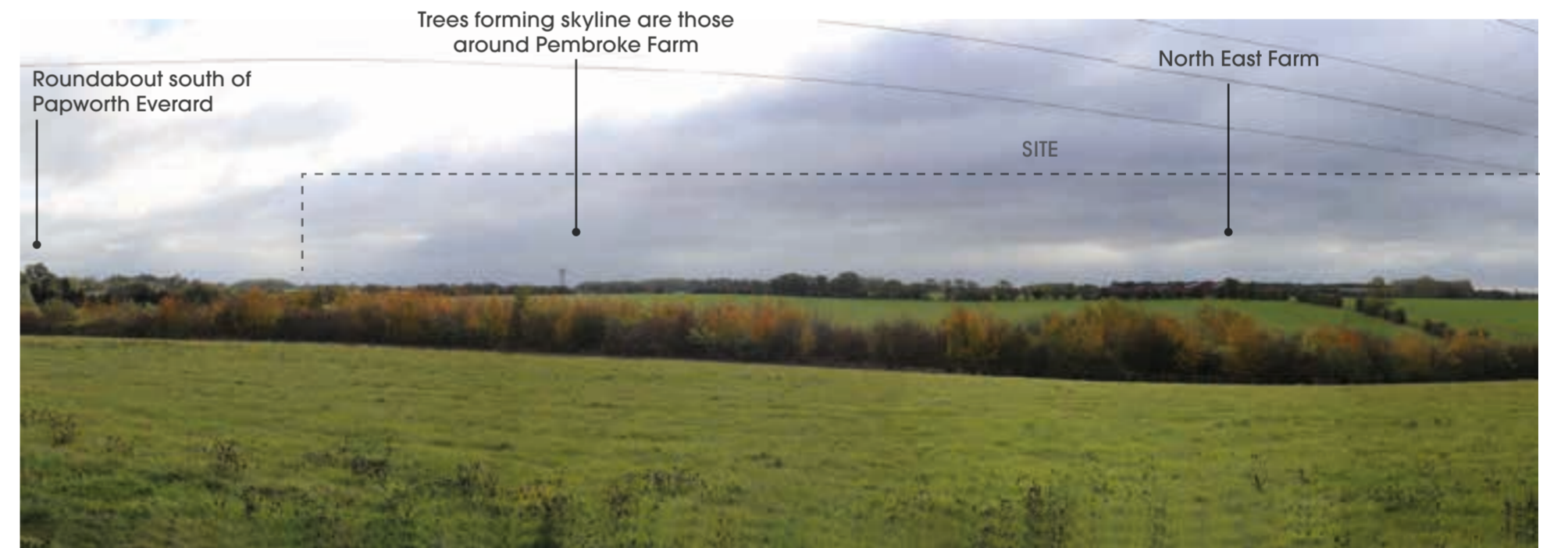


KEY

Study Site	50m-55m	Notable Woodlands/Coverts
< 40m	55m-60m	Principal Visual Inter-relationships
40m-45m	60m -65m	Private Views
45m-50m	>65m	



View from south looking towards the site



View from edge of Papworth Everard

The site sits on the plateau of a distinctive east west ridge with notable small valleys to the north and south. The absence of any field hedgerows of substance and the wide open expansive nature of the landscape on this ridge results in the few tree groups that do exist, featuring prominently in views.

Existing Nature Conservation Assets and Potential Linkages

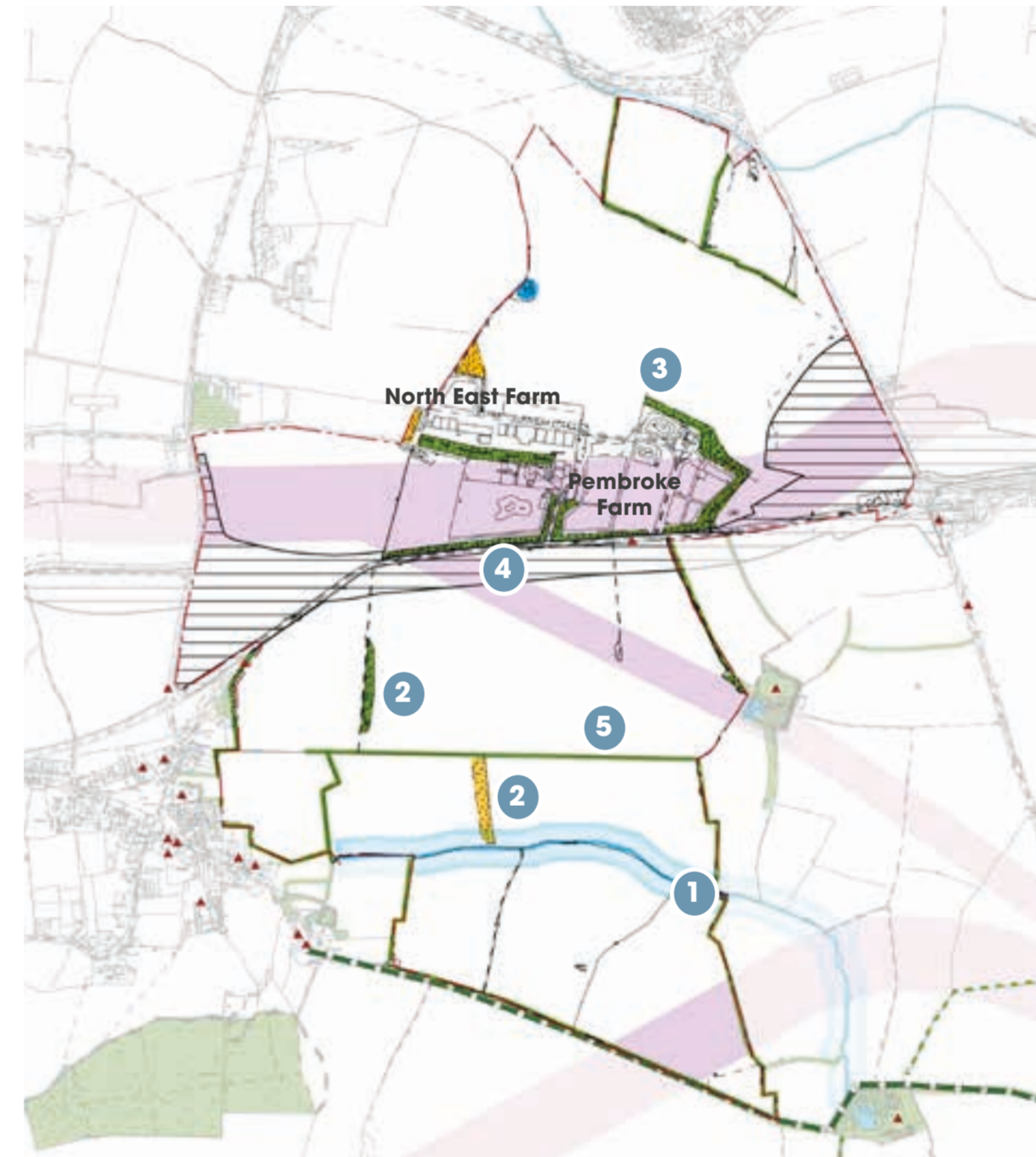


KEY








- 1 The A428 and East-West Rail Link corridor, along with structure planting that would come forward with the proposals would introduce a belt of woodland planting running from Etsiley east to Caxton Gibbet.
- 2 The proposals bring forward the opportunity of lining the existing assets of Etsiley Wood and Caxton Moats with new woodland/ covert planting along Caxton Drift.

	Study Site
	Site of Special Scientific Interest (SSSI)
	Ancient Woodland (Replanted)
	Priority Habitat Inventory
	Potential Links (Replanted)

The Site's Landscape Features/ Assets

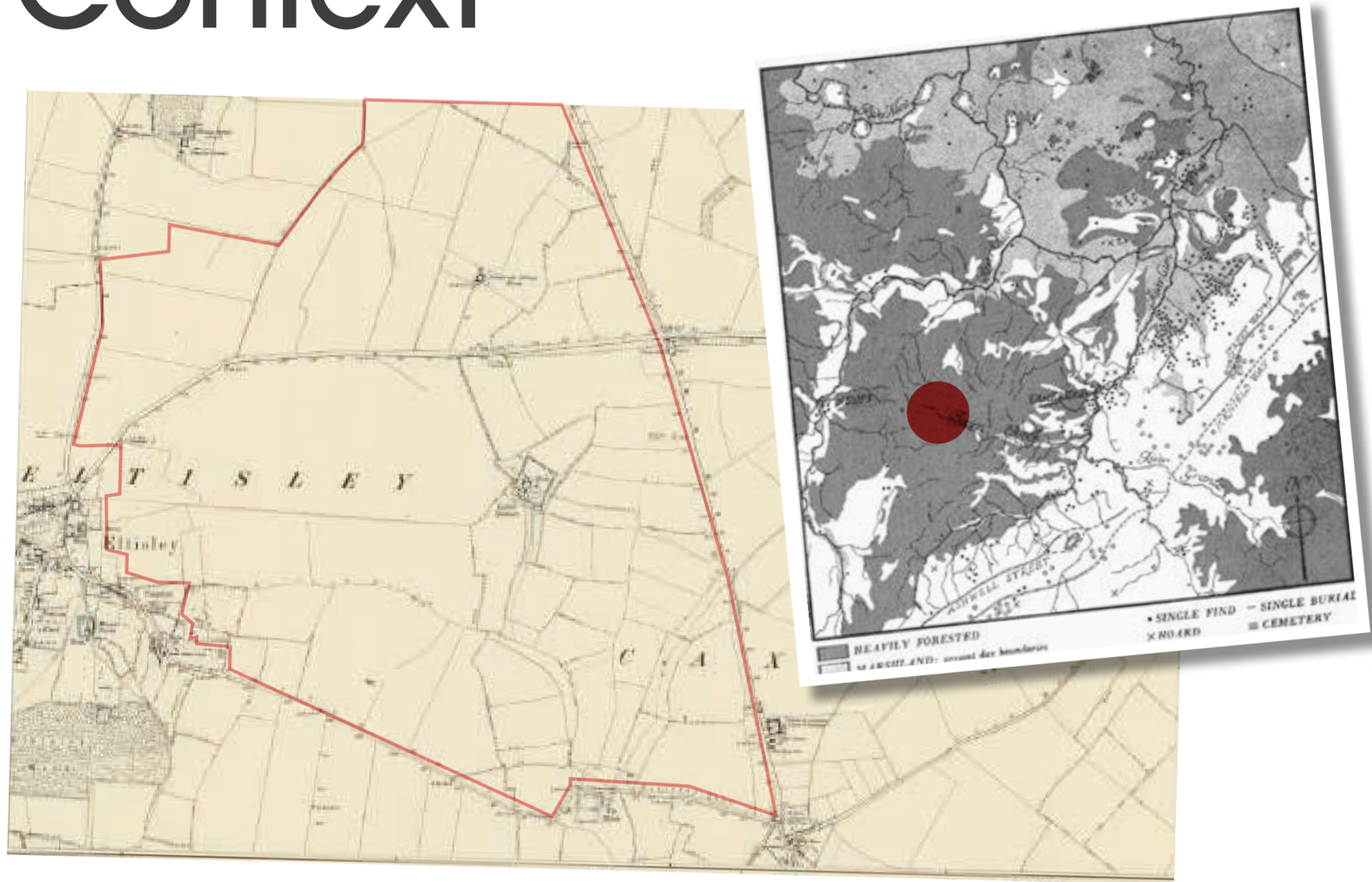


KEY

	Rights of Way		A428/ Cambridge Rd Improvements Corridor
	Study Site		Rail Link Options
	Hedgerows, trees and woodlands considered of intrinsic and wider value		Heritage Assets
	Trees of limited value (e.g. Ash woodland likely to be lost as a result of Ash dieback)		

- 1 Eastern Brook - In itself, its deep and engineered form is of limited value, and looking ahead, this will form the principal water corridor through the site along which water might be directed and retained.
- 2 The existing coverts are currently prominent and attractive features in the local landscape. Their prominence will be lost with the arrival of the new settlement around them, so their value will be in their GI function. The largest and most prominent covert is unfortunately 95% Ash and, given Ash dieback, will most likely be lost in the short to medium term.
- 3 The trees around Pembroke Farm and North East Farm are particularly effective at filtering views and visually absorbing the large farm buildings into the wider landscape.
- 4 The relatively young tree belts alongside and to the north of the Cambridge Road are effective at visually screening the farm and creating a tree lined/ wooded character to parts of this road. These trees are a notable skyline feature when viewed from Caxton Drift and the landscape further to the south and south east. .
- 5 Many of the hedgerows are remnants of 18th Century field patterns. The hedgerows have been intensively managed/ clipped. Should they be retained, the hedgerows will need to be placed within an accessible GI corridor.

Historical Context



Centuries ago, much of Cambridgeshire was a countryside of heavy claylands of the Mesozoic period. It would have been wet underfoot and densely forested in these early times.

Ermine Street was constructed during the very first years of the Roman occupation of Britain, and represents the route of an ancient highway of historic and cultural interest which has played a significant role in English history. Originally it extended to 200 miles, and to this day serves as an important route that passes directly adjacent the land west of Cambourne.

Two or three centuries following the collapse of Roman rule in 410 AD, a small Anglo-Saxon settlement was established about a quarter of a mile to the west of Ermine Street around the site of the present parish church, now known as Papworth Everard. Eltisley and Caxton also originated

as Anglo-Saxon settlements formed in clearings among the woodland that characterised the landscape at that time and provided material for building shelter and as fuel. Three surviving medieval moated sites lie between the two villages.

By the 19th century the woodlands had been largely cleared, making way for agriculture, and this landscape character has largely prevailed to the present day. Some field boundaries have been lost as ownerships were agglomerated, but other features clearly present on 1887 mapping remain visible to this day, including the Eastern Brook that runs through the southern part of the site.

Future Growth in Greater Cambridgeshire

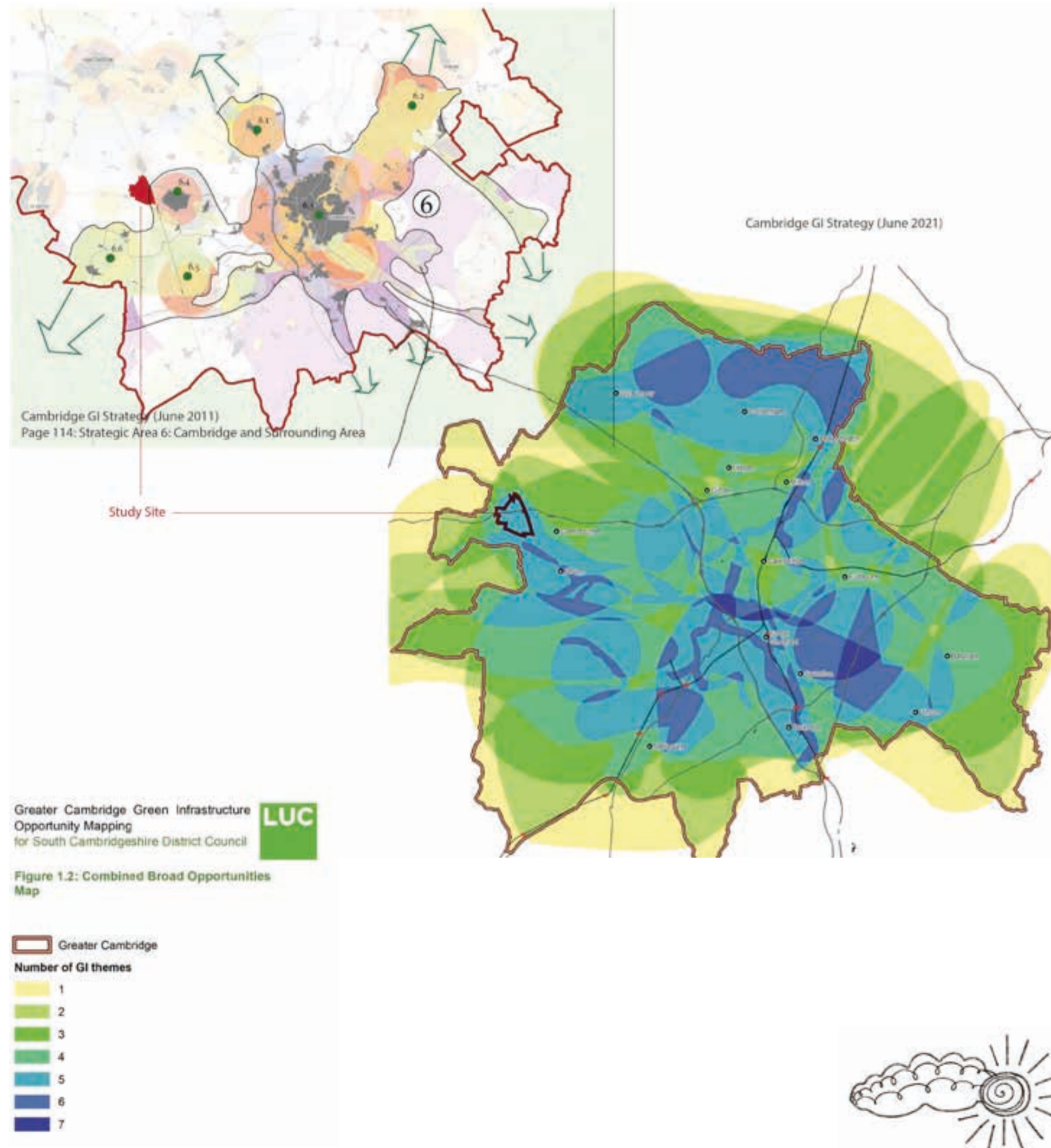


37,200 homes are already in the pipeline to be built over the planning period.

According to the CPIER calculation method, however, there may be a case for making additional provision beyond the local housing need derived from the Government standard method. Making the additional provision that would provide flexibility to support potential economic growth suggests identifying sites for around an additional **30,000 homes in the next Local Plan.**

The OxCam Arc's success is key to the UK's national prosperity, international competitiveness and ability to meet the challenges and opportunities we will face as a country over the next century. This includes climate change and supporting nature recovery, technological change, fighting COVID-19 and preventing future pandemics.

The Wider Green Infrastructure Strategy



The Council's Existing Landscape Evidence Base

Key Characteristics:

- Scattered small blocks of woodland with expanses of large arable fields
- Clumps of trees and hedgerow trees provide an overall well treed enclosed character
- Village edges generally well defined by small fields, orchards, trees, woodlands

Specific Landscape Guidelines:

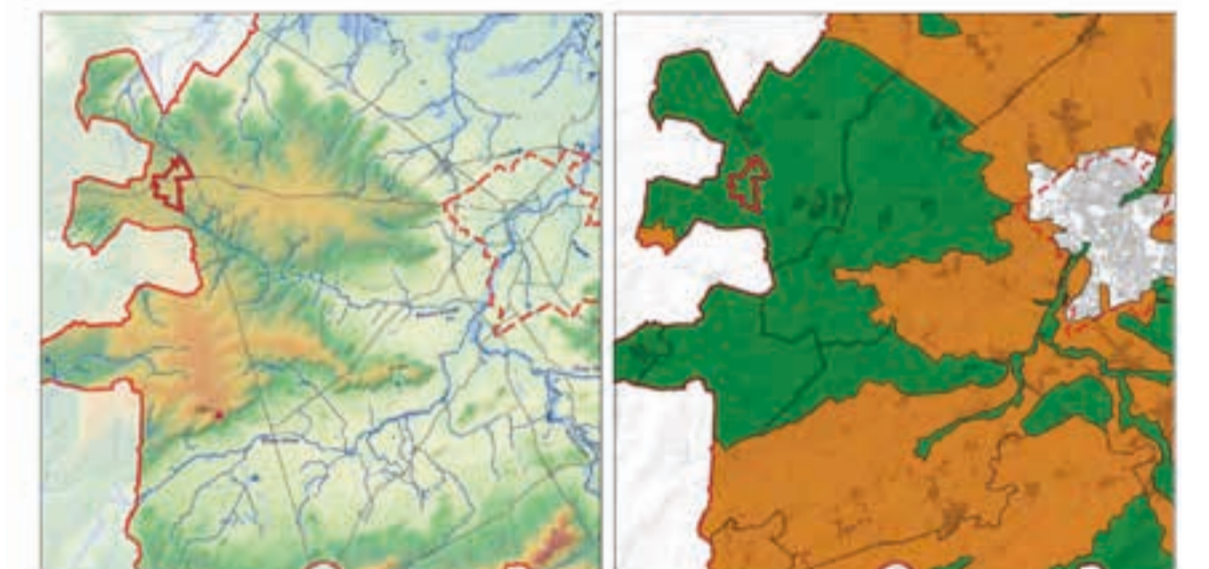
- Conserve parkland and enhance the specific features that give character and its context
- Conserve & enhance the regular small scale fields orchards, mature trees, hedgerows and woodland at village edges
- Maintain distinctive linear features

Green Infrastructure Initiatives (#8. Western Gateway):

- Expand & join up existing woodland, hedgerow and grassland habitat network
- Promote alternative or new access routes
- Improve access throughout the area for people through opportunities associated with the East West rail proposals

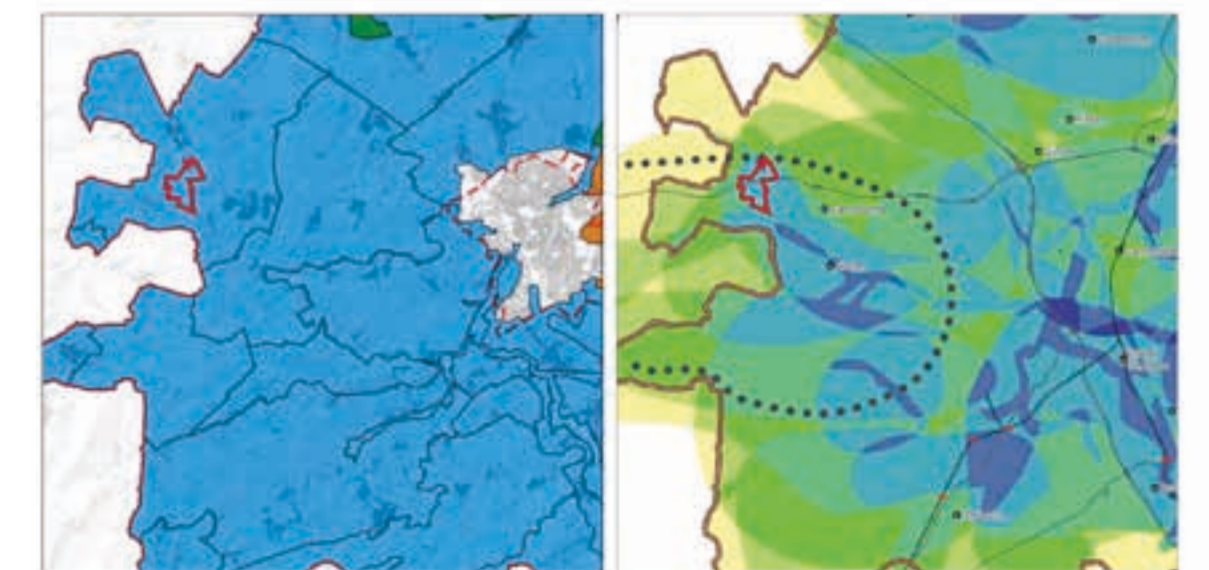


4A: Croxton to Connington Wooded Claylands Landscape Character Area



Topography

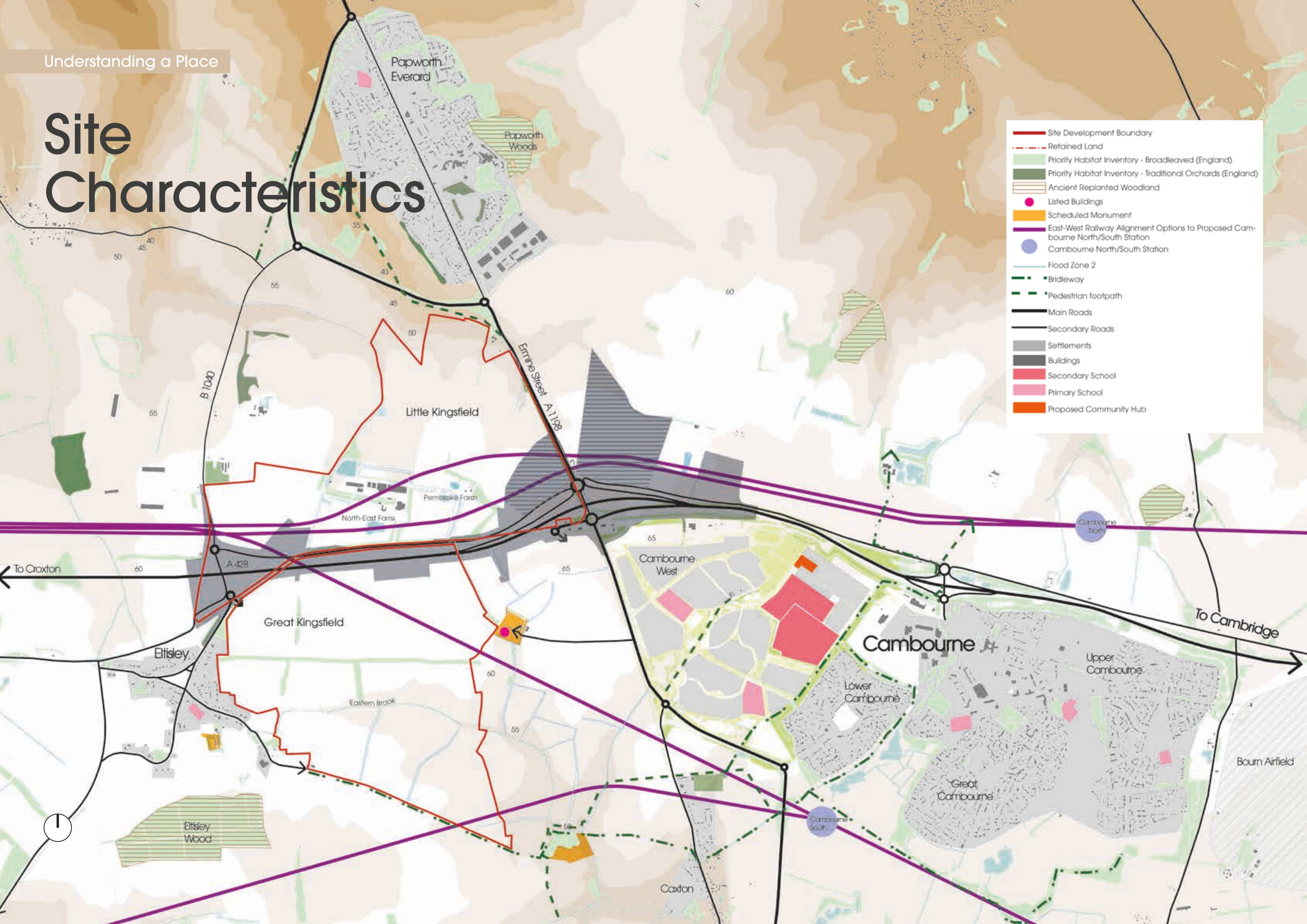
Landscape Condition - Good



Management Objective - Conserve & Enhance

Green Infrastructure - Combined Broad

Site Characteristics



- Site Development Boundary
- Retained Land
- Priority Habitat Inventory - Broadleaved (England)
- Priority Habitat Inventory - Traditional Orchards (England)
- Ancient Replanted Woodland
- Listed Buildings
- Scheduled Monument
- East-West Railway Alignment Options to Proposed Cambourne North/South Station
- Cambourne North/South Station
- Flood Zone 2
- Bridleway
- Pedestrian footpath
- Main Roads
- Secondary Roads
- Settlements
- Buildings
- Secondary School
- Primary School
- Proposed Community Hub