

**East Barnwell, Cambridge**  
**A Framework For Change**  
**Interim Document**

**August 2020**



**CAMBRIDGE**  
CITY COUNCIL

# East Barnwell

## A Framework For Change

**Carter Jonas**

Prepared by Carter Jonas LLP on behalf of Cambridge City Council

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## Appendices

Appendix A: List of Figures

Version: 1  
Version Date: August 2020  
Status: Interim Document  
This Document Has Been Prepared And Checked In Accordance With Iso 9001:2000.



Fig 01: Artists impression of East Barnwell



**East  
Barnwell  
Local  
Centre**

**East  
Barnwell  
Health  
Centre**

**Cambridge  
Airport**

**Coldham's  
Common**

**Galfrid  
School**

## 1.1 Purpose of the Document

**The purpose of this interim document is to set a framework for change for the area of East Barnwell in Cambridge.**

**The document comprises a masterplan setting out a framework for future development and land use and is supported by a central government program, the One Public Estate. The masterplan is being driven and overseen by Cambridge City Council supported by consultants Carter Jonas and Snapdragon Consulting. The document is the result of a successful application for funding support from the One Public Estate program.**

The masterplan aims to provide the following:

- To enable the construction of a large number of new homes in the East Barnwell area of Cambridge, at a time of high demand for the city and considerable underinvestment in housing.
- To bring together East Barnwell by creating a new heart, and identify deliverable infrastructure enhancement such as new and improved community uses that will be required to support future growth and improve the lives of existing residents.
- Identify interventions that combine significant community infrastructure, homes, jobs and transport links.
- To help support new jobs in Eastern Cambridge in the construction of new housing, as well as the new community and commercial properties which will be provided.
- To improve the quality of open spaces and the connections between them, allowing increased community use.
- To encourage active travel, by improving the pedestrian and cycle links both within and from East Barnwell to surrounding areas of Cambridge.



1. View along Newmarket Road looking north  
2. 3-storey flatted properties  
3. 2-storey buildings: ground floor shops with flats above

Fig 02: Photographs 1-3 of East Barnwell

## 1.2 Document Status

**The masterplan clearly and concisely summarises the planning context, constraints and opportunities as well as establish key development principles for the regeneration of East Barnwell.**

Whilst this document provides a thorough understanding of the key planning matters relating to the study area, it cannot account for subsequent changes in policy at a national or local level or in guidance and standards that may occur beyond the point of publication and approval. It should be noted that this guidance does not repeat existing guidance or policies but instead will make reference to other documents and advice where relevant.

Future development proposals will need to be consistent with approved national and local policies in place at the time of the determination of planning applications.

This is an interim document which seeks to set the framework for change.

### **Section 1: Introduction**

This section outlines the purpose of the masterplan, its status and process of preparation.

### **Section 2: Area and context**

This section provides an overview of East Barnwell and identifies its key characteristics, planning background and community profile.

### **Section 3: Key findings**

The results of a first stage of community engagement are provided in this section, including the key areas of feedback around housing, community uses and transport in particular

### **Section 4: Vision**

This section sets out an overall vision for change for East Barnwell and outlines the “brief” that will be used to inform the proposed uses, opportunities and specific strategies for change in key areas.

### **Section 5: Masterplan**

This section sets out the key objectives of the masterplan including the “opportunity areas” where new development and change may take place.

### **Section 6: Conclusions and programme**

This section provides a summary of the masterplan and a possible programme for delivering the various uses, sites and facilities.

## 1.3 Preparation Process

The following pages detail the process that has been undertaken for the preparation of the masterplan framework, and relate to the material presented in subsequent sections of the document.

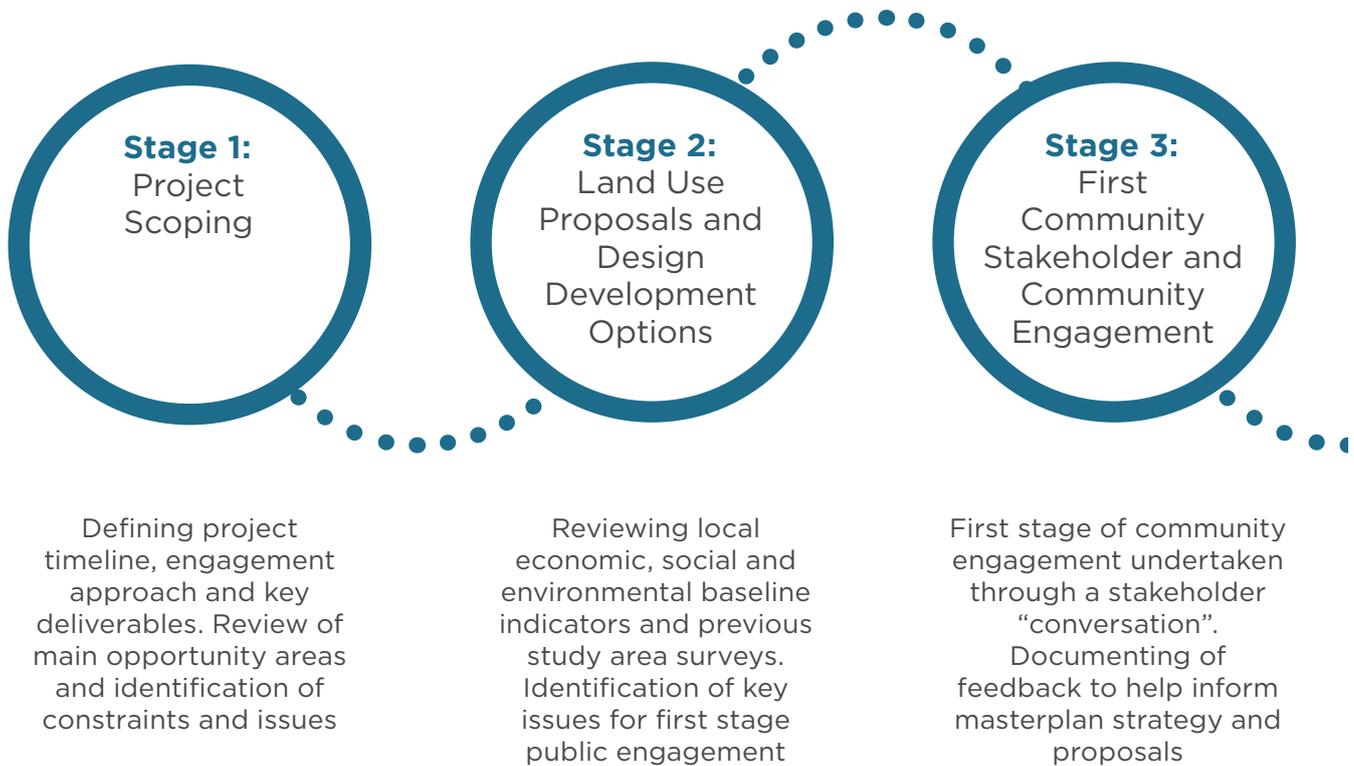


Fig 03: Preparation process diagram



Preparing Opportunity Area strategies. Assessing viability of proposals. Preparation of second stage engagement

Second stage engagement providing more specific proposals including Opportunity Areas, Key projects and strategies for change and the delivery of new homes and community infrastructure

Final masterplan amended to reflect second stage engagement. Council approval and publication

# 2.0 Area & Context

- 2.1 Study Area Overview
- 2.2 History & Local Context
- 2.3 The Study Area
- 2.4 Area Profile
- 2.5 Planning Overview
- 2.6 Site Allocations & Major Development Sites
- 2.7 Key Considerations - Built Environment



## 2.1 Study Area Overview

**East Barnwell is an area of Cambridge which occupies the northeast part of the city. It is not a ward of Cambridge but rather an area of the city which derives its name from the former Barnwell Priory which existed until around 1538.**

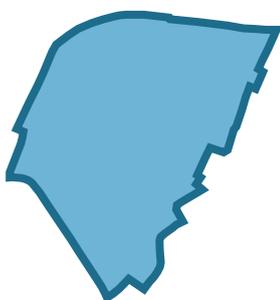
The East Barnwell area is characterised mainly by suburban housing and the key east-west and north-south routes that bisect this part of the city, specifically Newmarket Road and Barnwell Road/Wadloes Road respectively. The area is bordered by Cambridge Airport to the east; the railway line to Newmarket to the south; the railway line to King’s Lynn to the west; and Ditton Meadows to the north.

Newmarket Road itself is an ancient road, first established by the Romans, and was a principal medieval road known as the Bury road and later, in parts, as The Barnwell Causeway. Today, it remains the main eastern gateway into the city, one of eight primary routes into and out of the City Centre. It is classed as an A-road and provides access to Cambridge from Junctions 34 (via B1047) and 35 (A1303) of the A14, the major east-west route in the Cambridge area.

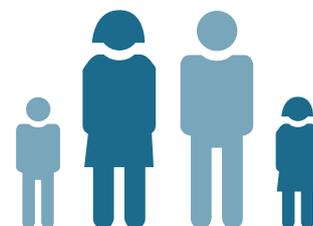
The western boundary of the area is located approximately 1.1 kilometres from the northeastern boundary of Cambridge City centre which is formed by the roundabout at Newmarket Road and East Road/Elizabeth Way. East Barnwell has good levels of accessibility from the rest of the city by road, albeit these key routes become very busy at peak times of day. Newmarket Road in particular acts as a main transport link in and out of Cambridge, with numerous bus routes.

This part of Cambridge provides connections to various routes and facilities further east, including Cambridge Airport; the A14; and towns and villages north and east in South Cambridgeshire and East Cambridgeshire respectively.

Key features of East Barnwell include the Cambridge United Football ground; Coldham’s Common; the Cambridge City Cemetery; light industrial areas found in the northwest and southeast parts of the study area; and the Abbey Leisure Complex.



Study Area **202 Hectares**



Population **9,302**

(Abbey Ward, Census 2011)

Fig 04: Study Area headline facts

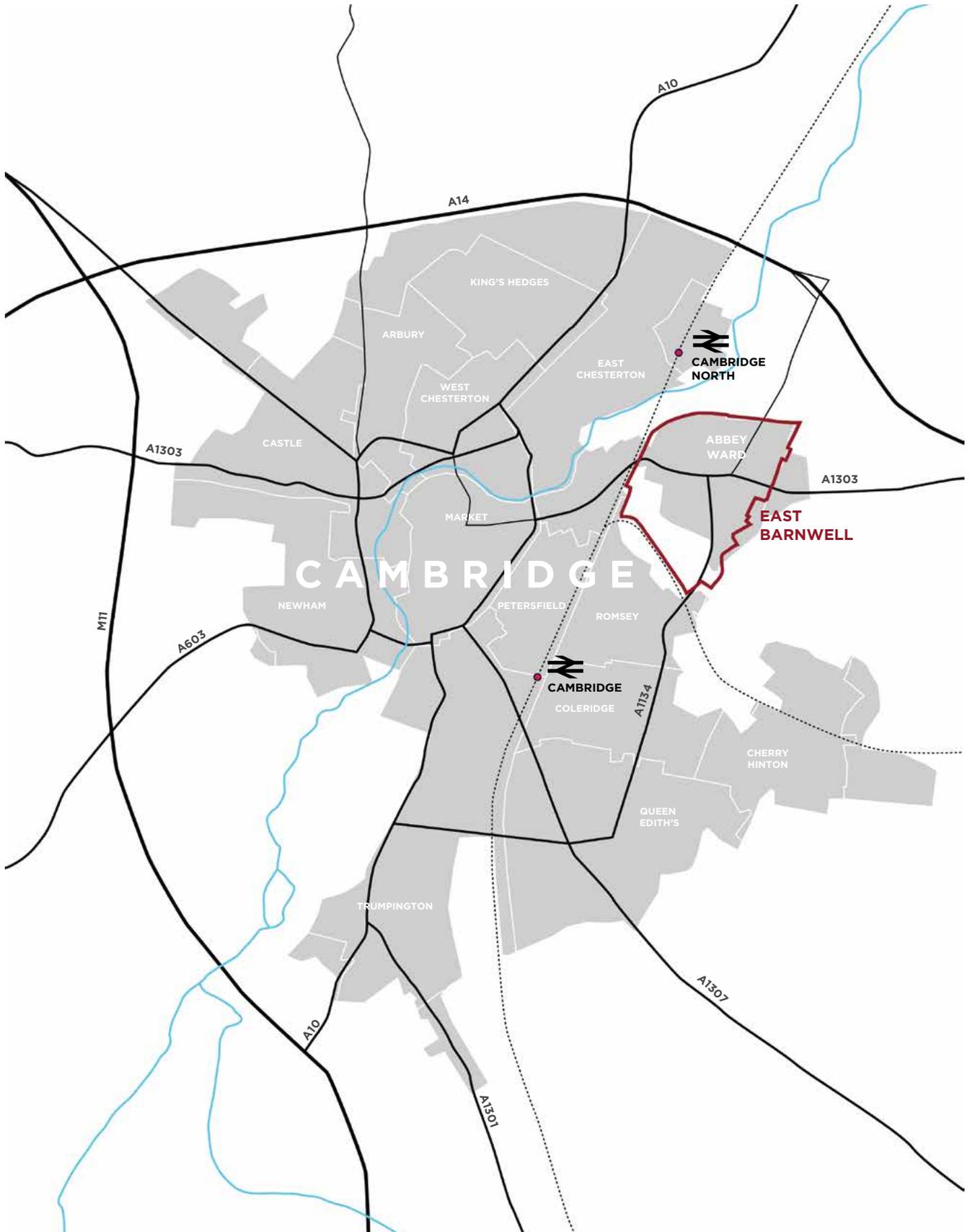


Fig 05: Context Plan showing East Barnwell in the context of

## 2.2 History & Local Context

**The first settlement outside the burh (Anglo-Saxon defended settlement) of Cambridge occurred in the 5th and 6th centuries on dry river-terrace gravels, including around Barnwell where a priory was founded on one-time Royal land in the fields within the 'Liberty' of Cambridge (the extent of the town's jurisdiction). The house for six augustinian canons (originally founded in 1092 by Cambridge's first Sheriff, Picot) was moved from its site at St Giles Church adjacent to the Castle, to the right bank of the River Cam in 1112 by the second Sheriff, Pain Peverel.**

Barnwell (or Barnewelle) apparently means Children's Well, so called because every year, at Midsummer's Eve, children gathered there for games attracting traders (although other possible derivations have been put forward including Warrior's Well). A hermitage and ancient oratory of St Andrew had already appeared in the area, next to this source of springs in the common fields. Barnwell Priory became the largest religious foundation in the town (covering 10 acres), although founded on common lands, and was granted a charter in 1211 by King John formalising the holding of an annual Fair on Midsummer Common roughly in the area of the modern Elizabeth Way. In 1505 the right was transferred to the town Corporation for an annual fee. This fair has today become a large fun fair.

The eastern stretch of Newmarket Road remained virtually undeveloped until the turn of the 20th century with the exception of some outlying farms and Elfleda House which were all in the Fen Ditton parish until 1938. With the exception of the small group near the railway bridge, the eastern stretch of road remained little developed until the Ditton Fields development of between 1938 and 1951 when much of the area was developed for local authority housing. Cambridge United's Abbey Stadium was opened August 31st 1931. More housing was added later in the 1950's and 1960's and then again later in the 1980's and 90's east of Ditton Lane.

The predominant land use in East Barnwell comprises residential neighbourhoods, predominantly two-storey detached, attached and terraced housing along with flats in certain neighbourhoods. There are two employment zones also within East Barnwell: the Ditton Walk North Beadle Industrial Estate at the north west edge of the area; and the Barnwell Business Park at the south-east edge next to Cambridge Airport. At the heart of the area is the local centre which comprises shops, a McDonald's restaurant and flats.

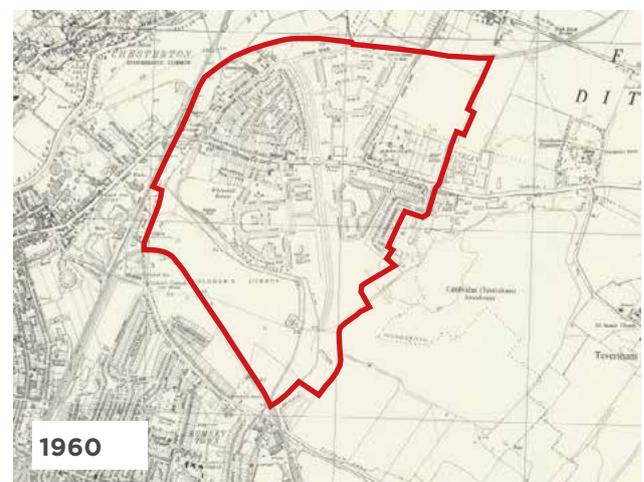
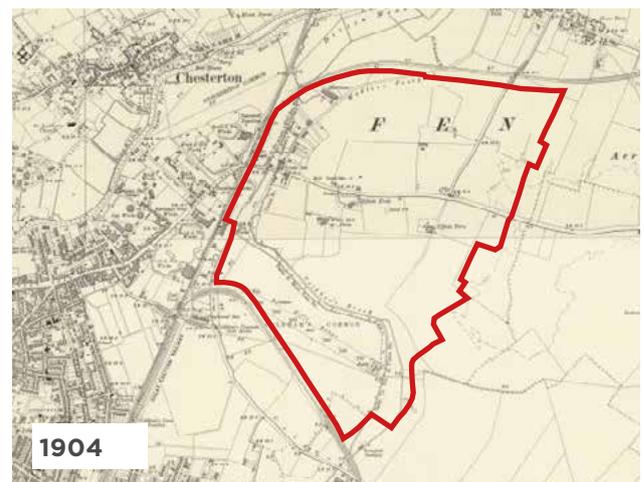
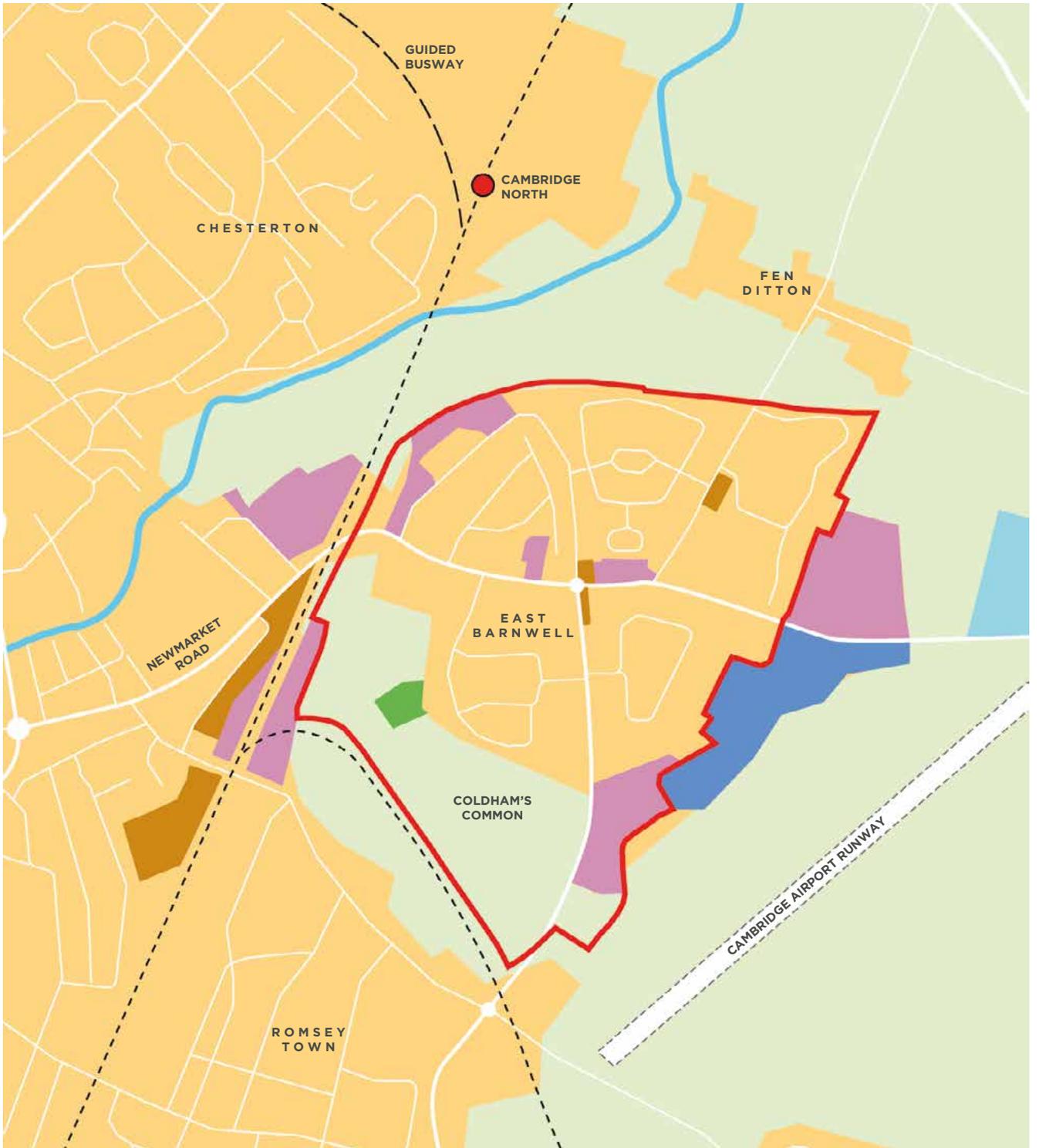


Fig 06: Historic maps of East Barnwell



- EBMP Study Area
- Predominantly residential areas
- Retail / local centres
- Employment areas
- Cambridge Airport
- Park and Ride
- Abbey Leisure Complex

Fig 07: Local land use context plan

## 2.3 The Study Area

**The following plan and photos provide a brief snapshot of different parts of East Barnwell. At a more detailed level, the photos show that the area comprises predominantly low-rise residential uses set in traditional streets (some tree lined), alongside a mixture of commercial, employment and public uses.**

The character of the area is generally unchanged for many decades, and it is the case that there are a number of streets and housing areas that could be improved and renewed as part of the wider regeneration of the area.



Fig 08: Photograph location plan



View west along Newmarket Road, towards bowls club

1



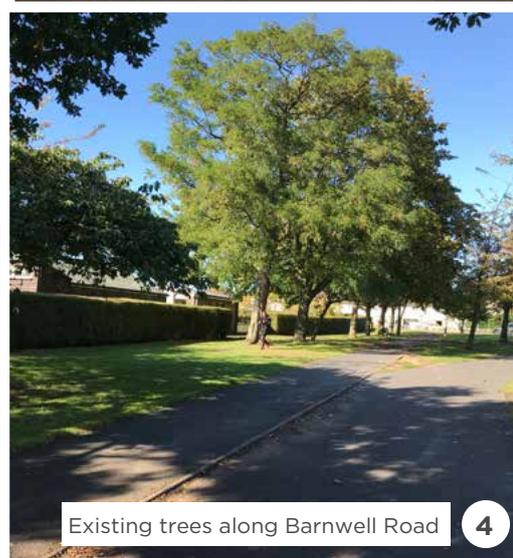
East Barnwell local centre

2



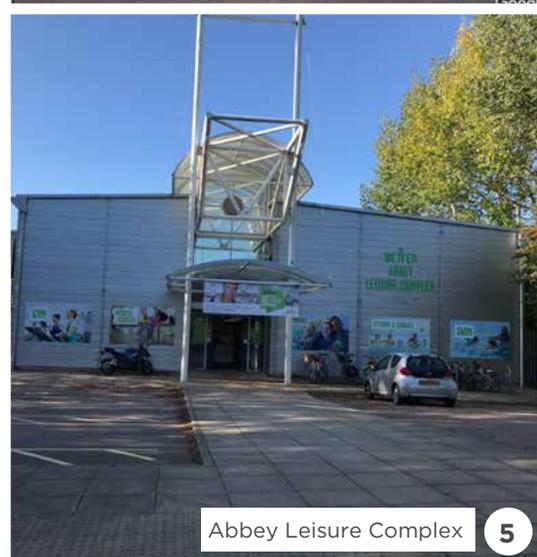
Weak frontage along traffic dominated Newmarket Road

3



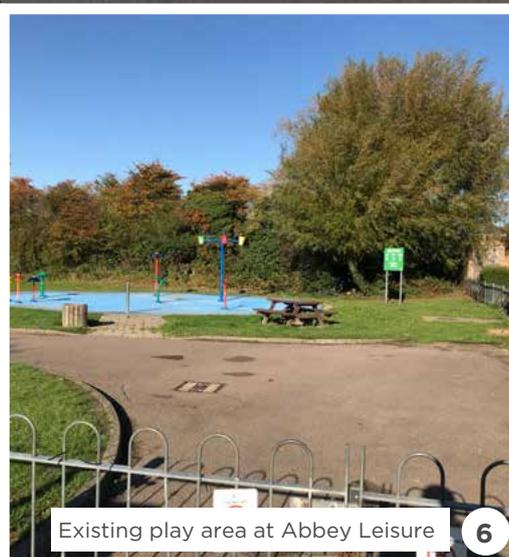
Existing trees along Barnwell Road

4



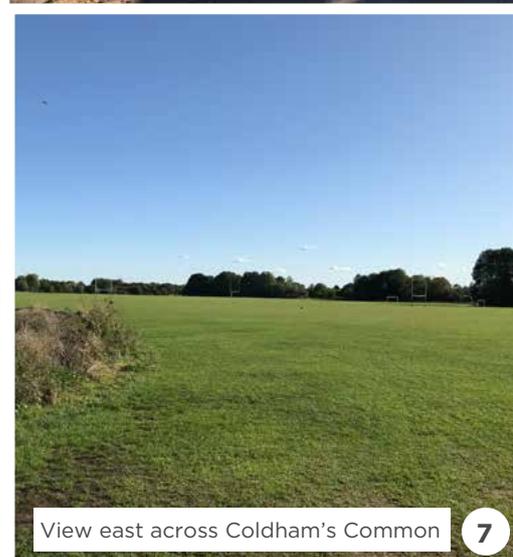
Abbey Leisure Complex

5



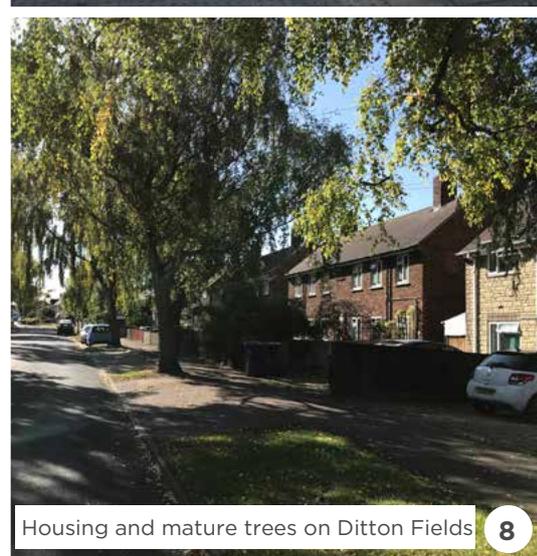
Existing play area at Abbey Leisure

6



View east across Coldham's Common

7



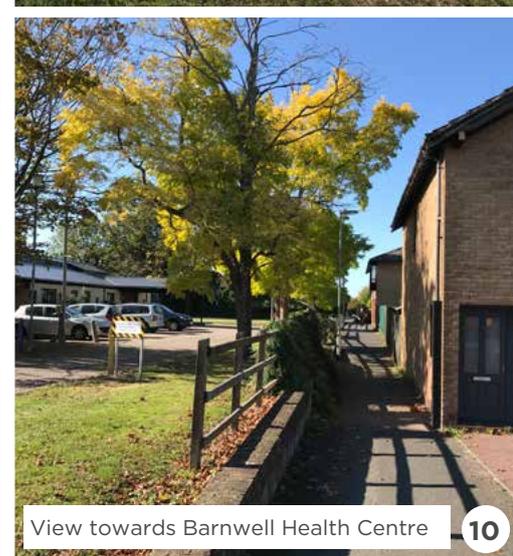
Housing and mature trees on Ditton Fields

8



Existing housing on Ekin Road

9



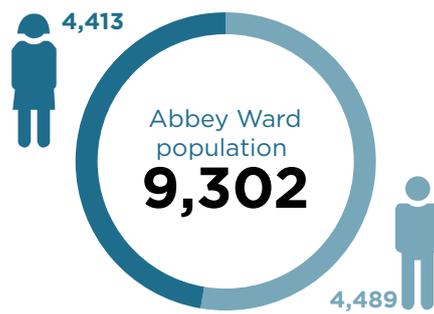
View towards Barnwell Health Centre

10

## 2.4 Area Profile

A review of existing information regarding East Barnwell has been undertaken, primarily from the Cambridge City Council East Area Ward Profile 2019. The statistics presented here related to Abbey Ward, which the Study Area falls within.

### Population



### Housing Tenure

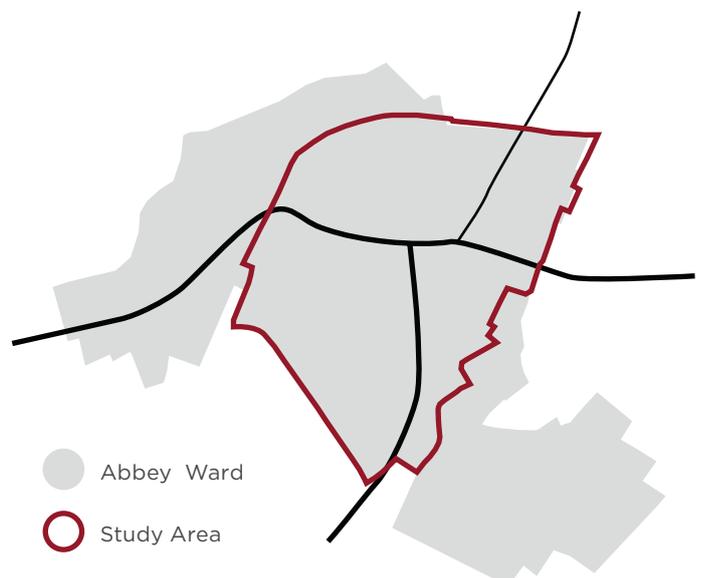
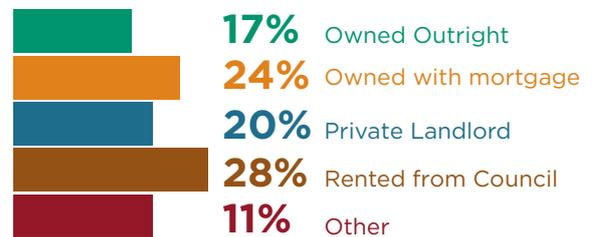


Fig 09: Abbey Ward key statistics

## Food Bank Use



Vouchers fulfilled in Abbey Ward  
(Apr 18-Apr 19)

**2nd highest** number of vouchers fulfilled in Cambridge

## Economic Activity



## Education



## Deprivation

East Barnwell contains

**3** areas ranked in the most 20-30% deprived in England

- East Abbey
- North Abbey
- North Abbey (Ditton Lane)

## Housing

**4,470** dwellings in Abbey

Average house prices in east Cambridge



## 2.4 Area Profile

### Open Space

**Cambridge City Council’s Open Space and Recreation Strategy (2011) sets out that Abbey Ward has a total of 116.39ha of protected open space (which equates to 12.4ha per 1,000 population), of which 88.7% is publicly accessible.**

The Strategy states that in comparison to the majority of the City, Abbey ward contains a good mix of publicly accessible open spaces.



**116**

Hectares of protected open space

12.4 Ha per 1,000 population  
88.7% publicly accessible

While the ward benefits from significant areas of open space when considered as a whole, just under half of the open space is provided at either Coldham’s Common or Ditton Meadows. When the cemetery and the private school playing fields are included this rises to approximately 70%. These large area of open space located on the periphery of the ward do therefore skew the open space calculation for the ward and could, if not interrogated, be misleading. The remaining open space provision that is located within the built up area is of mixed quality.

The condition and use of the open spaces across the Ward and Study Area is mixed, with threats from car parking and tall fencing / back garden fences creating hostile boundaries and areas with no passive surveillance. The spaces are not well connected and do not contribute to a comprehensive network of public open space across the Ward and Study Area.

- 1 **Coldham’s Common**  
Size: 44.74 Hectares (partly outside the East Barnwell Study Area)  
Use: Open recreation and some formal sports pitches
- 2 **Barnwell Road Recreation Ground**  
Size: 0.56 Hectares  
Use: Bowls club / tennis court, booking required
- 3 **Cambridge City Cemetery**  
Size: 7.82 Hectares  
Use: Unlimited pedestrian access
- 4 **Ditton Fields Recreation Ground**  
Size: 0.64 Hectares  
Use: Children’s play, basketball court, kickabout goals, surrounded by rear garden fences of properties on Ditton Fields.
- 5 **Dudley Road Recreation Ground**  
Size: 0.80 Hectares  
Use: Children’s play, well used and overlooked
- 6 **Wadloes Road Amenity Green Space**  
Size: 0.32 Hectares  
Use: Open space, adjacent to Wadloes Road
- 7 **Ditton Lane Amenity Green Space**  
Size: 0.26 Hectares  
Use: Open space, visual amenity only
- 8 **Thorpe Way Play Area**  
Size: 1.16 Hectares  
Use: Hard court sports area, play area
- 9 **Jack Warren Green Amenity Space (large & small)**  
Size: 0.39 Hectares  
Use: Open space, visual amenity only
- 10 **Peveler Road Amenity Green Space**  
Size: 0.37 Hectares  
Use: Open space, visual amenity only
- 11 **Peveler Road Play Area**  
Size: 0.41 Hectares  
Use: Open space
- 12 **The Galfrid School**  
Size: 2.00 Hectares  
Use: Open space - for school use only
- 13 **Ditton Meadows**  
Size: 15.85 Hectares  
Use: Open space with walking routes next to the River Cam



-  EBMP Study Area
-  Private protected open space
-  Public protected open space

Fig 10: Provision of public and private open space in the Study Area

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## Access & Connectivity

**The Study Area is dominated by Newmarket Road, the main route carrying traffic from the east into the centre of Cambridge. This main route has very few dedicated crossing points for pedestrians, resulting in it acting as a barrier to walking north to south across the area and potentially blocking access to local amenities and open space.**

Wadloes Road and Barnwell Road running north to Fen Ditton and south to Romsey meet at the roundabout in the centre, at the existing Barnwell Local Centre.

This creates 4 'quadrants', which are characterised by a primary loop street, served by small access routes to residential dwellings. Most of the access routes are cul-de-sacs, resulting in a limited network of connectivity. Where pedestrian connections are provided, they are between houses, which are not well overlooked.

The network of public rights of way are limited to Coldham's Common and Ditton Meadows to the south and north.

Cycle infrastructure is limited in the Study Area, with cycle routes painted lanes in the Newmarket Road carriageway. The roundabout at Newmarket Road / Barnwell Road / Wadloes Road is also difficult for cyclists to navigate, with users feeling unsafe cycling on this arterial route.

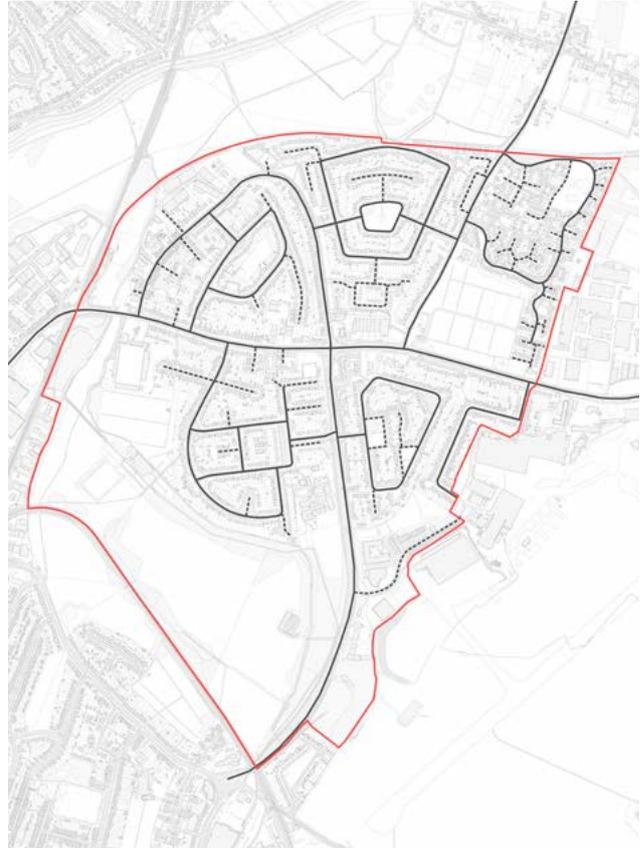
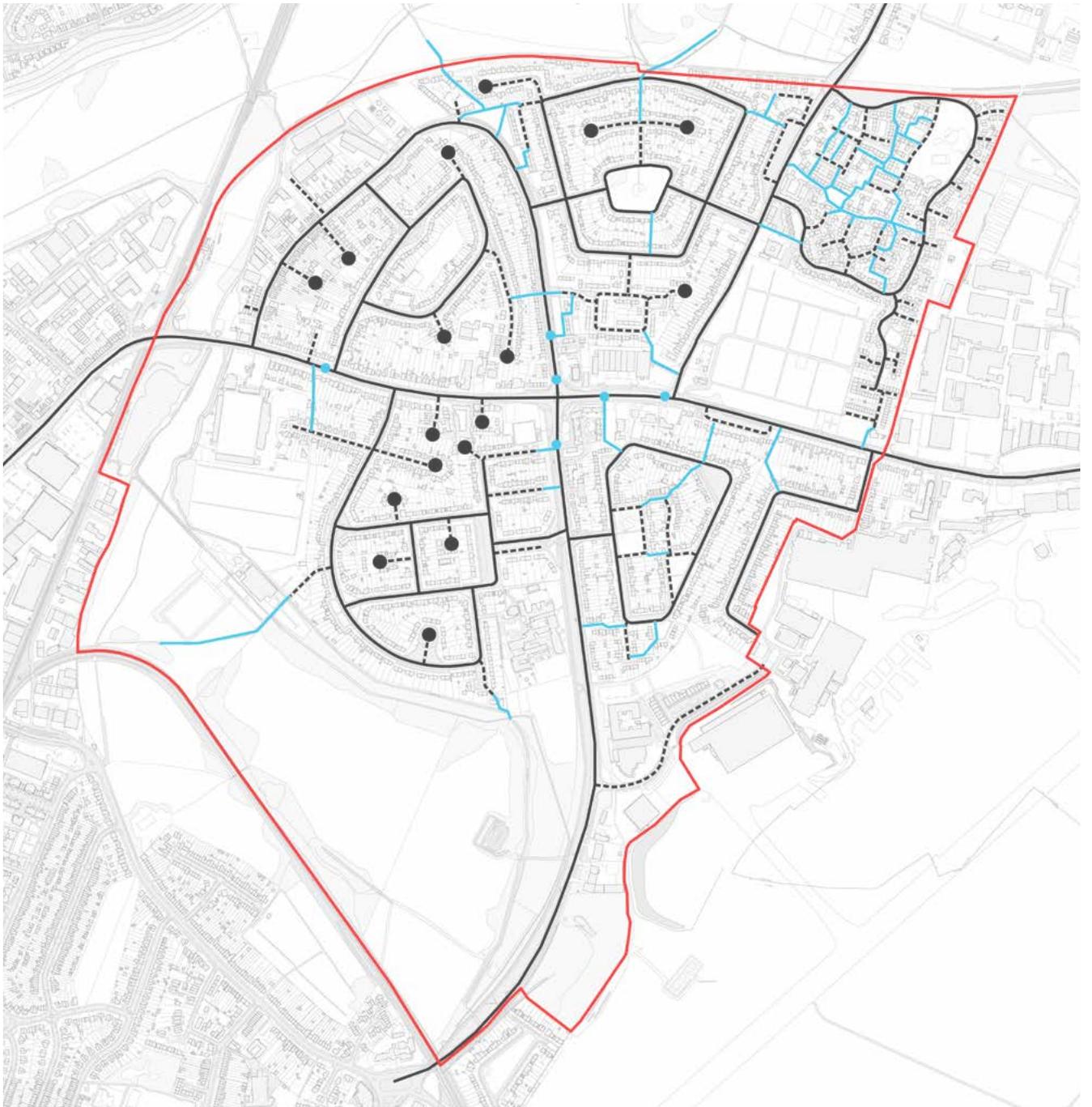


Fig 11: Study Area streets / vehicle movement plan



- |   |  |
|---|--|
|  EBMP Study Area |  Off street pedestrian routes |
|  Main streets    |  Routes with no connection    |
|  Cul-de-sacs     |  Pedestrian crossing point    |

Fig 12: Study Area pedestrian accessibility plan

## 2.5 Planning Overview

**The Study Area sits entirely within the administrative area of Cambridge City Council. South Cambridgeshire District Council's administrative area forms the eastern boundary of the Study Area.**

Relevant local policy documents comprises:

- Cambridge Local Plan 2018
- Cambridge Adopted Policies Map 2018
- Cambridge East Area Action Plan 2008

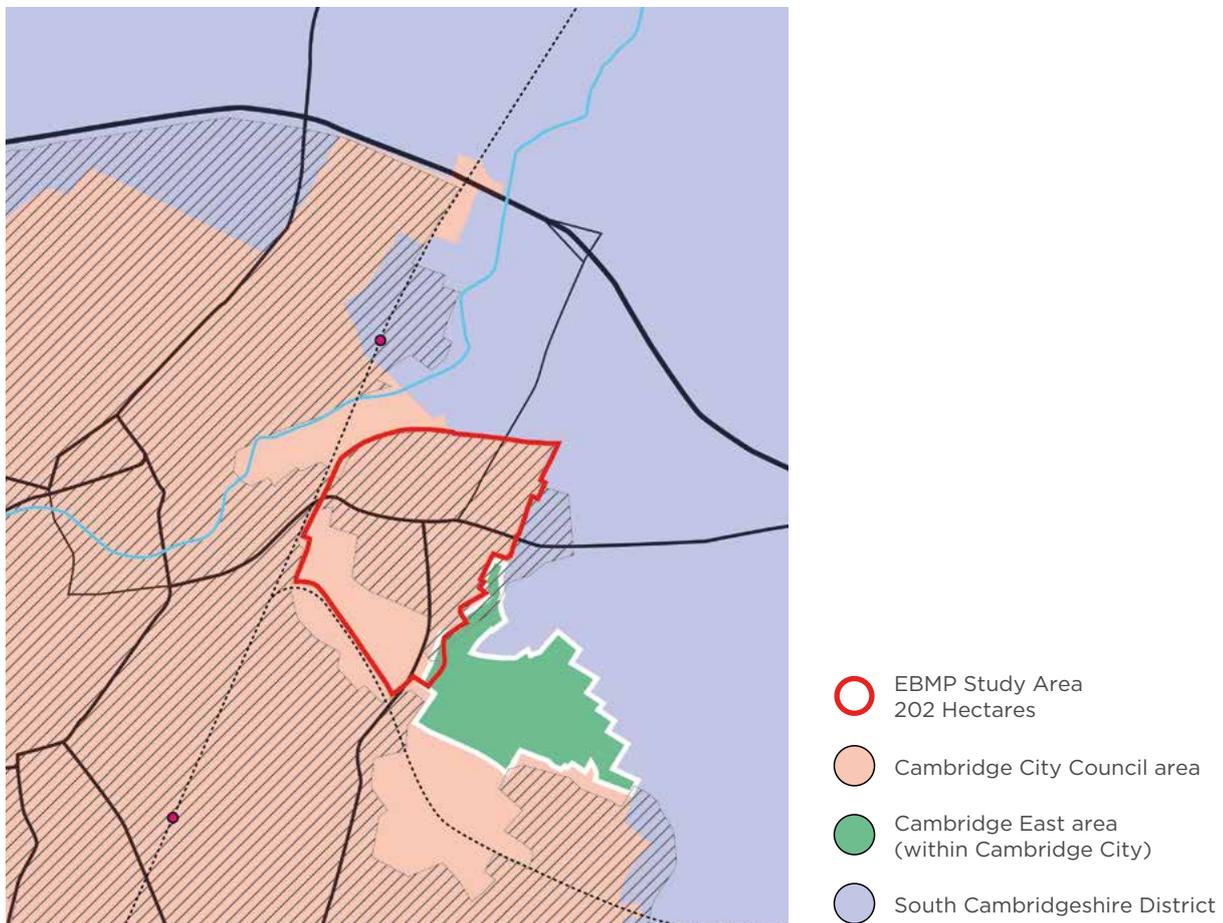


Fig 13: East Barnwell Location in relation to local planning authorities



- |  |                           |                                  |
|--|---------------------------|----------------------------------|
| EBMP Study Area<br>202 Hectares        | Protected industrial site | Local centre                     |
| Listed building                        | Area of major change      | Green Belt                       |
| Conservation Area                      | Flood Zone 3              | Protected open space             |
| City safeguarded land<br>(see fig. 16) | Flood Zone 2              | Ditton Lane neighbourhood centre |

Fig 14: Constraints and opportunities plan

## 2.6 Site Allocations & Major Development Sites

A number of site allocations and major development sites are located within and adjacent to the Study Area. The closest of these sites to the Study area are shown on the plan opposite, and those which are considered to have the most significant impact on East Barnwell are detailed below.

### Site R5

- Camfields Resource Centre and Oil Depot, Ditton Walk
- Allocated for residential use, indicative capacity of 35 dwellings

### Site R6

- 636-656 Newmarket Road, Holy Cross Church Hall, East Barnwell Community Centre and Meadowlands
- Allocated for 75 dwellings (indicative capacity) / community facilities / mixed use

### Site CE/3/1, CE/3/2, CE3/3 (South Cambs)

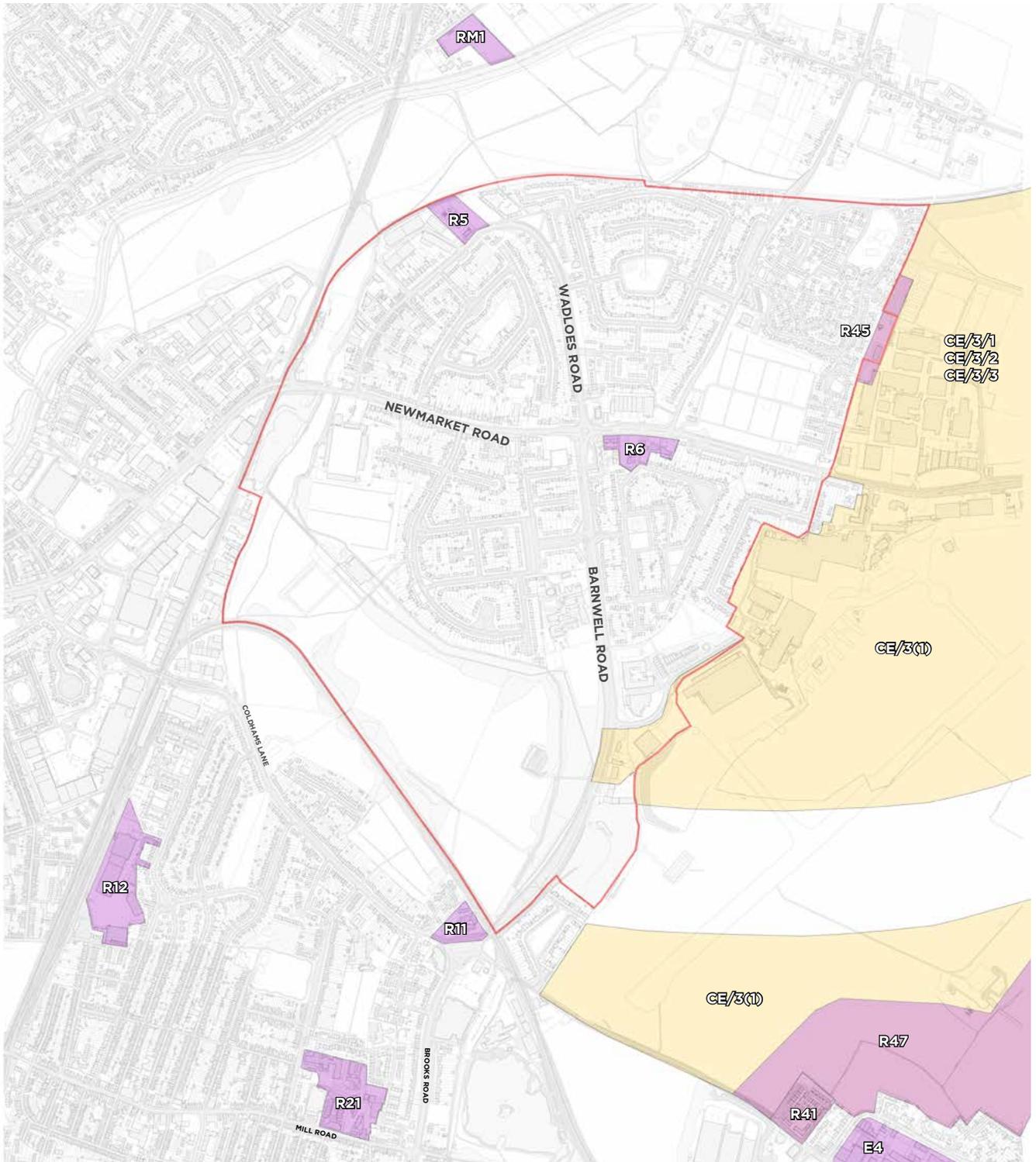
- Land north of Newmarket Road
- Allocated for mixed use development of up to 1,300 dwellings with a primary and secondary school, local centre with community hub, and open space

### Site CE/3(1)

- Marshall's Airport
- Allocated as "safeguarded land" for future development in the Cambridge East Action Plan
- Could result in job losses for Abbey Ward if the airport closes



Fig 15: Key potential development sites



-  Cambridge City Council allocated site
-  Allocated site (outside of Cambridge City Council)

Fig 16: Site allocations and major development sites

## 2.7 Key Considerations - Built Environment

**Section 2 has introduced the context to the study area, including development context, history, key demographics, planning background and position in relation to the rest of Cambridge.**

The diagram opposite (detailed further in subsequent pages) identifies the key considerations for East Barnwell in terms of its built environment. These considerations have been carried through the consultation stages of the masterplan process, and have informed the development of the vision.

The considerations identified here do not represent an exhaustive list of interventions for the masterplan, more an overall assessment of the built form issues in the study area.

Areas of intervention will be formed from these key issues and defined in latter sections of the document.

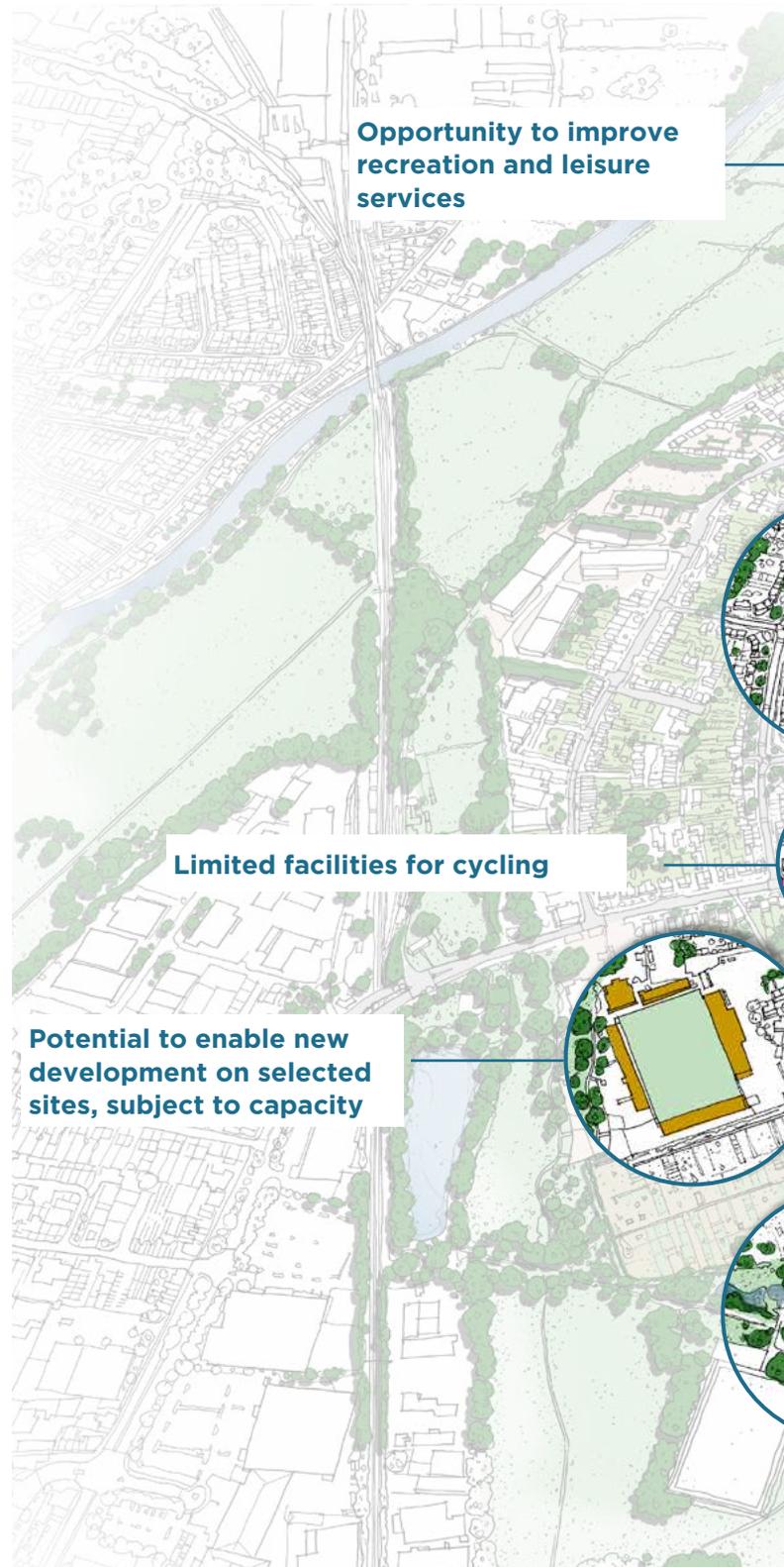
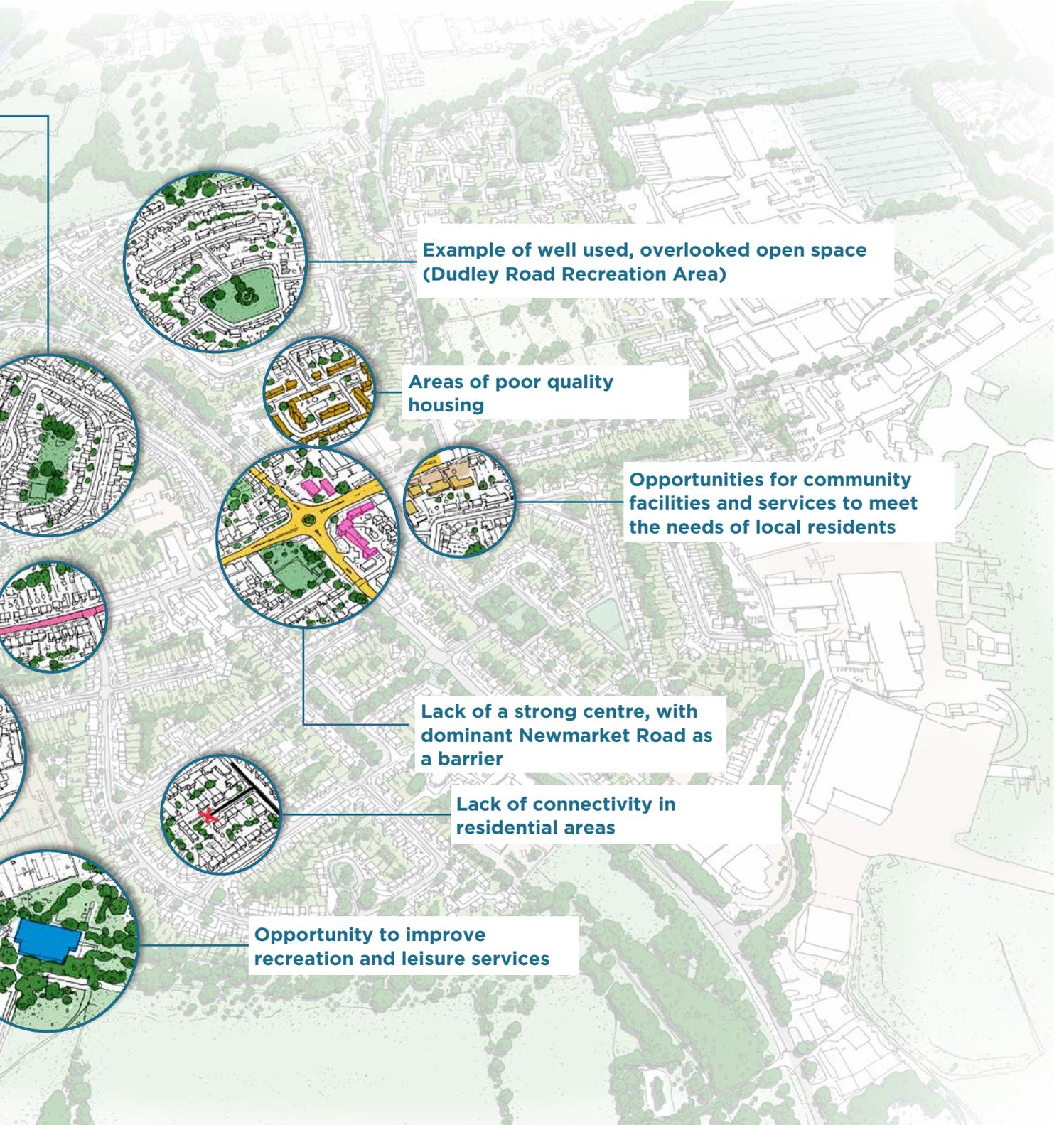


Fig 17: East Barnwell Key Considerations Plan



**Example of well used, overlooked open space (Dudley Road Recreation Area)**

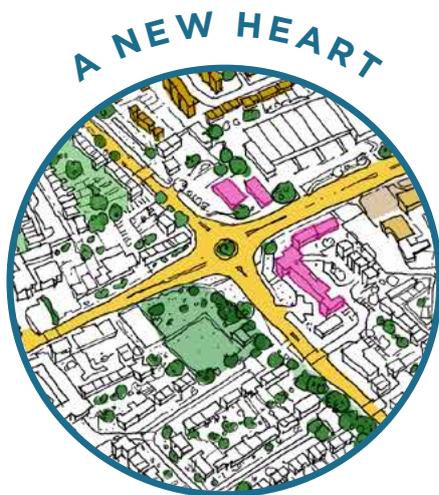
**Areas of poor quality housing**

**Opportunities for community facilities and services to meet the needs of local residents**

**Lack of a strong centre, with dominant Newmarket Road as a barrier**

**Lack of connectivity in residential areas**

**Opportunity to improve recreation and leisure services**



**1. Lack of a strong centre**

The intersection of Newmarket Road, Barnwell Road and Wadloes Road represents a significant opportunity to create a new heart to East Barnwell, potentially working jointly with a number of landowners.



**2. Opportunities for community facilities and services to meet the needs of local residents**

In conjunction with the creation of a new heart at the centre of East Barnwell, a mix of land uses can contribute to the vitality of this area, as well as providing relevant spaces for the community.



**5. Potential to enable new development on selected sites, subject to capacity**

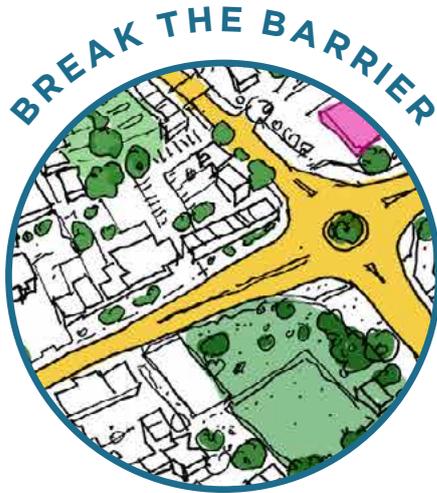
A number of allocated sites are located within the Study Area, as well as other sites that have been earmarked for redevelopment, all of which can contribute to meeting housing needs.



**6. Limited facilities for walking and cycling**

Opportunities exist to improve the cycling potential for Newmarket Road, as well as other key connections from East Barnwell to the surrounding areas, including to central Cambridge.

Fig 18: Study Area key considerations



**3. Newmarket Road**

The potential to adapt Newmarket Road as a sustainable transport corridor and less of a barrier in East Barnwell. Changes subject to future plans being led by the Greater Cambridgeshire Partnership.



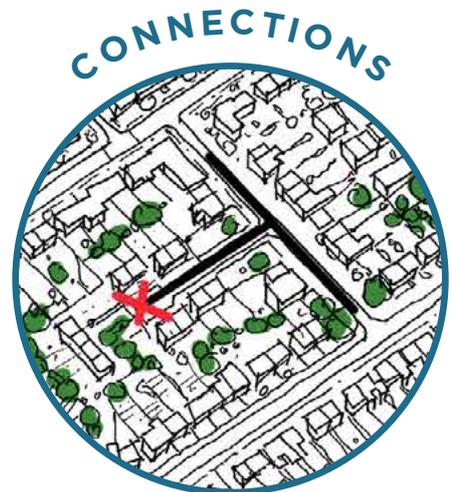
**4. Areas of poor quality housing**

Some housing stock in the area is of low quality, with limited areas of useable open space and streetscapes dominated by cars.



**7. Opportunity to improve recreation & leisure services**

Abbey Leisure Complex has the potential for expansion, to expand the offer of leisure facilities to East Barnwell, including new play pitches.



**8. Lack of connectivity in residential areas**

Poor connectivity between residential areas, areas of open space, community facilities and local services.

# 3.0 Key Findings

3.1 Engagement Methodology

3.2 Community Feedback



## 3.1 Engagement Methodology

### Engagement Stages

In preparing the masterplan, two stages of community engagement have been undertaken: the first stage was about understanding community and stakeholder views in relation to housing, transport and the environment; and the second stage was in relation to community and stakeholder views on masterplan proposals.

In the first stage, the City Council, alongside Carter Jonas and Snapdragon Consulting, carried out a period of community and stakeholder engagement during February and early March, 2020. This first stage of engagement was referred to as the East Barnwell “conversation”. In line with the Cambridge City Council’s Statement of Community Engagement, the project team sought to consult with as many local residents and relevant stakeholders as possible to ensure the local community were involved with the planning process.

In order to reach the widest scope of people, the project team determined that the majority of the consultation would be carried out digitally, using a dedicated project website alongside social media advertising. The project website was developed specifically to prompt visitors of the site to comment on particular topic areas including housing, open spaces and the environment. Website visitors were asked to pinpoint a location on a map of the local area to indicate which specific part of the area they were interested in/concerned with. The project website was advertised via the Cambridge City Council’s Facebook page as well as the Cambridge City Council website. The Facebook advert was geo-targeted, allowing us to ensure the advert reached the relevant audience within the East Barnwell area.



Fig 19: Extract from leaflet sent to residents

## Stakeholder Events

Alongside the digital engagement strategy, the project team also organised and attended a number of physical stakeholder events. The project team identified a number of important stakeholder groups and sites where these groups met, including the Romsey Mill Youth Group and the Abbey People Volunteers Group. The project team created informative leaflets that were placed and distributed at the selected sites prior to the event taking place. The primary aim of the physical stakeholder events was to engage with a diverse range of people, particularly focusing on those who may be excluded from commenting online such as younger children and elderly residents. This was successful, and the group were able to attend the Cambridge United Community Trust's Seniors Lunch and hold two sessions with young people at the Romsey Mill Youth Group.

## Covid-19

Unfortunately, due to the Coronavirus outbreak, 2 out of 7 of the stakeholder events had to be cancelled. However, given that the majority of the consultation was online, there was minimal disruption to the consultation process. In addition to the physical events and online consultation, residents were invited to write to the Council. This appealed to residents who prefer traditional consultation methods who may not perhaps be able to attend a physical event.

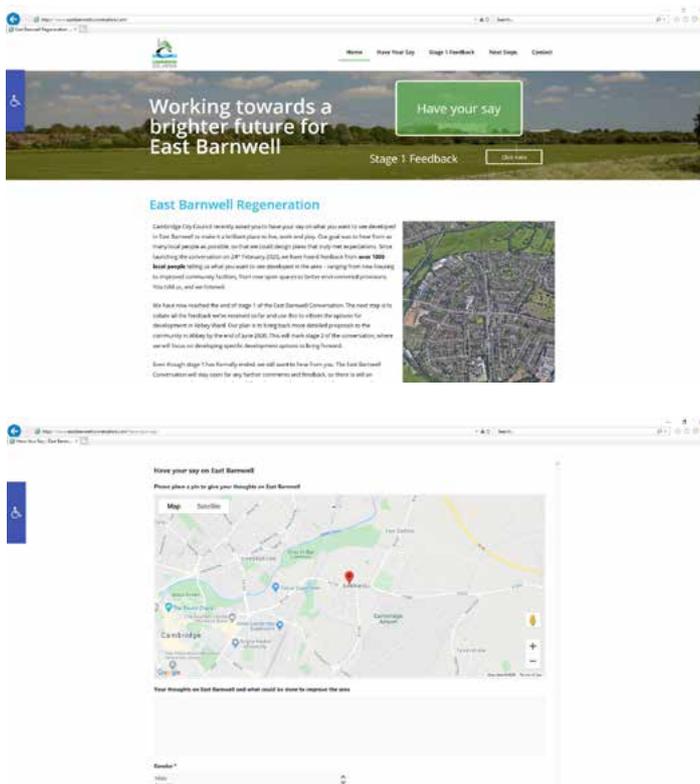


Fig 20: Extract of East Barnwell Conversation website for feedback

## 3.2 Community Feedback

### First Stage

**The first stage of engagement was held between February and March 2020. The strategy was highly successful, with over 1100 website visits, over 65 comments submitted on the website and over 100 local stakeholders attending physical stakeholder events. The range of feedback received was diverse. However there were a number of stand-out themes identified across both the digital and physical stakeholder consultations. The overriding issue, which is covered in all of the priorities raised and detailed further below was sustainability. This was raised in terms of features on new homes, renewable energy and concerns regarding pollution. As part of this, the following sub-themes were the most common and were clear priorities for the area:**

**Road Traffic Issues** – Traffic in the local area is a key concern however it is closely linked to facilities and transport. Local people often complained that facilities are located too far away, resulting in a high level of car dependence in the area. The lack of adequate transport infrastructure also encourages car use. By tackling these two factors, traffic would be reduced in the area, making it a better, healthier place to live. Delivering better and more accessible sustainable transport options was amongst the most commonly mentioned themes, particularly the delivery of better cycle facilities as this is a common mode of transport in the local area. A substantial number of comments also noted the need for better transport routes, and cheaper and more reliable public transport.

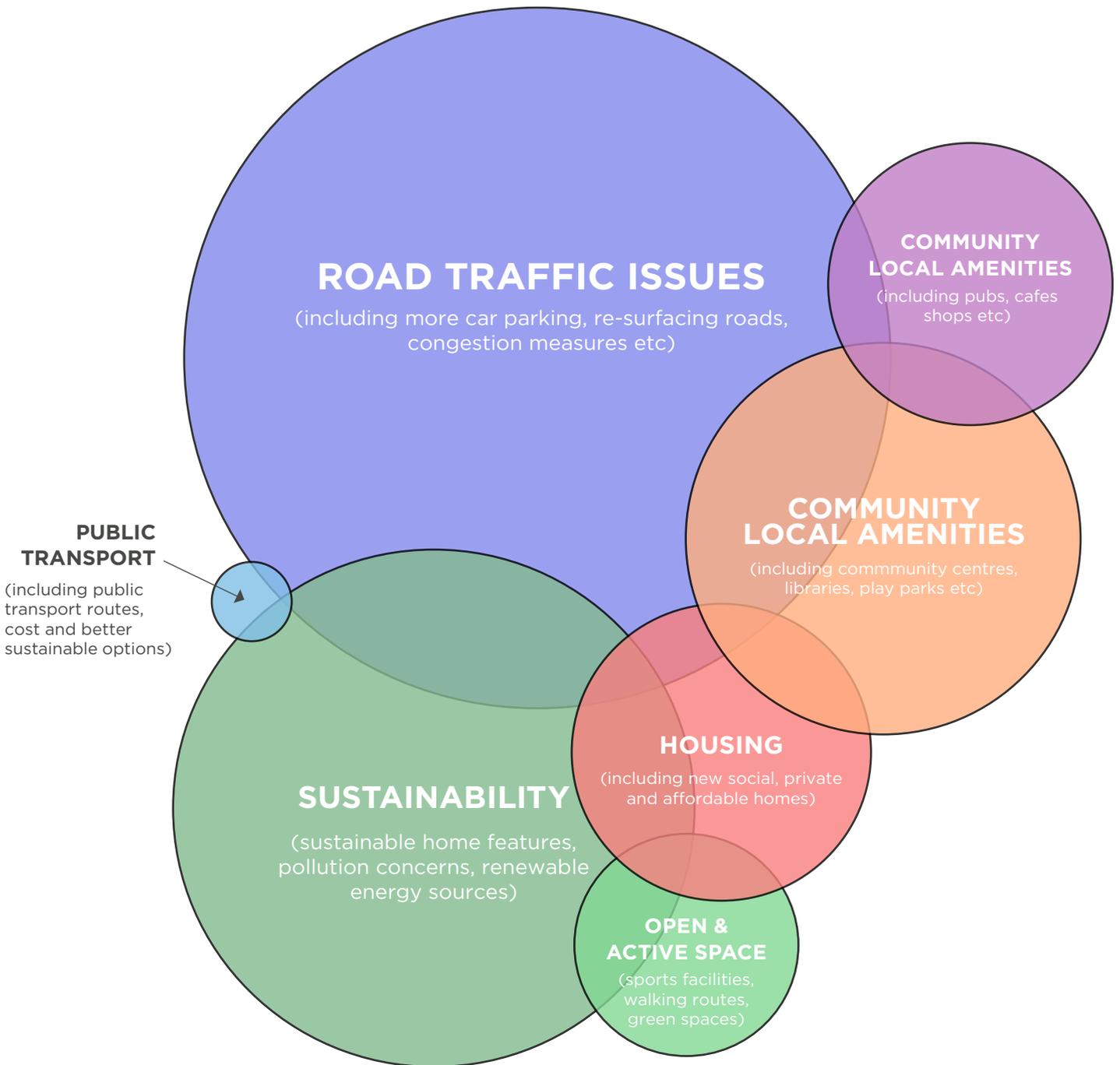
**Housing** – a significant percentage of comments across the website and physical stakeholder events noted the need for more social housing, private housing and affordable housing. A substantial number of comments also cited the acute need for more family homes (3-4 bedrooms) as well as a number of bungalows/smaller residential properties for elderly residents looking to downsize their

homes. Sustainable housing features were also regularly noted as priority deliverables – residents were keen to see features such as solar panels and efficient heating systems in place on any new housing developments.

**Amenities** – It became very clear throughout the consultation that the East Barnwell area is deprived of facilities that are essential for community living. There is a significant lack of youth facilities, retail/leisure amenities as well as restaurants/pubs and other vital community spaces. There is a sense that the local area does not fully serve the needs or interests of local people and that the community relationships are damaged as a result. Social isolation, inter-generational relationships and anti-social behaviour are significant issues in the area – improving access to facilities may assist in addressing some of these issues.

**Open & Active Space** – Throughout the consultation, it was clear that green space and wildlife were important to local people. Many were keen to see the local character retained, particularly the protection of local species and areas of beauty. Comments across both physical events and the website feedback noted that development was needed, and it is understood that not all green spaces can be protected. Coldham's Common was noted as a green space that is underused, and local people would like to see resources like this put to better use.

**The first stage engagement demonstrated that members of the local community, regardless of age or social affluence, are interested in the delivery of similar amenities and facilities in East Barnwell. The clearest requirement amongst the feedback was that any development in the area must be sustainable and fitting with the local character.**



Note: the size of the circle is relative to the number of respondents who raised the issue

Fig 21: Summary of main themes of feedback received through the first stage of consultation

# 4.0 Vision

- 4.1 Vision for East Barnwell 2030
- 4.2 Framework for Change



## 4.1 Vision for East Barnwell

### A Vision for East Barnwell 2030

East Barnwell is an area of Cambridge which supports a **diverse community of people, living and working within a vibrant environment** where everyone has access to high-quality open spaces and leisure opportunities, with **all necessary community facilities for essential day to day living** within walking distance.

The **newly regenerated Local Centre** is positioned at the heart of the area at the confluence of Newmarket Road, Barnwell Road and Wadloes Road. Local shops, including **independent food and beverage providers have created a thriving and active heart, both during the day and into the evening.**

A **range of tenures and types of housing** is provided which cater for all age groups, including refurbished post-war era family homes and **over 400 new townhouses and apartments** which has introduced a **new population of over 900 people into the area.**

**The area is well integrated within the wider area,** including sharing of facilities with Fen Ditton village to the north, with **excellent access into central Cambridge along the newly upgraded Newmarket Road corridor** which supports walking, cycling and public transport connections.

Residents have access to **a network of green spaces which support walking and cycling routes,** connecting with Coldham's Common to the south and Ditton Meadows to the north. The **expanded Abbey Leisure Complex offers a range of indoor and outdoor sports facilities.**



Fig 22: Image to support the vision for East Barnwell

## 4.2 Framework for Change

**A 'Framework For Change' is proposed which is the basis for how the vision will be delivered. From this defined spatial framework, a series of key project objectives can be derived, which will inform site specific briefs. In this way the vision can be realised through real physical change on the ground that will deliver real improvements for local people.**

The holistic spatial framework plan for the area shown opposite focuses on the following: -

- Enhancements to the open space network
- Accessibility and legibility improvements
- Improved sports and recreation provision
- Delivery of new homes for local people
- Creation of a new heart for the area
- Improving the connectivity and street environment
- Enhancing community facilities

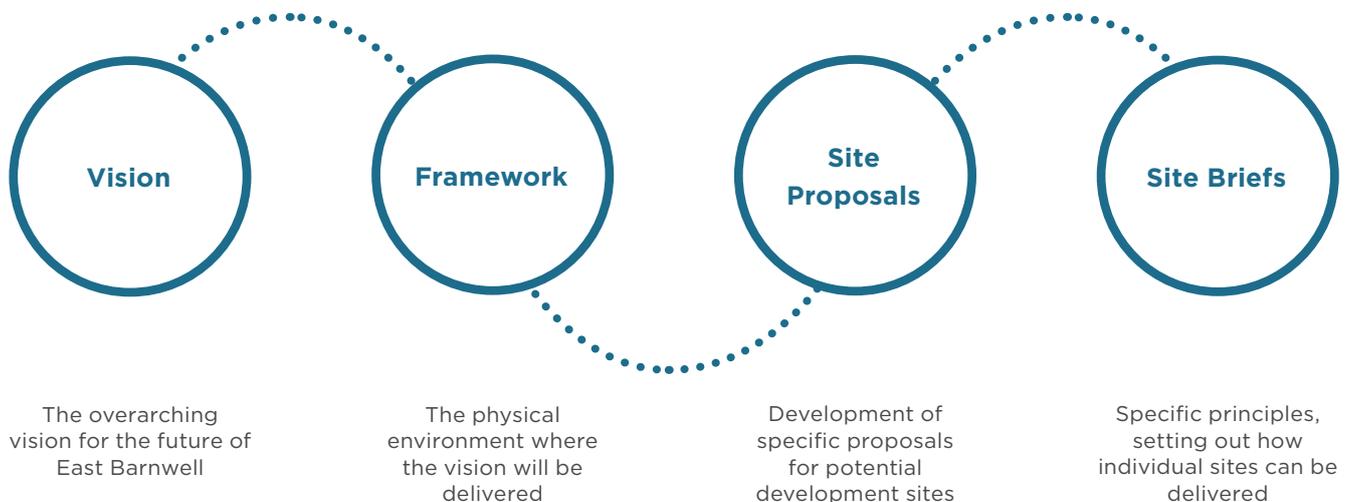


Fig 23: Framework for Change process diagram



-  EBMP Study Area  
202 Hectares
-  Key intervention areas
-  Areas of open space

Fig 24: Framework for Change diagram

# 5.0 The Masterplan

## 5.1 Regeneration Objectives



## 5.1 Regeneration Objectives

A series of key projects for the regeneration of East Barnwell have been identified. These objectives underpin the vision, and seek to deliver up to 400 new homes, a new centre, improved connections and recreation areas.

### 1. A Regenerated Local Centre

Creation of a revitalised local centre with a mix of residential, community, employment, retail and leisure uses, including space for independent retailers and improved local amenity space.

### 2. Newmarket Road Corridor Enhancements

Upgrades to the Newmarket Road Corridor to reduce the dominance of this highway on the surrounding built area. Considerations to include walking/ cycling priority, planting and biodiversity measures, drainage, lighting and wayfinding.

### 3. Potential Areas of Growth

Potential regeneration sites to deliver a mix of new homes and other uses.

### 4. Abbey Leisure Complex Expansion

Enhancements to the Abbey Leisure Complex accessed off Whitehill Road, including provision for a new outdoor sports pitch.

### 5. A Connected Place

A network of enhanced open spaces, to promote walking/ cycling and aid health and wellbeing. Biodiversity measures should be considered to green spaces.

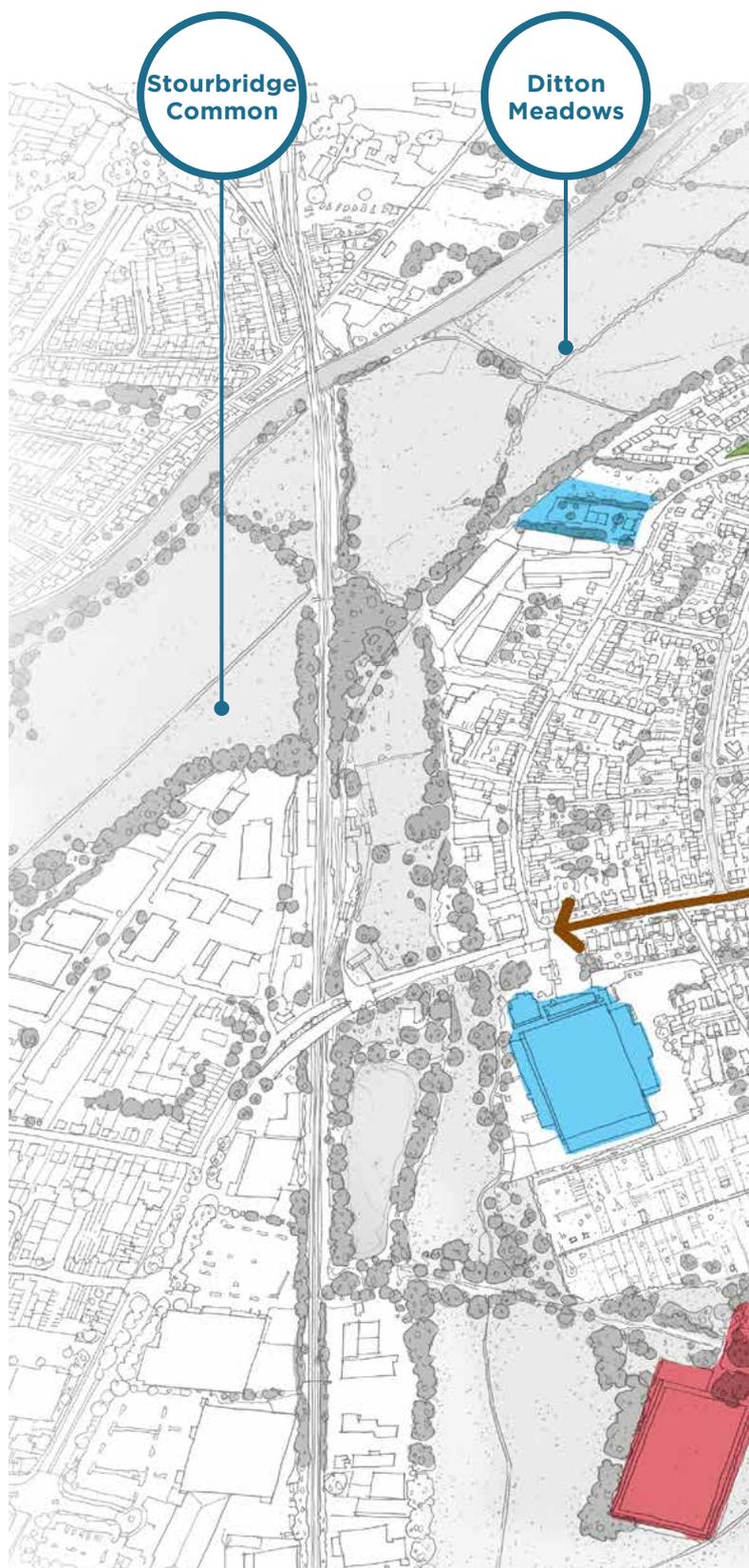
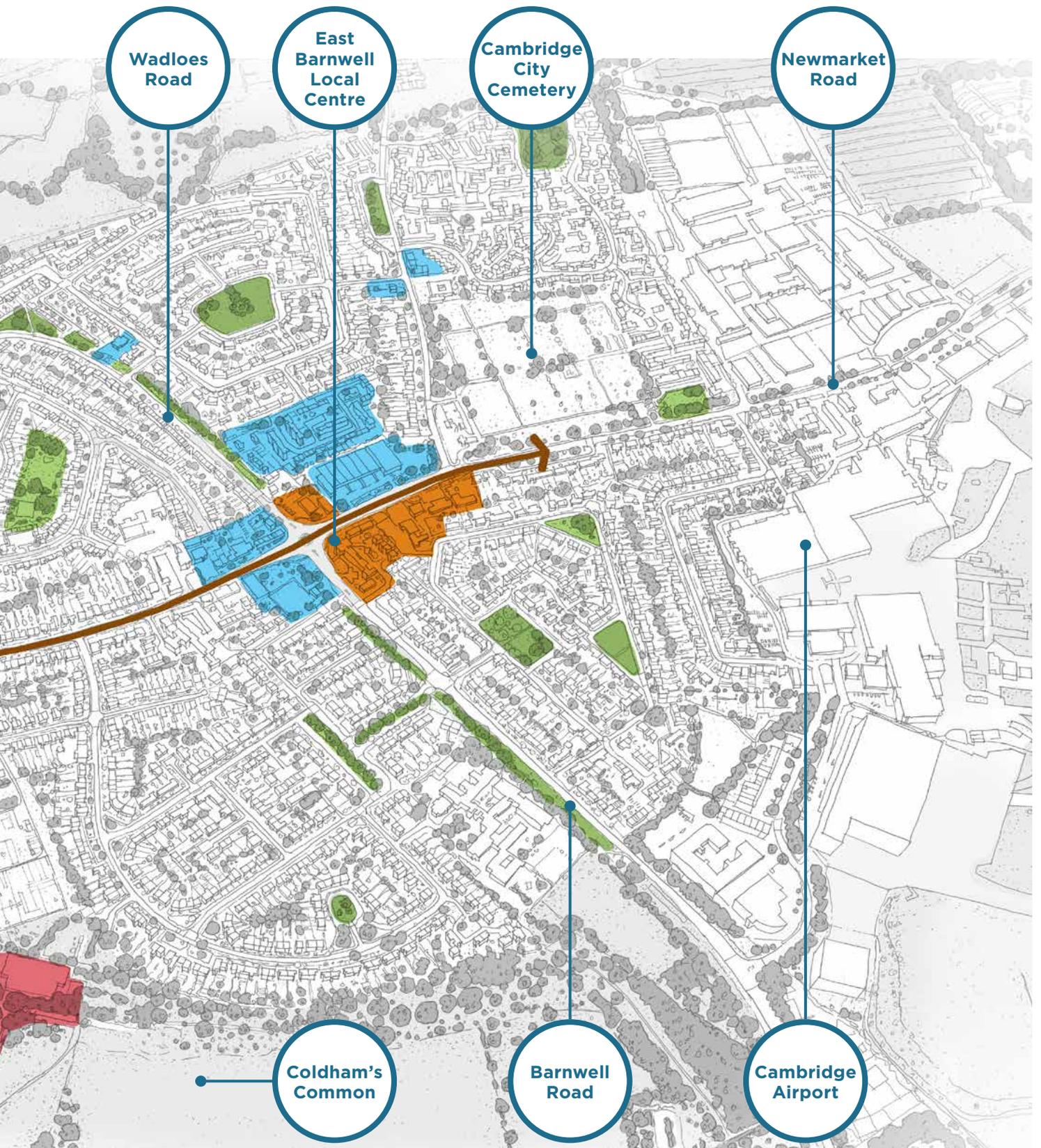


Fig 25: Overall East Barnwell Masterplan





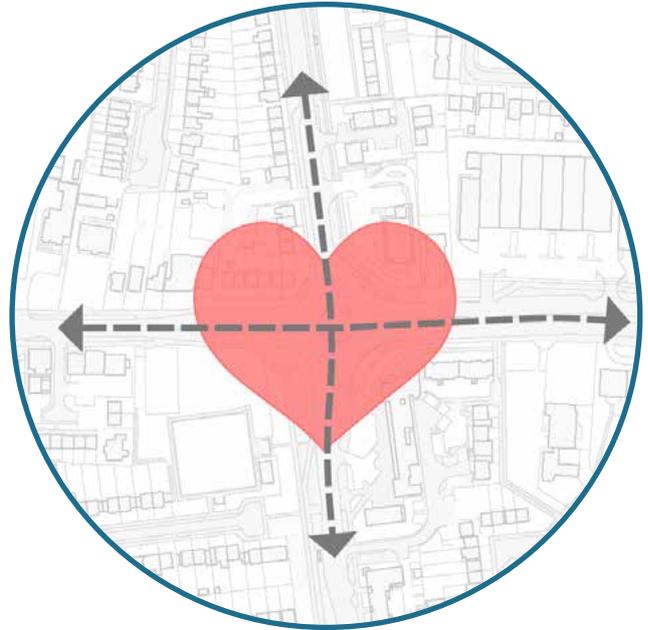
*“A new social heart for the community”*

## 1. A Regenerated Local Centre

The area at the intersection of Barnwell Road, Newmarket Road and Wadloes Road presents a significant opportunity to create a new heart and revitalised local centre to East Barnwell.

Four land parcels (south east, south west, north east and north west) can be used to create new community uses, housing, employment, retail and leisure uses.

This new heart to East Barnwell will assist in developing the identity of the area as a place in itself, rather than a movement route into Cambridge.



### Potential interventions

- Creation of new community facilities
- A mix of new homes
- Strengthen building frontage along Newmarket Road
- New pedestrian and cycle crossings over Newmarket Road



Fig 26: Precedent images for a regenerated local centre



***“Enhanced connectivity with Cambridge City Centre for pedestrians, cyclists and public transport”***

## 2. Newmarket Road Corridor Enhancements

**In association with the creation of a new heart to East Barnwell, improvements to Newmarket Road for a range of travel modes, accommodation of new landscaping and wayfinding will assist in reducing the vehicle dominance of this route.**

Changes to Newmarket Road to make it more attractive for walking and cycling will contribute to the identity of this area of East Barnwell.

Any development will need to reflect the ongoing work by the Greater Cambridge Partnership (GCP) in attempting to tackle current and future transport problems by offering better and more sustainable ways to make journeys by public transport, cycling and walking.



### Potential interventions

- Create attractive, segregated routes for cyclists
- Improvements to pedestrian crossings
- New tree planting to green the route through East Barnwell
- Opportunities to integrate sustainable urban drainage (SUDs) features
- New cycleways and footpaths along Newmarket Road
- 2 new bus stops



Fig 27: Precedent images for Newmarket Road improvements



***“Regenerated brownfield sites, unlocking land for 400 homes for up to 960 new residents”***

### 3. Potential sites for Growth

**The identification of key sites across East Barnwell for the delivery of up to 400 new homes represents one of the most significant opportunities for change in the area.**

New homes must be high quality, energy efficient and designed to meet a specified local need. This ensures that homes not only meet an overall need for housing generally across the City, but are also relevant for the community in East Barnwell.



#### Potential interventions

- Coordinate with landowners to assist with site delivery
- Deliver a mix of up to 400 high quality, sustainable new homes including houses and flats
- Delivery of new affordable homes
- 6 new residential development sites

- 1 Streets designed for pedestrians, with high quality design and choice of materials (Goldsmith Street, Norwich - Mikhail Riches)
- 2 Low speed mews street with carefully designed space for cars (Accordia, Cambridge - FCBS)
- 3 Streetscape variety with varying rooflines and material palette (Marmalade Lane, Cambridge - Mole Architects)
- 4 Landscape and planting as a key part of residential amenity (Accordia, Cambridge - FCBS)
- 5 Contemporary 3 storey townhouses help raise density in appropriate locations (Cambridge Southern Fringe - Formation)
- 6 Simple front entrances allow for seating and social interaction (Cambridge Southern Fringe - Formation)

Fig 28: Precedent images for a mix of new homes (opposite)





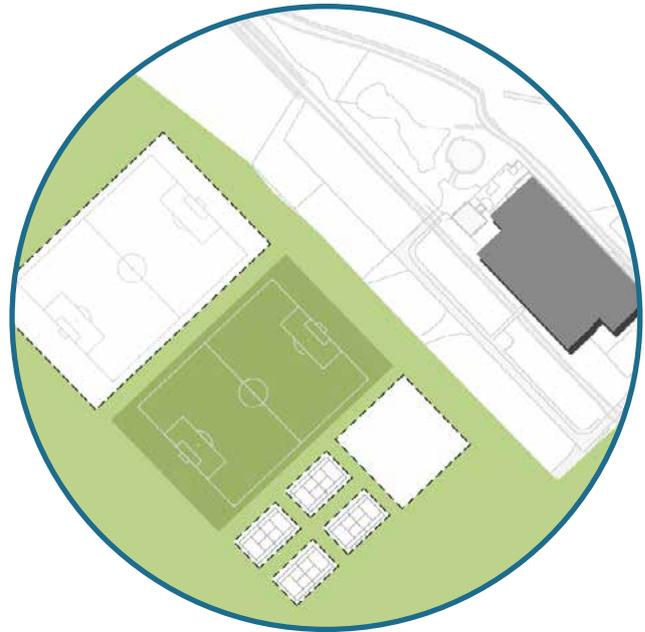
*“An enhanced leisure offer to improve health and wellbeing of residents”*

## 4. Abbey Leisure Complex Expansion

Local community amenities and open & active spaces were a feature of the feedback obtained during the first stage of consultation (see p.36), and opportunities for upgrades to recreation facilities exist at the Abbey Leisure Complex.

There is the potential for a new outdoor sports pitch, bowls, Multi Use Games Areas (MUGAs) and safeguarded land for future expansion, as well as indoor activity space.

Pedestrian and cycle links can also be enhanced to encourage sustainable modes of transport to and from the complex.

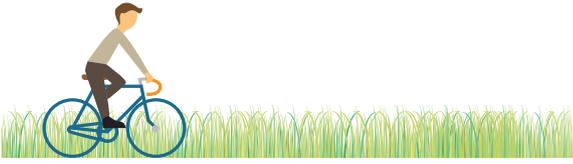


### Potential interventions

- New multi use games areas
- New formal 3G sports pitches
- New bowls green
- New tennis /netball courts
- Increased parking provision
- Pedestrian and cycle connections



Fig 29: Precedent images for new recreation and sports facilities



***“A high quality public realm where walking and cycling are the prevalent forms of travel”***

## 5. A Connected Place

Opportunities for the improvement to connections across East Barnwell exist in all of the interventions and key projects listed thus far.

Integrating pedestrian and cycle links as a priority on opportunity sites and along the Newmarket Road corridor can facilitate increased numbers of residents cycling and promote active travel and sustainable modes of transport.



### Potential interventions

- Segregated cycle routes on main roads
- Quietways and dedicated cycle paths through open space
- Prioritising walking and cycling in new developments



Fig 30: Precedent images for new walking and cycling connections

# 6.0 Conclusions & Programme



## 6.1 Conclusions & Programme

**This 'Framework For Change' document has followed the following process: -**

- **An analysis of the current built environment, social, planning and environmental issues;**
- **Engagement with residents and other key stakeholders;**
- **Visioning and creation of a masterplan framework;**
- **Identification of a series of regeneration objectives; and**
- **Creation of a series of site specific briefs to deliver on the vision and objectives.**

### **Second Engagement**

Further engagement is planned with key stakeholders to present/ feed back on the previous consultation exercise, present the findings and the Framework for Change.

### **Planning Status**

At this stage the Framework For Change document has no formal status in planning terms, however it is expected that the document will act as a material consideration as proposals are progressed for the various sites identified. The document maybe also act as the basis for the development of a formal policy document such as SPD or AAP, however this is subject to further decision making.

### **Regeneration Objectives**

It is intended that the five regeneration objectives identified will support the creation of a revitalised East Barnwell including: -

- A regenerated local centre as a new heart for the community
- Improved public spaces including walking and cycling routes
- New and improved public transport connections, walking and cycling routes along Newmarket Road into central Cambridge
- An improved and expanded leisure offer to aid health and well-being of residents
- 400 high quality new homes of mixed tenure

### **Key Projects**

The study has identified a series of potential areas for growth which will need to be the subject of further review and future design work which we hope will then lead to planning applications being submitted and real change being delivered on the ground.

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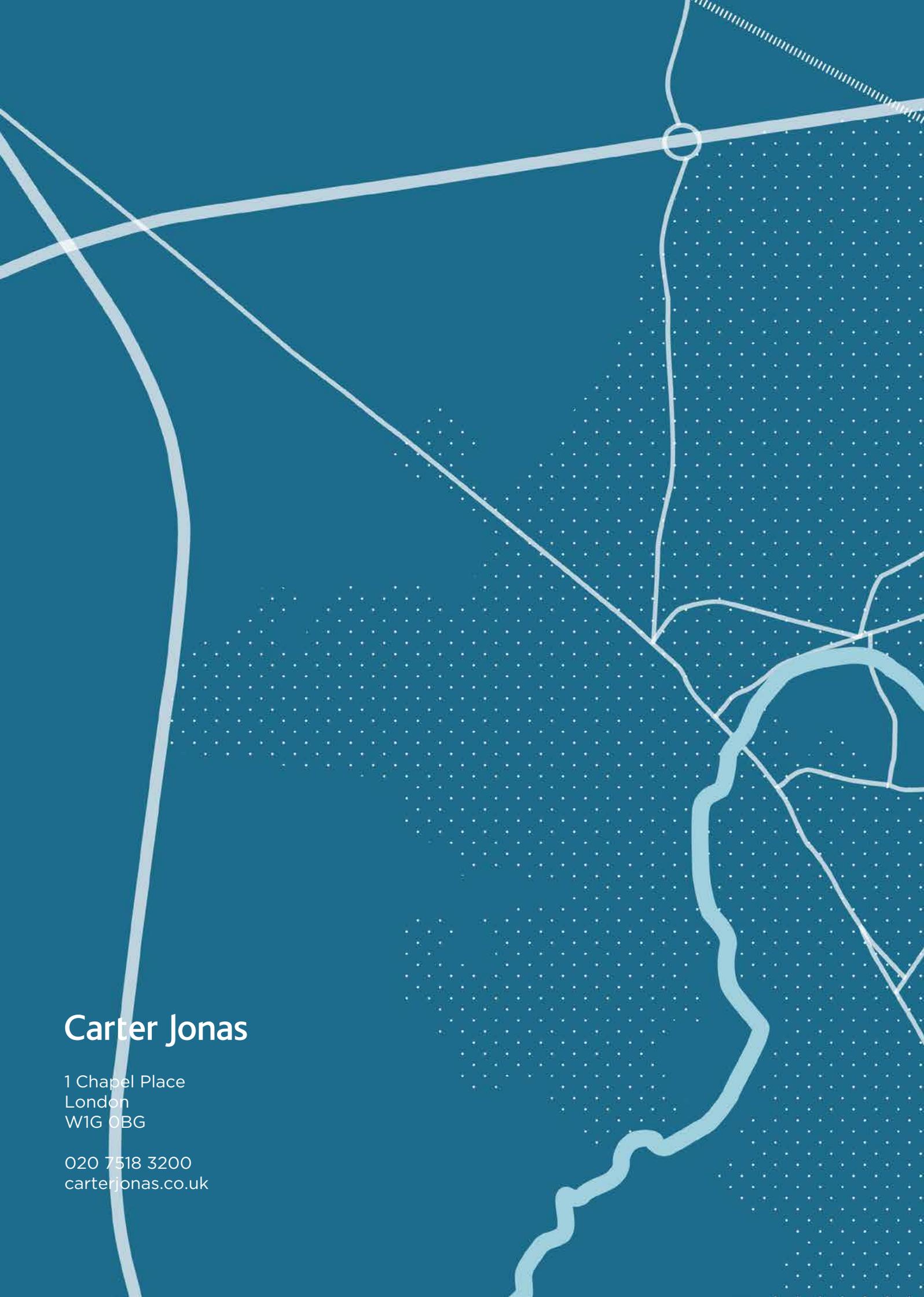
# Appendices



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The background is a solid blue color. Overlaid on this are several white lines of varying thickness and style. Some are straight, some are curved, and some are dotted. A prominent feature is a thick, wavy white line that starts from the bottom left and curves upwards and to the right. Another thick white line runs diagonally from the top left towards the center. A thin white line runs horizontally across the top, with a small white circle at its intersection with a vertical white line. The overall composition is abstract and geometric.

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