



CROXTON

Garden Village

'a new Garden Village along a key sustainable
transport corridor'

VISION DOCUMENT

March 2025

Vistry Group

Executive Summary

This document sets out Vistry's exciting vision for a sustainable, Garden Village, of around 1500 new homes. The diversion of the A428 northwards at Croxton is well underway and has created an ideal opportunity to deliver a new, sustainably located, mixed-use development in this location, which is fully contained on its northern boundary by the new road.

This document confirms that there are no overriding constraints in terms of highways, landscape, heritage, drainage, or other matters, which would prevent the delivery of the Site. The flat and largely unconstrained nature of the Site means that Croxton Garden Village can contribute significantly to meeting housing needs early within the new Local Plan period.

The Garden Village will also deliver a range of key benefits which makes it highly suitable for inclusion within the emerging Greater Cambridge Local Plan as a strategic allocation site. These benefits are consistent with the 'Big Themes' sought by the emerging Local Plan and include:

- The Site can help to protect the Green Belt as it is part of the western A428 corridor where the existing Local Plan has successfully directed significant levels of new growth (West Cambourne and Bourne Airfield) to protect the Green Belt around Cambridge.
- The realignment of the existing A428 at Croxton will present opportunities for both new and existing residents to access St Neots for employment and retail purposes, as well as nearby Cambourne for retail, recreation and education, via sustainable, transport modes.
- The Site is of sufficient critical mass to create a viable new community, with a level of self-containment, whilst being of a scale that does not require significant advance enabling infrastructure, which is not the case with all of the currently preferred sites.
- Where required, a Primary School can be accommodated on-site. There is also a high quality Secondary School available nearby in Cambourne to the east of the Site.
- Other complementary social and small scale retail infrastructure can be provided on-site in small hubs to help establish a viable new Garden Village community.
- The Site is largely arable in existing use and so offers good prospects for tangible Biodiversity Net Gains to be delivered as an intrinsic part of the proposed development.

The approach to the development of the Site will be to deliver social and environmental sustainability via good design and exemplary place making. This approach will also promote the use of technical best practice, social inclusion and the provision of new high quality community infrastructure, as set out in this Vision Document.

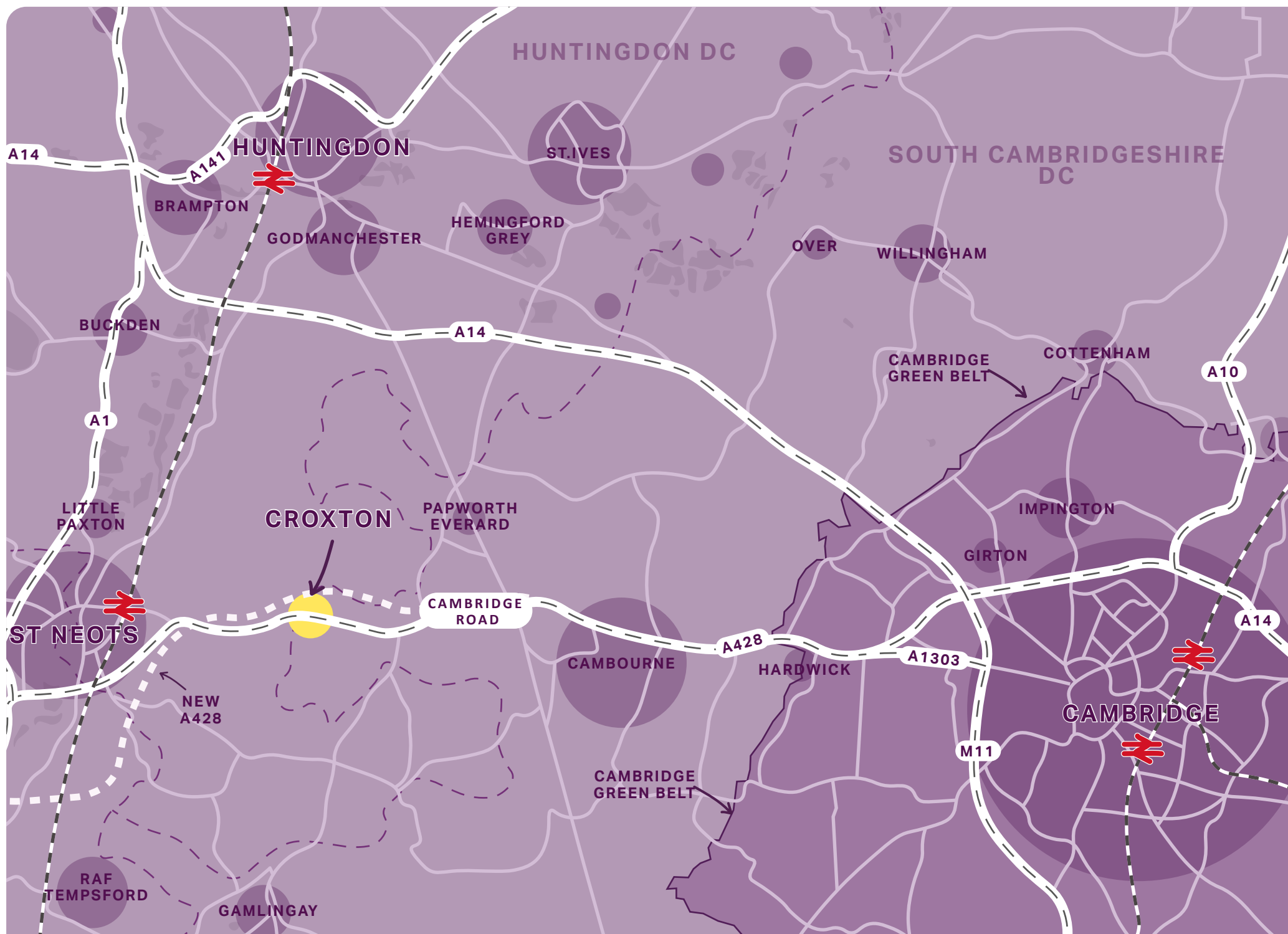
Vistry Group





CROXTON
PARK

Figure 1.0 | Sub-Regional Context



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Introduction

Document Overview

The Vision Document establishes:

- An understanding of the Site and its sub-regional and local context;
- A brief summary of current Site assessment work undertaken to date; and
- The emerging key design and placemaking principles and the concept masterplan.

A Pivotal Location

The Site lies at a pivotal location in the Greater Cambridge area. Greater Cambridge has a strong and nationally important economy. In recent years, jobs have been created faster than new homes have been built, contributing to higher house prices and increased commuting into the area.

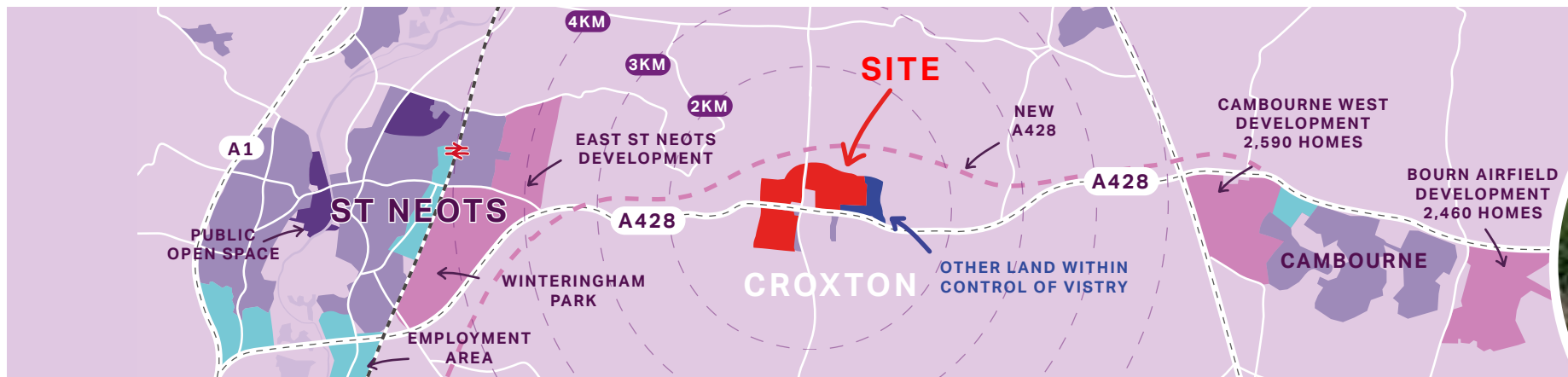
The thriving market town of St Neots is located some 2.7 miles (4.4km) from the Site. It offers a wide range of retail, employment and leisure opportunities. It is served by the East Coast Mainline, which provides regular connections to London, Peterborough and beyond.

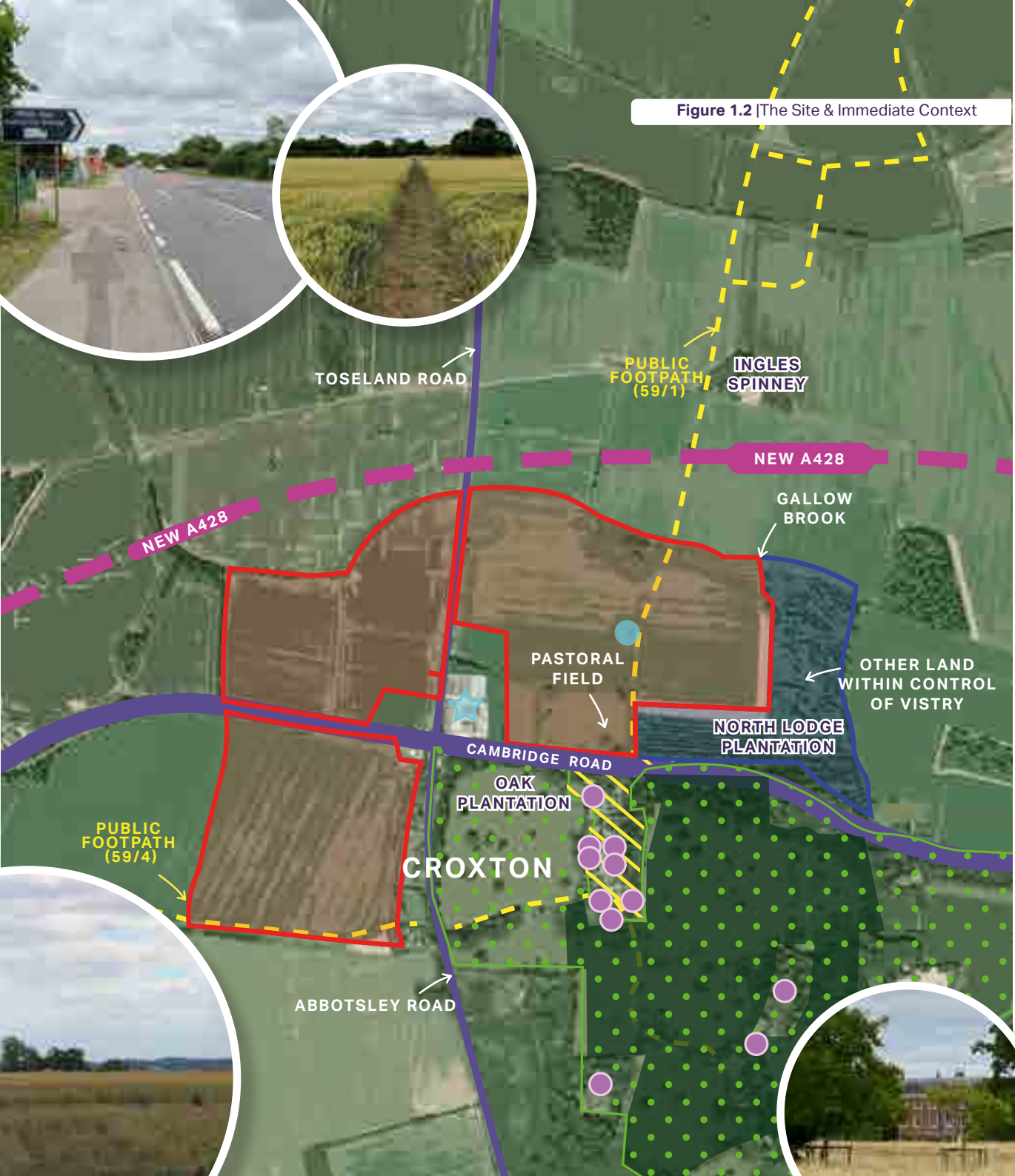
Cambourne lies 4.9 miles (7.9km) from the Site, and has a busy village centre and number of schools, including Cambourne Village College.

The University City of Cambridge is located 13.2 miles (21km) away. It is a highly successful city with a world-class reputation for education, research and knowledge-based industries and its historic environment.

The A428 corridor has become a focal point for new settlements. In addition to Cambourne, Cambourne West and a new village at Bourn Airfield are planned to deliver 5,050 new homes. With the new alignment of the new A428 dual carriageway passing to the north of Croxtan, the opportunity exists to continue this string of new villages along the A428 corridor.

Figure 1.1 | Local Context Plan





An Opportunity for a New Garden Village

The 84.35 hectare Site is located to the north and west of Croxton, and comprises a series of agricultural fields and a field in pastoral use. The northern and western boundaries of the Site follow the line of the district boundary between South Cambridgeshire and Huntingdonshire.

The A428 separates the two northern parcels from the southernmost parcel. The Site has a relatively open and flat character, with the southernmost parcel situated at a slightly higher elevation than the two parcels north of the A428.

A428 Black Cat to Caxton Gibbet Improvements

The realigned A428 will pass just to the north of the Site within a cutting. Toseland Road is to be realigned slightly to the west, crossing over the new dual carriageway via a new bridge. The new A428 alters the context of the Site significantly, both physically with the introduction of a major new road adjacent to the Site, but also in sustainable transport terms, with the opportunity to use the alignment of the soon to be former A428 (Cambridge Road) as a high quality public transport corridor running between St Neots to the west, and Cambourne and Cambridge to the east.

Figure 1.2 | The Site & Immediate Context



Who will deliver the Croxtan Garden Village?

Developing sustainable new homes and communities across all sectors of the UK housing market

Who we are?

Vistry Group was formed in January 2020 following the successful acquisition of Linden Homes and the Galliford Try Partnerships & Regeneration businesses by Bovis Homes Group PLC.

Most recently, Vistry Group have acquired Countryside Partnerships in November 2022, further strengthening the business and making them one of the leading housebuilders in England by volume.

Vistry operate nationally and have retained the market housing brands of Bovis, Linden and Countryside Homes. Vistry also now run an expanded Countryside Partnerships, working with local authorities, housing associations and investors to deliver affordable housing through Partner Delivery Programmes and Mixed Tenure offerings, and are the largest private sector provider of affordable housing.

Vistry are already a major contributor to housing delivery in the A428 corridor at West Cambourne. Vistry have an excellent track record in the sustained delivery of sustainable new homes in the local area.



**Bovis
Homes**

**Linden
HOMES**

**COUNTRYSIDE
Homes**

**Countryside
Partnerships**

A partner you can trust



What we do?



Vistry's Sustainability Strategy

Vistry Group's purpose is to deliver sustainable homes and communities across all sectors of the UK housing market. Key to this purpose is a successful and ambitious sustainability strategy.

Our strategy launched in 2021 and is focussed on three priority areas of People, Operations and Homes & Communities.

It includes a commitment to setting carbon reduction targets consistent with the reduction required to keep warming at 1.5°C and the development of a roadmap to deliver net zero carbon homes.

We recognise that key to success in meeting the sustainability challenges we face as a society and industry is collaboration, and to facilitate this we have become members of the UK Green Building Council, as well as corporate members of the Institute for Environmental Management and Assessment.

We continue to be gold members of the Supply Chain Sustainability School and members of the Future Homes Task Force.

Our operations



- The targets covering greenhouse gas emissions from company operations are consistent with reduction required to keep warming at 1.5°C.
- 100% of electricity used in our offices and sites is from renewable sources.
- Responsibility for climate related issues resides with Executive Leadership Team (ELT) and our COO is the executive sponsor and chairs the quarterly Group's Sustainability Forum.

Waste and Resources



- 100% of electricity used in our offices and sites is from renewable sources.
- Responsibility for climate related issues resides with Executive Leadership Team (ELT) and our COO is the executive sponsor and chairs the quarterly Group's Sustainability Forum.
- We identify, manage and mitigate all environmental impacts through our ISO 14001 certified management system.
- Waste Recycling data for 2020 resulted in an annual total of 95% recycling rate.



Our Homes & Communities

Placemaking

Our approach to placemaking is designed to improve people's quality of life and support our customers health and wellbeing.

Providing our customers with access to high quality amenities that support local economies is a key consideration when selecting and designing our sites and in addition to section 106 and community infrastructure contributions.

Our master planning approach aims to provide a clear hierarchy of public, private, and semi-private spaces that encourage neighbours to interact with each other and build strong communities



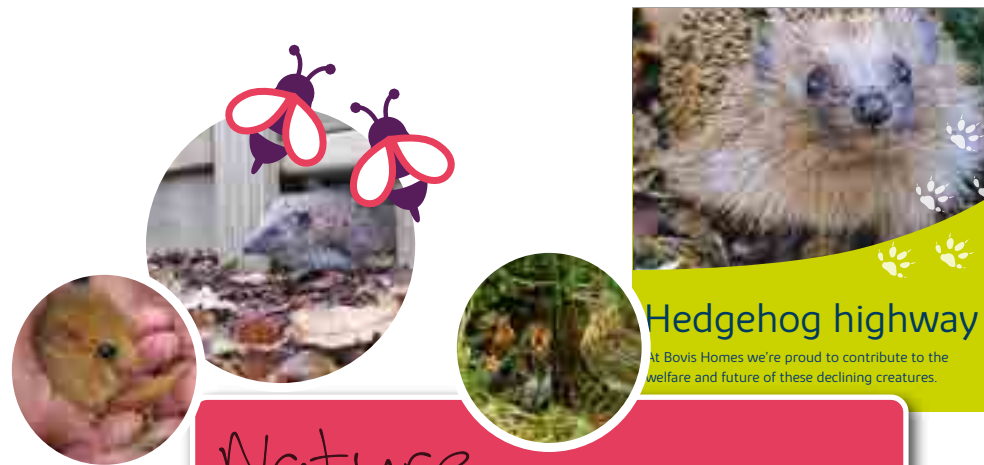
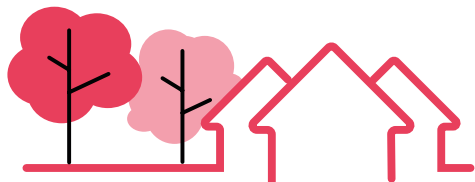
Twigworth Green, Twigworth



Netherhall Park, Great Barr



The Green, Winchester Village



Nature

Our approach to development design focusses on the principles of Green Infrastructure (GI) - networks of multifunctional green space which includes parks, open spaces, playing fields, woodlands, street trees, allotments, private gardens, sustainable drainage systems and soils.

Ahead of a 10% biodiversity net gain being mandated by the Environment Act, we are seeking to assess and future-proof our schemes.

We are in partnership with the British Hedgehog Preservation Society and have formed a new partnership with the Bat Conservation Trust, to help protect these important species.

Vistry Partnerships are now business supporters of the Bumblebee Conservation Trust (BBCT). The aim of this sponsorship is to ensure our sites across the country are helping to support bumblebees and other wildlife with our planting.





Future Homes Standard

We are currently developing the 2025 housetype range to meet the new Part L and Future Homes Standard (FHS).

We are piloting the construction of zero carbon homes on a site with Vistry Partnerships West Midlands (Europa Way Triangle, Warwick).

We are conducting extensive reviews of renewable technologies and products to ensure we offer the most technically robust solution which is right for our customers.

Building upon its fabric-first approach, Vistry currently aims to: make its entire build process as efficient as possible;

- reduce energy demand within its homes;
- decarbonise the heating of homes;
- facilitate the use of electric vehicles;
- and provide green infrastructure at the forefront of its developments.



Unwrapped home, Emmbrook Place



Countryside
Partnerships



Affordable Housing and Planning Obligations

We work collaboratively with local authorities and registered providers (RPs) to provide affordable housing across a range of different tenure types.

Countryside Partnerships is the leading private sector provider of affordable housing, our product range includes one-bedroom apartments through to larger five-bedroom family homes.



Planning Background

Why build now?

Cambridge City and South Cambridgeshire District Council are in collaboration to create a new joint Local Plan for the area. The Greater Cambridge Local Plan (GCLP) will determine the scale and location of all new development to 2041.

The first public consultation took place in 2020, and included a Call for Sites exercise. Site representations were submitted in support of the allocation of Land North of Croxtan (HELAA site reference 276). This Vision Document expands upon those representations and provides further detail in relation to the capacity and suitability of the Site, including a conceptual, illustrative layout of the proposed development. This Document also shows the conformity of the scheme with the wider GCLP vision for sustainable development.

The Cambridge Delivery Group (CDG) was created in 2023 as part of the Cambridge 2040 initiative and the new Government continues to recognise the value and economic strengths of Cambridge. In this regard, the new Housing Minister, Matthew Pennycook, stated in August 2024, stated that the Government was ambitious for Cambridge. However he noted that it is constrained economically by a lack of housing and so the Government wants to see significant growth. The Minister stated that there was a need to assess where the previous government had got to, and then to re-engage with local leaders and communities in a discussion about how to facilitate positive and sustainable growth in Cambridge. In a letter to Peter Freeman, Chair of Homes England, dated 30 October 2024, the Housing Minister set out the new Government's perspective on Cambridge in the following statement:

'Cambridge is one of the UK's most important economic assets, a global centre of innovation home to the largest life sciences cluster in Europe.

With strong intellectual roots, the unique innovation ecosystem that has emerged in Greater Cambridge over the past fifty years has been a phenomenal success – life science firms in Cambridge already contribute nearly £3 billion annually to the UK economy. However, Cambridge faces significant barriers to sustainable growth and there are increasing pressures for local residents and communities, such as expensive housing and traffic congestion. Further growth is against a backdrop of constraints on water supply and sewerage, the transport network and increasing risks of flooding. Maintaining the success of Cambridge cannot be taken for granted'.

The Housing Minister confirmed that he and the Prime Minister are determined to help overcome these constraints and for central government to work with local partners to support sustainable growth in Cambridge and its environs. He further stated that the success of Greater Cambridge is a national priority for the Government. The Cambridge Growth Company has been established to therefore advise on and drive forward the Government's ambitions for the area, working closely with local partners, to make the most of their local insights and knowledge. Pursuant to this vision, the Minister has therefore asked Peter Freeman to lead the Cambridge Growth Company in progressing a business plan to oversee the following priorities:

- Development acceleration: enabling and accelerating developments which align with the government's ambitions for Cambridge and unlock development on stalled sites.
- Developing the evidence base: to support development of an infrastructure-first growth plan and a long-term delivery vehicle: work with experts to assess infrastructure requirements, including transport, and lay the foundations for a long-term delivery vehicle.
- Cross-government engagement: identify solutions to complex constraints and support cross-government engagement to unblock existing development and provide the right incentives for successful development in the long-term.



Adopted & Emerging Local Plans (front covers)



Site Considerations

Opportunities & Influences

We have undertaken a number of technical studies on and around the Site, with each study available separately. These studies have not identified any issues that would prevent a Garden Village from coming forward in this location. The Opportunities and Influences Plan overleaf summarises the key findings from the initial technical surveys and assessments.

Flood Risk & Drainage

The Site, in general, flows from south to north, bisected by the A428. Waterbodies, such as land drains, ordinary watercourses and ditches are also present at the Site, which conveys overland flows to Gallow Brook.

Flood records show the entire Site to be in Flood Zone 1 and, therefore, at low risk from fluvial flooding. Most of the Site is at very low risk from surface water flooding.

The SuDS strategy will deliver long-term mitigation of the development generated surface water runoff, by attenuating and treating surface water flow, with an allowance for climate change factored into the proposed design.

Highways | Transport Vision/Strategy

The overall vision for the new village is to create a healthy, socially inclusive, and well-connected Garden Village, where residents can easily travel within, around and beyond the village by sustainable modes of travel.

The new neighbourhood will maximise the opportunities that are emerging for new types of mobility that are transforming how people travel, and be flexible to adopt future technologies that are not yet even known.

Highways | Transport Opportunities

- **Cycle and walking infrastructure:** The de-trunking of the A428 adjacent to the Site provides an opportunity for efficient public transport and cycle / footway priority access directly serving the development with connections to Cambourne and Cambridge in conjunction with the GCP's proposed Scotland Farm / Waterworks Park and Ride facility.
- **Bus infrastructure:** with the proposed C2C project vastly improving bus services to and from Cambourne and Cambridge, accessibility to a large hub of employment and education will be enhanced. An opportunity is created here in pushing for these services to be extended to include the new village via the soon to be de-trunked A428.

Landscape & Visibility

The Site is visible from some of the public footpaths within the near distance, including those within the Site. The Site is well screened in views from properties within Croxton. Views from further afield, including from within the Croxton Park and Garden, are generally screened by mature vegetation within the surrounding landscape.

The Site is capable of accommodating the sensitively designed development. The existing landscape structure of field boundary hedgerows and trees can be retained. Existing public footpaths can be retained on their alignments within green corridors through the new village. Structural planting to the western and southern boundaries of the southernmost parcel will provide containment to the proposed development with carefully designed gaps to allow for vistas across the valley landscape to the south.

Tree Preservation Orders (TPOs) cover various trees on the Site, the majority surrounding or within the smaller rectangular paddock field. There are a small number of trees covered by TPOs along Toseland Road. The sensitive design of the new village will allow for retention all of the trees covered by TPOs.



Heritage & Archaeology

Croxtan Park, a Grade II* Registered Park, is located to the south and east of the site, beyond the A428/Abbotsley Road. The area covered by the registered park includes Croxtan deserted medieval village scheduled monument. The park also contains eleven Listed Buildings of which two, Croxtan Park house and the Church of St James, are Grade II*, the remainder are Grade II.

Croxtan Conservation Area, which contains eleven Grade II listed buildings, is located immediately south of the Site, beyond the A428, and is encircled on three sides by Croxtan Park.

It is not anticipated that the presence of below-ground archaeological remains would preclude development across the Site but, in the event of a future planning application, the archaeological potential should be further assessed.

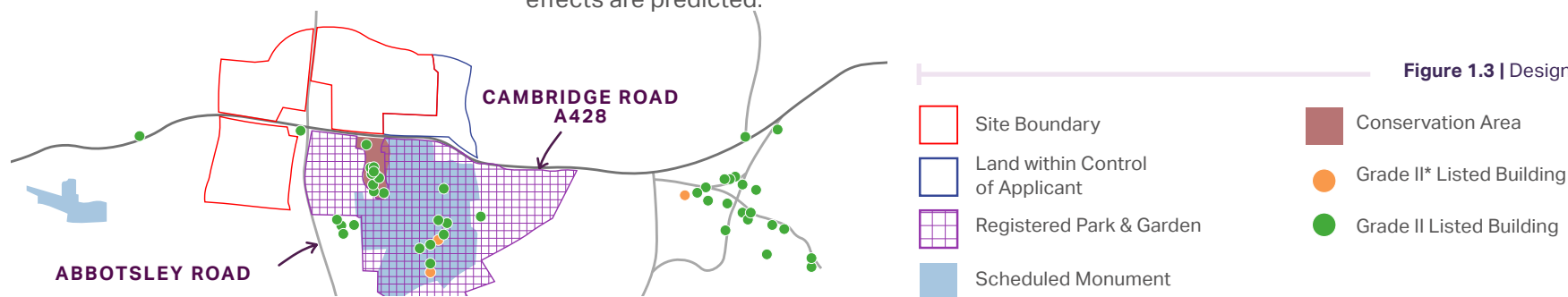
Ecology & Biodiversity Net Gain

No nature conservation designations cover the Site. However, Croxtan Park CWS is adjacent to the Site to the south and south-east beyond the A428. The Site comprises principally arable land with hedgerows and ditches and a small area of gamebird cover crop. North Lodge Plantation is an ancient woodland located in the east of the Site and is classified as priority woodland. A smaller woodland (Ingels Spinney) is also present in the north of the Site with a grassland to the south. A single pond is present on-site and opportunities exist to reinstate 'ghost' ponds identified within the arable fields on historic maps.

Hedgerows and ditches bounding the Site, the on-site pond and woodlands should be retained and appropriately buffered from development edge effects. Woodland habitats are also to be protected from potential recreational impacts. Where scheme design and construction methods are employed to protect these habitats, no adverse effects are predicted.

A range of protected and notable species could potentially make use of the Site. Further surveys to confirm the presence or likely absence of such species, and the nature of their use of the Site, are recommended to inform an evidence based Ecological Impact Assessment to be prepared for submission with a planning application.

Recommendations have been provided for ecological enhancement measures/ Biodiversity Net Gain that could be delivered as part of the proposed development. It is considered that with careful site design including areas of ecological enhancement, in addition to appropriate restoration and implementation of a long term management plan for woodland habitats that a meaningful biodiversity net gain could be achieved.





Placemaking Principles &

Our Vision

Our vision is to create a sustainable new village, underpinned by the following placemaking principles:

CONTEXT & IDENTITY



Work with and enhance the Site's existing landscape features, and respect the setting of Croxtan Park and Croxtan Conservation Area.

NATURE



Maximise opportunities for biodiversity net gain by creating multi-functional and connected open spaces, providing residents with opportunities to interact with nature on a day-to-day basis.

MOVEMENT



Encourage active travel by prioritising pedestrians and cyclists within the new village, and maximising public transport opportunities along Cambridge Road, including the provision of a mobility hub.

PUBLIC SPACES



Create an attractive and high-quality public realm that encourages a range of outdoor activities to encourage strong community interaction, healthier lifestyles, and a strong sense of wellbeing.

SUPPORTING USES

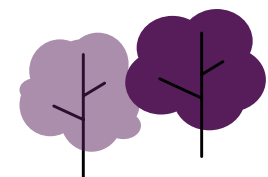


Provide supporting uses, including a new primary school and village centre, to create a thriving hub of activity that supports a strong sense of community.

HOMES



Provide a range of high quality, attractive and energy efficient homes.



Delivering 'Our Vision'

Context & Identity

It is vital to understand the context, history and cultural characteristics of a site, its local context and its wider sub regional setting.

Wider Setting

Recognising its sub-regional context and site setting, Croxton Garden Village will be a place that:

- Continues the pattern of locating new villages along the A428 corridor, complementing and building upon the synergy of Cambourne, Cambourne West and Bourne Airfield.
- Respect and respond to the strong local vernacular.
- Reflect the character of the nearby village with mainly 2 storey buildings, with taller buildings at the village centre and in key locations.
- Widespread new landscaping to make an important contribution to the character and quality of the new village, and to also help mitigate and adapt to climate change.



Figure 1.5 | Croxton Garden Village and its Wider Context

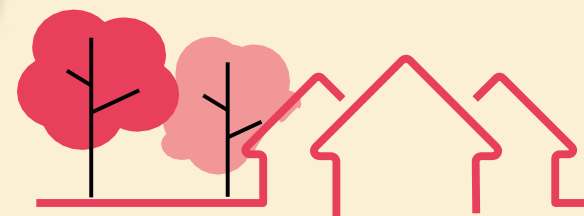


Context & Identity

Immediate Setting

Within its local context, the new village will take into account its physical and heritage setting by:

- Maintaining a swathe of open space to the north of the Croxton Park, creating a **strong pastoral character**.
- Embracing the wooded and enclosed character of the easternmost parts of the Site.
- **Enhancing** the existing public footpaths so that they form part of the villages, **network** of traffic-free routes for walking and cycling.
- Providing **safe pedestrian and cycle connections** across Cambridge Road and Toseland Road.
- Maintaining an offset to the new A428 with **open space** and **new landscaping**.
- **Strengthen existing hedgerows**, particularly along Toseland Road.
- Connect the small block of woodland (Ingles Spinney) with North Lodge Plantation.
- Maintain a **green corridor** alongside Gallow Brook.



Protect, Enhance, Strengthen + Retain

Figure 1.6 | The Village in its Immediate Context

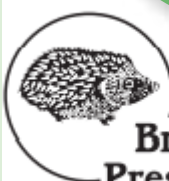


- Conservation Area
- Registered Park & Garden
- Listed Buildings
- Croxton Park (Scheduled Monument)

Nature

Nature contributes both to the quality of a place and the quality of its resident's lives. It helps to improve mental and physical well-being, and provides the basis to deliver a net gain for biodiversity.

- Integrate and **connect existing landscape features**, and create new features as part of a site-wide network of multi-functional open spaces.
- Multi-functional open spaces to **enhance biodiversity**, allow wildlife to thrive, create character and improve people's sense of well-being.
- Vistry will be aiming for at least **10% biodiversity net gain** in line with the Environment Act 2021.
- **Climate resilience:** Carefully designed **sustainable drainage features** as integral parts of the green spaces to accommodate surface water drainage to manage stormwater locally (as close its source as possible), to **mimic natural drainage** and encourage its infiltration, attenuation and passive treatment.
- **Climate resilience:** New hedgerow, tree, thicket and woodland planting will help to mitigate and adapt to climate change.
- Incorporate bat boxes, bird boxes, bug hotels and other **wildlife habitat**.
- Vistry will work in partnership with the **British Hedgehog Preservation Society** and have formed a new partnership with the **Bat Conservation Trust**, to help protect these important species.
- Vistry are now business supporters of the **Bumblebee Conservation Trust (BBCT)**. This means that the new village will be designed to **support bumblebees and other wildlife** through the new planting of appropriate species.
- **Community orchard** to provide fruit growing opportunities and **ecological benefits**.
- **Ecological information boards** to explain how nature and biodiversity enhancements have been achieved at the new village.

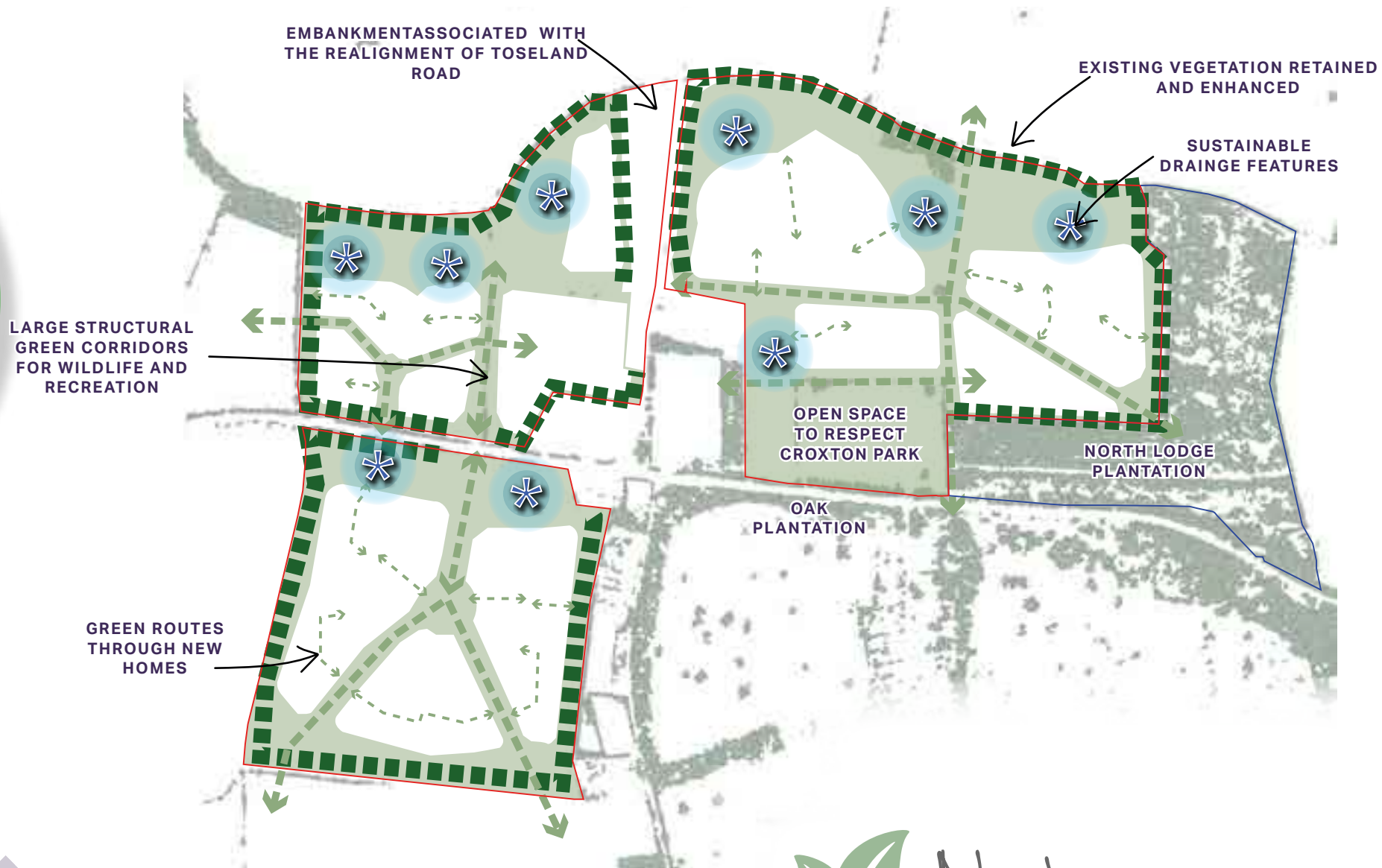


**British Hedgehog
Preservation Society**



**Bumblebee
Conservation
Trust**

Network of multi-functional Green Spaces



Movement

Patterns of movement, and the character of streets and spaces, are integral to creating a place that people want to walk, cycle and spend time. Clear and obvious connections to key facilities and uses will contribute significantly to the character and identity of the place, as well as to personal health and well-being.

- Cambridge Road will be the focal for **new high quality, high frequency public transport corridor** providing sustainable connection to St. Neots and its railway station, Cambourne and Cambridge.
- **Climate resilience:** All homes to provide car charging points. All communal parking areas to include car charging facilities.

Prioritise walking and cycling by:

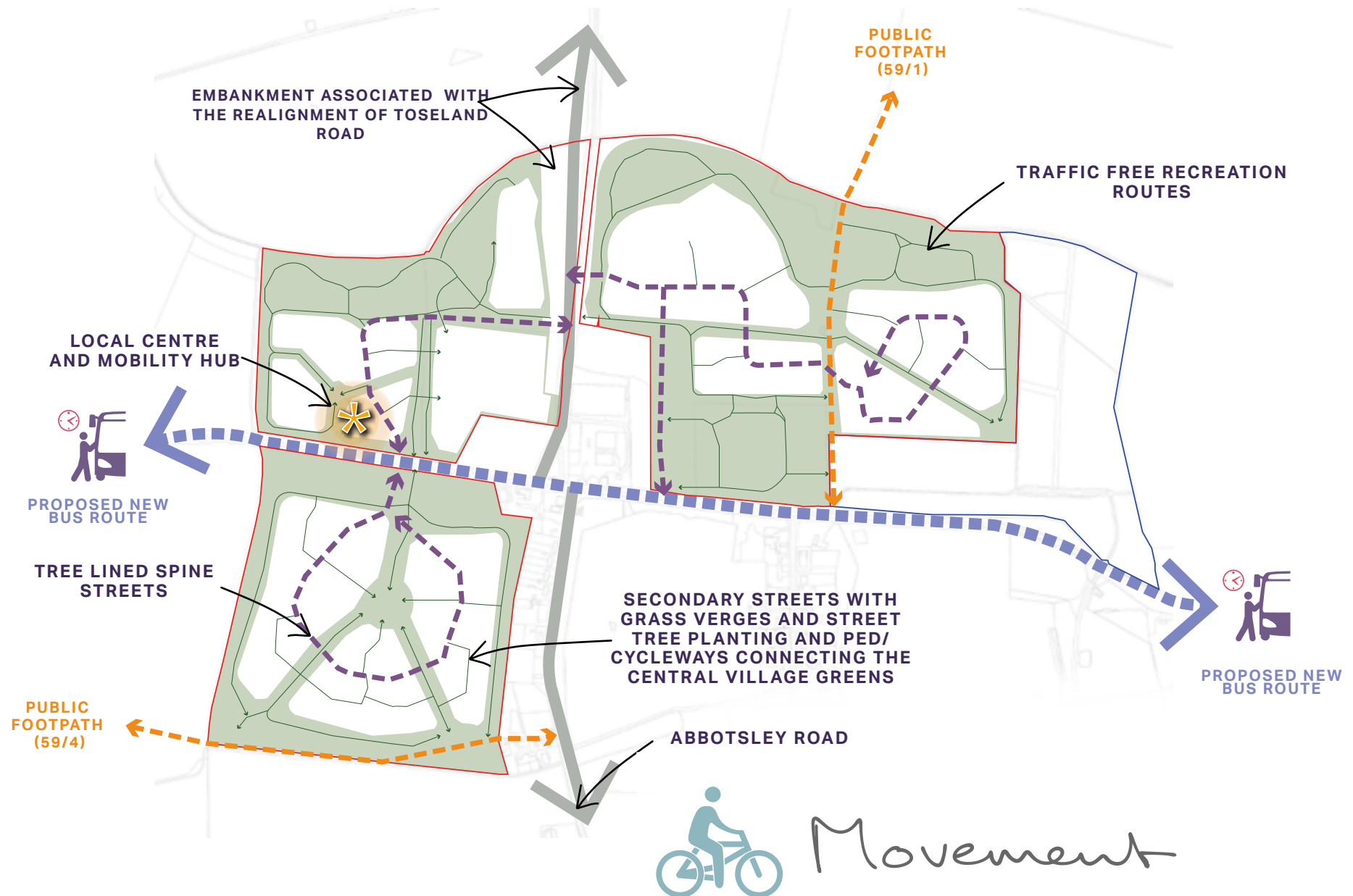
- A network of well lit, accessible and safe traffic-free routes, incorporating the existing public footpaths.
- A central mobility hub in the village centre providing cycle and scooter hire/repair (including e-bikes and e-scooters), and secure and undercover cycle parking spaces.
- All weather surfacing and clear wayfinding/signage.
- Natural surveillance to create safe and well-used routes.

In addition to providing cycle and scooter hire/repair, the centralised mobility hub will:

- Be served by frequent bus services running along Cambridge Road.
- Provide electric car spaces/charging points.
- Provide community concierge parcel last mile delivery.
- Electric car-sharing club.



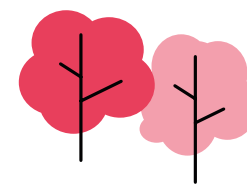
Sustainable Public Transport Corridor



Public Spaces

The quality of the spaces between buildings is as important as the buildings themselves. The new village's public spaces, which include streets, squares and greenspaces, will accommodate a range of different purposes, in turn creating a wide range of open space characteristics.

- A series of **pocket parks, greens and squares** along movement routes will create nodes of activity and places to meet.
- **Climate resilience:** Many of the streets will be **tree-lined streets** to create shade and help mitigate rising temperatures.
- A connected and accessible network of **public open spaces** with paths and other routes into and through.
- **Accessible spaces for all**, including those with wheelchairs or prams.
- A **Village Park** with **sports and children's play areas** connected to routes for walking and cycling. Its flexible design will ensure it's usable for outdoor events such as fêtes and concerts.
- Area of open space with a **strong pastoral character** to respect the setting of Croxtan Park to the south.
- Weave opportunities for **habitat creation** through the garden village, providing residents with opportunities to **interact with nature** on a day-to-day basis.
- Creation of food growing opportunities, such as **allotments** and **orchards**.
- **Multi-functional spaces** along movement routes, to encourage **intergenerational activity** and use.
- A sustainable and healthy place will be created by the creation of a '**15 minute neighbourhood**'.



Public Spaces



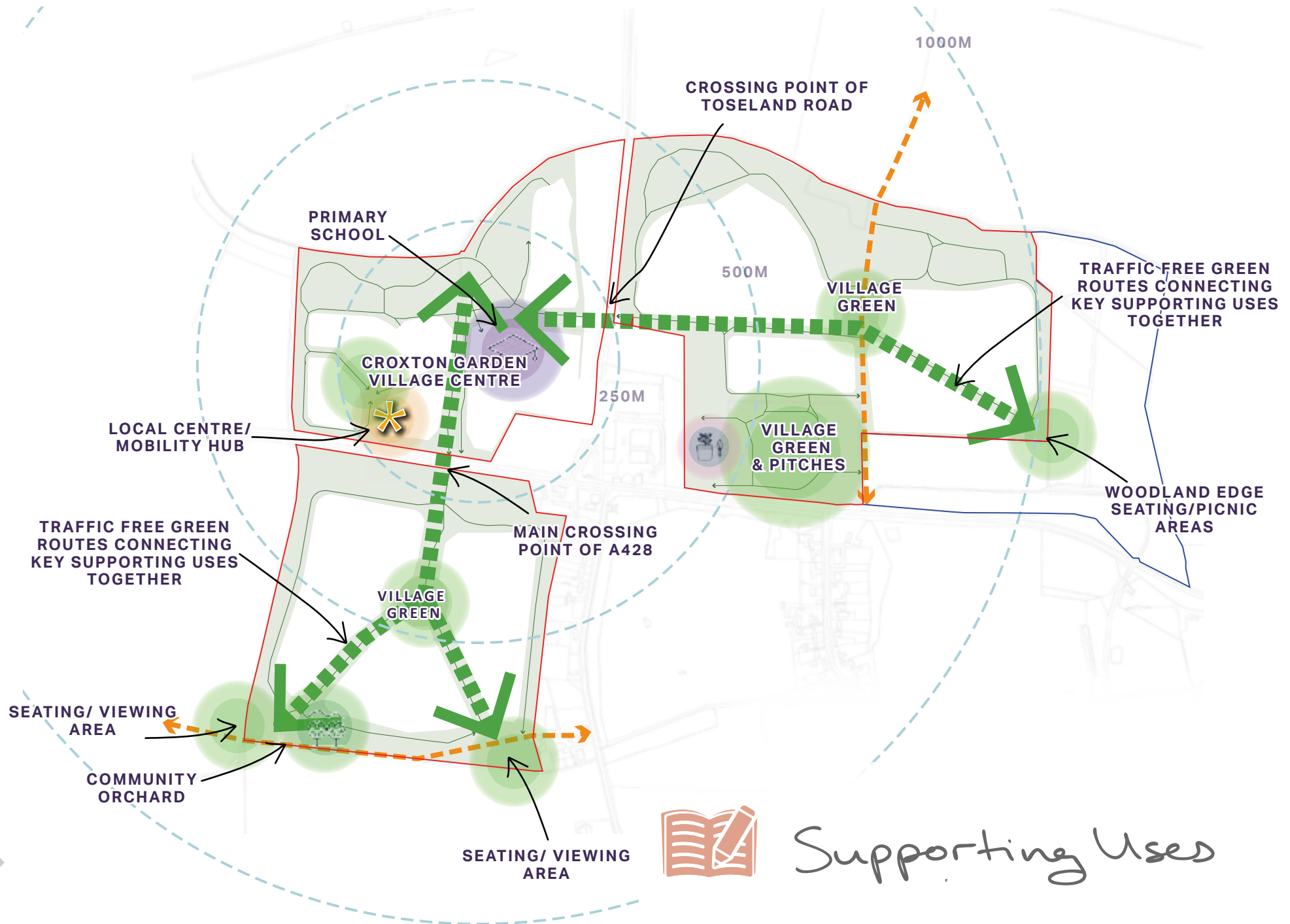
Supporting Uses

Sustainable, vibrant and lively places offer social, leisure and recreational opportunities a short walk or cycle from their homes. The new village will provide a mix of uses that support the needs of its new residents.

- A **new primary school** will be located in the heart of the Garden Village.
- The **village centre** will provide **community facilities** such as shops, health facilities, co-working spaces, a café, and other **meeting places** that respond to **community need**.
- Central location of village centre and school will **maximise accessibility** for those walking and cycling.
- The mobility hub will be located just to the south of the village centre, allowing for a **strong sustainability synergy** between the two uses.
- **'Play on the way'** trails on key routes to the primary school will make car-free trips more fun for children making them want to walk, scoot or cycle to the school.
- A **sustainable** and **healthy place** will be created by the creation of a **'15 minute neighbourhood'**



'15-Minute Neighbourhood'



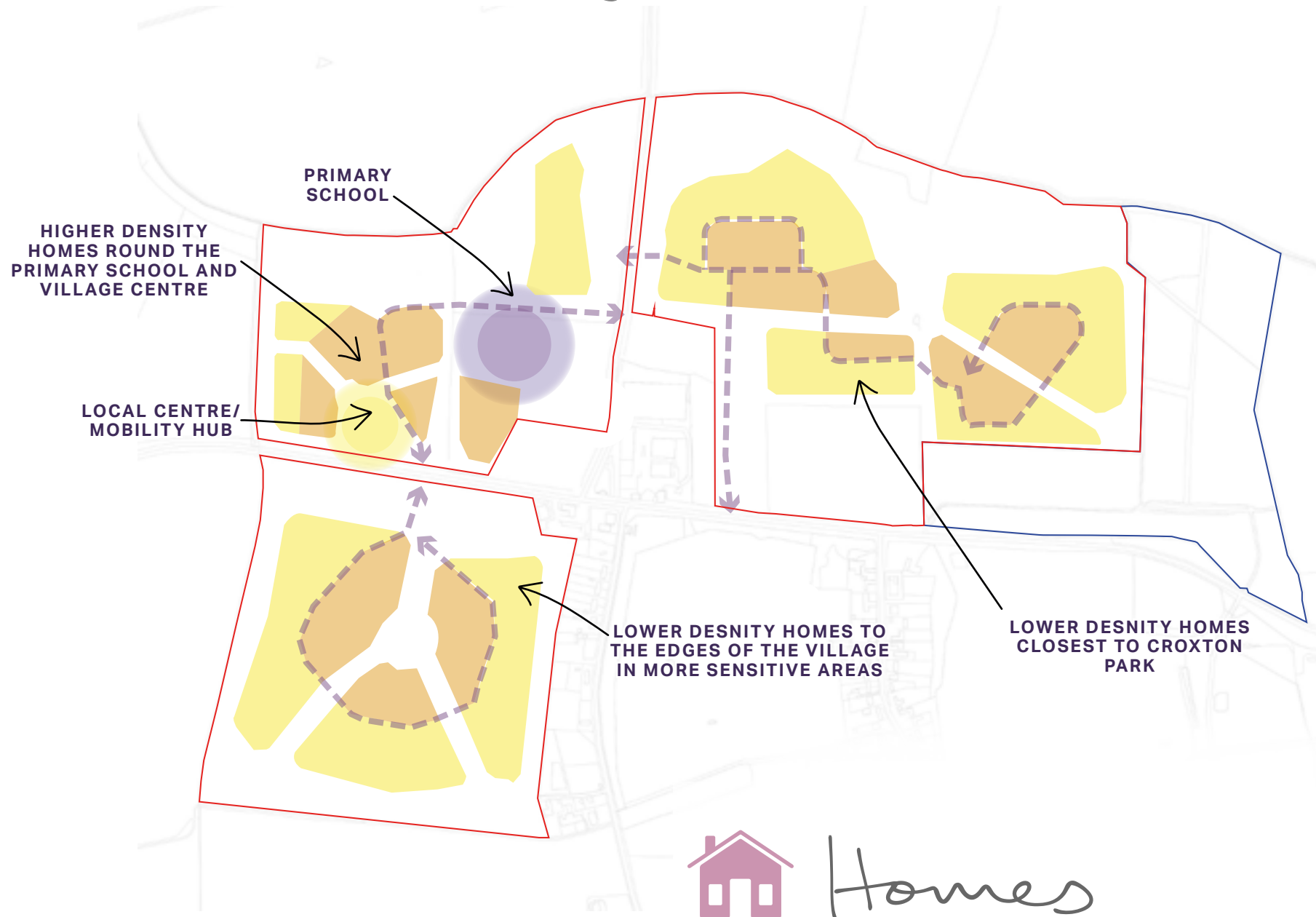
Homes

Croxtan Garden Village will deliver around 1500 high quality and attractive homes. These homes will be truly sustainable.

- Provide a **range of housing types** and tenures that **meets local need**. This may include first time buyer homes, family homes, and for those wishing to downsize.
- Vistry will work collaboratively with South Cambridgeshire District Council and registered providers (RPs) to provide **affordable housing** across a range of different tenure types.
- Recognising that South Cambridgeshire District Council declared a **climate emergency** in November 2019, truly sustainable homes will be achieved as follows:
 - Vistry anticipate their homes will be **Zero Carbon 'Ready'**: This will be the Future Homes Standard of 75-80% reduction in carbon emission (from 2013 Part L baseline).
 - **2030: Vistry are committed to building Net Zero Carbon Homes (in-use) by 2030**: The designed carbon emission rate is 'zero' for regulated energy with grid decarbonisation for unregulated energy.
 - **2040: Net Zero Carbon Homes (Construction) from 2040**. Carbon emissions associated with building homes will be zero, including the emissions from the building's products and construction operations.
- A variety of densities will help to create differently **recognisable character areas**.
- Alongside the northern boundary, the homes will be sensitively located for resilience from noise from the new A428 carriageway.



Zero Carbon 'Ready' Homes



A New Village for

South Cambs

The Concept Masterplan has been prepared as an early vision for how the new village could be brought forward. It follows the six placemaking principles outlined on the previous pages.

We plan to engage and work with the local community and all key stakeholders, including South Cambridgeshire District Council, to evolve and shape the proposals for the new village.

-  Site Boundary: **Aprx. 84.35ha**
-  Other land within control of Applicant

Circulation & Development

-  Primary vehicular/pedestrian/cycle access point
-  Secondary vehicular/pedestrian/cycle access point
-  Potential developable area & indicative new homes
 - Gross Residential Area: **'around 1500 new homes'**
-  Primary School
-  Local Centre/Mobility Hub
-  Tree lined spine street and verges
-  Indicative secondary streets, with trees and verges
-  Raised shared surface/pedestrian priority areas
-  Indicative internal street layout
-  Recreational routes



Figure 1.12 | Emerging Concept Masterplan

Green Infrastructure & Recreation

-  Existing vegetation
-  Proposed green infrastructure including retained wildlife corridors containing new landscaping and habitat creation
-  Proposed new structural/thicket planting
-  Proposed flood tolerant woodland glade
-  Sports pitches
-  Community orchards
-  Children's play area
-  Trim-trail stations
-  Allotments
-  Sustainable Drainage Systems basins (**SuDS**)

Context

-  Existing Public Rights of Way (**PRoW - Footpaths**)
-  Listed Buildings
-  Tree Preservation Orders
-  Conservation Area
-  Registered Parks & Gardens
-  Scheduled Monument
-  Area of land for A428 bypass construction
-  Proposed new A428 bypass
-  Proposed realignment of Toseland Road



The proposed new village will be a sustainable and healthy place created by the creation of a '15 minute neighbourhood'. A network of recreation and wildlife corridors will run through the heart of the village, promoting play on the way.

Many of the streets will be tree lined which will aid legibility when travelling along these routes, as well as connecting the network of public open spaces with paths and other routes into and through.

Conclusion &

Key Benefits

Land at Croxton represents an opportunity to create a sustainable, thriving and viable new village along the A428 corridor in a pivotal location in the Greater Cambridge Area.

This Vision Document shows how the new village for around 1500 new homes, a primary school, village centre, mobility hub, and supporting green infrastructure can be planned and designed to respect the Site's existing context in a sensitive manner, based upon a set of six placemaking principles.

The proposals for the new village are viable, achievable, realistic, logical and deliverable - it is unfettered being in one ownership and under the control of a single experienced developer. The Site represents a significant opportunity to assist South Cambridgeshire District Council in fulfilling its housing needs and those of the wider housing market area.

To take the vision forward, we aim to work with planning officers to establish policy parameters, and bring the public in to help design the Site within that context. This may comprise of a series of public consultation events to discuss and sketch ideas, and build upon the emerging principle set out in this Vision Document.





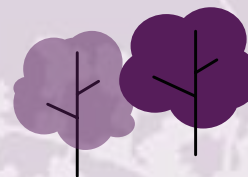


Electric Vehicle Charging
Points to all new homes

5km+ of new footpath/
pedestrian/
cycle trail



Aim to achieve
at least **10%**
biodiversity net
gain on Site



traffic-free routes for walking and cycling.
Public open space and new wetland woodland planting to the north



40% Affordable
Housing - Policy
Compliant



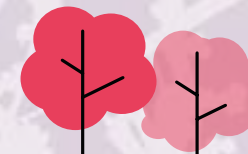
around **5.0** Ha
SuDS provision

200+
Bat Roost Boxes
200+
Bird Nest Boxes



around **3,750**
New people
live here

2000+
Trees to be
planted



around **45** Ha of green
infrastructure



420
primary
School
places



Equipped
Play Space
to be
provided
on Site



53% of the total Site
area

Inclusion of extensive
new native hedgerow
planting



Sustainable links and easy
access to adjacent major
employment areas at **St.
Neots & Cambridge**



50+ pieces
of Trim-Trail
Equipments, &
Sports Pitches



Linking &
enhancing
existing
public
footpaths
to the wider
community

Vistry Group

Vistry Group Strategic Land
March 2025