



STATION FIELDS FOXTON

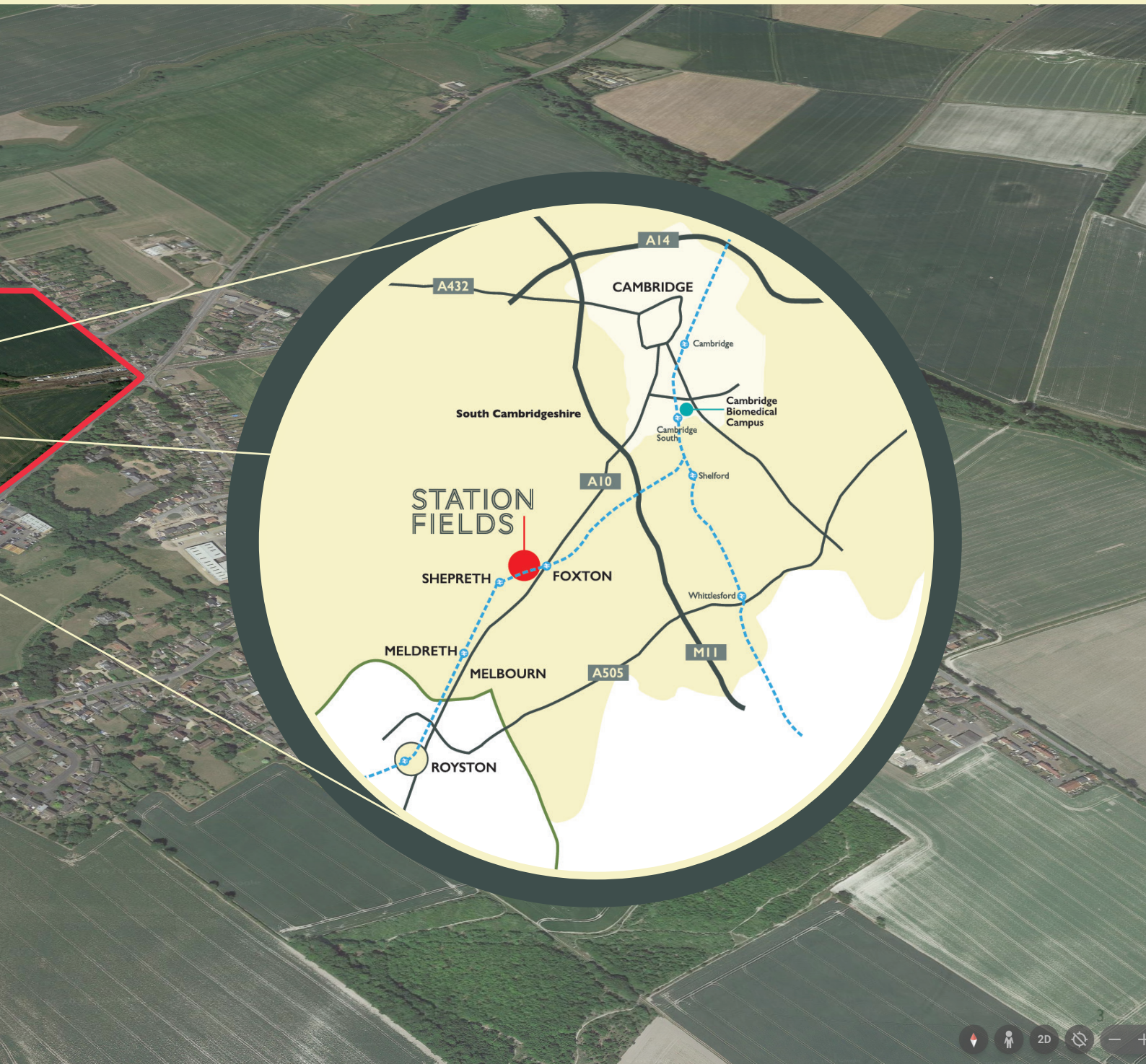
The right location for strategic growth in South Cambridgeshire that delivers major local infrastructure as well as homes and jobs, and local water quality improvement.

AXIS
LAND PARTNERSHIPS

Station Fields: A Logical Location



Image source and copyright: Google Earth: earth.google.com



STATION FIELDS

SHEPRETH

FOXTON

MELDRETH

MELBOURN

ROYSTON

A14

A432

CAMBRIDGE

Cambridge

Cambridge Biomedical Campus

Cambridge South

Shelford

A10

M11

Whittlesford

A505

Station Fields offers a unique and rare opportunity for sustainable future growth and development outside the Cambridge green belt.

Situated in South Cambridgeshire, this location benefits from existing rail infrastructure and offers the opportunity to enhance public safety through the removal of existing level crossings.

It aims to deliver a housing led development to support the huge growth pressures in Greater Cambridge, including that within the science and technology sectors.

The vision is for 1500 homes alongside employment land uses and wider community facilities.

The development is in alignment with emerging Local Plan objectives and themes, also addressing water quality

in the local area, while preserving existing villages and fulfilling community aspirations for green spaces, safety, and amenities.

It includes seamless integration with surrounding villages through cycling and walking networks, optimising sustainable rail connections, and potentially supporting Travel Hub proposals.

Axis Land Partnerships, part of the Sir Robert McAlpine group of companies, is promoting the land. The following pages flesh out the key benefits and why this site should be adopted through the emerging Local Plan as the number one site for local growth outside of the Green belt.

A range of well
to help foster

Creation and enhancement of significant open spaces for people and



Artist's bird's-eye illustration of the

Used and high quality public places of varied character,
for a sense of community, including an active local centre

and wildlife

High quality, well-designed new homes

Opportunity to grow your own food

Multi-functional and accessible green infrastructure,
promoting healthy lifestyles

New employment opportunities and community facilities close to
public transport and within a walkable neighbourhood

An accessible 'Travel Hub' promoting the use of
sustainable transport modes

Direct and legible movement routes to encourage walking and cycling

new Station Fields village

Why Foxton?

We believe this is the only location within striking distance of Cambridge City that ticks all of the boxes for additional homes in a sustainable location, within 10 minutes of major employment sites, via an existing railway station and which is not in the green belt.

As such, we present it for allocation within the emerging Local Plan as a significant contribution towards the homes already needed in the area.

Over the following pages, we explain why in more detail.



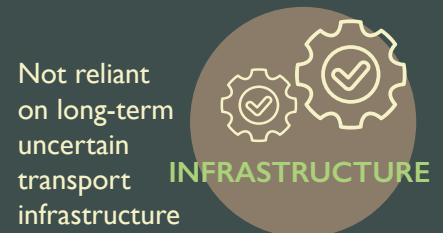
Significant Biodiversity Net Gain



Mitigates local safety issues for cycling and walking



Emergency services quicker response times via a bridge bypass



Not reliant on long-term uncertain transport infrastructure



SPEED OF ACCESS

Access to jobs on A10 corridor; 6 minutes by rail to Cambridge Biomedical Campus, 11 minutes by rail to Cambridge, 10 minutes to Royston

Improves connectivity with surrounding villages



CONNECTIVITY

Unlocks a constraint to growth in the A10 corridor



UNLOCKS GROWTH



LOCAL HUB

Local 'hub' services for surrounding villages



GREENWAY PROJECT

Links to the Melbourn Greenway project



COUNTRYSIDE PARK

Countryside park accessible to the general public, allotments and managed green spaces

Unique opportunity to enhance water quality into the River Cam



WATER QUALITY

Local homes close to work via sustainable transport



SUSTAINABLE TRANSPORT



The background of the slide is a photograph of a park. In the foreground, there is a pond with tall green reeds. A small bridge with a red and white striped railing crosses the pond. The background is filled with lush green trees and a blue sky with white clouds.

Homes For Everyone

A development large enough to meet varying local needs

- Supports Cambridge Biomedical Campus growth from 20,000 to 40,000 jobs and Cambridge Business Park, outside of high City house prices, next to sustainable transport
- Opportunity for Discount Market Sale homes for first-time-buyer working families
- Affordable rented and shared ownership housing for local people and young people on the housing needs list looking to stay in the local area

Improving Water Quality And Management

Surface Water

The site is bordered by a large tributary of the River Rhee, which eventually becomes the River Cam downstream where it meets the River Granta to the south of Cambridge. These rivers and streams around the site present an opportunity for the enhancement of water quality.

We can use the land near the water to create a wetland area fed by the adjacent water courses. This wetland can help reduce the amount of sediment and phosphorus in the River Cam, which is good for the whole river system.

Foul Water

- There is already a Waste Water Treatment Works on the site that takes care of wastewater from Foxton and the surrounding area. Any wastewater from the new development will likely be sent to this existing facility.
- To remove phosphorus from the wastewater, we can use a process called enhanced biological phosphorus removal. This involves using specific bacteria that can collect and store a lot of phosphorus in their cells.
- We are currently discussing with Anglian Water about upgrading the wastewater treatment works to include technologies that can remove phosphorus.
- Before releasing wastewater into the public sewer system, we can also treat it to reduce any potential harm.
- By improving the wastewater treatment, we can enhance the quality of the water that is discharged into the River Rhee and the wider River Cam area.

Why is this needed?

At the moment, there are high levels of phosphorus in the water, which is causing problems with the water quality in the rivers. This goes against the targets set by the Environment Agency in the Anglian River Basin Management Plan 2022.

Potable water

- Potable water is not just for drinking. We also use it for washing our dishes and utensils. Whenever we use water that might be ingested or come into contact with our skin, we use potable water.
- The new development at the site will include measures to make sure we use potable water efficiently. Each person in a dwelling will consume less than 80 liters of water per day. We will also use grey water harvesting technologies.



POTABLE WATER IS
SAFE TO DRINK. THE
WORD “POTABLE”
COMES FROM
THE LATIN WORD
“POTARE”, WHICH
MEANS “TO DRINK



Strategic Context

There is a background context of complex strategic issues creating an opportunity for sustainable growth at Station Fields in Foxton.

The emerging Greater Cambridge Local Plan aims to deliver 49,000 new homes up to 2041, although analysis suggests that 57,000 homes may be needed - existing and emerging plans face notable constraints and rely on significant infrastructure investments.

Water supply is a major constraint, with current concerns from the Environment Agency putting some large sites and progress on the Local Plan on hold - Anglian Water has proposed two new reservoirs, projected to be operational in the late 2030s.

The East West Railway Company confirmed the preferred route into Cambridge from the south, connecting directly to the new Cambridge South Station- expected to be operational by the early 2030s.

Michael Gove announced a vision for supporting the growth in the life sciences sector. The Cambridge Delivery Group is expected to have planning powers and will be looking for the right sites that can move quickly.

There is an opportunity for the Council and GCP to create a sustainable development for housing growth 6 mins by train to the Cambridge Biomedical Campus in Cambridge City and proposed East West Rail interchange

**Phil Grant, Director,
Axis Land Partnerships**



Fits The Emerging Local Plan



BIODIVERSITY AND GREEN SPACES

GREAT PLACES

Climate Change:

Right site, right location to limit carbon emissions; no other location in Greater Cambridge for homes with ready access to such high quality means of sustainable travel.

Biodiversity and Green Spaces:

Nature Recovery and significant Biodiversity Net Gain; enhance existing water quality in the Cam; Substantial countryside park provision

Wellbeing and Social Inclusion:

Enhanced connectivity; Opportunities for health and wellbeing space; connected by cycling and walking

Great Places:

A place informed and enhanced by its landscape setting

Jobs:

Rapid and high quality links to some of the largest employment sites in the region; Creation of new employment opportunities within the site itself

Homes:

Delivery of a wide mix of housing typology and tenure including significant quantities of housing that is affordable to rent and buy

Infrastructure:

A viable solution to bypass the Foxton level crossing; facilitating delivery of the Foxton Travel Hub; A 'hub' with potential for local services.

An Enhanced Travel Hub

The Greater Cambridge Partnership ('GCP') has been progressing proposals for a Travel Hub in this strategic location (and on land forming part of the Station Fields site).

Foxton deserves more than a car park

- Our proposal demonstrates how local benefits can be delivered alongside the travel hub.
- Our alternative Travel Hub can deliver more than just a car park which contributes to the GCP objectives, whilst delivering wider benefits to the community.
- The proposal combines a transport interchange with enhanced public space and community facilities

An opportunity for placemaking

In addition to the proposed car park by GCP, Foxton Travel Hub could include some or all of the following features if integrated into a wider placemaking strategy and incorporated into a broader housing-led development. These elements should not be seen as easy add-ons but should be part of a comprehensive placemaking approach.



Bus Interchange



24/7 delivery lockers



Cycle and scooter hire



EV parking bays



Co-working spaces & meeting rooms;



Cycle workshop



Cafe & pop-up stalls



High quality public realm: places to linger and improvements to facilitate social interaction





Economic Benefits

The economic benefits of providing homes in this location are clear.

A report conducted in October 2023 by Lambert Smith Hampton highlights the favourable aspects of this location for new homes, related to employment opportunities in the immediate area comprising the corridor between Royston and the Cambridge Biomedical Campus.

- There are estimated to be some 36,735 existing jobs in the area.
- A high density of high-quality employers, offering a wide range of professional, scientific, and technical jobs in industries such as R&D, life sciences, and high-tech manufacturing.
- A stable and significant supply of business floor space in the area of around 386,000sq.m (c4.15m sq.ft), a significant number of key employers are located at the Cambridge Biomedical Campus and Melbourn Science Park.
- Despite a notable amount of in-commuting, workers prefer shorter commutes of less than 10k.
- An assessment of current planning permissions alone indicates that employment opportunities are expected to increase in the short term, with approximately 7,109 additional jobs predicted - excluding growth aspirations in the emerging Local Plan.
- The Cambridge Biomedical Campus has indicated that it will generate up to an additional 20,000 jobs over the next 20 years.



SUPPORTS
BUSINESS
FLOOR- SPACE
GROWTH



HOMES FOR
36,735
EXISTING
JOBS



HOMES WITH
LESS THAN 10K
COMMUTES



DIRECT RAIL
ACCESS TO
LARGEST
EMPLOYMENT
NODE IN
REGION

Supporting School Places

Cambridgeshire County Council's preference is for all new schools to provide early years care. Currently none of the primary schools in the immediate local area have nursery provision - the site could provide this.

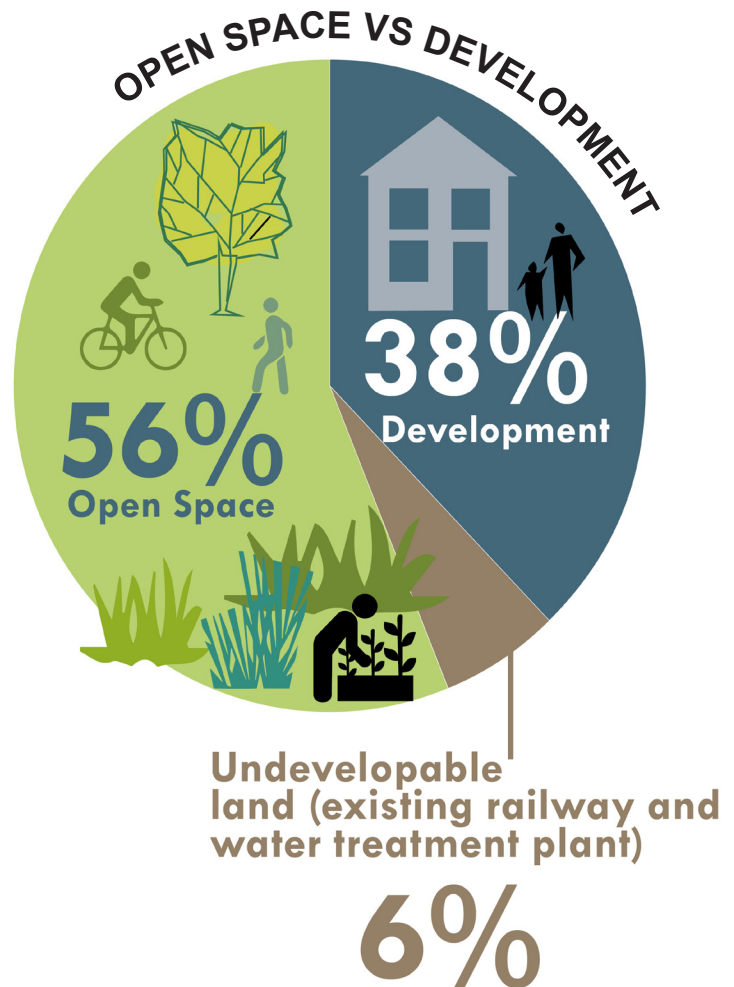
Development here will deliver new primary school places and could provide early years floor space to meet this need and offer enhanced choice in the surrounding area.



Creating Local Co-Working Space

The location can provide co-working space south of the city.

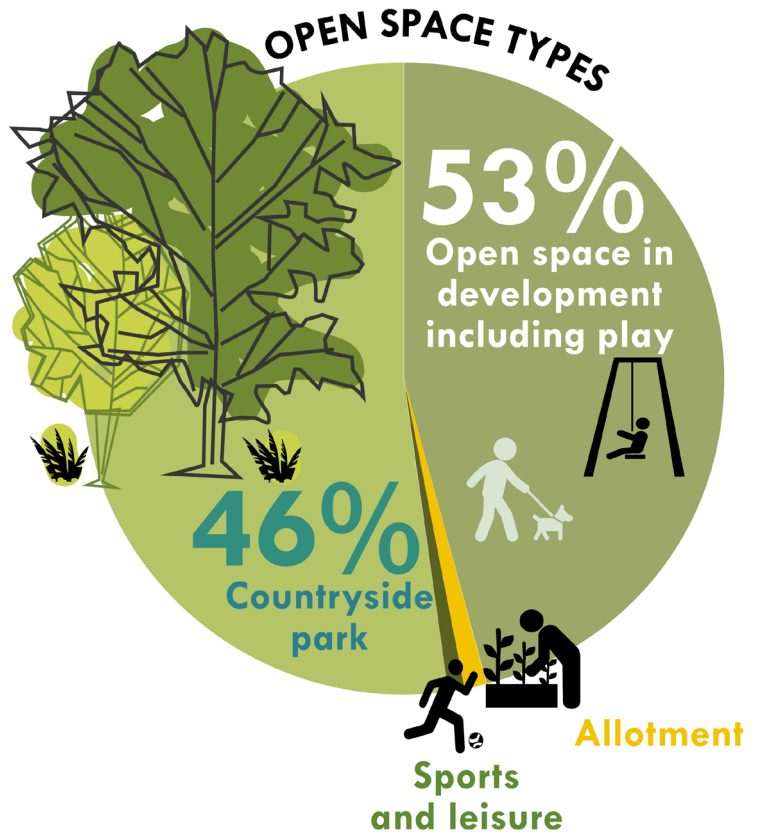
- The high level of start-up enterprises locally demonstrates strong demand for flexible serviced and co-working centres and all existing centres perform at high occupancy rates.
- This need was identified pre-pandemic and has increased since.
- Despite 50,000 sq ft of co-working space at We Work, Cambridge, South Cambs in particular has limited co-working and serviced office options.
- Compared to other similar office centres the % of co-working and serviced stock is less than 2%: this compares to 5.5% of stock in London, with most other regional centres, between these percentages.



Creating Accessible Open Space

Our assessment of existing green infrastructure suggests there are local green infrastructure deficiencies including:

- Community orchards and allotments in the Barrington area;
- Children's play areas and open space in Shepreth and Foxton, although this latter requirement is mitigated somewhat by the access to open countryside;
- Diverse play experience and explorative play options; and
- Public rights of way connecting the villages with each other and the train station.
- The Foxton neighbourhood plan also identifies a requirement for further recreation space for specific purposes.
- This development includes a Countryside Park - accessible land previous inaccessible and connections with surrounding local area, via cycling and walking, play spaces and potential area for community orchards.



Bridge Bypass

A bridge bypass for Foxton has been campaigned for and talked about for many years, but has been deemed difficult and costly to deliver. Development at Station Fields will provide a funded bridge bypass.

- The housing affordability crisis within central Cambridge has pushed lower income workers to cheaper locations outside of Cambridge and to locations along the A10 corridor - contributing to traffic generation.
- The traffic and level crossing issues are not going away and are likely to increase with developments at either end of the corridor.
- The level crossing presents a barrier to vehicle movements including emergency vehicles. Delays of up to 15 mins in peak times, a significant time penalty.
- A bridge bypass over the existing level crossing will address the significant safety and delay issues that are currently prevalent in this location.
- The bridge bypass will significantly enhance the safety of cyclists and pedestrians who will benefit from travel options which avoid crossing the live railway line.

Conclusion

We believe this is the only location within striking distance of Cambridge City that ticks all of the boxes for additional homes in a sustainable location, within 10 minutes of major employment sites, via an existing railway station and which is not in the green belt.

We would welcome a meeting with anyone interested to discuss this further.

Contact us to hear more:

Phil Grant, Director
Axis Land Partnerships
phil.grant@axislp.com

Matt Hare, Planning Director
Axis Land Partnerships
matt.hare@axislp.com

List of sources

<https://www.cambridgeahead.co.uk/media/2060/ca-nece-report-april-22.pdf>

<https://www.scams.gov.uk/media/18062/foxton-final-neighbourhood-plan.pdf>

<https://www.cpier.org.uk/media/1671/cpier-report-151118-download.pdf>

https://www.cambridgeahead.co.uk/media/1970/ca_annual-report-2021_digital.pdf

<https://scams.moderngov.co.uk/documents/s119712/GCLP%20strategic%20spatial%20options%20assessment%20Existing%20Transport%20Conditions%20Report%20Nov2020.pdf>

<https://digital.nhs.uk/data-and-information>

LSH Report, 2023, A10 Corridor Review of Economic Data

Planning documents: <https://oc2.greatercambridgeplanning.org/form/40084>

Bidwells Economic Area Assessment Jan 2020 (pre-pandemic) Bidwells Economic Area Assessment Jan 2020

<https://www.cbc-vision.co.uk/>

Axis Land Partnerships travel hub response





STATION FIELDS FOXTON

Axis Land Partnerships
Eaton Court
Maylands Avenue
Hemel Hempstead
HP2 7TR

Email us info@axislp.com
Follow us on X: [@YourLandPartner](#)

AXIS
LAND PARTNERSHIPS