



GRANGE FARM

Shaped by the Land, Cultivated by the Community

ABINGTON, SOUTH CAMBRIDGESHIRE

TECHNICAL APPENDIX

PLACE VISION &
CONCEPT PROPOSALS BY:



A Submission to
Greater Cambridge
Shared Planning Service

June 2026

Statement of Intent

Cambridge is emerging from its deep roots through traditional prestigious academia to become the technological powerhouse of Britain.

As our local economy and its business grow in tandem ecosystems are necessary to support the innovators, key workers and their families who deserve not one of an endless sea of uniform cramped buildings but a home in beautiful, cared for community that allows them to flourish.

We don't just need houses we need homes, in well designed neighbourhoods where families can walk to nurseries, schools, shops, doctors, dentists, parks, places of work and play. Places where living healthily is the norm with safe, green routes to walk and cycle and allow us to make sustainable choices without compromising convenience.

Grange Farm will become this, set in the gentle chalk hills above the River Granta and embraced by green parks and woodlands, a series of distinct, walkable neighborhoods each including the facilities to meet people's daily needs. A community farm providing organic produce, grown locally which will become a hub for education helping people to develop an awareness of seasonality and connect to their natural surroundings. Our landscape is a precious one, between the Via Devana in the north and the River Granta to the south; our designs, when they emerge through the long planning process will be sensitive to our countryside and celebrate our history.

Through this planning process we want to include the views and needs of neighbouring residents and the wider community. We will ask people to come and speak to us at a series of events in order to shape the vision and design for what Grange Farm will become. These visions will form a series of Design Codes in accordance with which all buildings will have to comply.

We are not plc housebuilders who need to drive short term returns but come with a different perspective; a long term one. As a local family business we will steer the delivery from the outset, bringing forward the amenities early and ensuring that legal mechanisms are in place to safeguard that the vision that we all create will be delivered. Smaller builders will be invited to Grange Farm choosing those that enjoy building beautiful homes of excellent quality with traditional materials and in keeping with local character.

A stewardship body will be responsible and accountable for the management and maintenance of Grange Farm, it will nurture and reinvest in the community and green spaces.

Grange Farm will be a place which people will be proud to call their home, a place where we will want to bring up our grandchildren. We look forward to engaging with the community to steer this ambition. This Place Vision begins to explore how creating this exciting place might be achieved at Grange Farm.

Fredericks Villander





Place Vision

GRANGE FARM

*Shaped by the Land,
Cultivated by the Community.*

Place Qualities

1. Agrarian-inspired Stewardship

Landowner-led custodianship.

2. Belonging & Rooted

Complementing and fitting in.

3. Distinct & Different

A place that could only exist here, delivered with care.

4. Productive & Multipurpose

A place where food is grown, shared and celebrated.

5. Live Close to Opportunity

Everything within easy reach.

6. A Place to Call Home

A place to put down roots, build relationships and feel part of something.

7. Being a Good Neighbour

A considerate, outward-facing place, that complements and caters to the wider community.

8. Nature Focussed & Resilient

Working with the land, while reducing our impact on key resources.

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The Team



No. 6 Developments
Project Manager

A specialist development and project management consultancy coordinating complex projects from early vision through to delivery, ensuring alignment between stakeholders, programme, and commercial objectives.

no6developments.co.uk



Stir Architects
Masterplanners

A vision-led architecture and masterplanning practice shaping joyful, resilient places where people feel a strong sense of belonging; rooted in context, community, and long-term stewardship.

www.stir.london

Turnberry

Turnberry
Delivery Strategy

A strategic development consultancy specialising in delivery strategy for large-scale estates and new communities, advising on viable routes from vision to implementation across complex projects.

turnberryuk.com

fabrik

Fabrik
Landscape & Visual Impact

A landscape architecture and environmental planning practice shaping distinctive places through landscape-led design and robust landscape and visual impact assessment across strategic sites.

fabrikuk.com

kmc

KMC
Transport Planning

A transport planning consultancy delivering sustainable movement strategies and infrastructure solutions that support vision-led masterplanning and long-term growth.

kmctransport.co.uk

BSG | ecology

BSG
Ecology & BNG

An ecological consultancy providing survey, assessment and strategy services to inform development, enhance biodiversity, and deliver measurable environmental net gain.

bsg-ecology.com



Landgage
Heritage

A heritage consultancy offering expert advice on the historic environment, ensuring development proposals respond sensitively to heritage assets and their wider setting.

landgage.co.uk



Hilson Moran
Water, Drainage, Utilities,
Energy & Waste

A multidisciplinary engineering consultancy delivering integrated infrastructure and sustainability strategies, including water, energy and environmental systems, to create high-performance, future-ready developments.

hilsonmoran.com

Introduction



Purpose:

This document has been prepared on behalf of the Pampisford Estate as an initial Place Vision for the development of a distinctive and high quality new settlement at Grange Farm, north of Little Abington, South Cambridgeshire. This has potential to be an asset to the area, delivering homes to serve the world-leading southern cluster to the south of Cambridge, and creating a unique and distinctive place to the benefit of surrounding communities.

This analysis builds on the proposed allocation of the site in the Council's Regulation 18 Draft Local Plan (December 2025).

As set out in the Statement of Intent from Frederick Killander on behalf of the trustees of the estate. As a long term landowner, the Pampisford Estate is committed to taking on the responsibility of delivering a high quality, sustainable development that the community, its residents and its neighbours can be proud of.

The Estate intends to act as master developer, coordinating the design and masterplanning of the project, curated by a lead architect, with managed delivery of the public realm and landscaping and careful orchestration of a Design Code to ensure all buildings contribute to the wider vision.

The intention is to set a framework within which small and medium sized housebuilders can deliver high quality homes, that people love. This is the opposite of the typical model for housing delivery, led by major housebuilders, and it is this landowner vision which brings excitement about the potential for this new settlement to be distinctive and different.

The Estate intends to take a long term role in stewardship of the place, bringing in the community as it develops, to ensure that the project delivers on these ambitions.

This long term model of development and place curation is rarely adopted, but where it has, the outcomes have been widely welcomed. And in that respect, deliver something truly special and different to the status quo.

Scope:

This Place Vision is supported by detailed technical work to assess the feasibility of development across a range of important topics and to frame future work to develop a masterplan for the site.

This is not a design proposal at this stage, rather intended to establish a Place Vision, underpinned by robust technical evidence, building the case for the principle of development to support the Local Plan process.

The document has been submitted in response to the Council's Regulation 18 Draft Local Plan Consultation, and seeks to develop further evidence supporting deliverability of the project, and the broad parameters for its development.

Process & Engagement:

The next stage of Local Plan consultation (known as Regulation 19 Submission Draft Plan) is anticipated for consultation during Summer 2026, ahead of Submission to the Secretary of State for Examination (most likely during 2027). The Pampisford Estate anticipate making further progress with scheme development and technical evidence in parallel with this process, and intend to commence more detailed community consultation to ensure that any emerging proposals are responsive to local context and priorities.

We intend to commence with community engagement in the Spring 2026 (prior to the next formal Local Plan consultation) and thereafter with a follow up consultation in Autumn 2026. We will ensure any engagement events are promoted locally, through the parish Council and through social media channels. The family are very keen to hear local views and priorities, and to accommodate these wherever it is possible and practical to do so.

Conclusions & Next Steps:

We are confident that this proposal sets out a compelling case for the allocation of Grange Farm in the Regulation 19 Draft Local Plan.



Two

Site & Context

Wider Context Analysis

Village Studies

Wider Photos

Wider Landscape Context

Visual Analysis

Landscape & Visual Opportunities &
Constraints

Overview of Ecology

Overview of Heritage

Transport Context

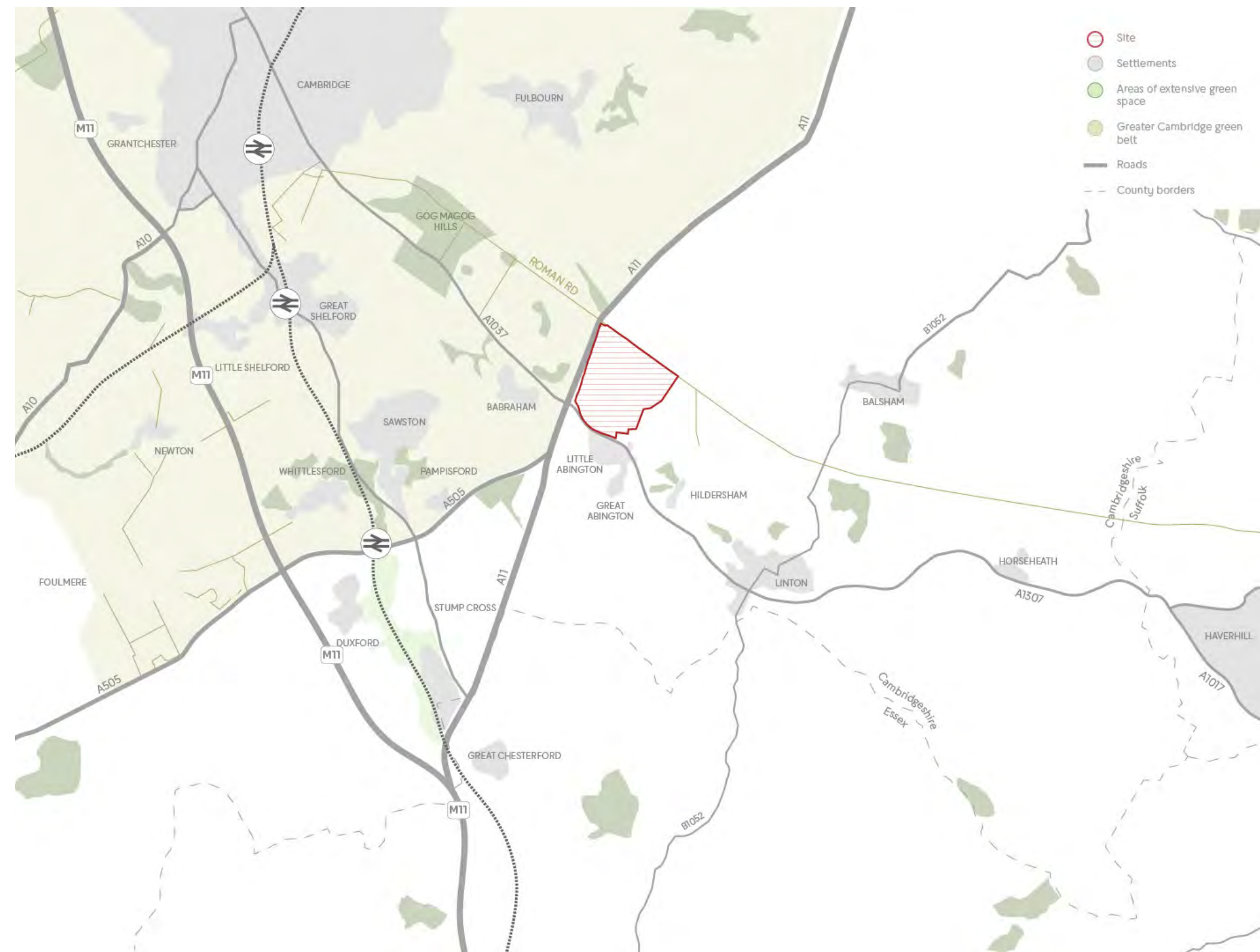
Site Photos

Site Constraints

ABINGTON

LODGE

Wider Context Analysis



The site is located immediately north of the village of Little Abington in South Cambridgeshire, a rural area situated roughly eight miles south east of Cambridge within the Granta Valley. Little Abington lies just west of the historic Icknield Way - and adjacent to the A11, a major north-south corridor, close to the Cambridgeshire-Essex border. The surrounding landscape is characterised by gently undulating farmland, with notable features including long views eastwards toward Rivey Hill, one of the highest local landmarks. This setting places the new settlement in a strategically connected yet distinctly rural part of Cambridgeshire, with strong landscape, heritage and topographical influences shaping its immediate context.

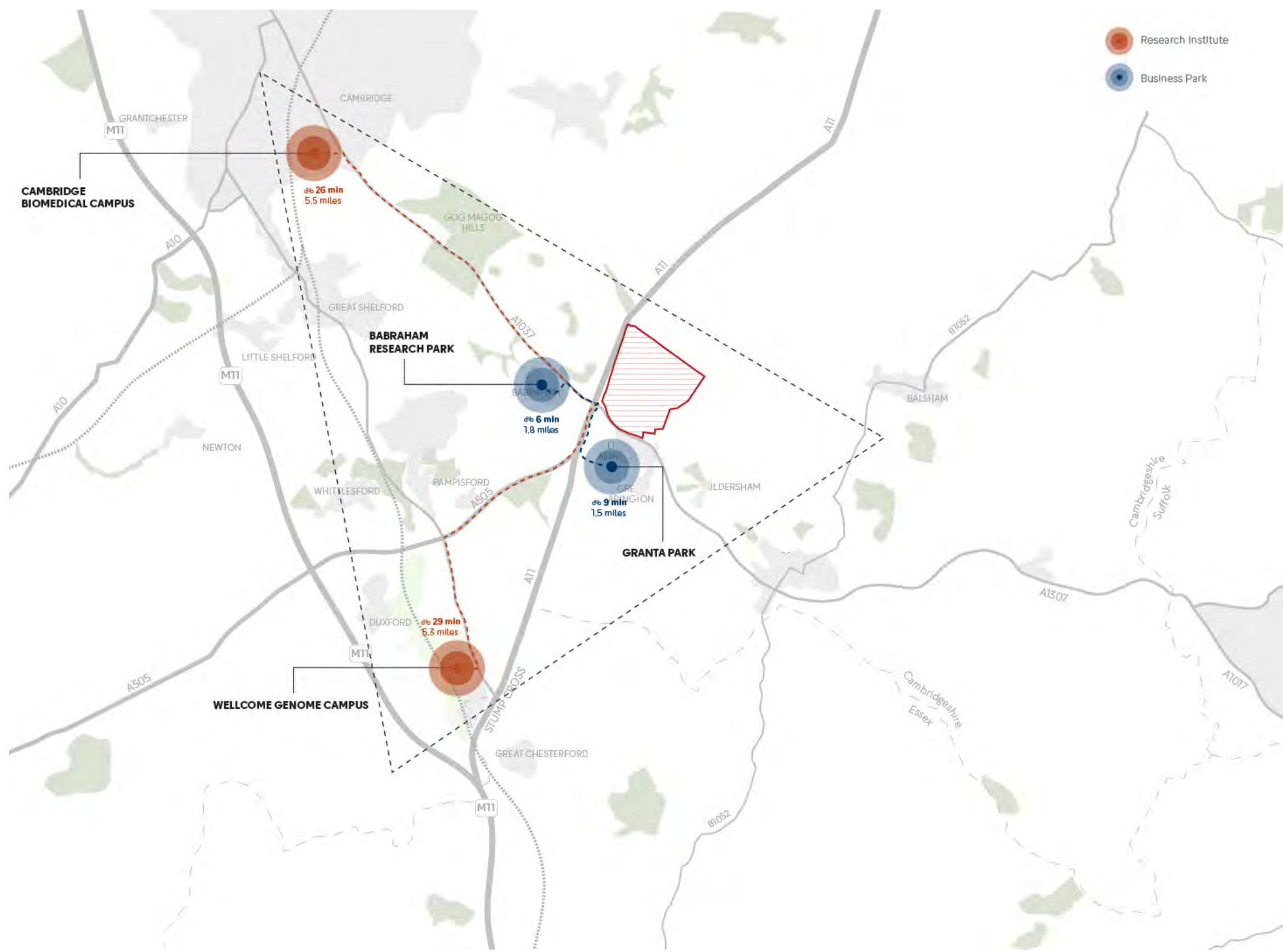
Wider Context SETTLEMENT HIERARCHY



The site is within a network of established villages that together form a supportive local hierarchy, ranging from small rural communities to larger service providing centres. Little Abington and Great Abington immediately to the south form part of a pair of typical 'group' villages within the Cambridgeshire settlement pattern, characterised by their small scale, historic form and more limited service offering. Surrounding these are larger rural centres such as Sawston and Linton, substantial villages with a wider range of facilities and employment opportunities, providing an important service role to neighbouring communities. Together, this constellation of smaller villages and larger rural centres forms a coherent and well distributed pattern of settlements within which the Grange Farm new settlement needs to assimilate and contribute positively.

Wider Context

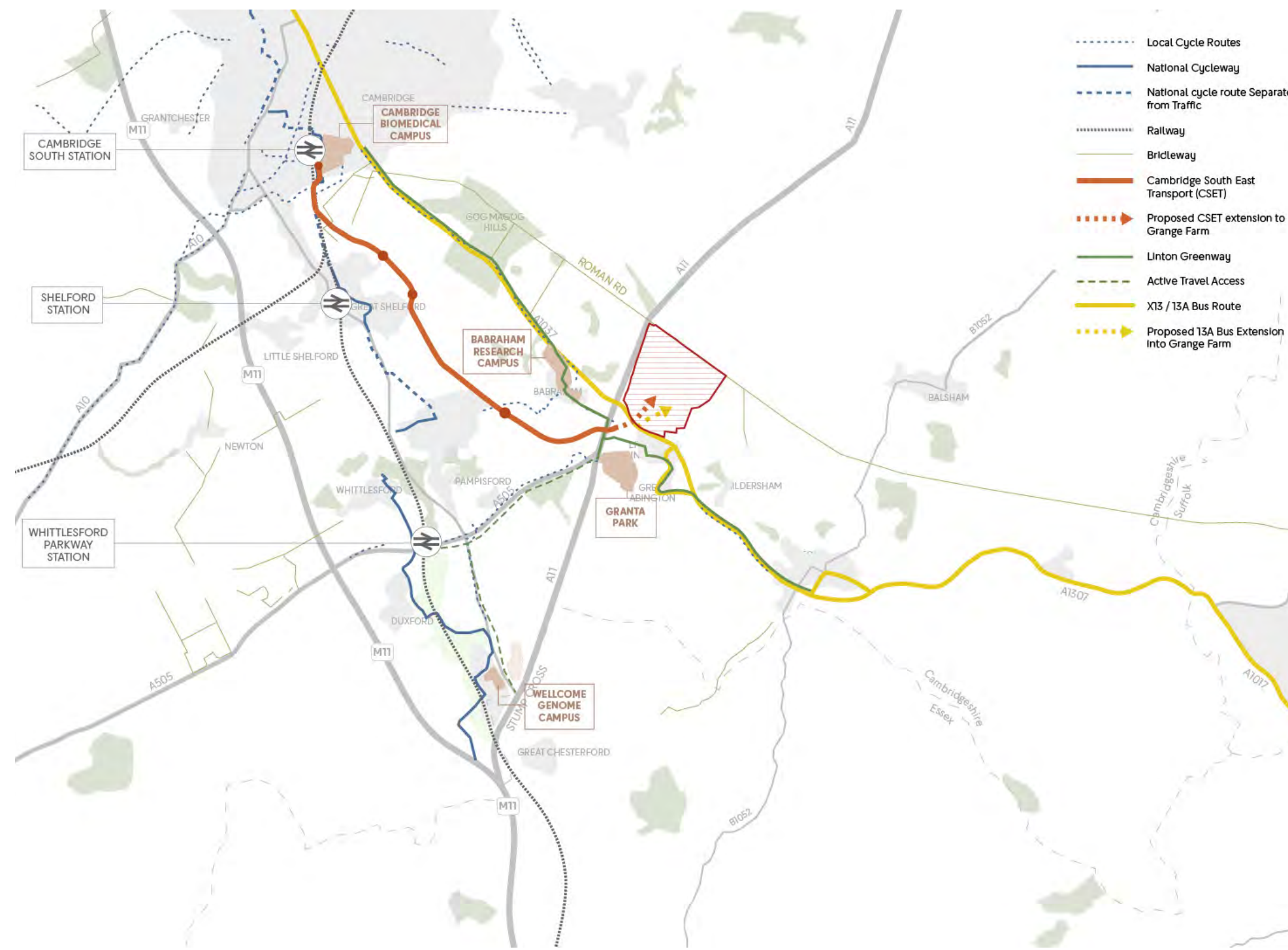
KEY AREAS OF EMPLOYMENT



Grange Farm, in the heart of the Rural Southern Cluster, is exceptionally well placed in relation to some of Cambridgeshire's most significant employment hubs, forming part of the wider Cambridge life science and innovation corridor. To the south, Granta Park at Great Abington is a major life science campus home to leading global research companies. To the west, the Babraham Research Campus, which is recognised as one of the UK's foremost centres for early stage bioscience enterprise, provides further employment in biotechnology, biomedical research and innovation. Further southwards, the Wellcome Genome Campus at Hinxton, internationally renowned for genomics and biodata research, forms another major employment destination within easy reach. Together, these three employment clusters - amongst others - create an exceptional economic context for the new settlement, offering residents access to a wide range of employment opportunities. Further into Cambridge, the site is well placed to provide direct access by active travel and public transport to the world-leading Cambridge Biomedical Campus (CBC). Overall, we anticipate that there will be around 80,000 jobs directly accessible by active travel and public transport, setting the tone for a highly sustainable place to live.

Wider Context

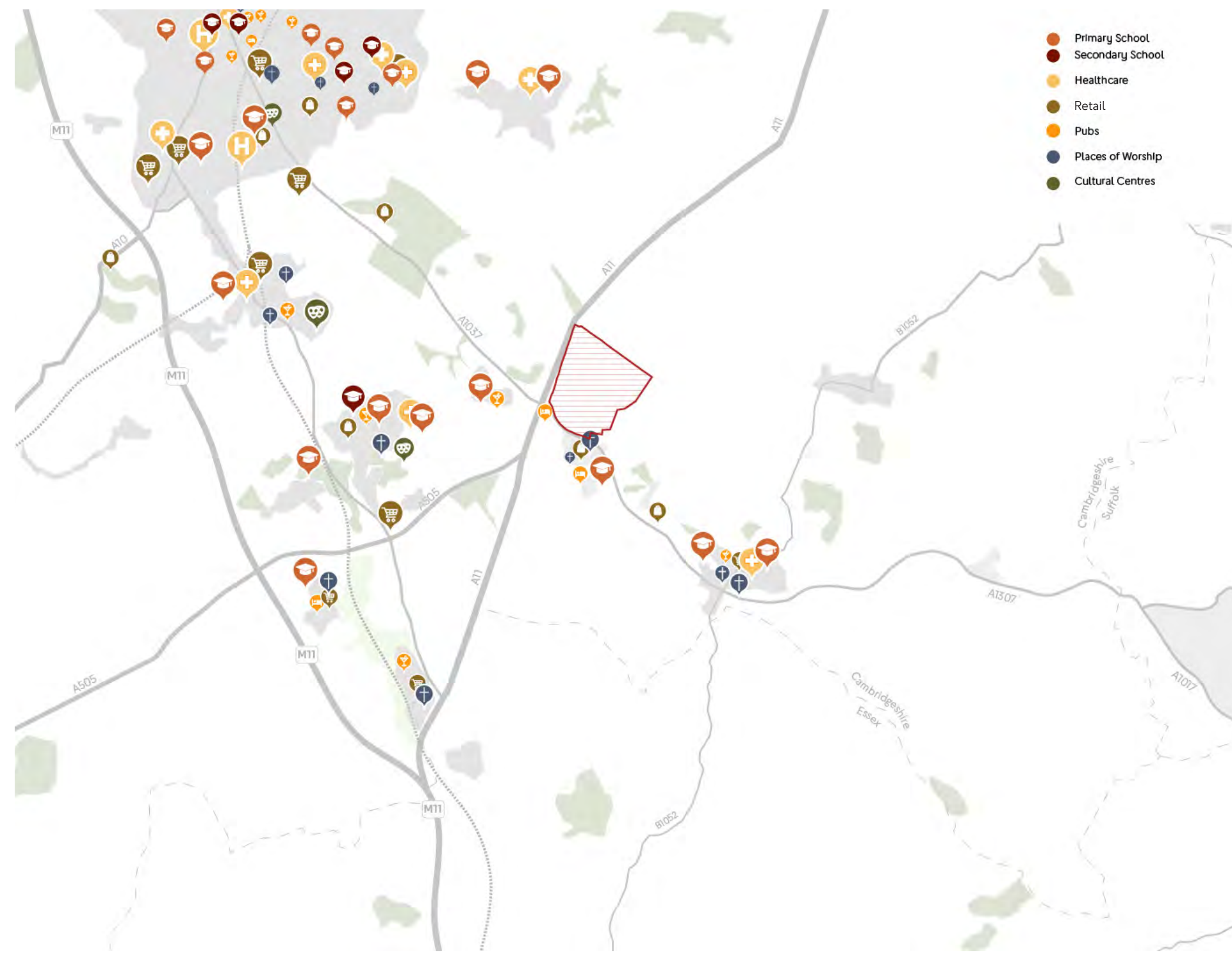
PUBLIC TRANSPORT AND ACTIVE TRAVEL CONNECTIONS



A strong and growing network of active travel connections, supported both by existing infrastructure and major planned investment in sustainable transport can benefit the site. To the south west, the Cambridge South East Transport (CSET) scheme will deliver a new dedicated busway, flanked by an active travel route to Cambridge via local villages. Locally, the area already contains a network of cycle routes and quiet lanes, offering connections between the Abingtons and surrounding settlements. These routes complement the existing bridleways and rural paths that provide additional active travel permeability across the landscape. To the west, Whittlesford Parkway Station provides a rail link with connections to Cambridge and London within cycling distance of the site via existing active travel infrastructure along the A505, strengthening sustainable commuting options. Together, these links - combined with local bus routes and emerging greenway projects - create a coherent and future ready active travel network that enables residents to move efficiently and sustainably throughout the wider area.

Wider Context

COMMUNITY AMENITIES



There are a range of existing community facilities located within the surrounding villages, particularly Little Abington and Great Abington. These include a primary school, several nearby secondary and specialist schools, and a network of local shops and services that act as day to day anchors for the community. Little Abington also contains valued local amenities such as a village hall - the Abington Institute - which hosts clubs, events and social activities and sits at the heart of village life. The village benefits from a traditional pub and access to nearby facilities in Great Abington, creating a shared cluster of local social spaces.

Wider community needs are supported by additional services in nearby settlements, including further shops, pubs, healthcare and places of worship. Together, these facilities form a robust and interconnected community network, providing a strong foundation of education, healthcare, retail, leisure and social infrastructure that will complement the new settlement.

Following this, and future analysis to better investigate local needs through assessments and other tools, there will be opportunities for the new settlement to come forward with its own retail, education, health, and community provision, which will complement what is already provided in the local area.

South Cambridgeshire

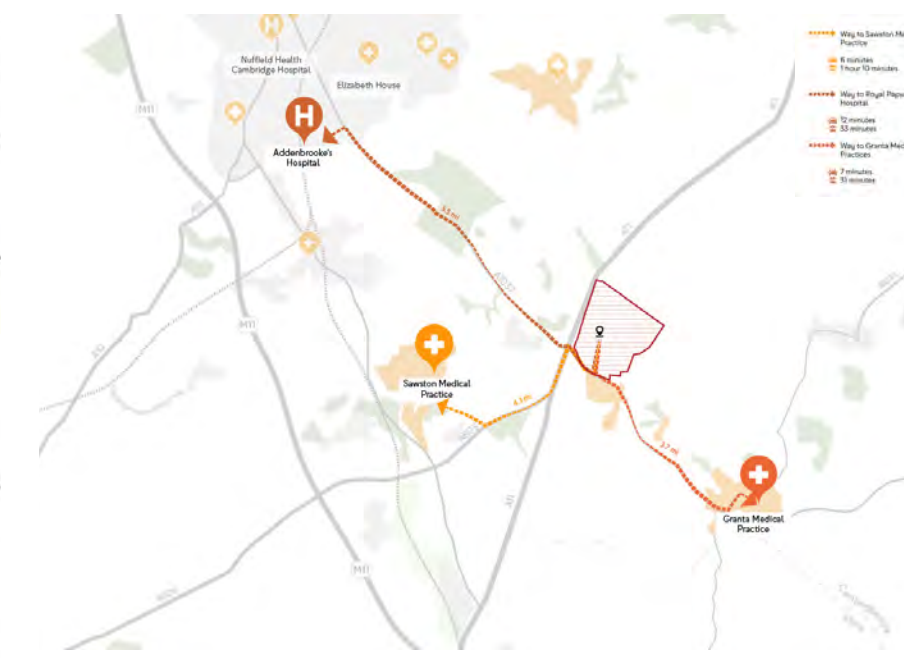
DISTANCE TO SCHOOLS



Grange Farm is well located in relation to nearby schools in surrounding villages. Linton Village College, the nearest secondary school, lies approximately 2.7 miles from the site via the A1307. Great Abington Primary School is even closer, situated within Great Abington just south of the site, providing convenient access for local families. To the north west, Babraham CofE Primary School is located in the village of Babraham.

South Cambridgeshire

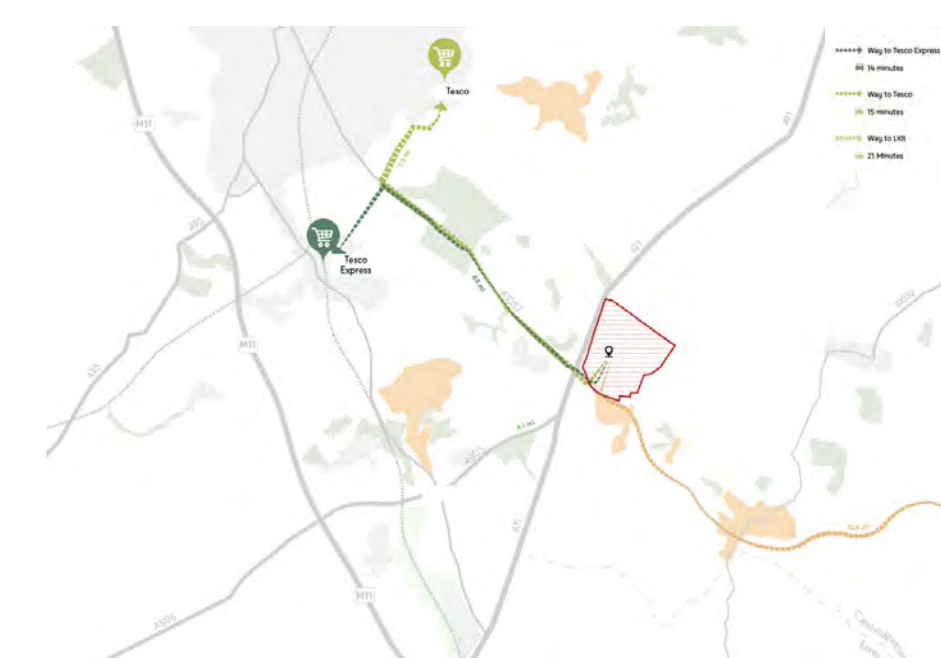
DISTANCE TO MEDICAL CENTRES



The site is well located in relation to key local medical and healthcare facilities. Granta Medical Practice, which operates surgeries in both Linton and Sawston, is conveniently close - Linton Health Centre lies within the village of Linton to the southeast. Sawston Medical Centre is situated just to the west in Sawston, a 20 minute cycle, providing accessible primary care options for nearby communities. For more specialist and acute healthcare needs, Addenbrooke's Hospital, the Rosie Maternity Hospital and Royal Papworth Hospital are located approximately 6 miles from the site via the A1307.

South Cambridgeshire

DISTANCE TO SUPERMARKETS



Grange Farm benefits from convenient access to a range of supermarkets in nearby villages and in Cambridge. Sawston offers local convenience shopping - including a SPAR - within a short journey to the west. In Great Shelford, residents can access a well established Tesco Express, providing everyday groceries and extended opening hours just a few miles from the site. For larger weekly shops, Cambridge hosts several major supermarkets, including Waitrose in Trumpington, Tesco Superstore in Fulbourn, Sainsburys on Coldham's Lane, and the Asda Superstore at the Beehive Centre, offering a wide selection of food and household goods.

Village Studies

LOCATION MAP



A study of a selection of surrounding villages was undertaken to understand the underlying principles that shape their form, urban grain, density, structure, size and functions. This analysis helps to identify the common threads that have historically influenced settlement patterns in the area - not only in terms of their physical and architectural character, but also the range of community facilities and services they support. These insights have informed the emerging Place Vision and concept proposals, ensuring that the new settlement at Grange Farm draws lessons from the established settlements around it, responds to local distinctiveness, and embeds characteristics that contribute to successful, well functioning rural communities.

Village Studies



HILDERSHAM

Area: 49654 sqm or 4.96 hectare
Number of Dwellings: 54 approx

Density: 11 dph

Number of mixed use buildings on High Street: 3

- Linear village layout
- Several listed buildings
- Medieval & post medieval housing
- Limited commercial activity
- Bus links along A1307
- Historic landmarks & community facilities



GREAT & LITTLE ABINGTON

Area: 45656 sqm or 4.57 hectare
Number of Dwellings: 62 approx

Density: 13.5 dph

Number of mixed use buildings on High Street: 6

- 2 Separate villages but share the same High Street
- Low density residential High Street
- Limited mixed-use activity
- Close proximity to Granta Park
- Historic cottages, greenery and riverside walks



FULBOURN

Area: 11415.2 sqm or 1.14 hectare
Number of Dwellings: 20 approx

Density: 17 dph

Number of mixed use buildings on High Street: 13

- Traditional rural character
- Linear, open High Street form
- Roughly 8-12 small businesses
- Strong architectural anchors such as Fulbourn Windmill and Fulbourn Manor
- Calm, green village centre



SAWSTON

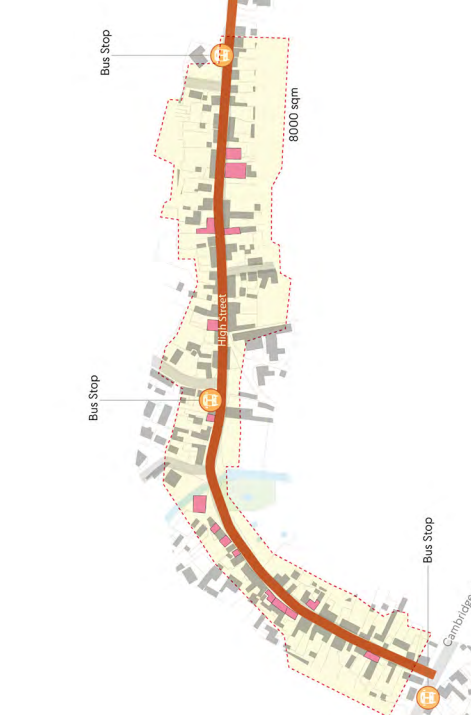
Area: 6000 sqm or 0.6 hectare
Number of total buildings: 60 approx

Number of dwellings: 35

Density of Dwellings: 60dph

Number of mixed use buildings on High Street: 25

- Large, self-contained village centre
- Compact, continuous commercial frontage
- Blend of vibrancy and heritage



LINTON

Area: 8000 sqm or 0.8 hectare
Number of total buildings: 70 approx

Density: 72 dph

Number of mixed use buildings on High Street: 12

- Dense, walkable historic core
- High concentration of heritage assets
- Mixed-use High Street
- Strong community connectivity
- Appealing blend of history and landscape

Wider Photos

LITTLE ABINGTON



Linton Road, Great Abington (within Conservation Area)



High Street and Church Lane, Little Abington (within Conservation Area)



High Street, Little Abington (within Conservation Area)



High Street, Little Abington (within Conservation Area)



High Street, Little Abington (within Conservation Area)

Wider Landscape Context

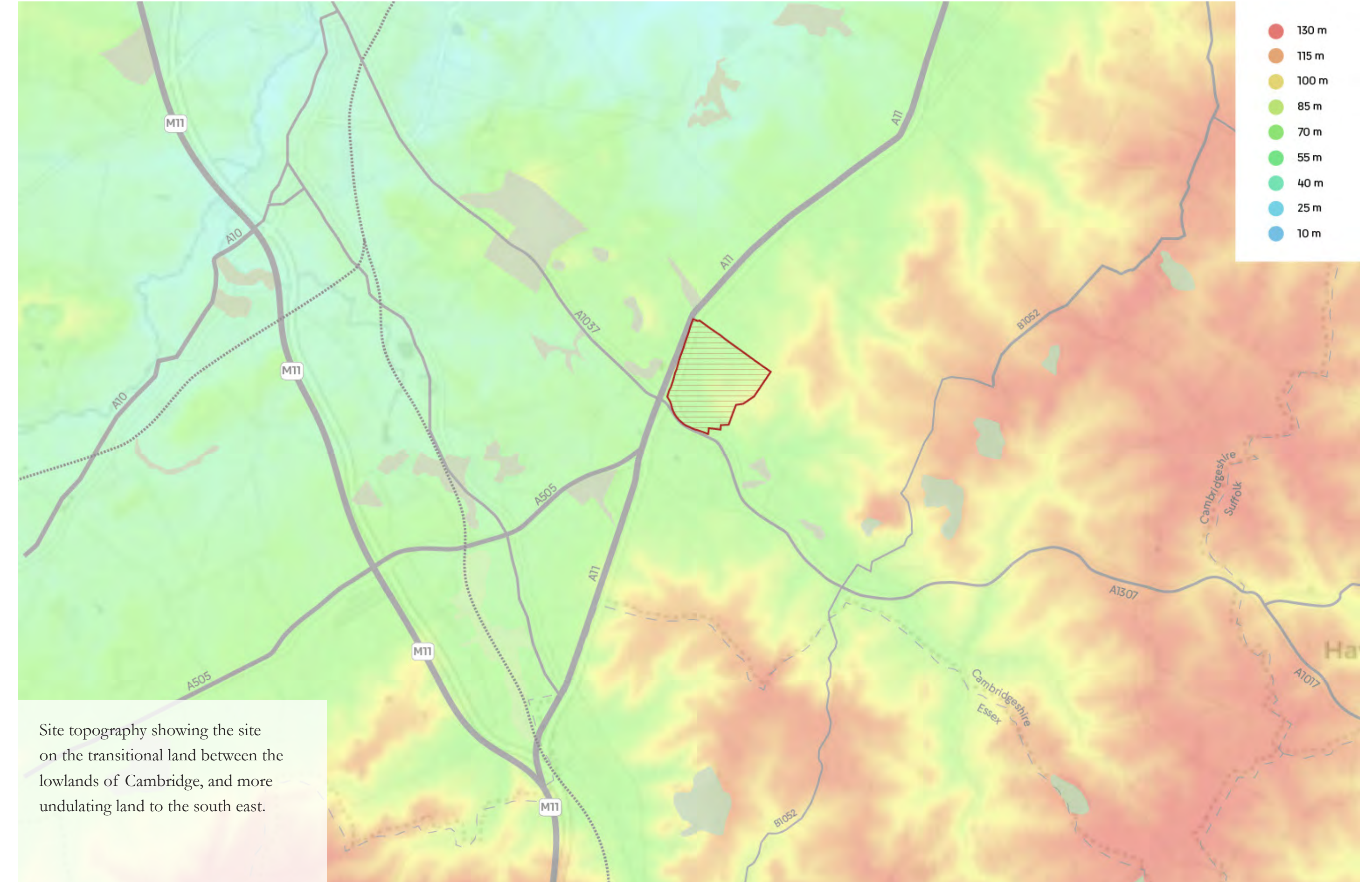
RIDGES AND VALLEYS

The site's landscape sits within the gently undulating chalk terrain of South Cambridgeshire, where low ridges and shallow valleys create a subtle but distinctive relief pattern.

The area forms part of the broader East Anglian chalklands, where long, softly rounded ridges rise, separated by broad, shallow valleys shaped by ancient drainage patterns. These ridges typically run in elongated sweeps across the countryside, offering slightly elevated ground that contrasts with the lower-lying, flatter valley floors. In the landscape north of Little Abington, this relief creates a gentle transition from the village's immediate surroundings into more open farmland, with the chalk geology influencing soil depth, drainage, and vegetation. Although the topography is not dramatic, the interplay of modest highs and lows gives the area its characteristic rolling appearance, contributing to both its agricultural suitability and its scenic quality within the wider Cambridgeshire setting. This provides a different landscape context to a lot of the strategic sites which have been brought forward in Greater Cambridge, with a strong opportunity to use the landscape to create a distinctive new place.



View of sloping landscape to the eastern edge of the site area



Overview of the site's topographical context

Wider Landscape Context

Contextual Landscape Character

The landscape character of Cambridgeshire is described in The Greater Cambridge Landscape Character Assessment conducted by Chris Blandford Associates (CBA) in February 2021. **Figure 2.1** illustrates how the County has been divided into Landscape Character Types (LCT), and then further subdivided into Landscape Character Areas (LCA). The site is covered by two county level LCAs, these are:

- 7A: Eastern Chalk Hills, which sits within LCT 7: Chalk Hills
- 8A: Pampisford Lowland Chalklands, which sits within LCT 8: Lowland Chalklands

The site's location within the rolling chalk farmland provides a unique landscape setting that can inform the new settlement. The key characteristics, landscape sensitivities, and landscape guidelines for the LCAs within the site are set out below to help inform the proposals.

7A: Eastern Chalk Hills

Key Characteristics

- *“Simple landscape of large predominantly regular fields enclosed by low, gappy hedges*
- *Distinctive pattern of broadleaf, coniferous and mixed shelterbelts and ornamental roadside trees*
- *Small scale landscape, visually contained by landform, trees and shelterbelts, with wind turbines prominent on the horizon of many views.”*

Specific Landscape Sensitivities

- *“Distinctive pattern of shelterbelts and ornamental roadside trees*

- *Small scale landscape, visually contained by landform, trees and shelterbelts*
- *Fragment of lowland calcareous grassland at Fleam Dyke.”*

Specific Landscape Guidelines

- *“Conserve characteristic shelterbelts, hedgerows and trees through small scale planting*
- *Conserve small scale framed views across arable fields.”*

8A: Pampisford Lowland Chalklands

Key Characteristics

- *“Mature hedgerows, small blocks of woodland and shelterbelts combine with occasional lines roadside trees to create a visually enclosed, intimate character*
- *Scattered designed historic parkland features, including some modern developments of large science and technology research parks, in proximity to the River Cam and River Granta*
- *Settlement pattern of scattered small villages on elevated ground at the edges of the River Valleys”*

Specific Landscape Sensitivities

- *“Well wooded, visually enclosed, intimate character*
- *Scattered designed historic parkland features, including some modern developments of large science and technology research parks, in proximity to the River Cam and River Granta.”*

Specific Landscape Guidelines

- *“Manage existing woodland and plant new woodlands to maintain the wooded character*
- *Manage historic parkland to maintain and enhance its distinctive features and enhance the ecological value of the landscape”*

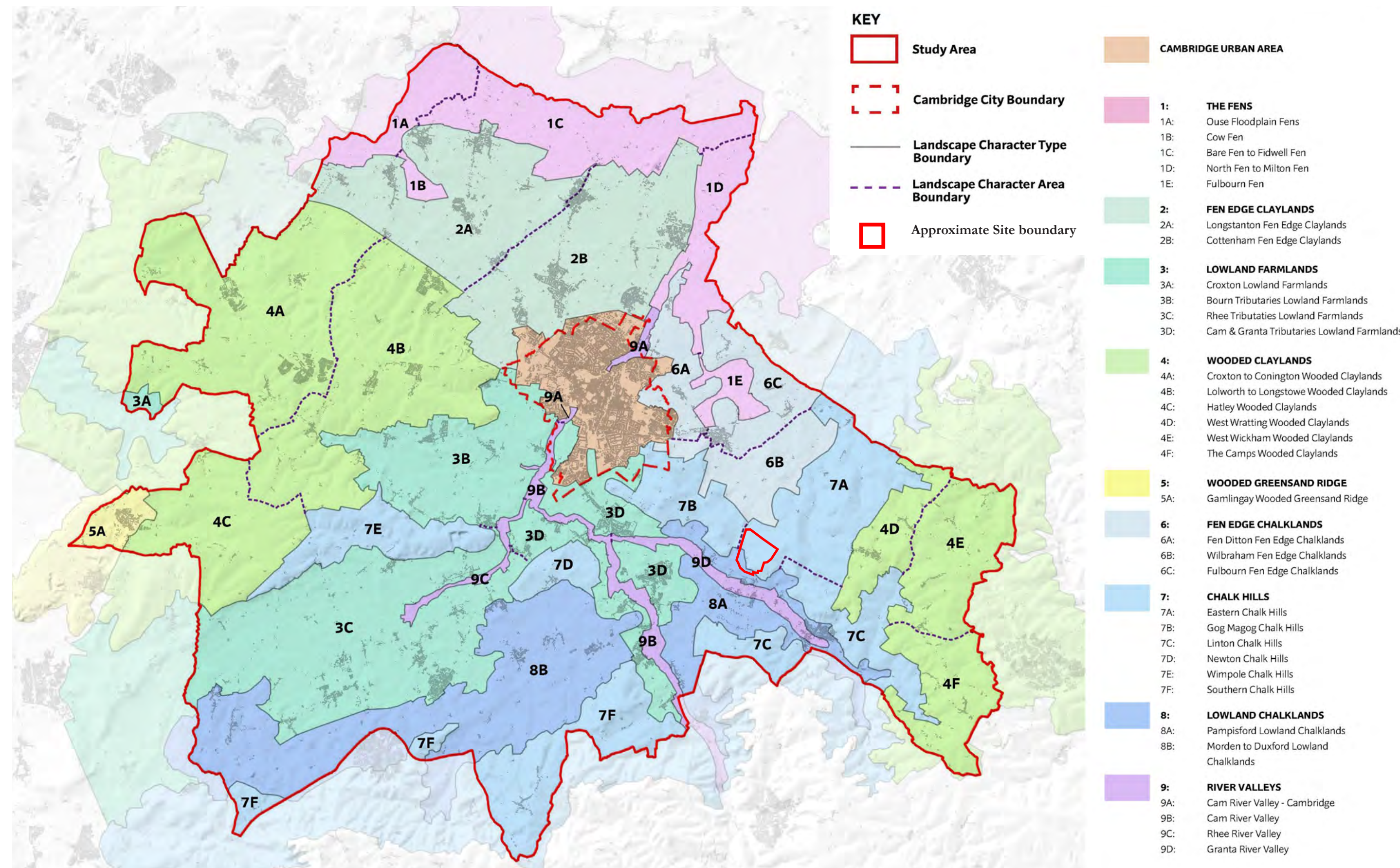
The Gog Magog Countryside Project

The Gog Magog Countryside project is part of the Cambridge ‘Necklace’ projects, connecting Cambridge City to the wider rural landscape. At the strategic level the draft allocations and existing/emerging settlements of Cambourne, Northstowe, Waterbeach and Grange Farm are all located in proximity to one of the Cambridge ‘Necklace’ Projects as illustrated on **Figure 2.2** opposite.

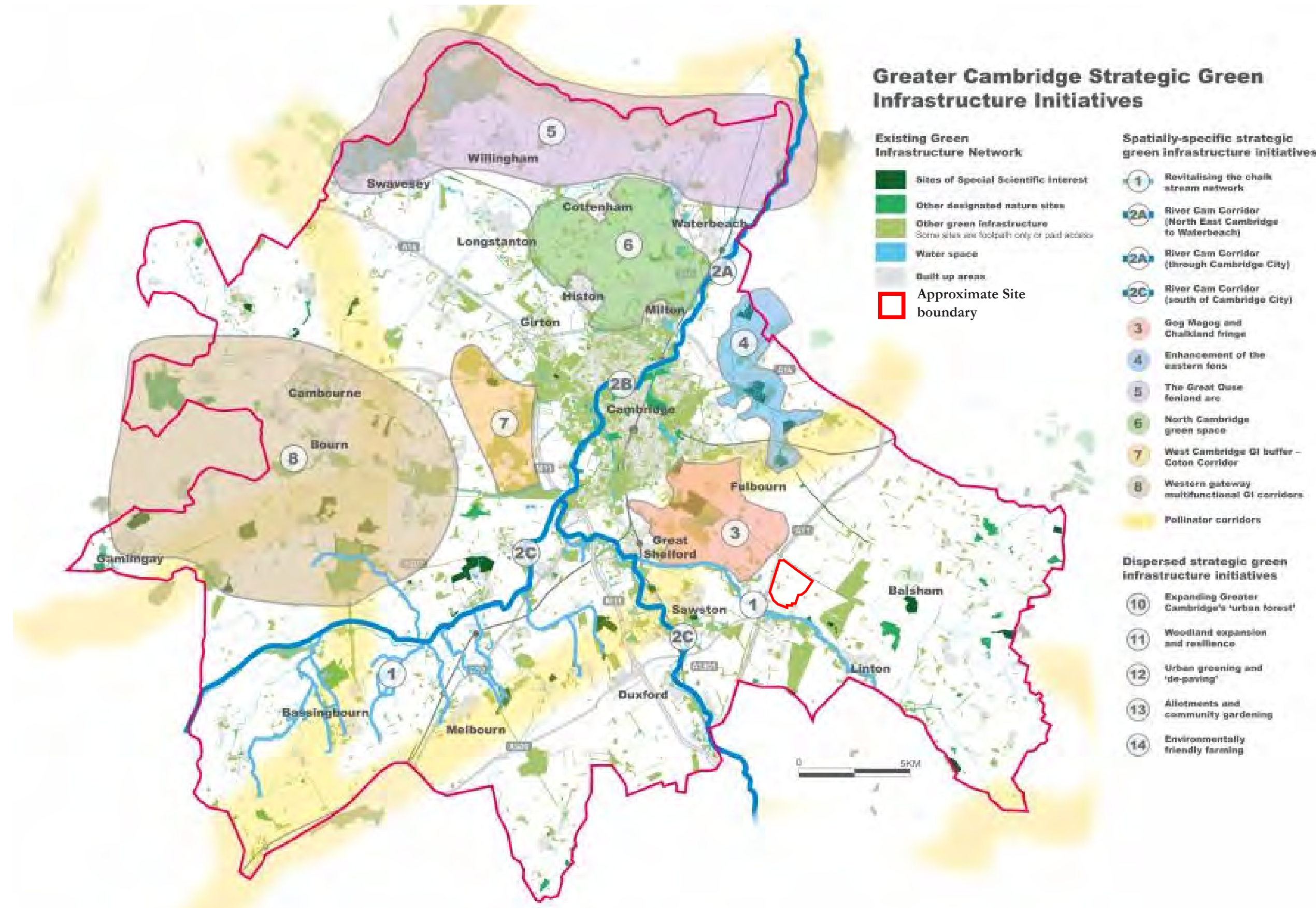
The site's location adjacent to the Gog Magogs and Chalkland fringe provides an opportunity for development on the site to achieve green infrastructure connectivity with the city and to further the aspirations of the Greater Cambridge Strategic Green Infrastructure Initiatives.

Development on the site could seek to deliver the following principles:

- The provision of enhanced and sustainable public access linkages (pedestrian, bridle & cycle routes) to and around the project area and surrounding countryside from the site
- The creation of a high quality strategic greenspace, within the site that caters for a significantly increased population, whilst in proximity to the project area
- An “extension to the Cambridge “necklace”, creating a liveable, accessible, greener and safer area as a gateway to both the city and the surrounding villages and countryside
- Increasing people's understanding of the local environment through interpretation, education and stewardship.



Extract of Greater Cambridge Landscape Character Areas Plan



Extract of Greater Cambridge Strategic Green Infrastructure Initiatives Plan

Visual Analysis

The extent to which the site is visible from the surrounding landscape is based on grading of degrees of visibility. It has been determined through a visual inspection of the site and its context from roads, public rights of way and public open spaces. Seasonal change in existing evergreen and deciduous plant material will affect the available views. Typically views will be different through the seasons with a greater sense of enclosure in the summer months when deciduous trees are in leaf. The viewpoint photography was completed in February 2026. Winter views have therefore been provided.

The findings of the visual analysis have established that the undulating topography and ridgelines within the site and surrounding landscape create visual associations between different parts of the site from different locations within the surrounding landscape. A full visual survey is presented within the Landscape Technical Appendix with a selection of views presented here to provide an indication of the site's visual relationship with the surrounding landscape and settlements.

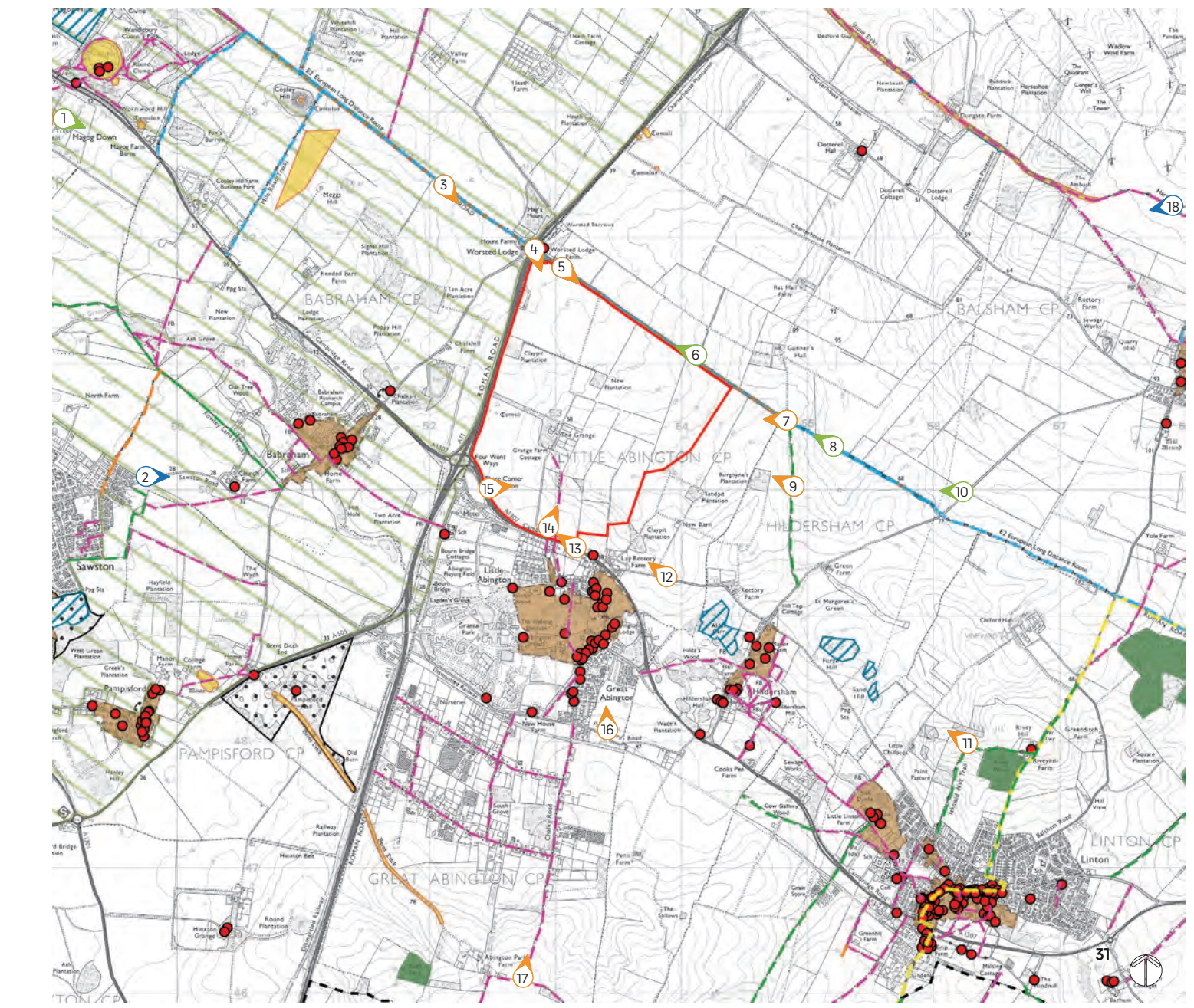
Long distance views are available from Magog Down within the Gog Magog Countryside Project Area to the west of the site (Viewpoint 1). The western part of the site forms a small part of the wider panorama.

Views from the Roman Road are generally funnelled along its alignment unless gaps in hedgerow/changing topography allow (Viewpoints 5 - 8).

Elevated vantage points to the east at Rivey Hill (Viewpoint 11) and south at Abington Park Farm (Viewpoint 17) offer panoramic views of the eastern parts of the site and the central steep slopes.

The southern steep slopes act as a containing feature in views from Cambridge Road and Pampisford Road (Viewpoints 15 and 16).

The Harcamlow Way long distance route follows Fleam Dyke to the north of the site, views of the site are generally truncated by intervening topography and vegetation from the higher locations in the north east (Viewpoint 18).



Visual Summary from the Local Area



Viewpoint 5 - View from the Roman Road adjacent to the northern Site boundary, looking east.



Viewpoint 11 - View from the Icknield Way Trail on Rivey Hill, looking west across the site towards the Gog Magogs.



Viewpoint 6 - View from the Roman Road on rising ground adjacent to the northern Site boundary, looking west towards the Gog Magogs.



Viewpoint 15 - View from the A1307 Cambridge Road, looking east across the southern part of the site.



Viewpoint 1 - View from Magog Down to the west of the site within the Gog Magog Countryside Project Area, looking east.



Viewpoint 7 - View from the Roman Road at the north eastern corner of the site, the eastern ridgeline limits views of the site beyond.



Viewpoint 16 - View from Pampisford Road within Great Abington, looking north towards the site.



Viewpoint 8 - View from the higher ground along the Roman Road to the east of the site, looking west. The eastern ridgeline is visible within the site.



Viewpoint 17 - View from PRoW Footpath Great Abington 3 to the south of the site, looking north.



Viewpoint 18 - View from the Harcamlow Way long distance route at Fleam Dyke in the north east of the study area, looking south west towards the site.

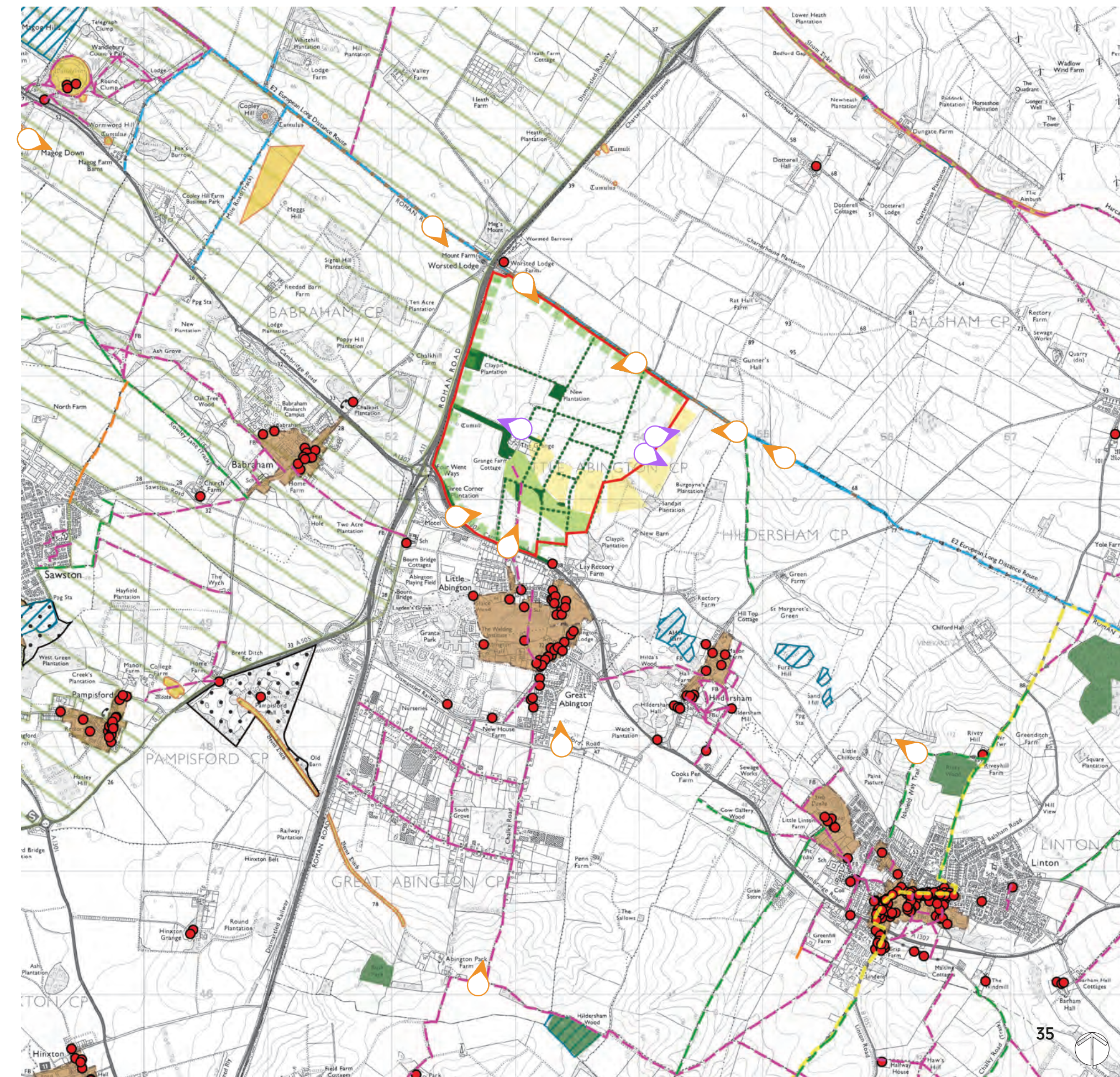
Landscape & Visual Opportunities & Constraints

Initial landscape and visual analysis has been undertaken by specialist landscape architects' fabrik. This work has informed the identification of a number of landscape and visual constraints and opportunities that can help to embed appropriate mitigation measures into the emerging spatial framework. These are:

- Existing landscape features: The retention and enhancement of the existing woodlands and hedgerows within the site.
- The Roman Road along the northern boundary: A linear landscape feature, which is designated as a SSSI for ecological interest and a Scheduled Ancient Monument for archaeological interest, whilst also functioning as a Public Right of Way and European Long Distance Route with views of the site and wider landscape. An appropriate multi-functional landscape response is required to address the various considerations whilst integrating the new settlement into the landscape.
- The interface with Little Abington: There is an opportunity to locate tree belts, open space and SuDS attenuation along the southern edge of the site to maintain separation from the existing settlement of Little Abington, both spatially and visually, preventing coalescence of the new settlement at Grange Farm with the existing village, protecting its identity.

- The southern slopes and ridgeline: This forms part of the landscape setting to Little Abington and the Granta valley, particularly in views from south. The steep slopes should be kept free from development. The position of tree belts and woodlands along the upper fringes of this space provide opportunities to minimise visual impact.
- Retained agriculture in the east: The retention of existing agricultural fields in the east of the site beyond the eastern ridgeline will minimise visual impact and provide integration with the surrounding rural landscape. There is an opportunity for a natural/semi-natural greenspace along the ridge to create a transition to built development whilst providing a destination park with far reaching easterly views allowing appreciation of the Roman Road as a landscape feature and to local landmarks such as Rivey Hill Water Tower. Structural planting on the ridge can also minimise visual impact.
- Central zone: Opportunity to incorporate strong network of hedgerows into the new settlement.
- The A11 runs along the western edge of the site and will require an appropriate landscape buffer to mitigate noise. There are opportunities to use bunding, woodlands and SuDS attenuation along this edge whilst also locating appropriate land uses such as sports pitches in this area.

- Site boundary
- Ancient woodland
- Historic Park and Garden
- Conservation Area
- Green Belt
- Site of Special Scientific Interest (SSSI)
- Listed Building
- ◆ Scheduled Ancient Monument
- PROW - Footpath
- PROW - Bridleway
- PROW - Byway Open to All Traffic (BOAT)
- PROW - Restricted Byway
- Great Chalk Way LDR
- Viewpoint location - Views from surrounding landscape towards the site
- Viewpoint location - Views from within the site to local landmark (Gog Magogs / Rivey Hill Water Tower)
- Existing woodland within or bounding the site
- Existing hedgerow
- Existing 5m contours
- Landscape buffer to northern, western and southern site boundaries - widths and landscape treatments to be determined
- Local ridge line within the site - opportunity for structural planting around its eastern and southern edges
- Steeper slope visible from the south - opportunity for green infrastructure/ structural planting
- Agricultural land to the east of the ridge line visible in views from the east



Landscape and Visual Opportunities and Constraints Plan

Overview of Ecology

Key Ecology Considerations

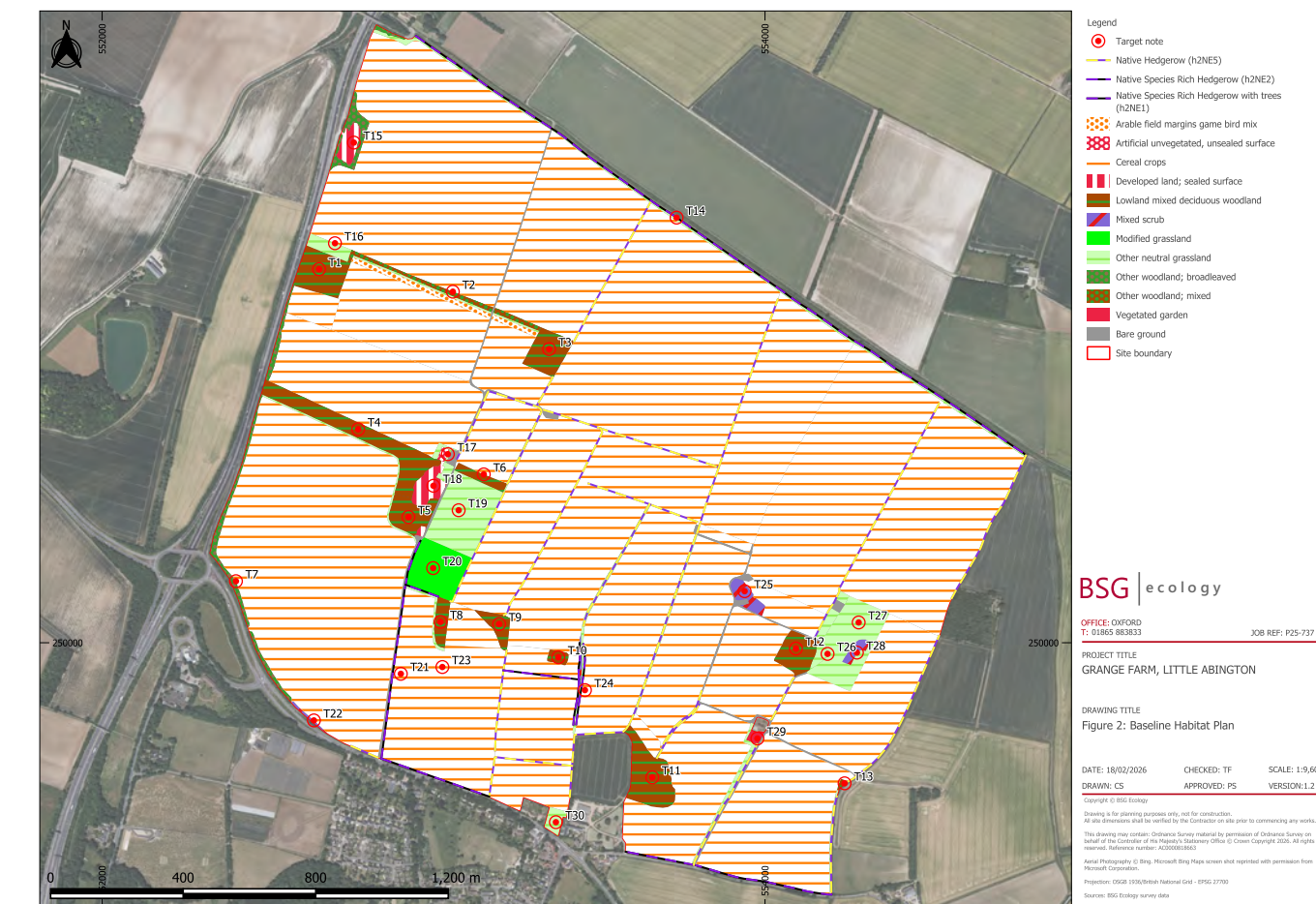
- **Relevant policies in the draft local plan:** BG/BG: Biodiversity and geodiversity; BG/GI: Green and blue infrastructure; Policy BG/TC: Improving tree canopy cover and the tree population.
- **The Local Nature Recovery Strategy** indicates that orchard or woodland creation would be appropriate at the site.
- **Roman Road SSSI** on the northern boundary of the site.
- **Main Habitat:** The site is dominated by arable land.
- **Suitability for habitat creation:** Habitat creation at the site should focus on rough grassland, chalk grassland, mixed scrub, woodland and species-rich hedgerows.
- **BNG potential:** The preliminary assessment indicates that if habitat creation at the site is focused on the creation of a moderately diverse rough grassland (i.e. Other neutral grassland in good condition), around 31% of the site area would be required to achieve a 10% BNG, and around 34% of the site area would be required to achieve a 20% BNG. There are also likely to be various local opportunities for offsite compensatory habitat creation to contribute to BNG.
- **Farmland wildlife:** The arable land which dominates the site has potential to support ground-nesting and hedgerow-nesting birds (such as skylark, linnet and yellowhammer) and brown hare.
- **Badger setts** are abundant across the site, mainly in woodland and hedgerows.
- **Other wildlife:** There is potential for the site to support bats, reptiles, and dormouse, although the dominance of arable land is likely to limit its value for these species.
- **Further work required** to support an outline planning application includes surveys for: bats, badgers, birds, reptiles, dormouse, and soil nutrients.

Key Ecology Mitigation

- **Mitigation strategy for Roman Road SSSI** to prevent adverse impacts to the habitats that it supports. This would include (1) a buffer of native vegetation (e.g., including areas of chalk grassland, rough grassland, scrub and drainage features) control access to the SSSI, prevent light spill, and provide compensatory habitat; (2) an accessible walking route through new greenspace to limit increased recreational pressure at the SSSI; (3) habitat enhancements and secure on-going management of the SSSI and adjacent habitats.
- **Habitat retention:** Woodland and the majority of the hedgerow network at the site should be retained, with appropriately sized buffers around them to provide protection and allow management, and green links between them to enhance their ecological connectivity.
- **Habitat Creation and Biodiversity Net Gain:** Given the low habitat value of arable land, there is potential to achieve a biodiversity net gain at the site through the creation of higher value habitats. In order to achieve a 10 to 20 % BNG onsite, natural greenspace at the site will need to be extensive (i.e., at least one third of the site area). Habitat creation should mainly focus on rough neutral grassland with a calcareous element, scrub and woodland. Chalk grassland should be focused on areas near the SSSI and is likely to require soil removal to expose the underlying chalk.



- **Farmland Wildlife Compensation:** There is scope for the retention of some species within on-site greenspace (e.g., hedgerow nesting birds such as linnet and yellowhammer). Species that require large undisturbed open areas (e.g. skylark and brown hare) would require offsite compensation (e.g., through the enhancement of offsite arable land through the creation of field margin habitats and skylark breeding plots).
- **Mitigation strategy for badgers,** to prevent adverse effects on individuals and to retain this species at the site. This would include: (1) retention of woodland and the majority of the hedgerow network, with appropriate greenspace buffers; (2) designed-in greenspace corridors to provide habitat connectivity and foraging resources; (3) badger tunnels at key road crossings; (4) a site-wide approach to any sett closures that are required (NB Setts would only be closed where this is unavoidable and this would be carried out under Natural England license. For main setts, replacement setts would need to be built and shown to be in use before the sett could be closed).



Overview of Heritage

Archaeological and heritage considerations have been at the heart of the evolving design for the scheme at Grange Farm. The site has a rich archaeological heritage which will be incorporated and celebrated within the proposals. Likewise, the sensitivity of the setting of the Little Abington Conservation Area has been recognised and will be protected.

Archaeology

Scheduled Roman Road

The site is immediately to the south a Roman road, known as Worsted Street (Via Devana) near Cambridge (List Entry 1003263). The road itself is buried and is not visible, however the route of the road is reflected by hedgerows along most of its length. As such the alignment of the road is discernible in the landscape and can be appreciated in a number of locations along the route of the road.

In addition to this visual setting, care was taken to ensure that no associated Roman remains were present in the vicinity of the road. Associated remains may not be visible on the ground but would still contribute to the road's significance. To guard against this risk, a detailed magnetometry survey (a type of geophysics) of the northern part of the site was undertaken. While magnetometry cannot detect all types of archaeological remains, it is known to be reliable in the identification of remains from the Roman period due to the tendency of these remains to be highly magnetised. The survey confirmed that no evidence of a Roman settlement was present within the northern part of the site.

This means that there is no risk of development activity in the northern part of the site harming physical remains associated with the scheduled monument. However, development proposals should still respect the visual setting of the scheduled road, and should seek opportunities to enhance appreciation of its archaeological interest.

Non-designated barrows

In addition to the scheduled monument, the site also contains a group of four barrows, located centrally along the western boundary of the site. The barrows are reasonably well-preserved, which was confirmed by a geophysical survey, a site visit, and an analysis of lidar data.

The site visit confirmed that the barrows are suffering from plough damage and that over time this damage will result in a significant loss of their archaeological interest. Therefore, there is an opportunity for the proposals to halt the ploughing and retain the barrows within an area of open space. This would provide a significant benefit to their archaeological interest and group value. At the time of writing, Historic England is undertaking a Listings Review to establish whether the barrows are worthy of formal designation.

Other non-designated archaeological heritage assets

There may be other archaeological remains present within the site. However, the findings of the geophysical survey and the desk-based assessment work (available in the appendix) undertaken to date does not suggest that these remains would be of such significance that they would preclude development. They would, however, be carefully assessed and if necessary investigated by field investigations as part of the planning process.

Heritage

Conservation Area

The site is relatively well-screened from built heritage assets in the surrounding area, including from the conservation area at Little Abington. However, the ridge located in the southern part of the site is prominent on approaches into and out of the conservation area and plays an important role in its setting. By incorporating this ridge into an area of open space it will be possible to ensure that the setting of the conservation is preserved.

Listed Buildings

Two listed buildings are also located close to the boundary of the site. Number 8, Cambridge Road is located at the southern boundary and Worsted Lodge is located at the north western boundary of the site. Both buildings have relatively constrained settings and it would be possible to preserve this within the proposals.

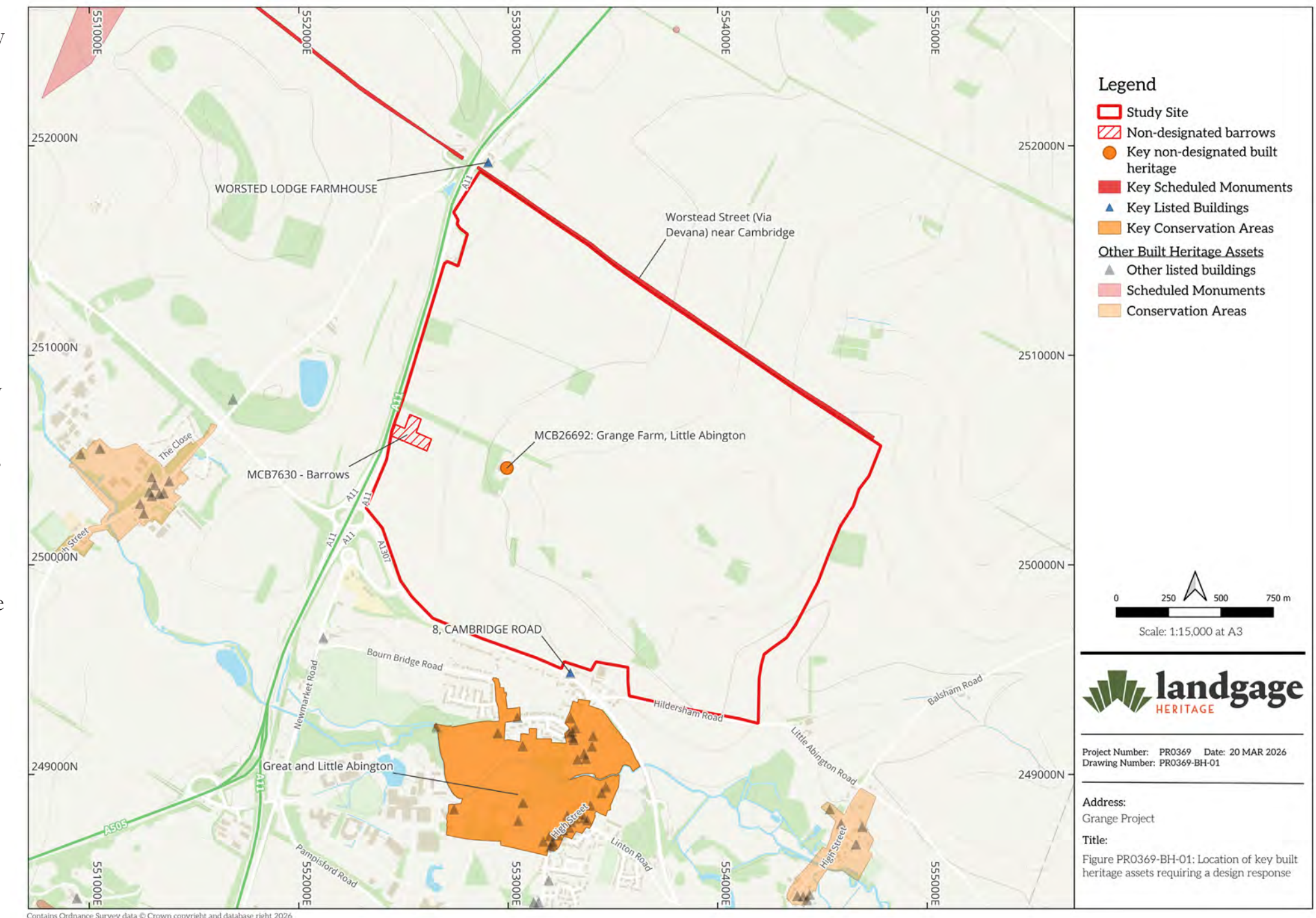
Non-designated historic buildings

Grange Farm comprises a group of non-designated historic buildings, located centrally within the site. Historic mapping suggests that they were built in the early 19th century as they are noted on the 1808-13 Old Series OS maps, but not on earlier mapping. The historic farm is also noted on the Historic Environment Record as being of 19th century date.

A review of historic mapping suggests that the farmhouse survives but that the surrounding courtyard has suffered considerable impacts.

However, some historic elements are likely to survive and this should be carefully considered and assessed as part of any future planning application, together with an assessment of the impact on their setting.

There is also an opportunity to retain and incorporate any historic elements into a new sustainable use. A well-designed scheme which conserves their historic fabric and finds a long-term use would result in a positive benefit to these historic buildings.



Transport Context

Active Travel

A new settlement at Grange Farm will be well-located for access to existing and proposed active travel networks which connect to key employment areas, and onwards into Cambridge, including CBC and Cambridge City Centre.

- The Linton Greenway routes to the immediate south of Grange Farm through The Abingtons, providing a legible and safe active travel link both towards Cambridge, via Babraham Research Campus and CBC, or eastwards towards Linton. Most of the route has been recently upgraded, with some final works to be completed.
- For leisure users, a key public byway, the Roman Road, spans circa 15km from the edge of Cambridge to Horseheath, connecting to multiple other public rights of way and leisure attractions en route.
- The proposed CSET Phase 2 Busway will provide an adjacent high-quality active travel link, connecting directly to the CBC and Cambridge South station from the A11.

Regular cycling distances over 8km in Greater Cambridge for commutes or utility trips are not uncommon, particularly where the route is in adherence with best practice guidance and is safe, direct and comfortable. The Linton Greenway and the CSET Busway both offer the opportunity for Grange Farm to benefit from infrastructure that will meet these criteria.

A1307 Bus Corridor

The A1307 corridor is served by the #13 bus, which currently operates two stopping buses per hour, plus an express service direct to Linton. Current travel time is estimated at 20-30 minutes from Grange Farm to the CBC.

Cambridge South East Transport (CSET)

The proposed CSET Phase 2 Busway (promoted by the GCP) would facilitate access from Grange Farm to most employment clusters in Greater Cambridge, putting around 50,000 existing jobs in easy reach by public transport (busway/rail/bus). Major growth is planned at many of these locations, which could increase the number of jobs to over 80,000 (excluding the City Centre). The current Travel Hub proposal for CSET is located on the opposite side of the A1307/A11 from Grange Farm.

Rail

For regional and national travel, there are a few local rail station options to Grange Farm:

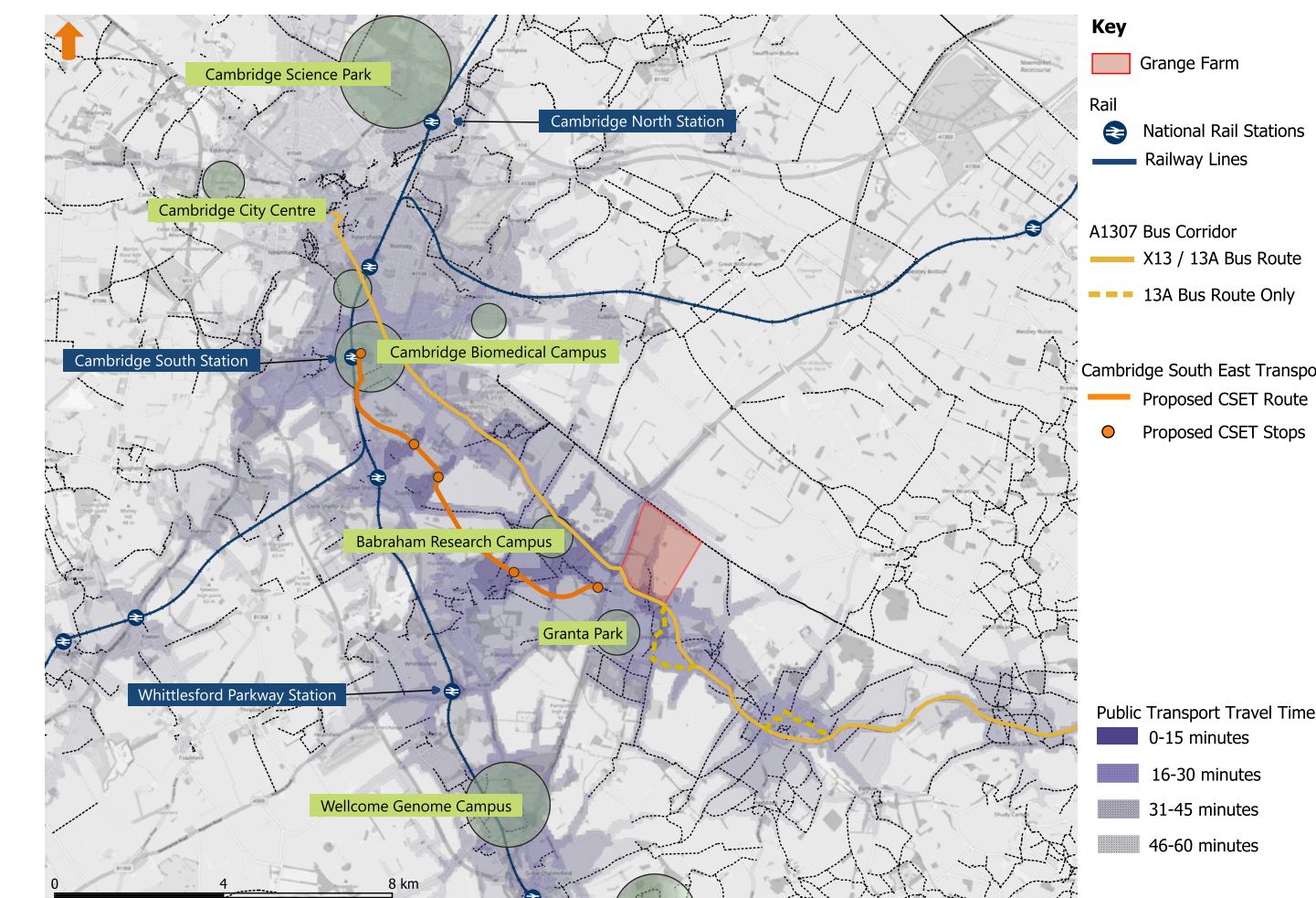
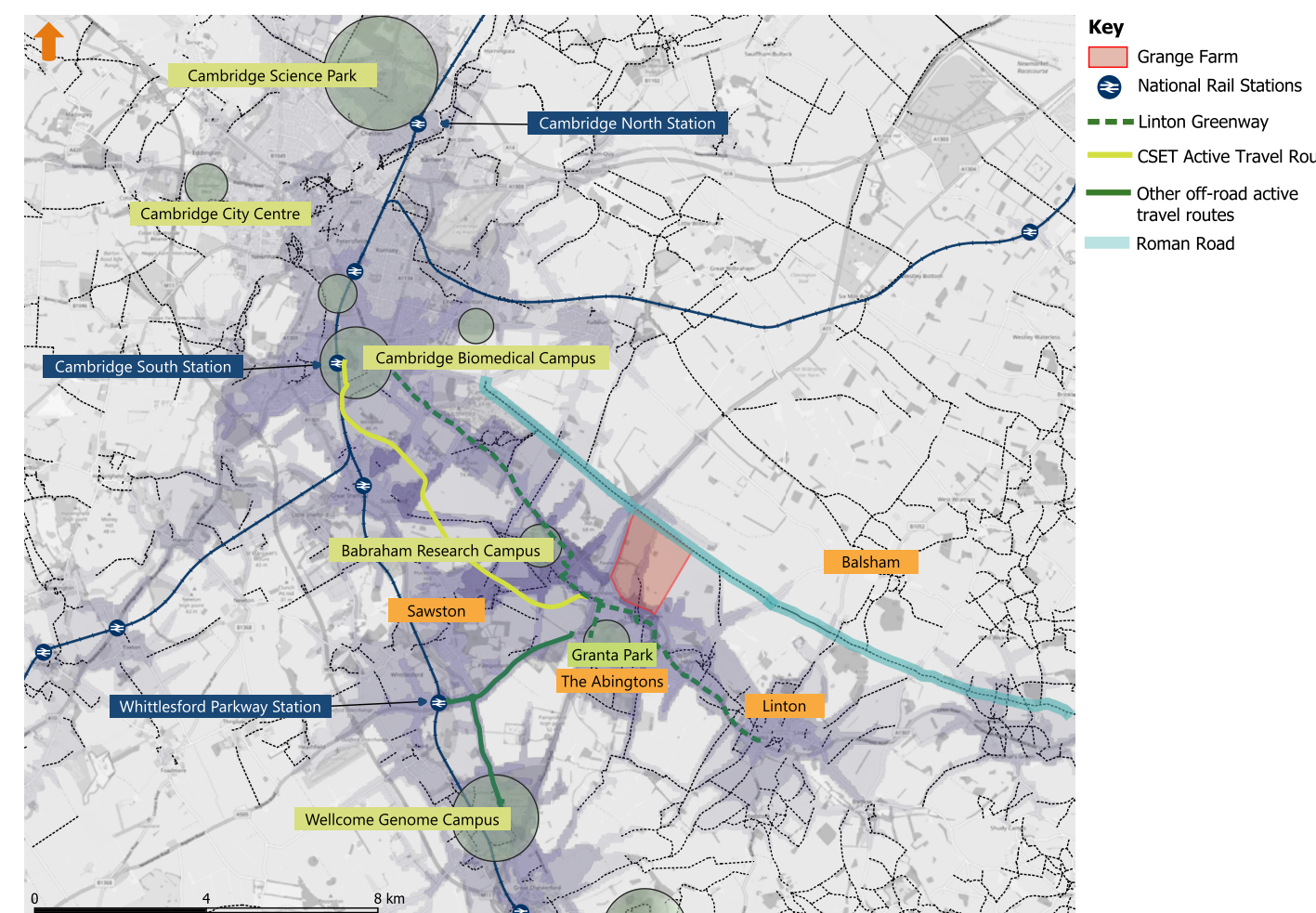
- Cambridge South (opening Summer 2026) for trains to London Liverpool Street/ London Kings Cross/ London Bridge and other regional stations in the midlands and East Anglia, will be 15-20 minutes' drive/ 20-30 minutes bus / 30 minutes cycling on existing infrastructure from Grange Farm; in the future, Cambridge South will be a stop on East-West Rail between Oxford and Cambridge.
- Whittlesford Parkway for trains to London Liverpool Street/Stansted Airport, which is 7-12 minutes' drive / 25 minutes cycling on existing infrastructure from Grange Farm.

Road

Grange Farm is in an excellent location for access to the strategic road network via Fourwentways (A11/A1307) junction which is immediately to the northwest of Grange Farm.

In terms of congestion, the A11 is an uncongested corridor for a national route and facilitates quick access to the M11 for onward journeys via London. Opensource congestion data on google illustrates consistent free flow traffic both on the A11 and at the A11/A1307 junction during peak periods.

Whilst it is acknowledged that the A1307 experiences congestion towards Cambridge and the GCP have implemented a series of capacity and safety improvements in the last 5 years to improve the situation. It is also recognised that there may be capacity constraints on the Fourwentways Roundabout that need to be addressed through the design and transport proposals for the project.



Site Photos



Site Photos



Bridge over A11



Slip road off A11



Looking northwards over A11



Existing track access from Cambridge Road & Little Abington



Site access from Cambridge road & Little Abington



Landscape character to the east

Site Photos



Landscape character to the east



Roman Road SSSI / SAM



Active farmland south of Roman Road



Roman Road SSSI / SAM



Roman Road SSSI / SAM



Existing farm buildings on site

Site Photos



Roman Road SSSI / SAM



Existing trees & Hedgerows



Roman Road SSSI / SAM



Active farmland to the north of Roman Road



Existing break in Roman Road SSSI / SAM



Site farmland

Site Constraints

Considerations

A landscape of rolling chalk hills, woodland belts, hedgerows and dry valleys establishes a strong ecological, visual and topographic structure across the site, which should be carefully considered in design approaches.

Plantation Woodland

Existing woodland parcels have the potential to inform future ecological networks and green infrastructure, design strategies should respond sensitively to their presence and value.

TPO Corridor along Cambridge Road

Tree belts along Cambridge Road, including those protected by Tree Protection Orders (TPOs), define the southern edge and should influence how interfaces and transitions are designed.

Water & River Granta

The River Granta valley forms a key landscape feature to the south, influencing views, ecological connectivity and water management, all of which should be considered in the design process.

Surface Water Flooding

Localised low lying depressions and the chalk bedrock create particular drainage conditions that will require a design response which considers natural surface water management.

Public Rights of Way & Bridleways

Public Rights of Way and surrounding Bridleways provide opportunities to enhance connectivity and recreation. The Roman Road will need a considered and managed access response.

Noise Pollution & Impact from A11

Noise generated from the A11 corridor may require a design-led approach to managing acoustic impacts through layout, land use arrangement, and landscape form, once noise impact is understood in future survey work.

Active Travel Connections

Existing and forthcoming connections to active travel infrastructure across Cambridge should be a key consideration.

Views Looking Into the site

Views from Magog Down, Rivey Hill and nearby rights of way reveal key parts of the site's ridgeline and slopes, requiring the design to respond to areas of high visibility.

Views Looking Out of the site

Elevated land offers expansive views east to Rivey Hill and north along the Roman Road, designs should consider ways to maintain and celebrate open outlooks in key locations.

Active Farmland to the North and East of the site

Surrounding productive farmland will shape how edges, transitions and visibility are managed, requiring a design response that respects ongoing agricultural use in the surrounding area.

Listed Buildings

Number 8 Cambridge Road and Worsted Lodge lie close to the boundary, and their heritage value will require a design approach that responds sensitively to their context.

Roman Road SSSI and SAM

The Roman Road's ecological and archaeological designations will necessitate considered design approaches, which could include elements such as protective buffers and carefully managed access.

Historic Parks

Historic parkland features within the wider chalklands landscape inform local character, requiring a design process that responds appropriately at settlement edges.

Cambridge Green Belt

The site is outside of Cambridge's Green Belt.



Three
Community Involvement



ABINGTON
LODGE

Community Involvement

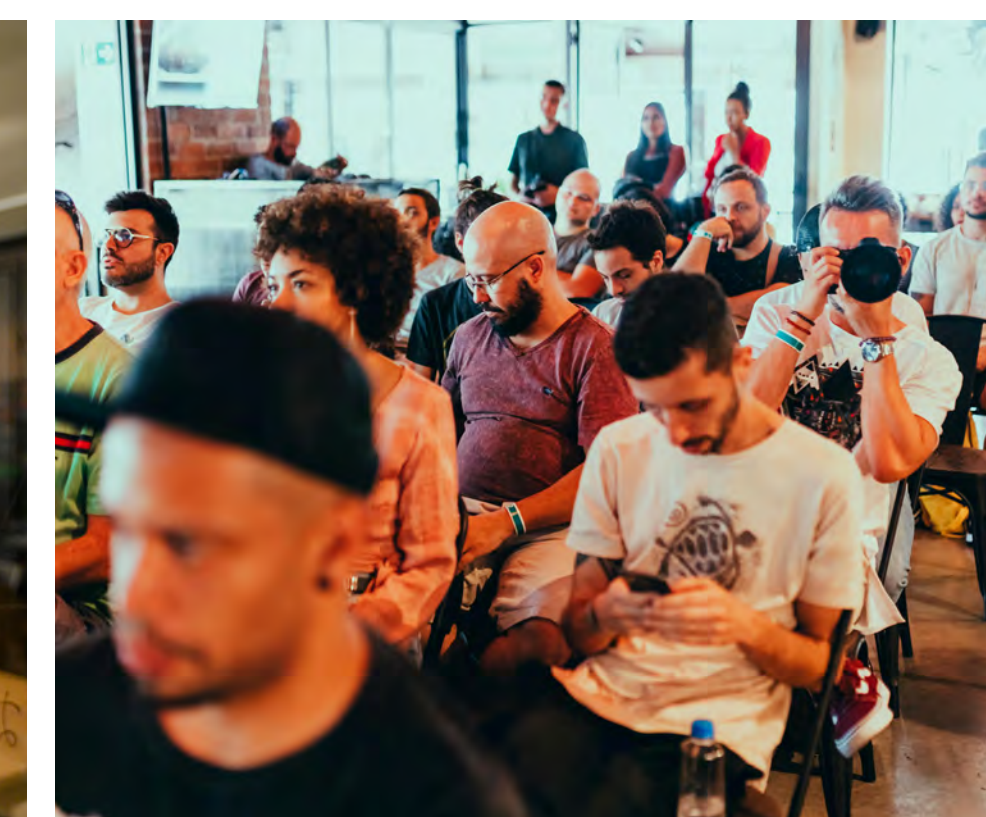
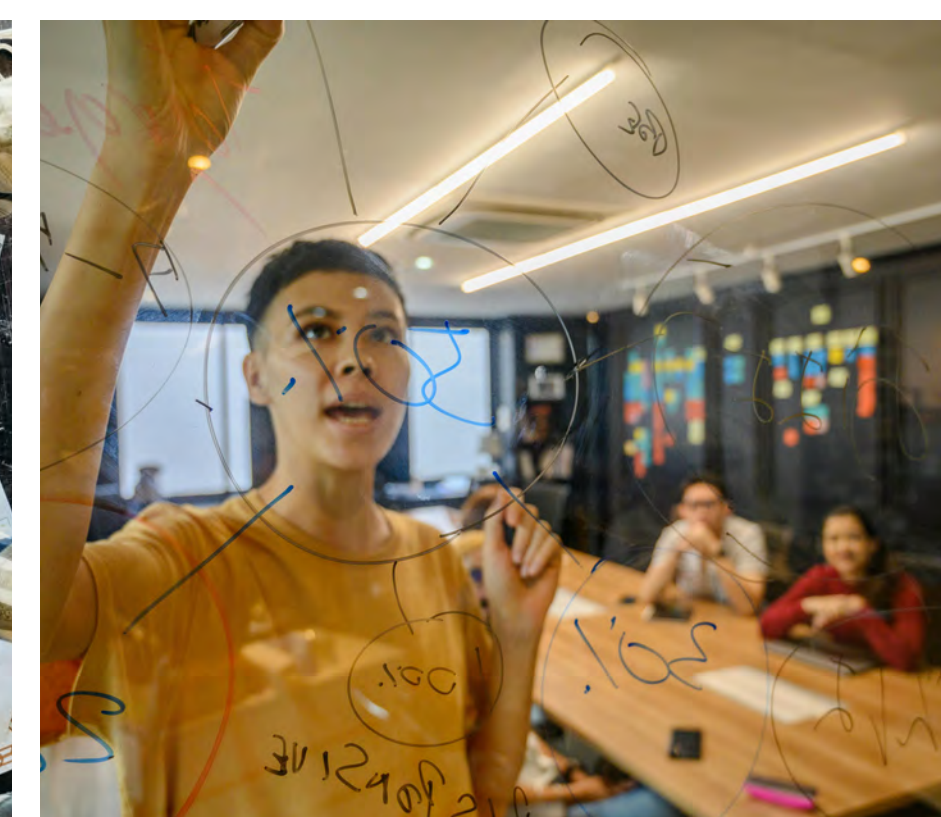
The prospect of an allocation at Grange Farm was first put forward in the Regulation 18 Draft Local Plan Consultation in December 2025.

We are aware that events hosted by Greater Cambridge Shared Planning Service in December 2025 and January 2026 attracted significant local public interest, with a second event required to ensure all interested parties could attend the presentations from GCSP. The landowner and professional team are aware of the range of concerns raised by local communities, as carefully articulated through those meetings and through the Little Abington Parish Council. These are not repeated here, but are duly noted, and central to our thinking moving forward.

Further consultation is anticipated on the Submission Draft Local Plan (Summer 2026) and then through the formal Examination process during 2027.

As long term members of the community, and as custodians and stewards of the land, the Pampisford Estate are passionate about the local area, and focused on ensuring any development of a new settlement at Grange Farm is brought forward sensitively and appropriately. The landowners wish to ensure that the benefits to local residents can be maximised whilst seeking to manage and reduce the negative impacts of development as sensitively as possible.

In that vein, the landowners propose commencing community engagement in late Spring 2026, to hear from local people and stakeholders, and to start conversations which will help shape the vision, design principles, design codes and character of the settlement. Further consultation will occur throughout the planning process to ensure the exciting vision for the settlement can be brought to reality, as sensitively and respectfully as possible.



Four

The Vision

Place Qualities

Place Principles

This section of the report sets out the landowner's emerging Vision for the project, which has been formulated in close dialogue with the appointed consultant team. It is intended to show the landowners' ambitions for the project, which will continue to be refined through community engagement.

Place Qualities

1. Agrarian-inspired Stewardship

Grange Farm is shaped by a traditional ethos of long-term stewardship and care – an approach rooted in the history of rural farms and estate management where land, people and places are nurtured over generations.

The Vision is guided by the belief that the landscape forms the community, and the community, in turn, carries a shared responsibility to look after the land.

Landowner-led custodianship provides continuity, ensuring that the character, ecology, and daily life of Grange Farm are cared for with intention. By choosing to live at Grange Farm, residents become partners in this commitment - supporting the landowner in cultivating a place where both people and landscape can flourish.

*Place Qualities*

2. Belonging & Rooted

Grange Farm will take its place within the existing settlement hierarchy, growing in a way that strengthens - rather than competes with - the surrounding network of villages. It will be a distinct rural settlement with its own identity, character, and purpose.

Its role is to complement the neighbouring community of Little Abington, filling gaps in local provision and enhancing what already exists. Grange Farm will offer what is needed, not duplicate what is already nearby. It will bring quality, character, and thoughtful additions that support both new residents and the wider area.

Over time, Grange Farm will help shape the evolution of South Cambridgeshire - not by overshadowing its neighbours, but by contributing a distinctive, well considered place that fits seamlessly into the local network of rural settlements.



Place Qualities

3. Distinct & Different

Grange Farm stands apart from the typical new settlements of the Cambridge area. Instead of flat expanses, this is a landscape of rolling topography, dry valleys, wooded ridges, relic fields systems, Roman routes and holloways - a place shaped by centuries of natural processes and human passage.

Grange Farm's design will not overwrite its landscape and heritage. This distinctive terrain will guide the settlement's future form and identity. Hilltops, ridgelines and ancient routes will frame views, and woodland blocks and hedgerows will provide structure. The existing farmed landscape and its layers of heritage will continue to play an active role in shaping how the settlement grows and how residents connect with their surroundings. The settlement's vernacular will build upon local distinctiveness, referencing character, forms and materials rooted in their context.

Grange Farm will be a place that could only exist here: a settlement born from its landform and unmistakably distinct within South Cambridgeshire.

*Place Qualities*

4. Productive & Multipurpose

Grange Farm remains, at its core, a working landscape - a place where food is grown, shared, consumed, and celebrated. Its identity is shaped by its agricultural roots, and its future is guided by a modern, regenerative food culture that reconnects people directly with the land that sustains them.

The site will support a productive, multipurpose landscape informed by the principles of permaculture, where land is designed to work harder and smarter by delivering multiple benefits at once. A working farm will continue to operate alongside a community farm, with the established family run organic and regenerative farm Flourish anchoring the new settlement and its community, embracing shared growing spaces, edible landscapes, and agroforestry systems that integrate food production with biodiversity, climate resilience, and soil health. These spaces are not solely places of cultivation, but environments for learning, seasonal change, and everyday interaction with nature.

Edible planting is woven throughout the landscape - from orchards and forest gardens to hedgerows and communal plots - bringing food production into people's daily lives and strengthening the relationship between land, community, and place.

This theme places nourishment: of land, people, and culture at the heart of Grange Farm; creating a resilient landscape that supports ecological health, shared stewardship, and a vibrant, living food culture.



Place Qualities

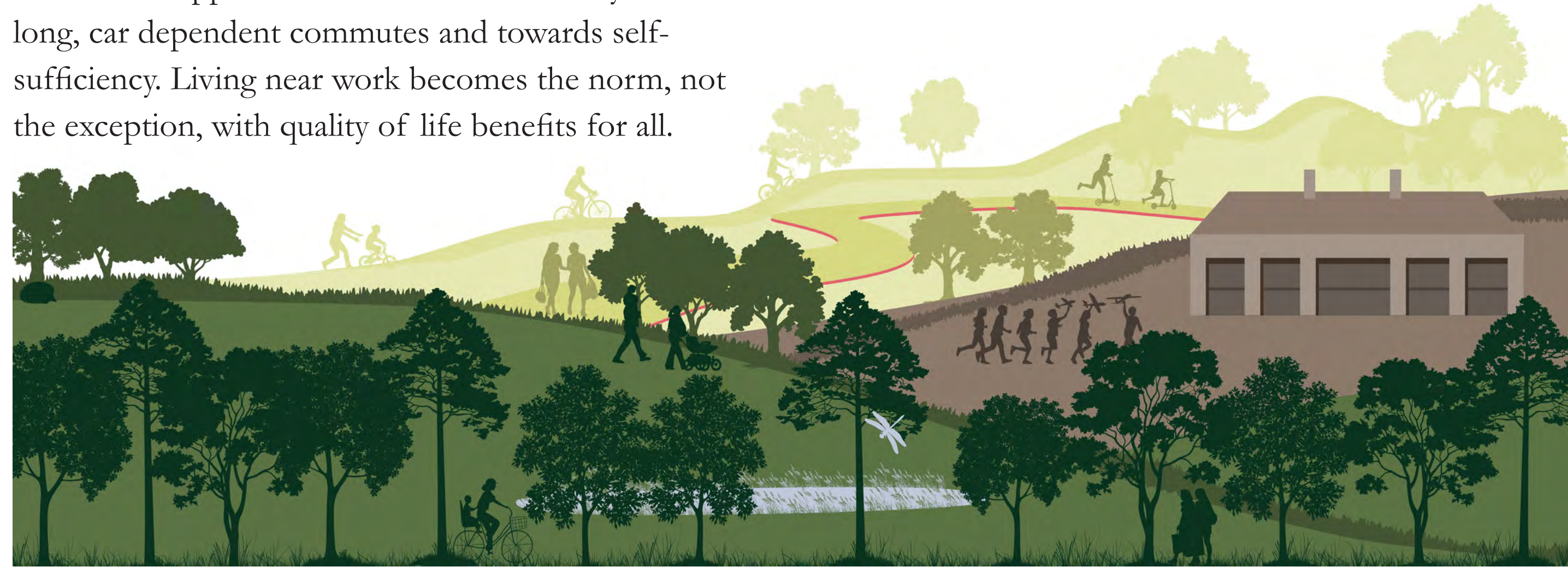
5. Living Close to Opportunity

Grange Farm offers a rare opportunity to reshape how people move in South Cambridgeshire. By placing new homes close to major employment centres - including the Cambridge Biomedical Campus, Granta Park, the Wellcome Genome Campus, and the Babraham Research Campus - the settlement supports a fundamental shift away from long, car dependent commutes and towards self-sufficiency. Living near work becomes the norm, not the exception, with quality of life benefits for all.

The scale of Grange Farm enables a genuine internalisation of daily life. Schools, shops, green spaces, and community facilities are all within easy reach, reducing the need to travel and making walking, cycling, and shared mobility the most convenient choices.

This creates the conditions for a self-sustaining place with a radical modal shift: fewer car trips, more active travel, and a healthier, more sustainable pattern of movement.

Grange Farm will adopt the cycling culture of Cambridge and embrace the opportunity of the CSET, being a place where movement is simple, safe, and low impact.

*Place Qualities*

6. A Place to Call Home

Grange Farm is designed to be a place where people can live full, healthy, and connected lives without needing to look elsewhere.

Defined by a distinct and productive landscape, as well as being well-connected to the wider opportunities of Cambridge, Grange Farm is in a unique and privileged location. It has the size and scale to deliver a place that serves its community, but is also of a human-scale, and can offer somewhere that people can live healthy and happy lives.

Grange Farm is shaped to be a place people love - somewhere to put down roots, build relationships, and feel part of something. It's not just a place to live; it's a place to stay.



Place Qualities

7. Being a Good Neighbour

Grange Farm will grow with sensitivity; not as an isolated place, but as a considerate addition to its landscape and neighbouring communities. Being a good neighbour means understanding the rhythms, character, and needs of the places around it, and ensuring that Grange Farm enhances rather than disrupts them.

Edges will be soft, green, and outward-facing, allowing the settlement to blend naturally into the surrounding countryside. Existing routes, vistas, and community assets will be respected and strengthened, creating a sense of continuity rather than rupture. Thoughtful design will ensure that impacts, from traffic to landscape change, are managed responsibly and collaboratively, and respect and protect the identity of existing villages.

Grange Farm will share its benefits with the wider area through accessible green spaces, public paths, local partnerships, and complementary amenities and services, for the enjoyment of all.

*Place Qualities*

8. Nature Focussed and Resilient

Working with the land to embrace the site's natural assets, while minimising our impact on key resources including water and carbon.

Water is one of South Cambridgeshire's most vulnerable resources, and Grange Farm will respond with a holistic approach that prioritises resilience, regenerative design, and natural balance.

Working with the land's natural features such as slopes, soils, and historic dry valleys, the integrated water system will enhance water resilience by creating a system that captures, slows, stores, and filters rainwater, while recharging the aquifer and supporting ecological health of the rare chalk streams.

Minimising earthworks and building lightly with the topography will protect carbon-rich soils, reduce embodied carbon, and maintain the integrity of natural drainage patterns. SuDS features, woodland belts, swales, and seasonal wetlands will be woven into the landscape, turning functional systems into places for nature, learning, and everyday enjoyment.

This is not just sustainable water management; it is regenerative placemaking. Grange Farm will demonstrate how a modern rural settlement can restore natural processes, increase biodiversity, and create a healthier relationship between people, water, and land.



Place Principles

The core elements of the Place Vision are further brought to life through a series of Place Principles, which seek to explain the spatial approaches an emerging masterplan could take for the new settlement.

The Place Principles have been developed having regard to more detailed analysis on what is possible, presented topic by topic. This analysis is included at Appendix A in what are described as “masterplan layers”.

“ Our new settlement has been inspired by the thought that the citizens of this place deserve an opportunity to live as much as possible in harmony with the natural world. Influenced by New Urbanism and the Garden Village Movement we have distilled the principles on which on which to build the Grange Farm development. ”



A WHERE LANDSCAPE FEATURES UNDERPIN THE FRAMEWORK



B PRESERVING THE OPEN ASPECT FROM THE EAST



C FOLLOWING THE FALL OF THE LAND



D A PLACE HELD IN A GREEN EMBRACE



E TRANSITIONAL LANDSCAPES TO WORKING FARMLAND



F FRAMING & CELEBRATING HERITAGE LAYERS



G A NETWORK FOR EVERYDAY JOURNEYS



H STREETS THAT SUPPORT, NOT DOMINATE



I FIVE-MINUTE NEIGHBOURHOODS



J EVERYDAY LIFE CLOSE AT HAND



K SCHOOLS AS ANCHORS OF VILLAGE LIFE



L A PLACE OF DISTINCT AND CHARACTERFUL RESPONSES

Place Principles

A. WHERE LANDSCAPE FEATURES UNDERPIN THE FRAMEWORK

Our approach begins with a clear understanding of the existing landscape features both within and surrounding the site. Key elements such as hedgerows, mature trees, woodland belts, surface water flooding and flow paths, and natural changes in level form the foundation of the landscape framework. These features are not only environmentally valuable but also play an essential role in defining the site’s character and sense of place. By prioritising their retention, we ensure that the new settlement is grounded in its natural context, respects local biodiversity, and maintains important ecological and visual connections.

Building on this, the strategy seeks to enhance and strengthen these existing assets, giving them the space and conditions needed to flourish. Opportunities are taken to link these features together within a coherent and legible green infrastructure network, creating a more unified landscape. This integrated approach elevates the importance and presence of natural features within the masterplan, ensuring they become defining elements of the new settlement’s identity while supporting ecological resilience, improved amenity, and long term landscape quality.



Place Principles

B. PRESERVING THE OPEN ASPECT FROM THE EAST

The most elevated land lies along the eastern edge of the site, forming a noticeable ridgeline that contributes to the wider character of the landscape to Hildersham and beyond. Following detailed visual impact assessment work, the masterplan has been carefully shaped to retain open landscape along this ridge, ensuring that new built development is set back onto lower lying land.

This approach significantly reduces the visibility of the proposals in views from the east, and from Little Abington and within key strategic viewpoints, helping to maintain the area's distinctive sense of openness. By keeping the ridge free from development and respecting the natural landform, the scheme protects the characteristic open, rolling landscape that defines this part of south east Cambridgeshire, ensuring that its visual qualities and rural identity are sustained for the long term.

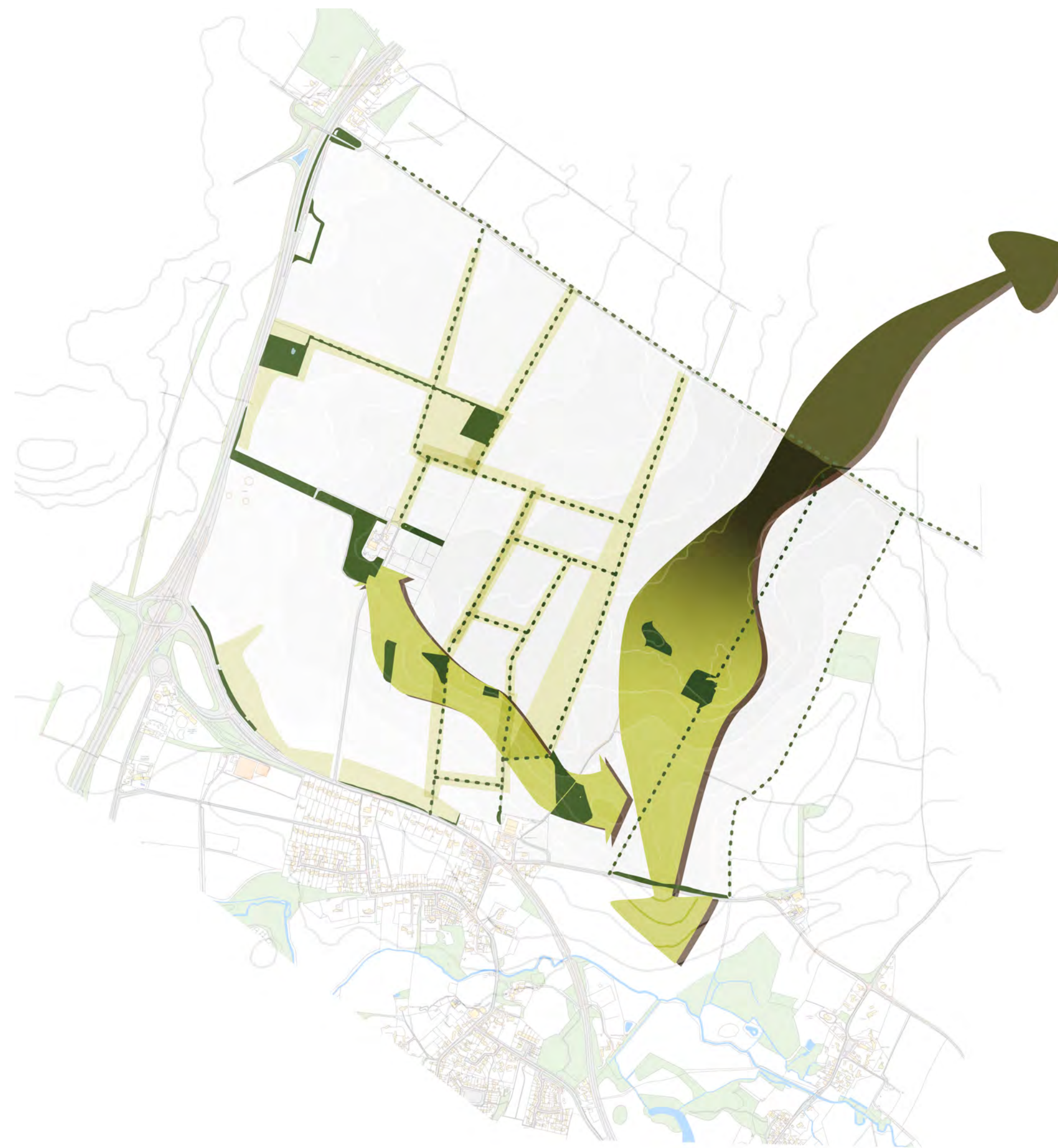


Place Principles

C. FOLLOWING THE FALL OF THE LAND

A key principle of the new settlement is the clear intention to avoid development on the steepest slopes across the site, allowing these natural landforms to remain as defining features that enrich the character and identity of the new community. By keeping these areas free from built form, the scheme is able to create generous green corridors that thread through the new settlement, incorporating multifunctional public open spaces for play, leisure, health, wellbeing and nature habitat.

The retention of this green corridor connecting into the centre of the site, ensures a sensitive approach to views from Little Abington and Great Abington conservation areas. This approach also avoids the need for heavily engineered interventions - such as retaining walls or artificially re graded land - ensuring that new streets and homes work with the existing levels rather than against them. In doing so, the masterplan celebrates the natural topography, enhances biodiversity, and delivers a more distinctive, resilient and landscape led place.



Place Principles

D. A PLACE HELD IN A GREEN EMBRACE

The overarching landscape strategy establishes a unifying green 'embrace' around the site, reinforcing its edges and creating a sensitive, landscape led setting for new settlement. This continuous planted buffer responds to the different conditions along each boundary: to the north, it provides a respectful offset from the historic Roman Road; to the west, it forms a natural filter to the A11, softening noise and air quality impacts; to the south, it creates a welcoming sense of arrival and ensures physical and visual separation from Little Abington; and to the east, it maintains an essential set back from the ridgeline and the farmland beyond. Together, these measures strengthen the site's landscape character and ensure the new neighbourhood feels rooted in its surroundings.

Beyond its role in defining the site edges, the green embrace also establishes a connected 6km nature network, enhancing habitats and supporting biodiversity across the scheme. It offers meaningful recreational benefits too, providing space for a trim trail and circular pedestrian route that encourages daily activity and enjoyment of the landscape. By embracing this generous green edge, the masterplan delivers a new settlement that is both environmentally responsive and for recreational use by new and existing communities, creating a distinctive, healthy and well integrated new place.



Place Principles

E. TRANSITIONAL LANDSCAPES TO WORKING FARMLAND

To the east, an Agricultural Edge Park creates a generous, landscape led transition between the new settlement and the wider countryside. This space retains and sensitively reinterprets the character of the existing and retained farmland beyond, preserving the openness while reshaping the landscape into an accessible, community focused landscape. The result is an expansive, outward looking setting that captures long views toward Rivey Hill and the historic Roman Road, reinforcing the site's relationship with its rural context.

The park accommodates a complementary mix of informal recreation, heritage interpretation and productive uses, enabling residents and visitors to engage with the landscape in meaningful ways. Its structure forms a clear and legible countryside threshold, ensuring the eastern edge of the settlement feels natural, permeable and grounded in the agricultural heritage that has shaped this part of the Cambridgeshire landscape, and a logical place for a viewpoint to anchor the green infrastructure framework of the site.



Place Principles

F. FRAMING & CELEBRATING HERITAGE LAYERS

The approach to the site's range of heritage assets - both within the boundary and along its edges - is deliberately inclusive and carefully calibrated.

Roman Road

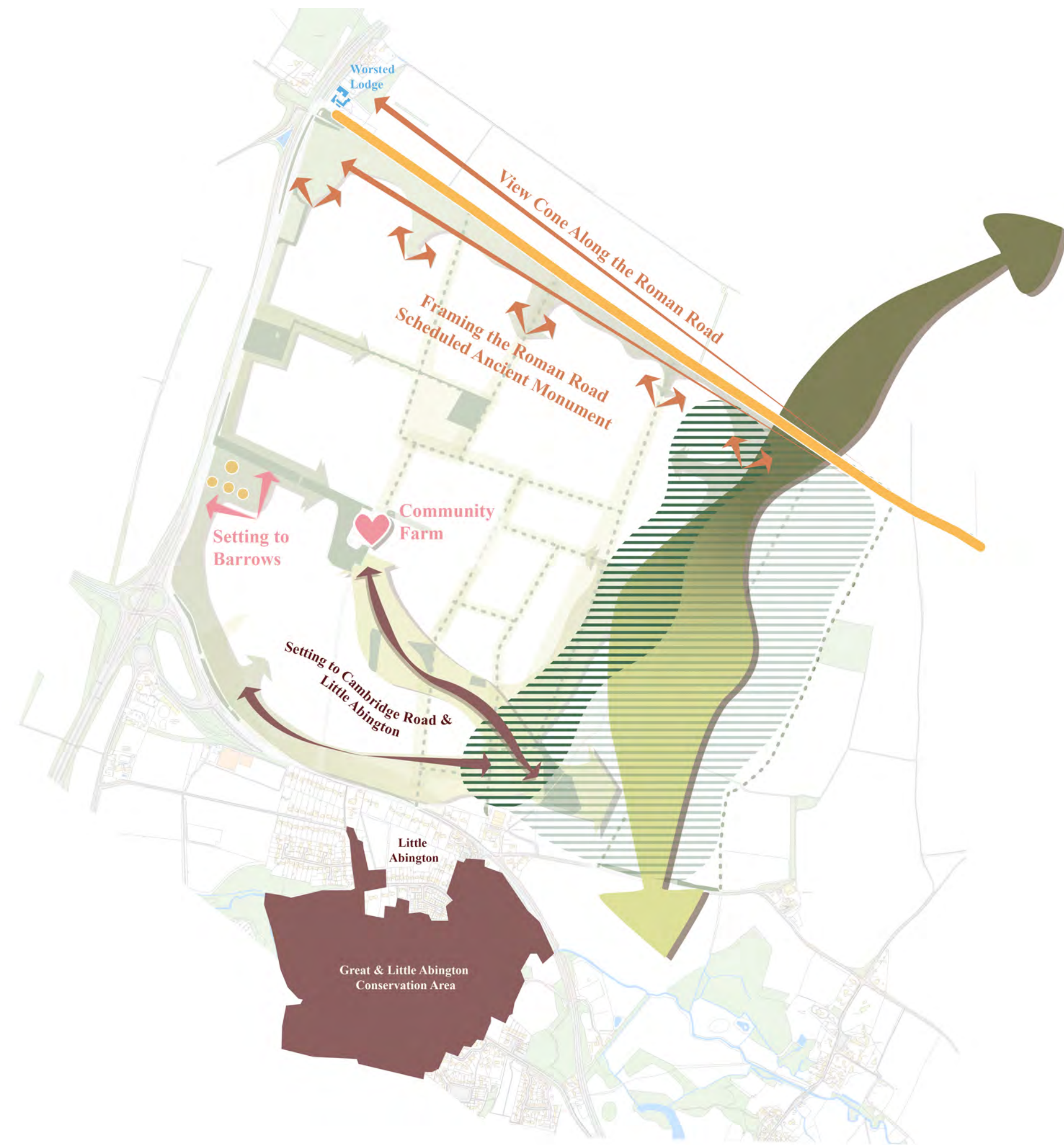
To the north, the emerging masterplan must take account of ecological considerations and the SSSI, landscape views and setting, and the heritage setting of the Scheduled Roman Road.

Community Farm

Within the site, the existing farmyard is retained and reborn as a focal point for the new community, ensuring it continues to contribute meaningfully to local identity.

The Barrows

The setting of the identified barrows is similarly respected, with their integration into the wider green infrastructure network ensuring they remain visible, valued elements of the landscape.



Setting to Great & Little Abington C.A.

To the south, the intention is to establish an enhanced landscape setting along Cambridge Road, with development positioned away from more sensitive or visually exposed areas. This ensures that views from the Great and Little Abington Conservation Area and associated heritage assets are softened and protected, reinforcing the rural character and safeguarding the significance of these designated assets.

Heritage Framework

Together, these measures create a heritage led framework that both conserves and elevates the historic qualities embedded in the landscape while ensuring the new settlement sits comfortably within its cultural context.

