

Little Steps become Great Strides



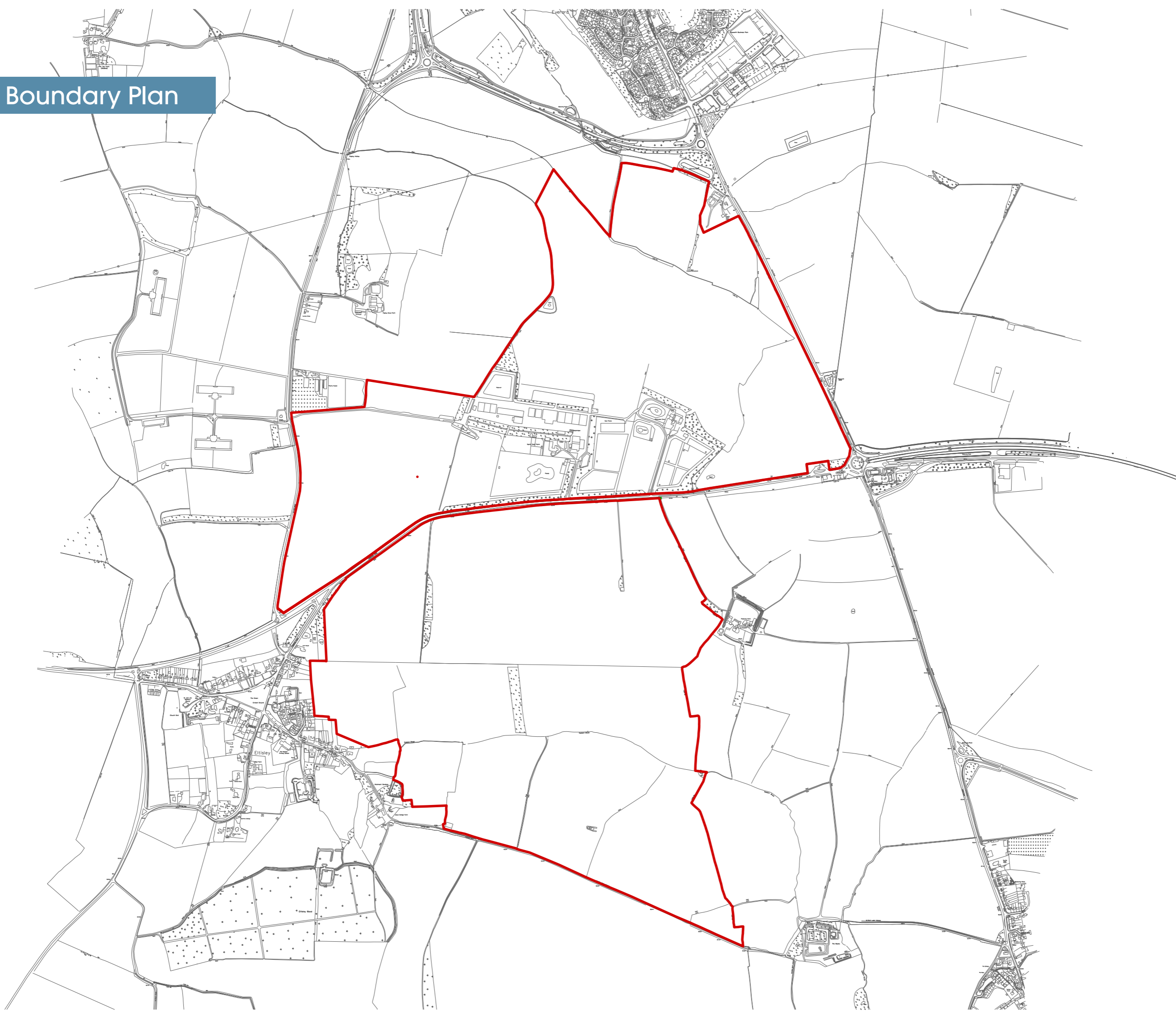
A Vision for the Kingsfields

The Land West of Cambourne - South of A428
January 2026



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Site Boundary Plan



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

- Site boundary

Rev	Date	Description	Drawn	Cred
D1	05/03/25	First Issue	AG	VB

Drawing Status
DRAFT

Client
The Church Commissioners for England

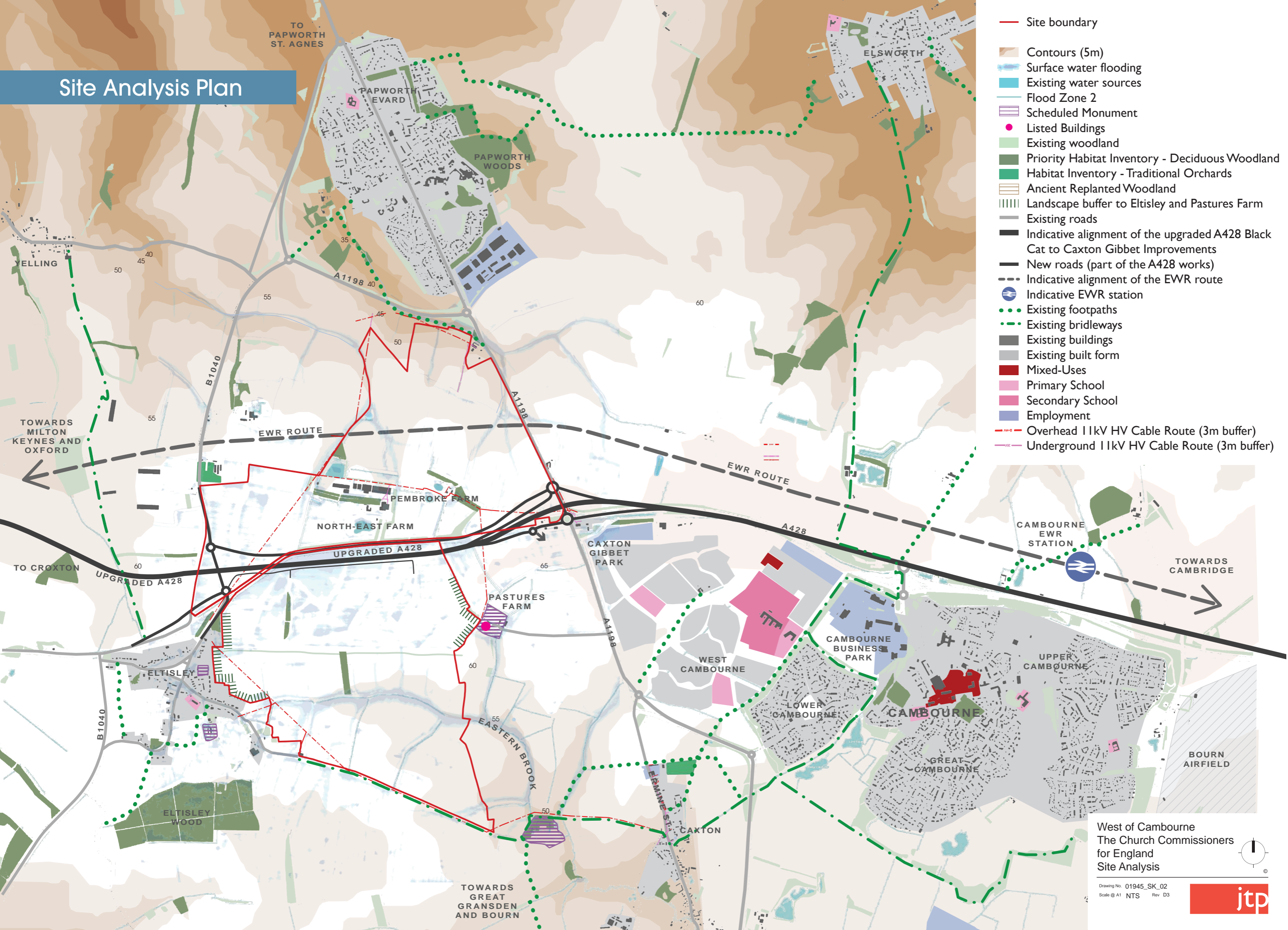
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Project
West of Cambourne

Drawing Title
Site Boundary Plan

Scale @ A0 1:5000 Job Ref. 01945
Drawing No. 01945_S_01 Revision D1
Scale Bar 0 50 100 150 200m

Site Analysis Plan



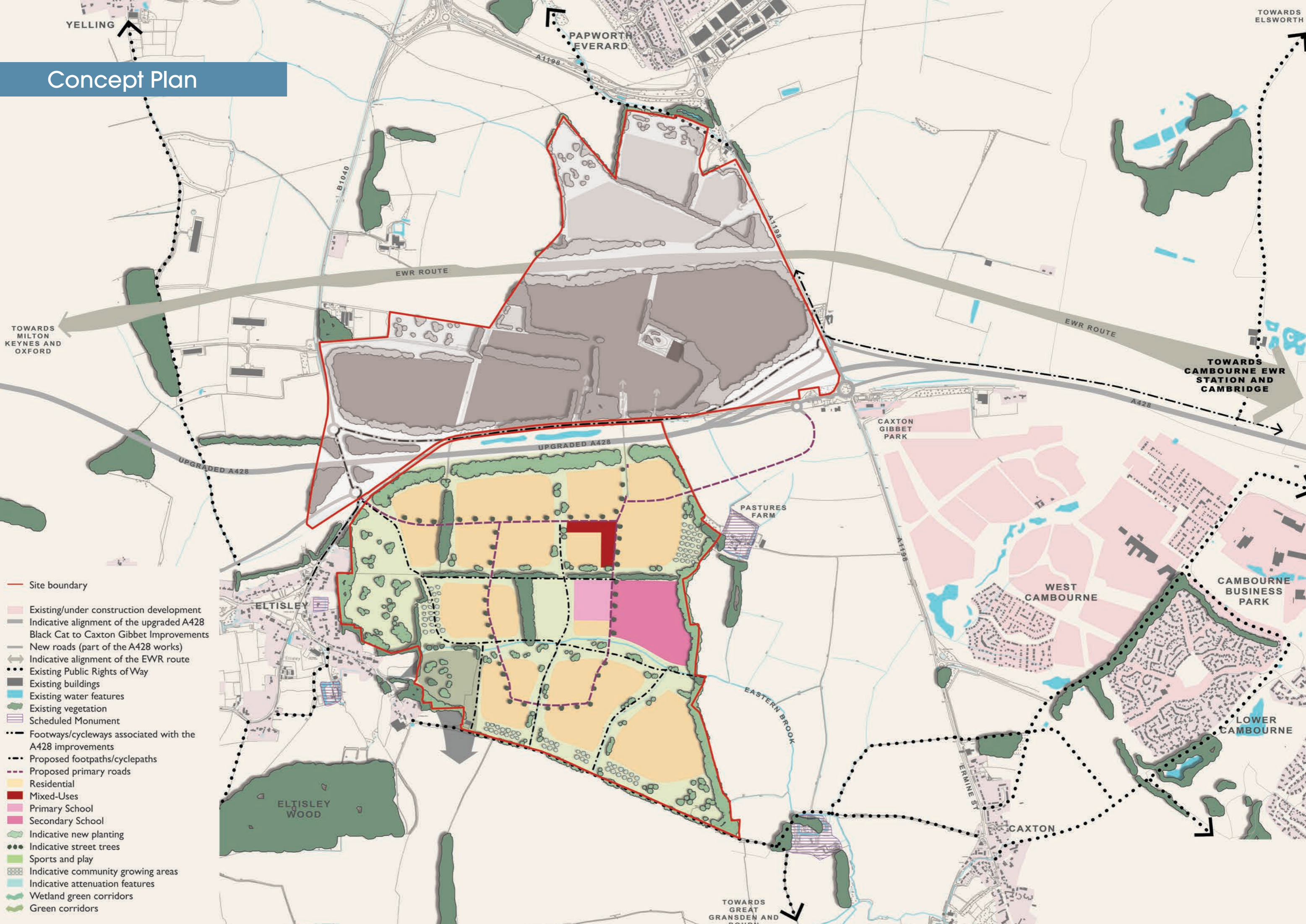
- Site boundary
- Contours (5m)
- Surface water flooding
- Existing water sources
- Flood Zone 2
- Scheduled Monument
- Listed Buildings
- Existing woodland
- Priority Habitat Inventory - Deciduous Woodland
- Habitat Inventory - Traditional Orchards
- Ancient Replanted Woodland
- ||||| Landscape buffer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

West of Cambourne
 The Church Commissioners
 for England
 Site Analysis

Drawing No. 01945_SK_02
 Scale @ A1 NTS Rev D3

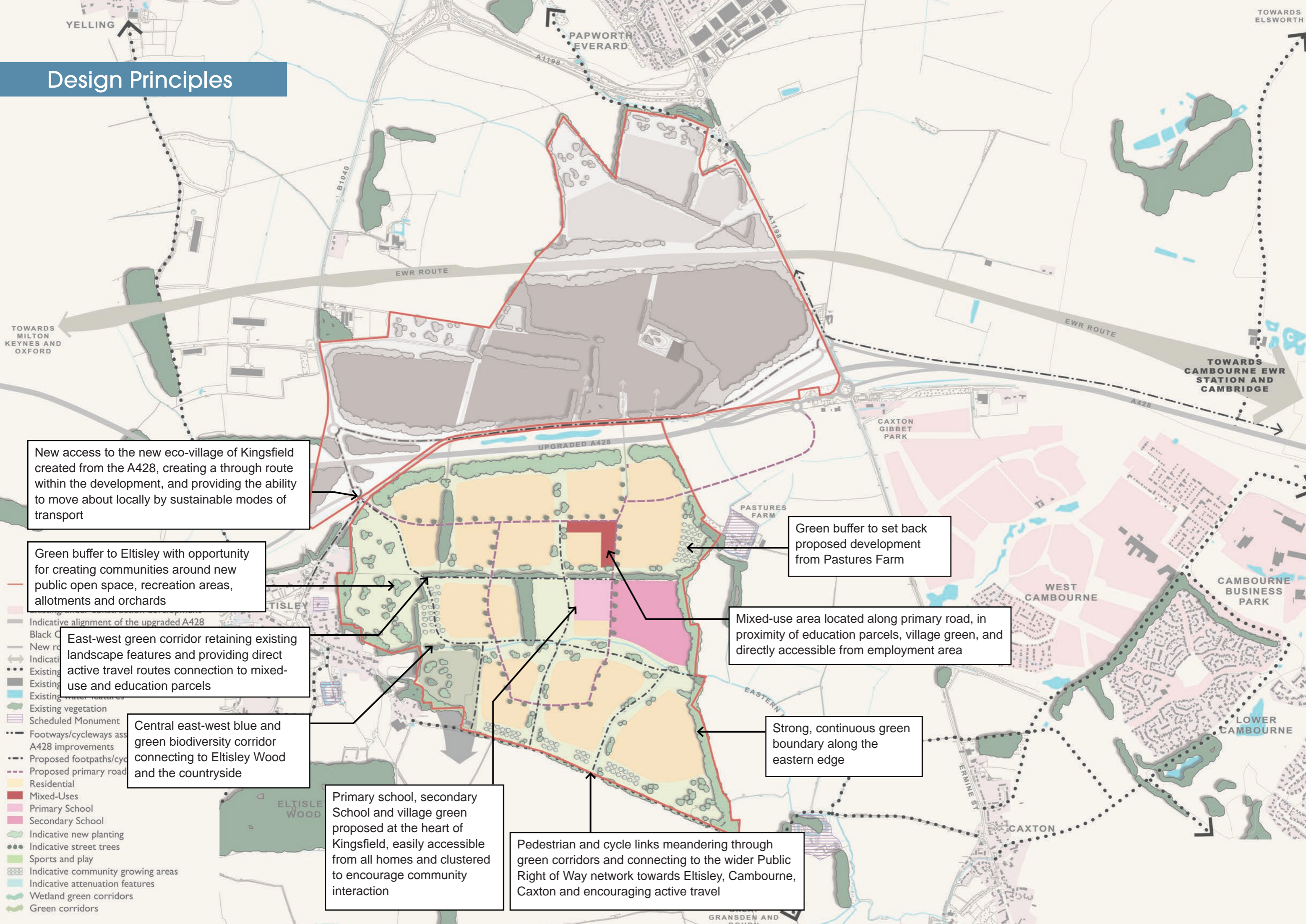


Concept Plan



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

Design Principles



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

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

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

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

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

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

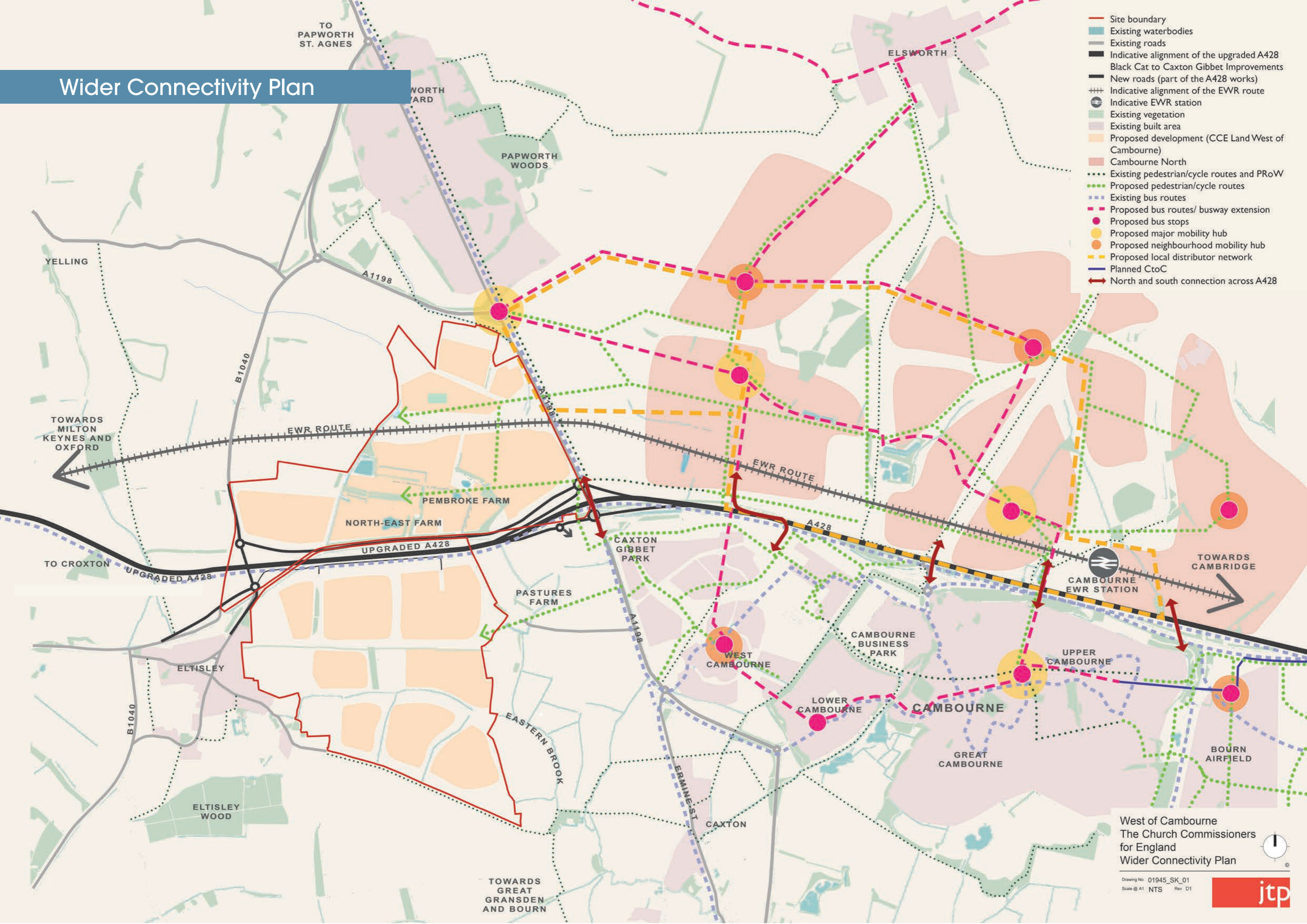
Green buffer to set back proposed development from Pastures Farm

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

Strong, continuous green boundary along the eastern edge

- Indicative alignment of the upgraded A428
- Black line
- New road
- Indicative alignment of the upgraded A428
- Existing road
- Existing water features
- Existing vegetation
- Scheduled Monument
- Footways/cycleways associated with A428 improvements
- Proposed footpaths/cycleways
- Proposed primary road
- Residential
- Mixed-Uses
- Primary School
- Secondary School
- Indicative new planting
- Indicative street trees
- Sports and play
- Indicative community growing areas
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Wider Connectivity Plan



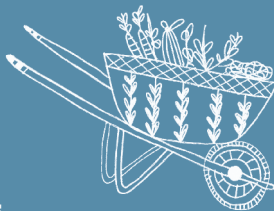
- Site boundary
- Existing waterbodies
- Existing roads
- Indicative alignment of the upgraded A428
- Black Cat to Caxton Gibbet Improvements
- New roads (part of the A428 works)
- + + + Indicative alignment of the EWR route
- Indicative EWR station
- Existing vegetation
- Existing built area
- Proposed development (CCE Land West of Cambourne)
- Cambourne North
- ⋯ Existing pedestrian/cycle routes and PRoW
- ⋯ Proposed pedestrian/cycle routes
- ⋯ Existing bus routes
- ⋯ Proposed bus routes/ busway extension
- Proposed bus stops
- Proposed major mobility hub
- Proposed neighbourhood mobility hub
- Proposed local distributor network
- Planned CtoC
- ↔ North and south connection across A428

West of Cambourne
 The Church Commissioners
 for England
 Wider Connectivity Plan



Little
Steps
become
Great
Strides

A Vision for the Kingsfields



architects
masterplanners
placemakers