

**East Barnwell Masterplan,  
Cambridge  
A Framework For Change**

**September 2022**



**CAMBRIDGE**  
CITY COUNCIL

# East Barnwell Masterplan

## A Framework For Change

**Carter Jonas**

Prepared by Carter Jonas LLP on behalf of Cambridge City Council

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Appendix A: List of Figures

Version: 4  
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Status: Final Document  
This Document Has Been Prepared And Checked In Accordance With Iso 9001:2000.



Fig 01: Artists impression of East Barnwell

## 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 on Ekin Road  
3. Views of shops on Barnwell Road

**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.

### Section 1: Introduction

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

### Section 2: Area & 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 Objectives

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

### Section 6: Masterplan Strategies

This section sets out the main strategies of the masterplan including connectivity, land use, built form and public realm.

### Section 7: Summary & Next Steps

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.

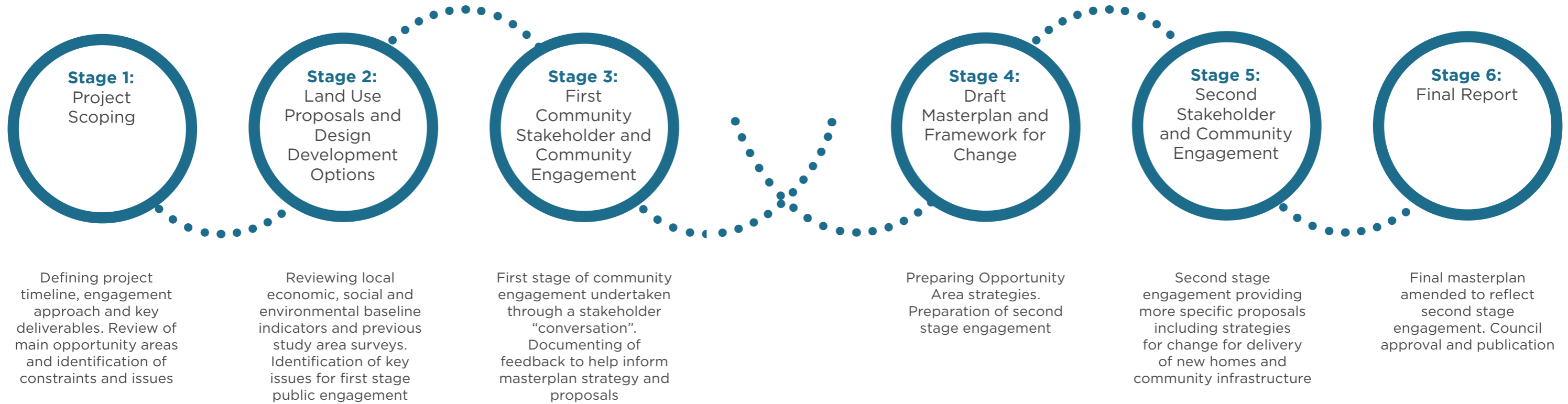


Fig 03: Preparation process diagram

# 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.

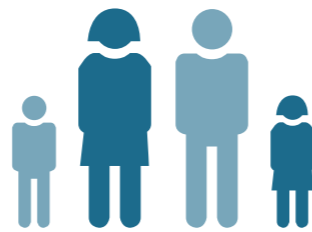
The western boundary of the area is located approximately 1.1 kilometres from the northeastern boundary of Cambridge City centre which is formed by the roundabout at Newmarket Road and East Road/Elizabeth Way. East Barnwell has good levels of accessibility from the rest of the city by road, albeit these 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

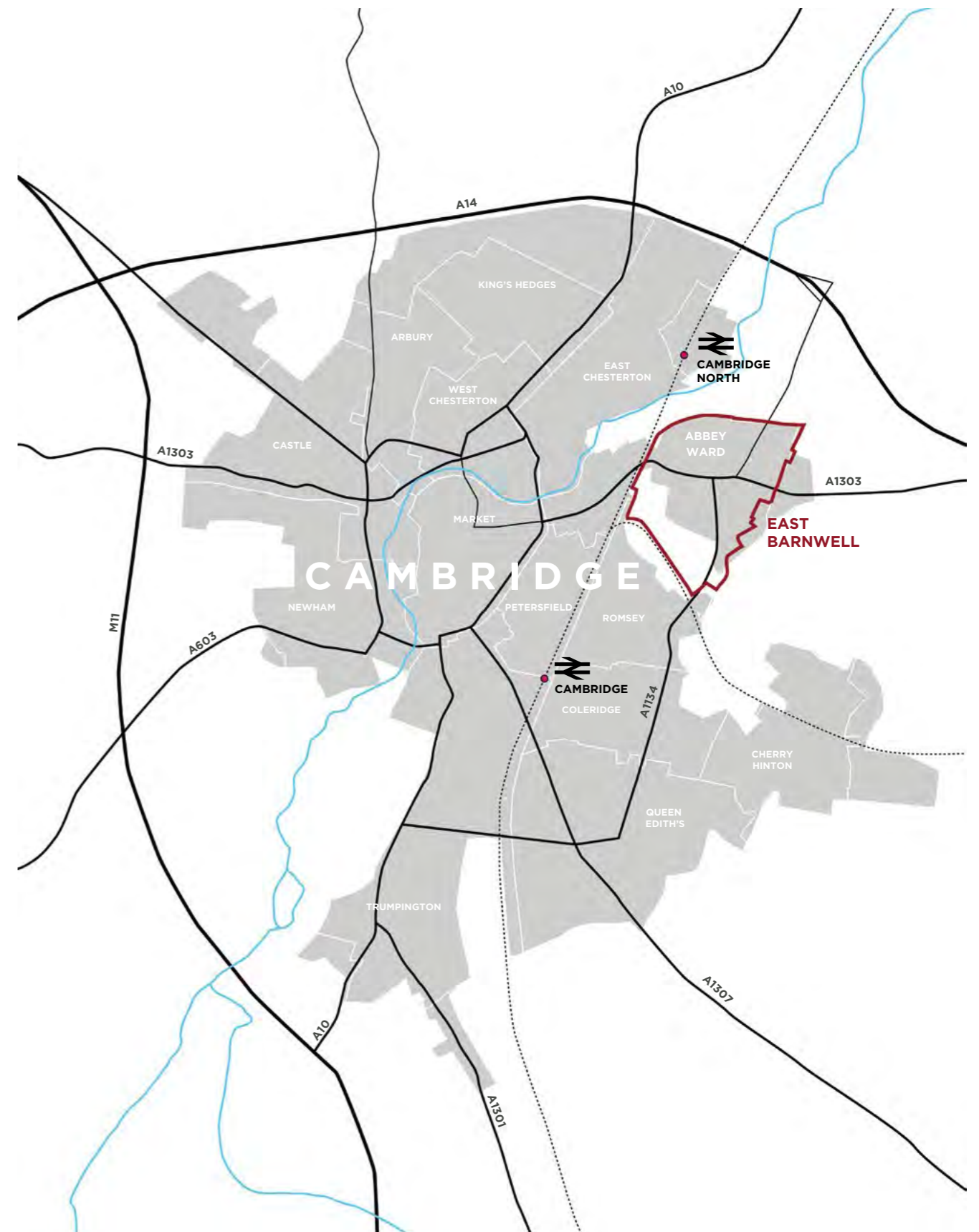


Fig 05: Context Plan showing East Barnwell in the context of Cambridge



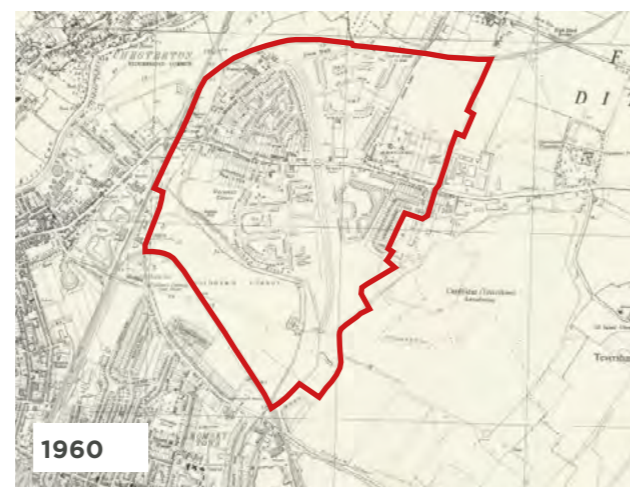
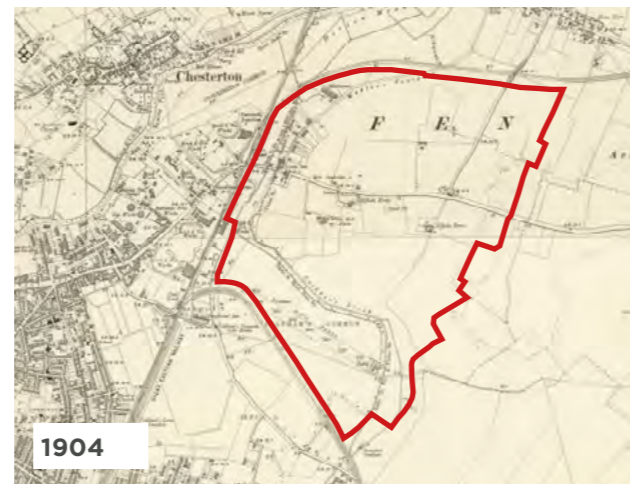
## 2.2 History & Local Context

**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.**

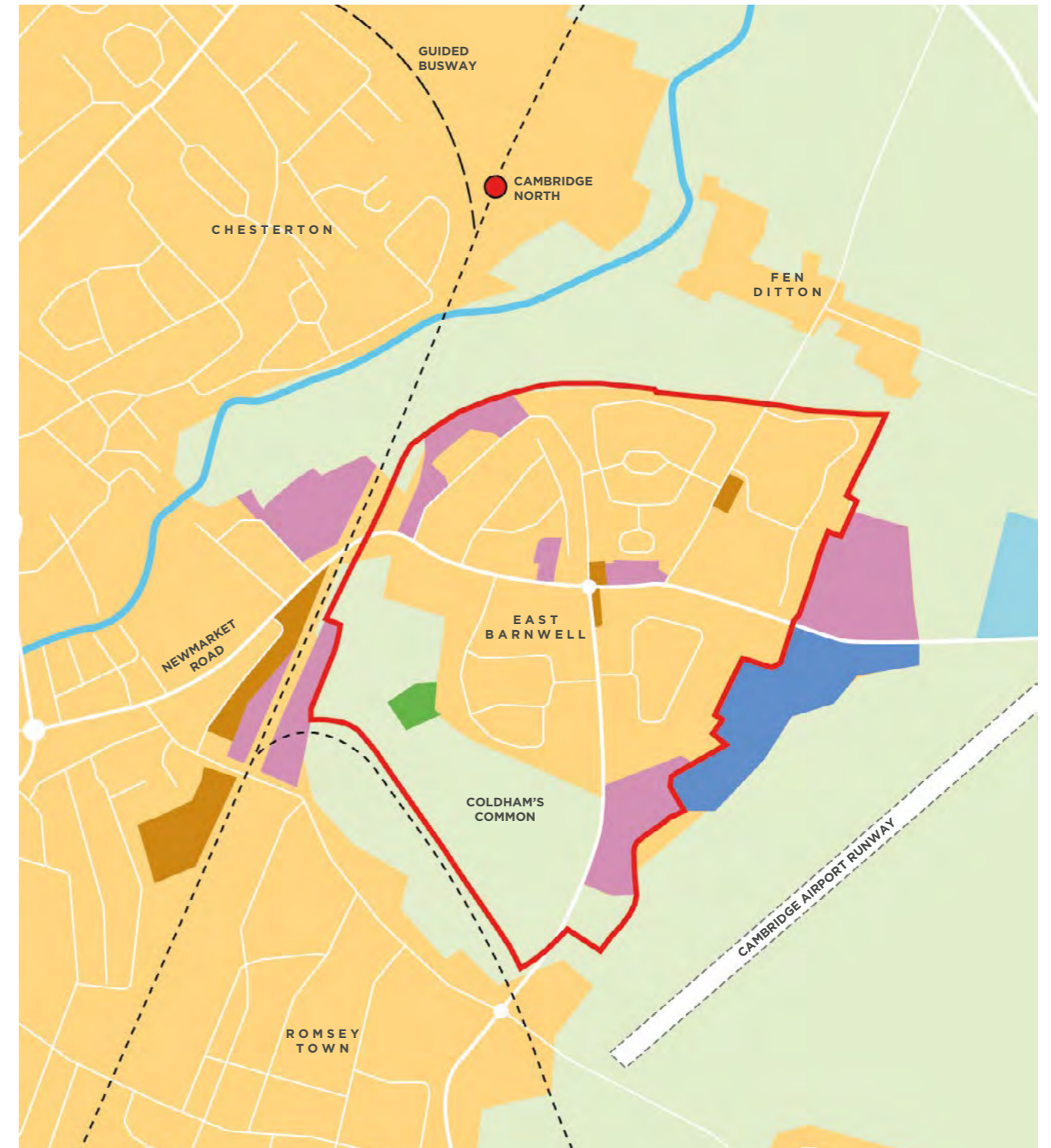
Barnwell (or Barnewelle) apparently means Children's Well, so called because every year, at Midsummer's Eve, children gathered there for games attracting traders (although other possible derivations have been put forward including Warrior's Well). A hermitage and ancient oratory of St Andrew had already 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 Elflada 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
- Employment areas
- Abbey Leisure Complex
- Predominantly residential areas
- Cambridge Airport
- Park and Ride
- Retail / local centres

**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.

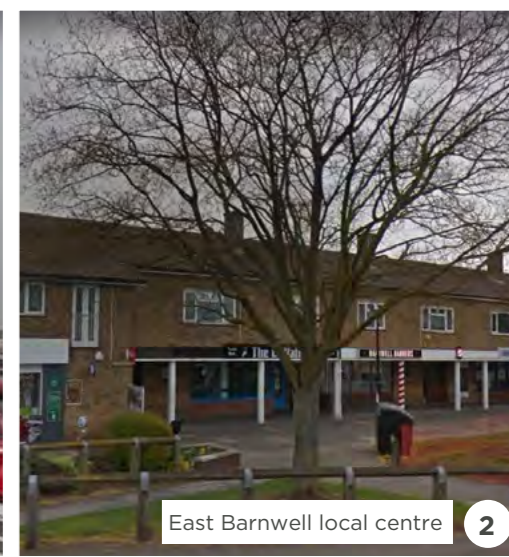
The character of the area is generally unchanged for many decades, and it is the case that there are a number of streets and housing areas that could be improved and renewed as part of the wider regeneration of the area.



Fig 08: Photograph location plan



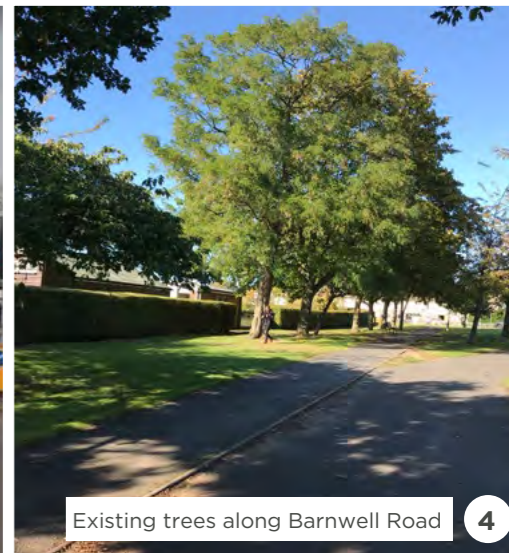
View west along Newmarket Road, towards bowls club 1



East Barnwell local centre 2



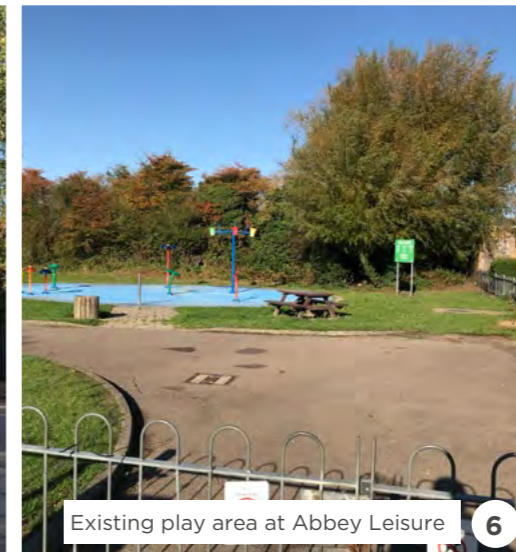
Weak frontage along traffic dominated Newmarket Road 3



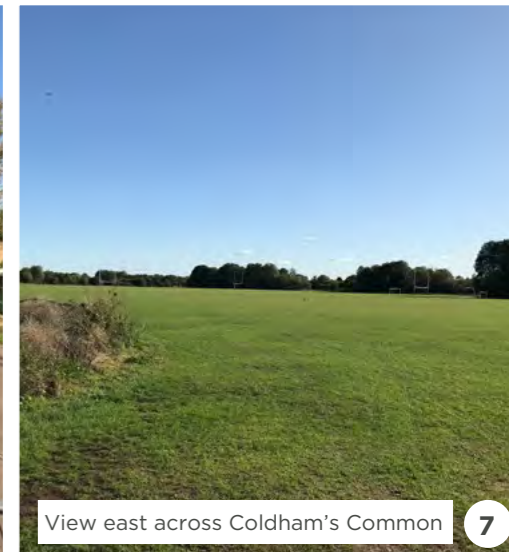
Existing trees along Barnwell Road 4



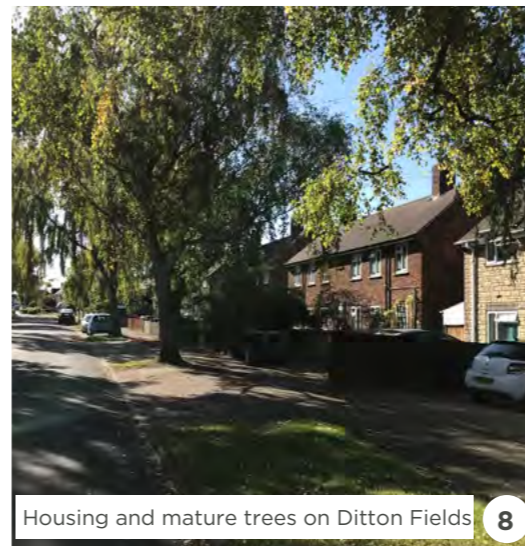
Abbey Leisure Complex 5



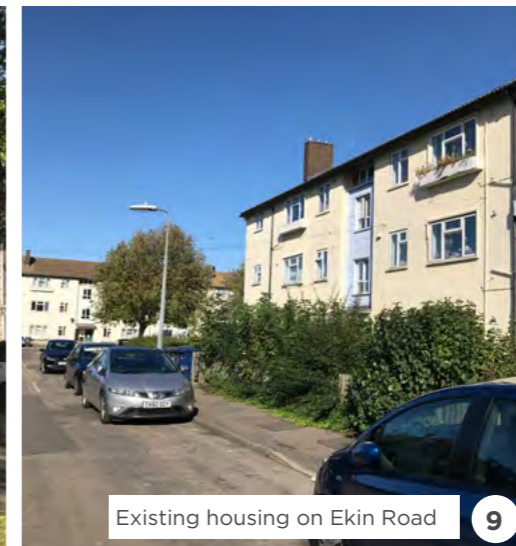
Existing play area at Abbey Leisure 6



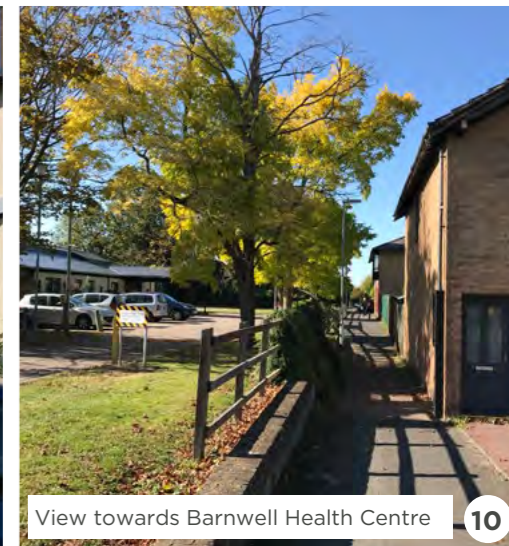
View east across Coldham's Common 7



Housing and mature trees on Ditton Fields 8



Existing housing on Ekin Road 9

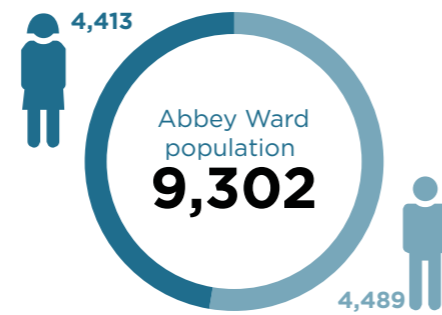


View towards Barnwell Health Centre 10

## 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

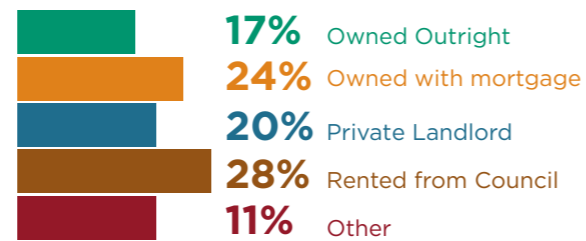


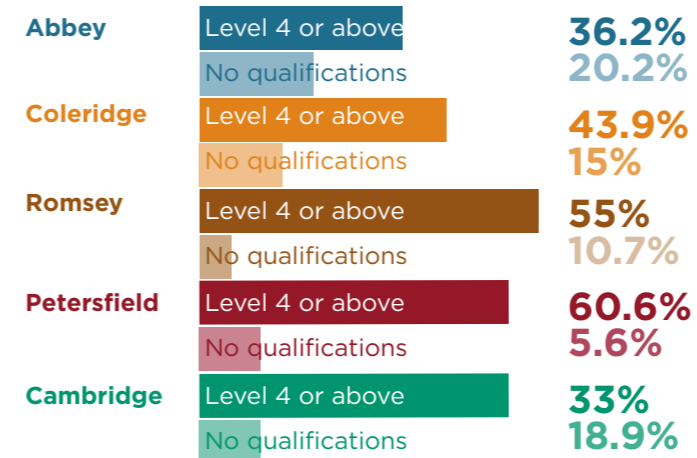
Fig 09: Abbey Ward key statistics

### Food Bank Use



2nd highest number of vouchers fulfilled in Cambridge

### Education



### Housing

**4,470** dwellings in Abbey  
Average house prices in east Cambridge



### Economic Activity



### Deprivation

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

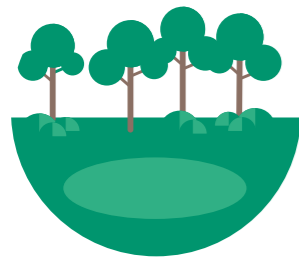
- East Abbey
- North Abbey
- North Abbey (Ditton Lane)



### 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

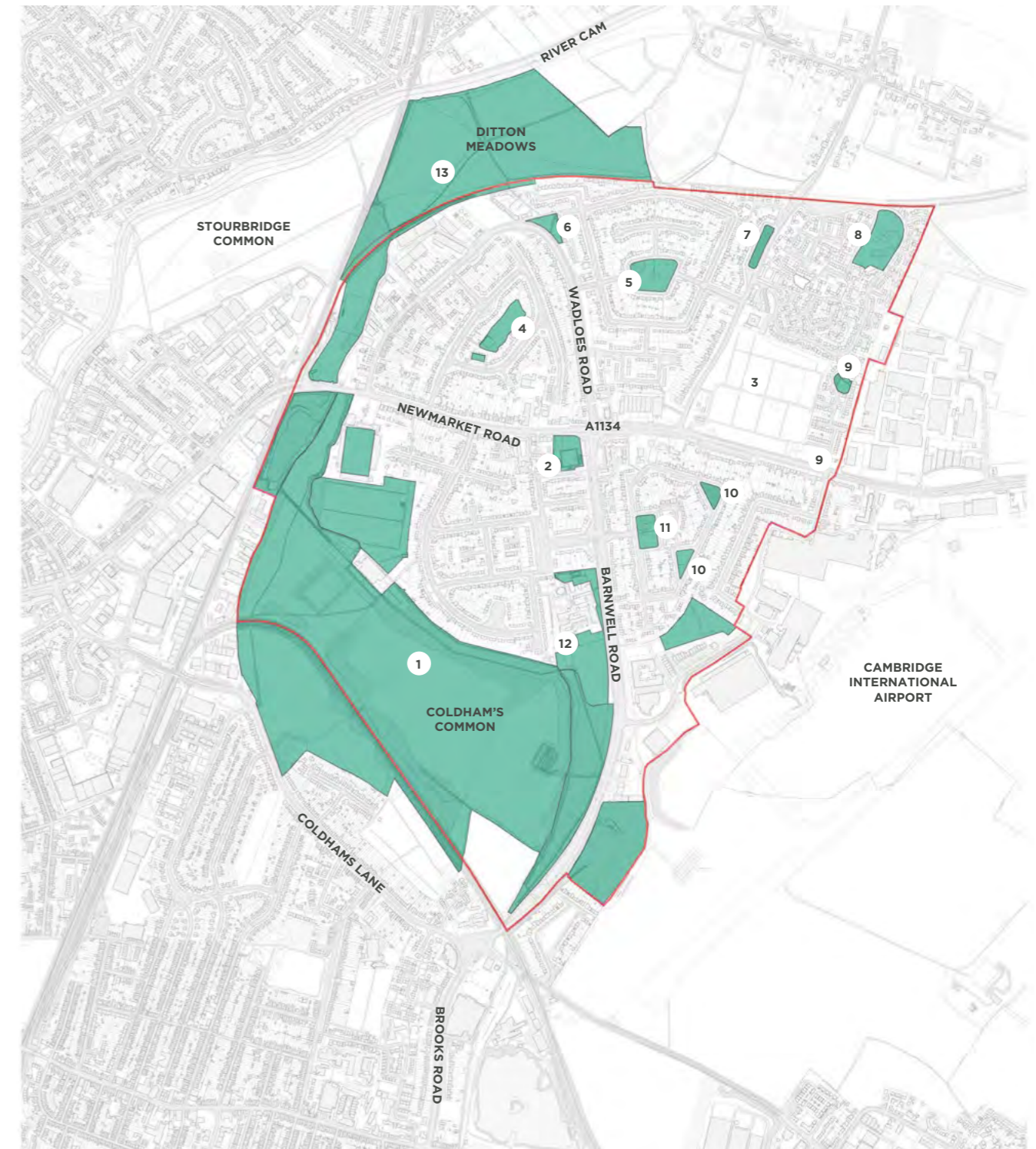
12.4 Ha per 1,000 population  
88.7% publicly accessible

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.

### Key areas of open space

- 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 **Peverel Road Amenity Green Space**  
Size: 0.37 Hectares  
Use: Open space, visual amenity only
- 11 **Peverel 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 (open space)**  
Size: 15.85 Hectares  
Use: Open space with walking routes next to the River Cam



- EBMP Study Area
- Key areas of open space

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

**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.

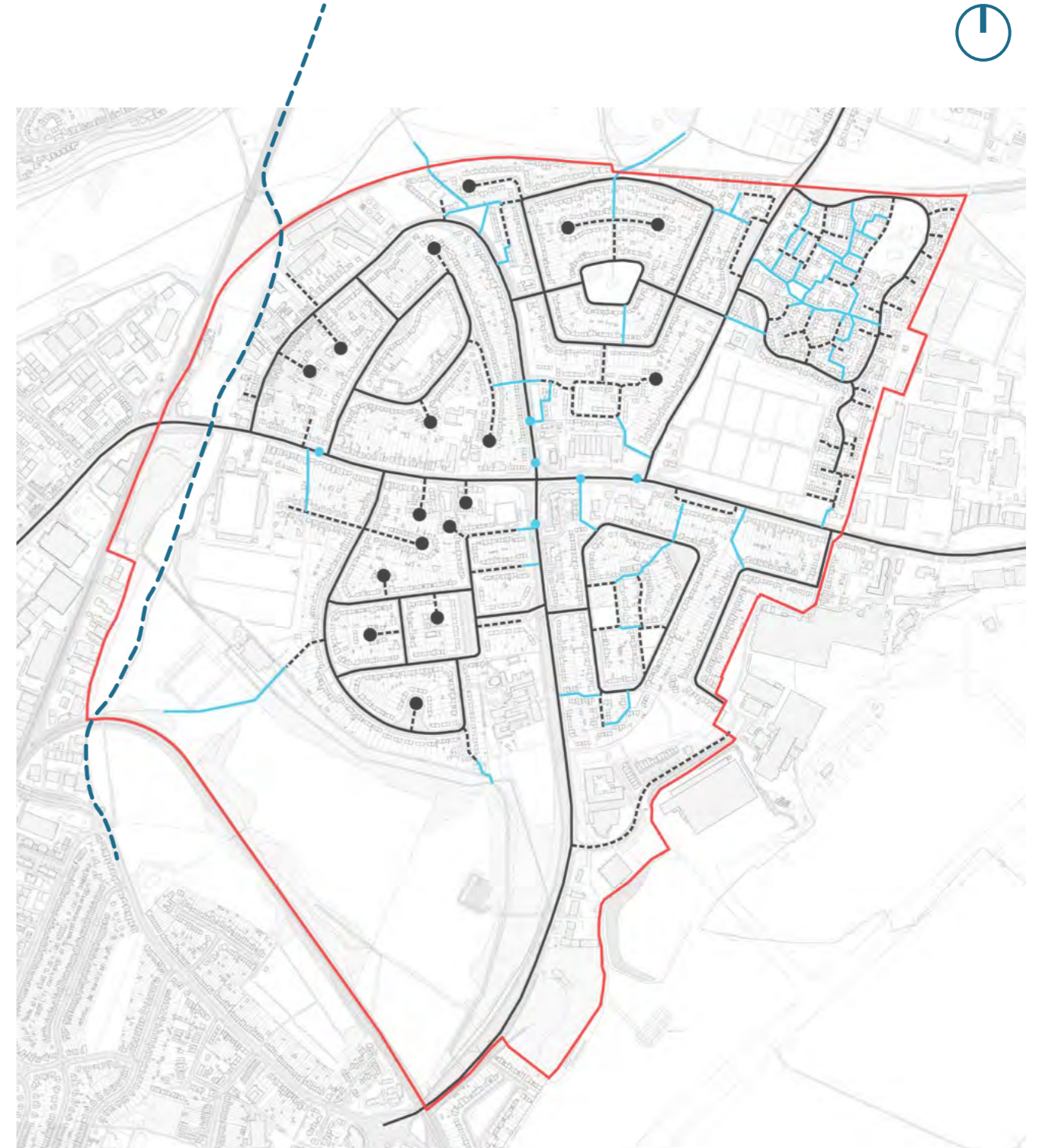
The network of public rights of way are limited to Coldham's Common and Ditton Meadows to the south and north.








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. Notwithstanding the limited infrastructure, the Chisholm Trail now under construction is a new north-south cycle route that runs alongside the rail line within the western boundary of the study area.



-  EBMP Study Area
-  Main streets
-  Cul-de-sacs
-  Chisholm Trail cycling and walking route

**Fig 11:** Study Area streets / vehicle movement plan



-  EBMP Study Area
-  Main streets
-  Cul-de-sacs
-  Chisholm Trail cycling and walking route
-  Off street pedestrian routes
-  Routes with no connection
-  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

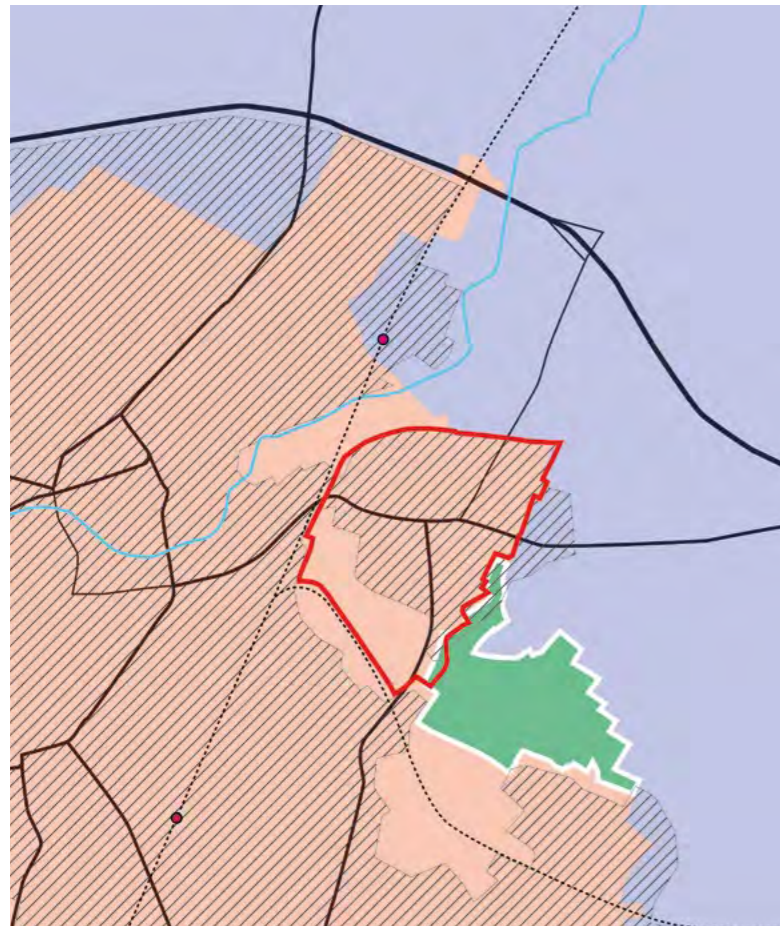


Fig 13: East Barnwell Location in relation to local planning authorities

- EBMP Study Area 202 Hectares
- Cambridge City Council area
- Cambridge East area (from Cambridge East Area Action Plan)
- South Cambridgeshire District



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



Fig 15: Key development sites

### 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
- Now under development as Marleigh new neighbourhood

### 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

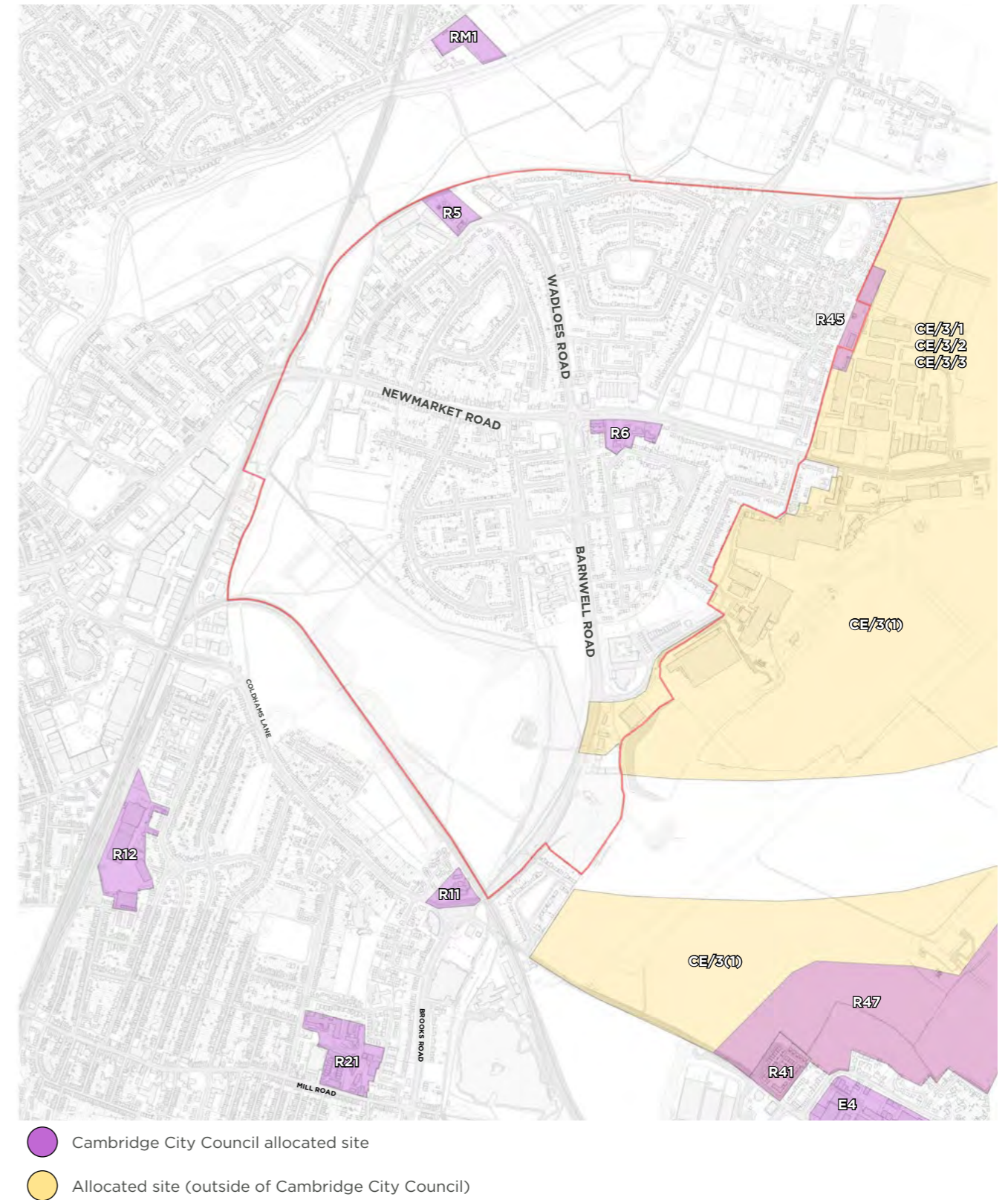


Fig 16: Site allocations and major development sites

## 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.

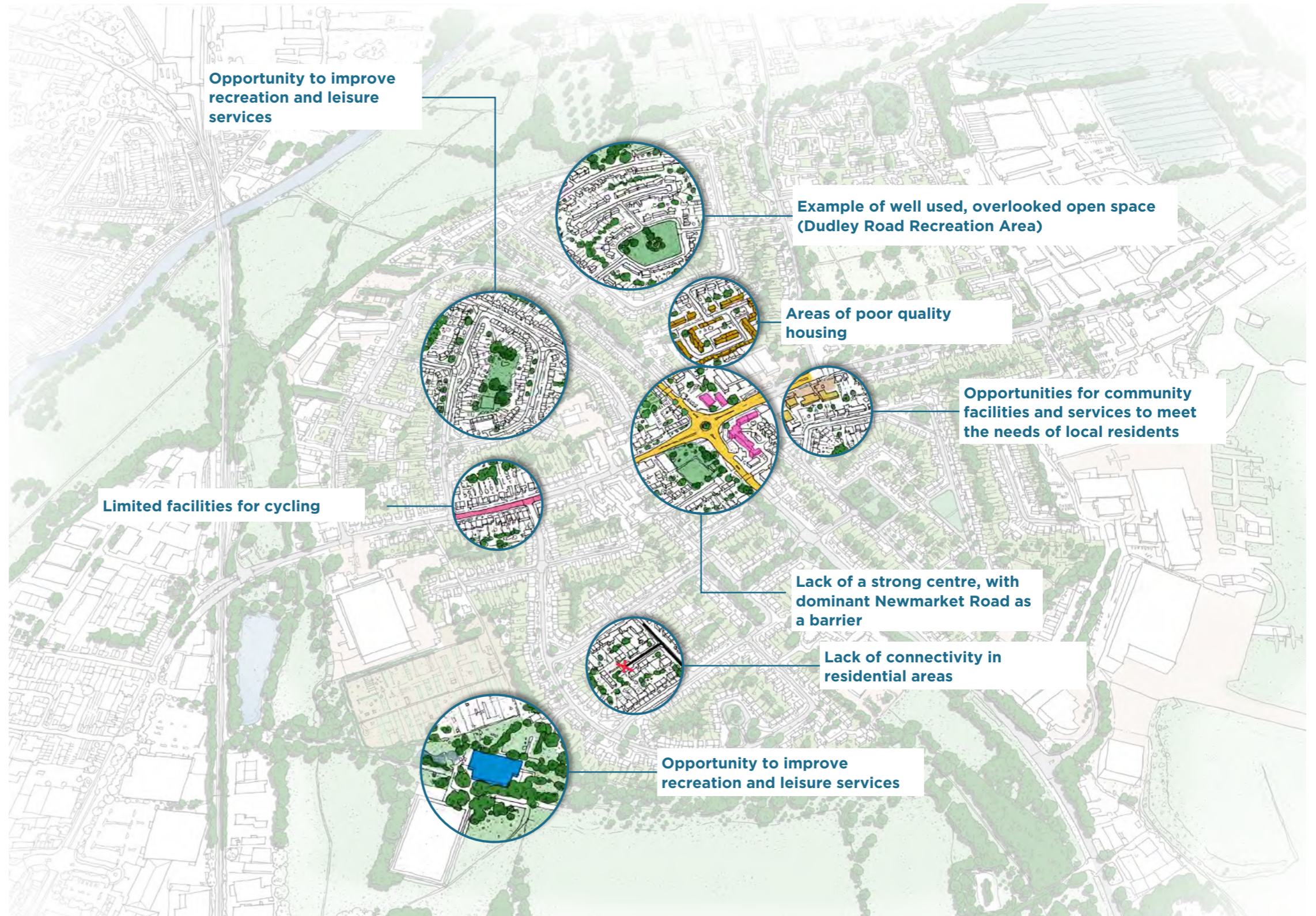


Fig 17: East Barnwell Key Considerations Plan



**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.



**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.



**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.



**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.

**Fig 18:** Study Area key considerations



# 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.

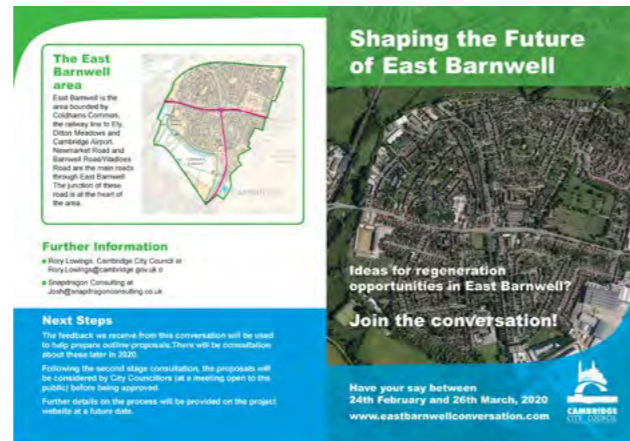


Fig 19: Extract from leaflet sent to residents

#### 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 in 2020, 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.

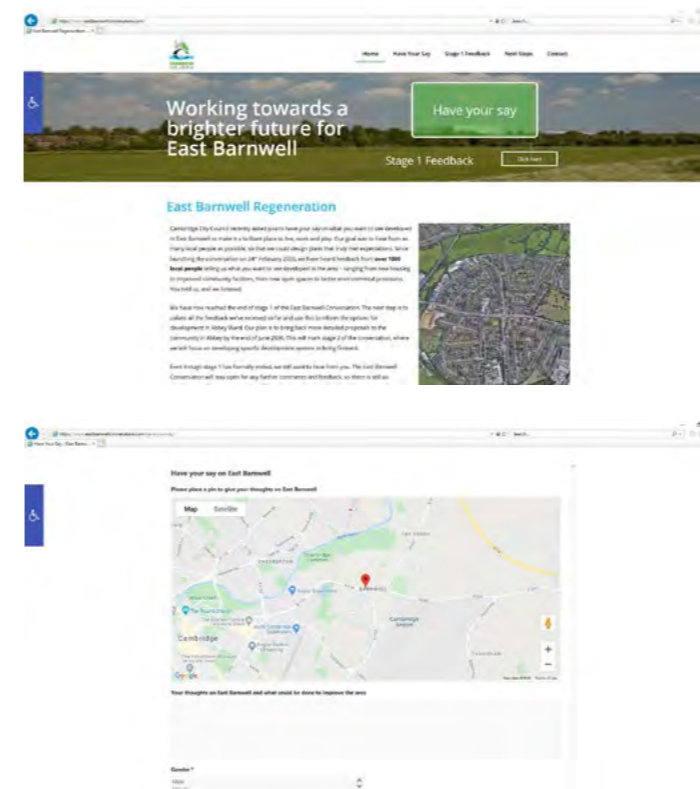


Fig 20: Extract of East Barnwell Conversation website for feedback

## 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.

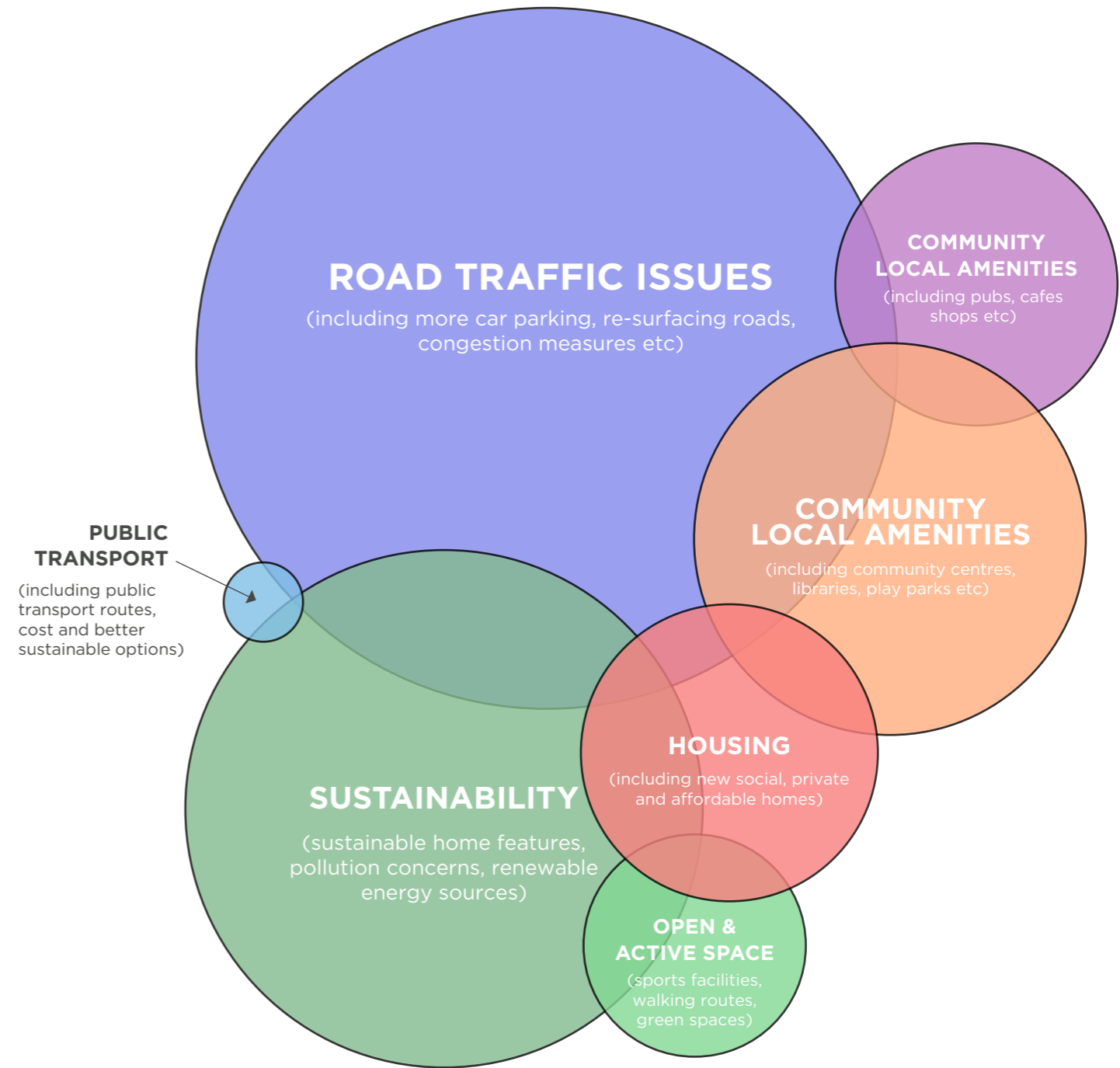
**Housing** – a significant percentage of comments across the website and physical stakeholder events noted the need for more social housing, private housing and affordable housing. A substantial number of comments also cited the acute need for more family homes (3-4 bedrooms) as well as a number of 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

### 3.3 Second Stage Consultation

#### Second Stage

The East Barnwell “Conversation - Part 2” was run by Cambridge City Council working in partnership with Abbey People. The consultation sought to obtain the views of local residents on an interim masterplanning document named “East Barnwell – a framework for Change”. This document was presented to, and approved by, the City Council’s Housing Scrutiny Committee in September 2020 as a summary of the work carried out to date by Carter Jonas on behalf of the City Council. This work was also informed by the public response to phase 1 of the East Barnwell Conversation, which ran in January and February 2020.

Local residents were asked to review and comment on the document and were asked a series of seven questions in relation to various aspects of the regeneration proposals, which are listed below along with the feedback received.

The consultation ran from 2020-10-19 to 2020-12-14 and data was collected mainly through the Cambridge City Council website. In addition, a virtual “town hall” meeting was held by Abbey People on the 1st of December 2020 with approximately 30 attendees where residents were able to ask questions and provide feedback on the plans.

Thirty-eight (38) responses were received through the consultation survey as well as four direct responses via email.

**1. Working with the local community, the council has drafted a “vision statement” that will see East Barnwell develop over the next five years. Do you agree with the vision statement and how would you like to see the development of the area over this period?**

In general, the vision statement was well received. Several contributors stated that they would like to see more clarity about the sustainability of new developments – i.e. committing to meet a particular standard. One resident wanted more use of plain English mentioning a café or pub instead of “food and beverage establishments”. Another resident commented that there is no mention of education in the vision. Several residents mentioned positive examples of similar change such as Marmalade Lane in Cambridge or recent housing developments in Liverpool.

**2. Do you agree with the basic aims of the regeneration of East Barnwell which focus on developing new housing, commercial, community and recreational facilities?**

This question acted effectively as a repeat of the previous question and residents again were positive but qualified support with a strong desire for high environmental standards and increased permeability and off-road travel routes in the area. This trend was reflected in the Town Hall meeting as well as online.

**3. The proposed new local centre assumes that a mix of new facilities will be built around the Barnwell Road / Newmarket Road crossroads including new shops and community space. What facilities or activities would you like to see in the new local centre?**

There were a wide range of views about the function of a new local centre but the overall consensus was supportive. Flexible space appears to be the best option as this will facilitate a range of activities. Placemaking with an outdoor meeting space is key and will have to be delivered as part of the development.

**4. The high level of traffic along Newmarket Road is a major issue influencing the development of East Barnwell. How would you improve or change the road to benefit the area?**

The question of traffic was commented on extensively with high degrees of support for segregated travel routes and more crossing points in the ward. Enhancing measures like these, where possible, should be the major objective in any central redevelopment. A few comments received about removing the McDonald’s but this was not mentioned often.

**5. What improvements to the road network, footpaths or cycle paths would encourage you to walk or cycle more?**

Residents were keen to see a strong commitment to cycling and walking with a focus on improving existing routes with greater capacity and better safety measures. Creating new routes was a relatively popular measure as well. Mentioning integration with the Chisholm trail would be a quick win for the masterplan.

**6. The Framework for Change document proposes the development of new areas of housing and other facilities across Abbey Ward outside the local centre which could help to deliver the objectives of regenerating the community. Do you know of any sites that you believe should be developed in this way?**

No strong narrative emerged from this area of the consultation. Residents are overall more reluctant to discuss housing but stressed the importance of sustainable design in any future housing scheme. There is stronger interest in regenerating already built-on areas than building entirely new developments. There were several suggestions to look at the “15 minute neighbourhood” concept currently being developed in Paris.

**7. How would you like to see Abbey Leisure Complex improved, and what new facilities would you use if the centre were expanded?**

This section saw a great diversity of ideas contributed by residents – the strongest themes focus on enhancing the facilities already there and improving access to the leisure complex. Existing facilities are overused and the access road is narrow and in poor repair and these were mentioned several times. Residents were also concerned about the loss of open space, so the case for enhancing the existing facilities must come with a proportional environmental enhancement. The masterplan document has been updated in consideration of the Stage 2 feedback, in particular in relation to supporting better connectivity and ensuring a successful regeneration and community-focused land uses and design in the local centre.

# 4.0 Vision

## 4.1 Vision for East Barnwell 2030



## 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 cafes and restaurants have created a thriving and active heart, both during the day and into the evening**. Sustainable development will be a key theme for new development in the area, in particular based on the principles of the 15-minute neighbourhood.

A **range of tenures and types of housing** is provided which cater for all age groups, including **refurbished post-war era family homes, new townhouses and apartments**, all built to high environmental standards that will ensure the community has space to grow.

**The area is well integrated within the wider area**, including connections 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**.

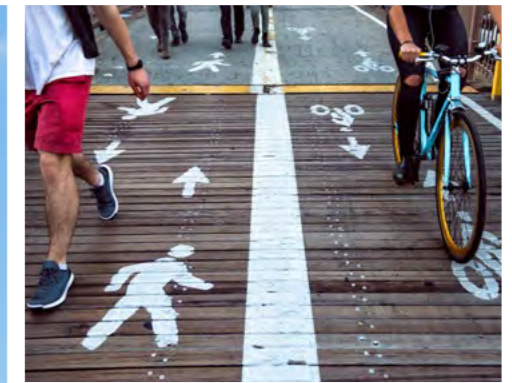


Fig 22: Image to support the vision for East Barnwell

# 5.0 The Masterplan

## 5.1 Masterplan Objectives



## 5.1 Masterplan Objectives

A series of key projects for the regeneration of East Barnwell have been identified. These objectives underpin the vision and strategies in Chapter 6, 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 pitches/facilities.

### 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.

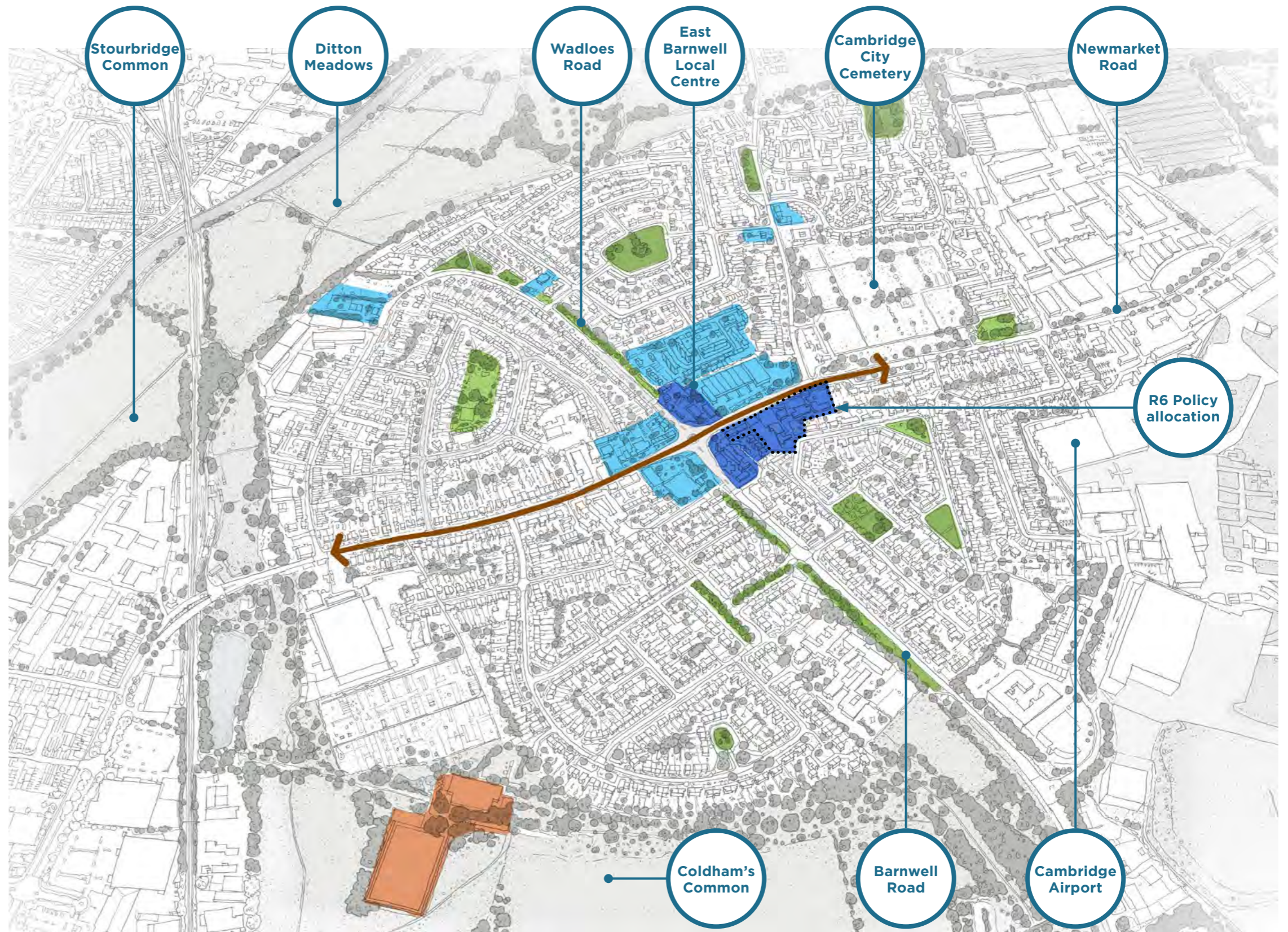


Fig 23: Overall East Barnwell Masterplan





*“A new social heart for the community”*



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

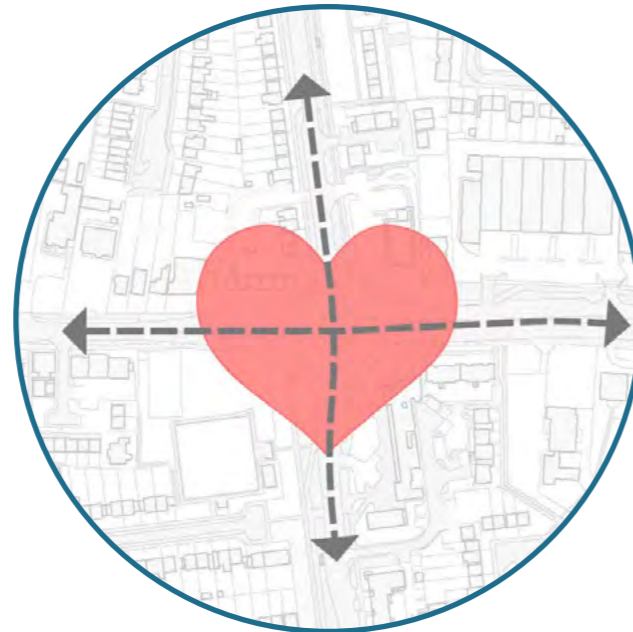
## 1. A Regenerated Local Centre

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.

The local centre will provide a range of flexible spaces that will be usable for businesses or community focused activity and built to a good standard.



## 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

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



### 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
- New bus stops



Fig 24: Precedent images for a regenerated local centre



Fig 25: 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
- 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)

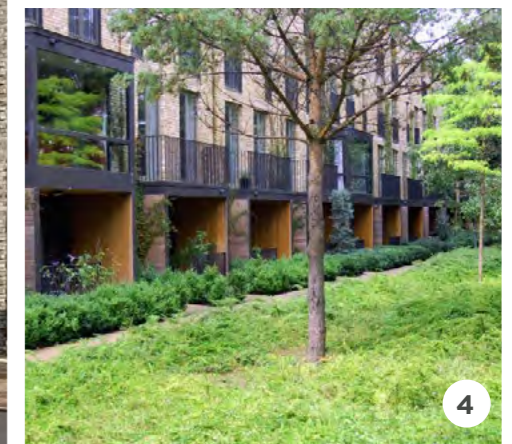


Fig 26: Precedent images for a mix of new homes (opposite)



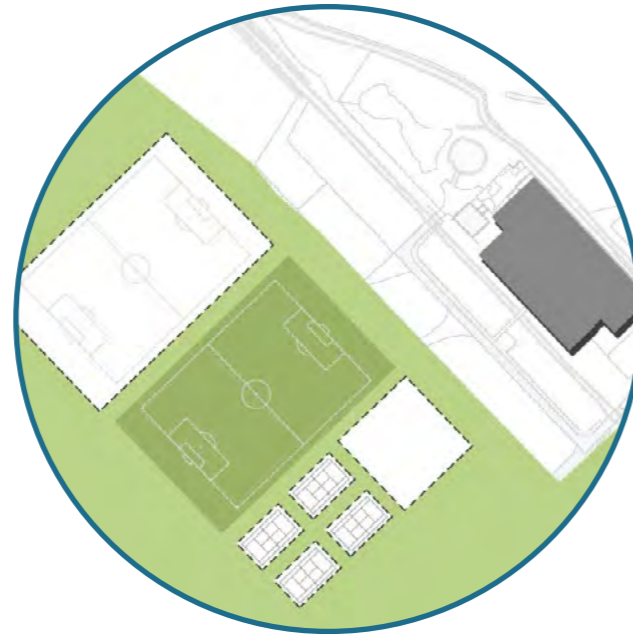
*“An enhanced leisure offer to improve health and wellbeing of residents”*

#### 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
- Pedestrian and cycle connections



**Fig 27:** 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 as part of 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 28:** Precedent images for new walking and cycling connections

# 6.0 Masterplan Strategies

- 6.1 Masterplan Strategy
- 6.2 Connectivity
- 6.3 Land Use & Built Form
- 6.4 Public Realm
- 6.5 Pulling It All Together



## 6.1 Masterplan Strategy

**This section pulls together all preceding sections, in particular the vision and masterplan objectives from Chapters 4 and 5 but also the findings about the study area from Chapter 2 and the consultation results in Chapter 3, and sets out the high-level, study-wide proposals for East Barnwell that will help deliver incremental change, investment and improvement to the area over to 2030.**

### The Masterplan Strategies

There are three interrelated strategies that will help deliver change over in the area, specifically:

- Connectivity
- Land use and built form
- Public realm

Taking each of the three strategies in turn and in consideration of the five masterplan objectives set out in Chapter 5, the key components of each may be summarised as follows:

#### Connectivity

- Future planning and improvements to be based on the 15-minute neighbourhood principle where residents have access to most, if not all, of their needs within a short walk or bike ride from their home. In reality, most of East Barnwell is within a 10-minute walk (800m) of the Barnwell Local Centre, located at the geographical centre of the area
- The 15-minute neighbourhoods of East Barnwell will help in reducing car use and encouraging active travel within East Barnwell and can serve as an organising principle for future development in East Barnwell by improving air quality and making neighbourhoods safer, quieter, more diverse, inclusive and economically

- vibrant
- Improvements to Newmarket Road corridor as part of the Greater Cambridge Partnership Project and in relation to the development of Marleigh (to the east of East Barnwell)
- Improved connections to, and within, the local centre and R6 Local Plan allocation
- Greater potential for cycling and walking for East Barnwell overall through the construction of the Chisholm Trail, improvements to Newmarket Road and future crossings of Newmarket Road

#### Land use and built form

- Several sites are shown which are capable of re-development for either housing, mixed-use or recreation over the life of this document. These sites include:
- Barnwell local centre, R6 site allocation and surrounding sites at the existing roundabout of Newmarket Road and Barnwell Road. It is recognised that not all the sites shown on the masterplan strategy plan will come forward at the same time, however in time the area will provide the basis for a larger, more vibrant local centre
- The R5 site allocation at Ditton Walk
- Barnwell Baptist Church
- Ekin Road Estate
- Catholic Church of St Vincent de Paul, Ditton Lane
- Coldham's Common – facilities improvements next to Abbey Leisure Complex
- High-level design principles for each site, considering the built form, notional building heights and access

#### Public Realm

- Improvements to Newmarket Road and Barnwell Road in the location of the regenerated and expanded local centre
- The creation of a café next to Barnwell Lake to support the new Chisholm Trail and related public realm improvements

- Improved recreation facilities within Coldham's Common
- Public realm improvements associated with the Marleigh development on Newmarket Road
- Potential future improvements to public open spaces and cycle routes

## 6.2 Connectivity

- Emphasis of future movement by sustainable modes
- Improved walking and cycle facilities
- Integration of movement with new development e.g. Marleigh

- 1 Improvements to Newmarket Road to support/work with the County Council plans for the Eastern Access project
- 2 Improvements to Newmarket Road as part of Marleigh development
- 3 Improved/new connections at the junction will be integrated with/be part of the Local Centre development
- 4 10-minute walk (800m) to/from improved Barnwell Local Centre
- 5 Chisholm Trail (under construction). Future cycle routes to link to Chisholm trail with new underpass being installed and new bridge over the Cam already complete
- 6 Improved access to/from Abbey Leisure as part of future expansion
- 7 Potential for creating green corridor to Ekin Road
- 8 Access route to Stourbridge Common as part of R5 site redevelopment
- 9 Wayfinding improvements for cycling
- 10 New cycle trail from Marleigh development to Chisholm Trail



Fig 29: Connectivity plan

### 6.3 Land Use & Built Form




-  New homes
-  Mixed use / Local Centre
-  Recreation enhancements



Fig 30: Land Use & Built Form plan

## 6.4 Public Realm

- Individual projects (coloured by land use – mixed use, homes, community use)
- Built form inset diagrams (to show frontage, access and notional height – take from what has been prepared already in earlier drafts/draft new ones as needed)

- 1 Improvements to Newmarket Road landscape focused on Barnwell / Wadloes Road together with new public meeting spaces
- 2 Improvements to Newmarket Road landscape as part of Marleigh development
- 3 Possible improvements to Ditton Lane at neighbourhood centre
- 4 Barnwell lake cafe
- 5 Abbey Leisure Complex recreation area enhancements

 Retention of public open spaces



Fig 31: Public Realm plan



## 6.5 Pulling It All Together



Fig 32: Pulling It All Together plan

# 7.0 Summary & Next Steps



## 7.1 Summary & next steps

**This masterplan has shown that East Barnwell is an area that is need of new facilities, including new homes, meeting places and recreation opportunities. We have listened carefully to what residents of the area have told us about improvements they would like to see and set out, what we hope, are clear objectives and strategies for change to improve connectivity, land use, built form and the public realm.**

We appreciate that these strategies will not be delivered all at once, hence this masterplan is based on timeline to 2030. In addition, a number of stakeholders will be involved in realising the vision for East Barnwell, including land owners, the city and county councils, developers and housebuilders, and the residents of East Barnwell themselves.

The next steps in delivering this masterplan are as follows:

### 2021-23

- Prepare detailed delivery plan for key sites, projects, identify leads and partners, budget and program. Planning application submission & determination for key sites

### 2024-26

- Delivery of housing, infrastructure projects including recreation and public realm improvements and community uses

### 2027-30

- Delivery of additional housing and further public realm improvements

It is anticipated that the detailed delivery plan will act as a blueprint for delivery of the strategies identified in this document. It will require detailed preparation, agreement and regular review by the project partners and will be subject to successful approval of various projects at key stages.

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