



IN STATERA [IN BALANCE]

1. Woolfox: A 21st century Market Town

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Introduction

1.1 This document outlines the vision and masterplan for Woolfox, a major new settlement within Rutland. It should be read alongside other material, including work on minerals, transport and drainage, and the contextual and technical work summarised in the Position Statement and Vision Document (April 2019), although this document supersedes the vision and masterplan presented in that document.

1.2 The vision for Woolfox strongly reflects the qualities of garden communities, as described in the Government's prospectus (MHCLG, August 2018). The Woolfox team are working closely with De Montford University, whose expertise is informing the proposals and whose ongoing involvement will enhance education and employment prospects for future residents.

1.3 Historically, markets attracted people from far and wide. Their primary function was the sale of agricultural produce from the surrounding countryside, but they were also a forum for the supply of goods and services such as medical treatment, legal advice and specialist trades that attracted people from beyond the town's immediate agricultural hinterland. A market town became an essential commercial, social and economic hub serving a wide community and offering a range of supporting services such as accommodation and entertainment to those who came to the market. The range of goods and services necessitated a diverse urban fabric and good communications.

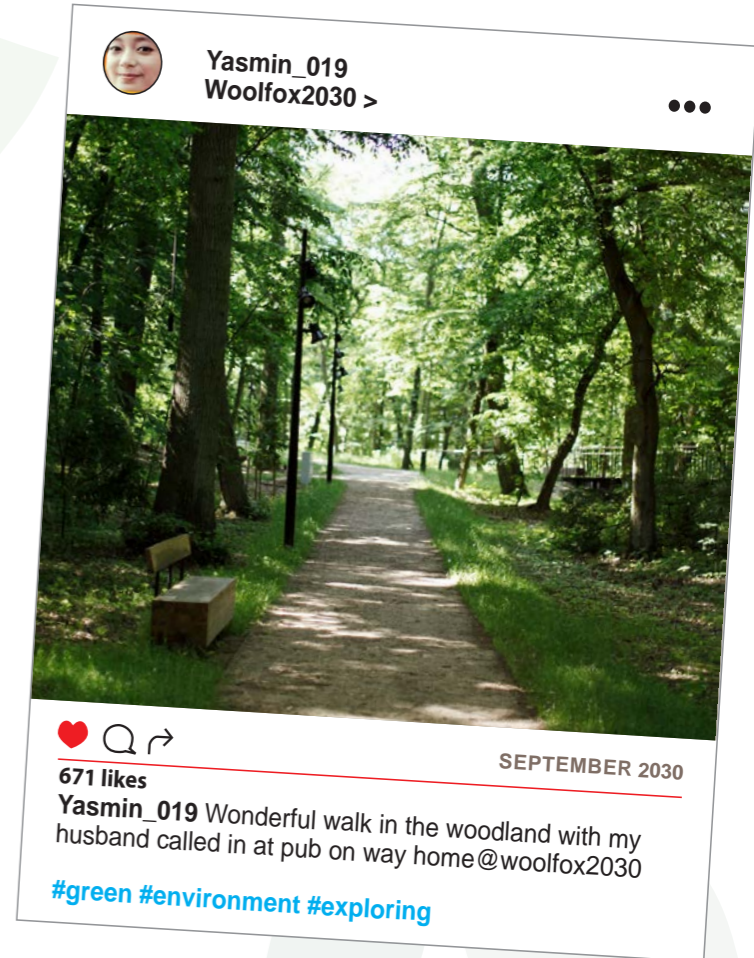
1.4 Woodlands in the surrounding countryside traditionally provided essential resources for communities. They provided fuel for fires, food by harvesting plants or hunting animals, materials for making tools and building homes, a place to graze livestock. Woods were well managed to ensure they could deliver these basic essentials of life. This management also ensured that woods were filled with diverse habitats, with areas of coppice, glades, well-spaced tall standard trees that would allow dappled light for ground flora to grow, and a diverse range of tree and plant species that provided for a myriad of uses.



Market towns in the future

1.5 In the 21st century and beyond, successful market towns will be places where people congregate and interact, providing goods and services to meet each other's needs. Intrinsic to their success will be the capacity to evolve and meet the changing needs and demands of the diverse communities they serve. Markets drive competition and inspire entrepreneurs and start-ups. Despite the rapid growth of online commerce, the market town will continue to be the focal point of many communities, offering vibrant, bustling places for social and commercial interaction, specialist services and the resources needed for a successful community - from educational establishments to places of worship, healthcare and entertainment.

1.6 Technology is causing a paradigm shift in the way we live our lives, which has been accelerated by the Covid-19 pandemic. Our relationship to our environment is changing, and people are increasingly focussed on establishing a quality of life that cannot be provided in large cities or remote rural villages. There is a desire for the economic, cultural and social buzz of towns coupled with the ability to immerse oneself in the natural environment and actively engage with it. People are demanding new ways of living and working and the market town, deeply embedded in an accessible, productive and nature-rich rural hinterland, is the ideal solution.



A place of equilibrium

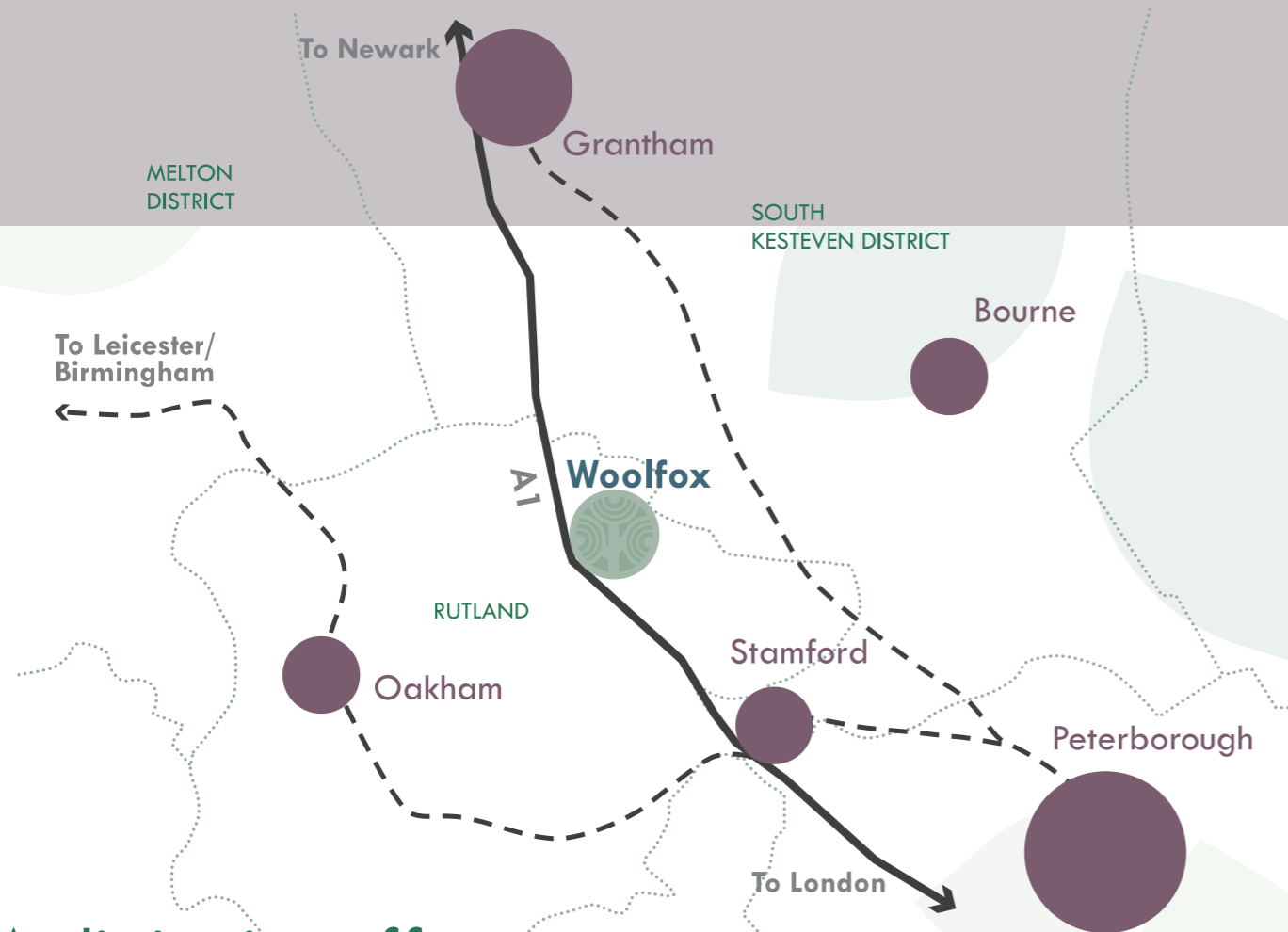
1.7 As a new market town, Woolfox will draw lessons from the past whilst embracing the future. It will be forward-looking, adaptable to cater for future changes in lifestyle, zero carbon in construction and 'net zero carbon ready' in operation (contributing to the UK's 2050 target). It will have a focus on quality of life and the environment, balancing the needs of people and nature.

1.8 This approach of seeking equilibrium is the inspiration for the civic aspiration for the town and its community. Woolfox will be a place of balance, a town that continually seeks to live in equilibrium: socially, environmentally and economically. This ethos is fundamental to the vision for Woolfox and will be the test upon which every decision for the town will be based.

As such, the motto for Woolfox is
'IN STATERA', in balance.

Woolfox: a venture to be explored

2. Guiding principles



A distinctive offer

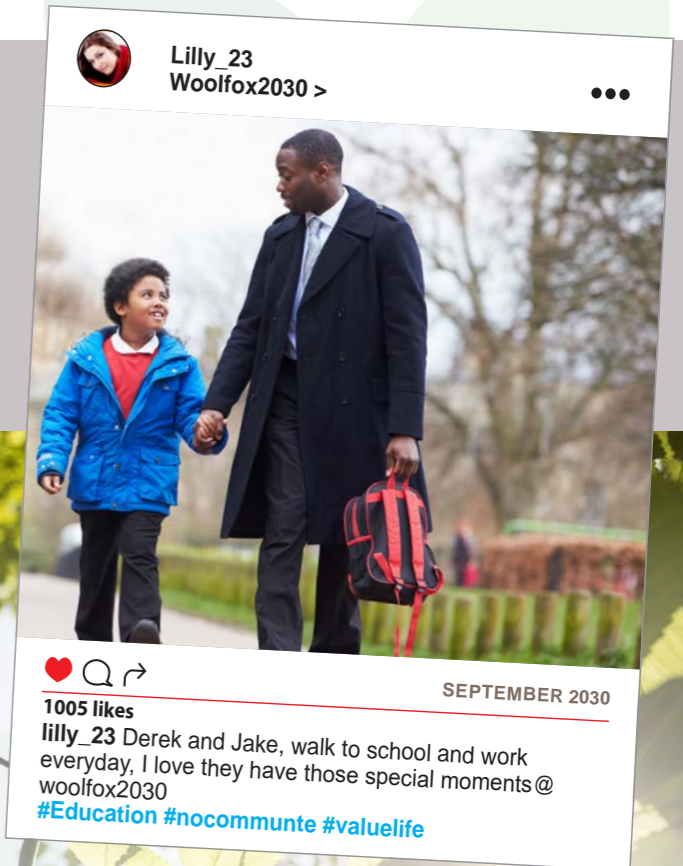
2.1 Woolfox is a new settlement with tremendous potential. Its strategic location between the existing market towns of Oakham, Stamford, Grantham and Bourne could unlock a market towns alliance that drives up standards of living, education, leisure and recreation, creating a sub-regional economic cluster and attracting businesses that want to offer a great quality of life for their employees.

2.2 Woolfox will complement the services and character of the existing market towns, filling gaps to create a stronger collective offer. Woolfox will deliver growth that will support the existing settlements within Rutland, South Kesteven and Peterborough, through consolidating development in a one-off opportunity for creating a new self-sufficient, thriving town.



Woolfox: a venture to be explored

2. Guiding principles



Quality of life

2.3 It will have walkable, distinctive neighbourhoods clustered around 'kernels' providing local services, that together provide the innovation, drive and creativity of an entrepreneurial town. Being sustainable is a prerequisite and non-negotiable. It should go without saying that Woolfox will deliver exemplar sustainable design and measures to reduce its impact on the environment, adapt

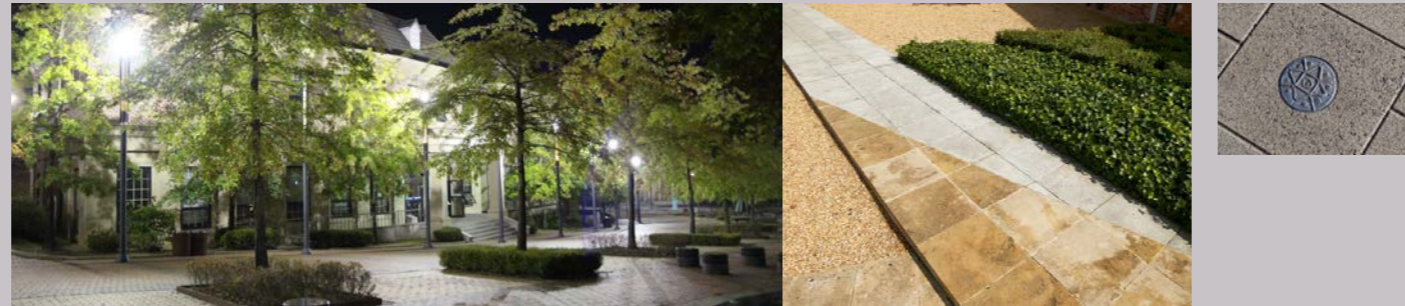
to and mitigate climate change and embrace technology as a truly forward-thinking and proactive town. The world-wide Covid-19 pandemic has highlighted how important high quality homes and open spaces are to healthy, balanced lifestyles, which Woolfox will continually deliver.



Woolfox will be a new, 'net zero carbon ready' market town, always keeping an eye towards the future by ensuring adaptability through its infrastructure, land uses and buildings.

Woolfox: a venture to be explored

2. Guiding principles



Embedded in the English landscape

2.4 The Rutland landscape is a jewel to be admired. Woolfox is blessed with four ancient woodlands within its boundaries and more beyond - a site nestled between woods - although currently there is no public access to the woods. The underlying undulating limestone geology creates a classic English landscape, and a source of one of the finest building materials, Clipsham stone. The landscape of Woolfox is its greatest asset for both people and nature.



2.5 The town will be designed to give landscape features the same status as civic buildings. They are living monuments that root people to place and therefore vistas to the woods, valleys and watercourses will be included at every opportunity.

2.6 Connections to the landscape will not only be emotional, they will also be physical. Opportunities to work and manage the land will be made available through allotments, community orchards, even the woodlands themselves in order to produce food or natural materials, working with nature to create a rich, diverse and thriving habitat for people and wildlife.



Woolfox: a venture to be explored

2. Guiding principles



Deliverable

2.7 Woolfox is not an idealistic dream - it is a deliverable proposition. The site is under one ownership with access to the Great North Road (A1) providing a key strategic connection for the town. The phasing of homes, infrastructure and facilities has been well thought through not only to ensure viability, but an appealing prospect to housebuilders and contented residents and businesses that begin to settle in the town. As such, key facilities such as schools and healthcare are proposed within the first phase of Woolfox alongside employment, play areas and open space.

2.8 Woolfox has been successful in securing master developer support and guidance in progressing this proposal - heads of terms have been agreed. This brings delivery experience to the project and is a valuable addition to the design team. The master developer will maintain an overview of the provision of infrastructure, provide serviced parcels for housebuilders, and ensure the quality and deliverability of Woolfox is guaranteed.



Woolfox: a venture to be explored

3. Objectives of the Vision

A distinctive offer

A real market town

3.1 Scale, diversity and identity create a fully-functioning, self-sufficient, sub-regional market town

Past and future

3.2 Rediscovering the best of traditional urban and rural life, marrying it with innovation and technology for healthy, fulfilling living

Living history

3.3 Reflecting and revealing the layers of the site's rich history within the structure and character of the new settlement

Net zero

3.4 Building construction carbon emissions reduced, with residual emissions offset. All buildings 'net zero carbon ready', with the ability to become fully net zero in future



James_60 Woolfox2030 >

671 likes

James_60 We are fully carbon neutral not many neighbourhoods can say that I bet!! @woolfox2030

#sustainable #environment #energy

SEPTEMBER 2030

On D-Day, bombers from Woolfox flew the 'Glimmer' decoy mission, distracting the Germans into pursuing a non-existent naval convoy.



Did you know there was another ancient woodland at Woolfox called Ash Wood?

Quality of life

A balanced community

3.5 Sustainable, affordable and adaptable homes to suit all ages and lifestyles

Live, work, play, learn

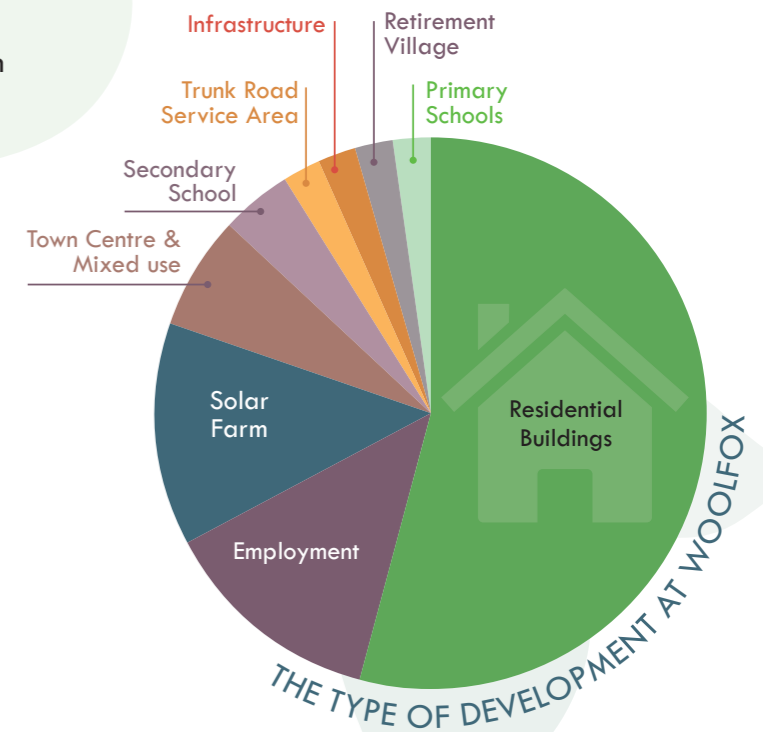
3.6 Wide range of high quality jobs, life-long education and rich leisure and cultural provision

Future-proofed

3.7 Designed for climate resilience, applying circular economy principles to minimise use of resources. Adaptable for future lifestyles, such as homeworking

Sustainable mobility made easy

3.8 Permeable and legible with extensive network of pedestrian and cycle routes within and beyond the settlement



Woolfox: a venture to be explored

3. Objectives of the Vision

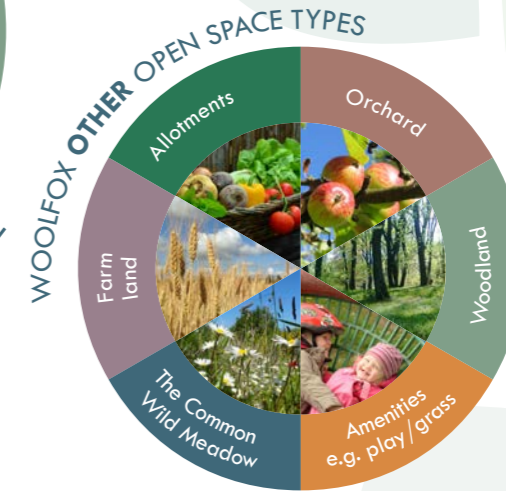
Embedded in the English landscape

Celebrating the landscape
3.9 Landscape and nature permeate the development, with retained woodlands, new landscapes and increased biodiversity

Reinterpreting Ash Wood
3.10 Major park in town centre accommodating open space, leisure and civic uses and embedding the natural environment at the heart of the town

Green infrastructure
3.11 Extensive network of parks, open spaces and green corridors connecting and defining all neighbourhoods and linking to surrounding countryside

A productive landscape
3.12 Food, energy, water and building materials generated and harvested on site, securing natural resources for the future



Deliverable

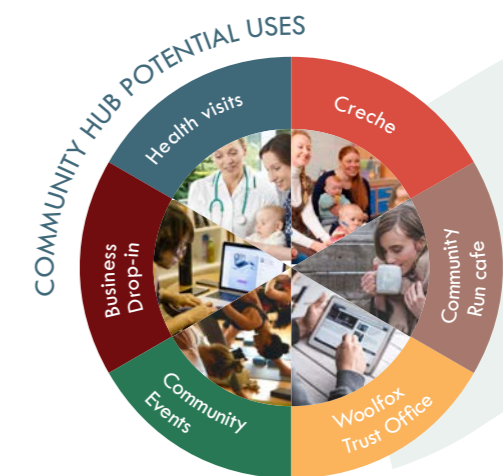
No obstacles
3.13 All constraints and technical requirements identified and addressed within the masterplan

Staying ahead of the curve
3.14 Adaptability is embedded at all levels to provide maximum flexibility to accommodate future lifestyles and technology

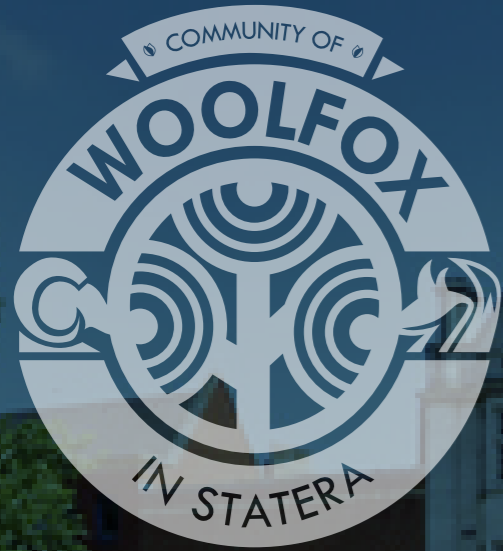
Financial model
3.15 Careful planning of development phasing and infrastructure delivery to ensure viability at all stages

Delivery team
3.16 Master developer and consultant team on board, who will manage delivery throughout the project lifetime, building enduring relationships with stakeholders and the community

Healthy / Safe / Access / Social



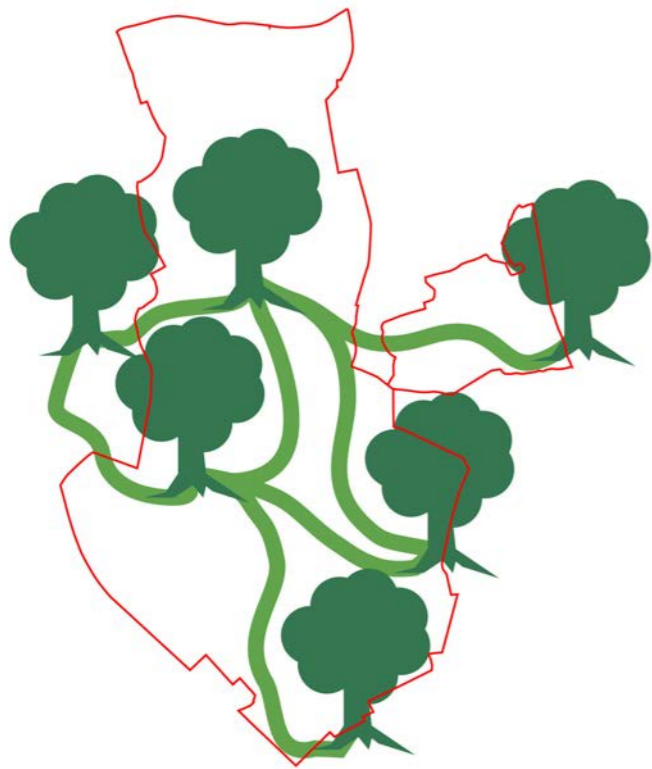
A framework for Woolfox



4. The Big Moves

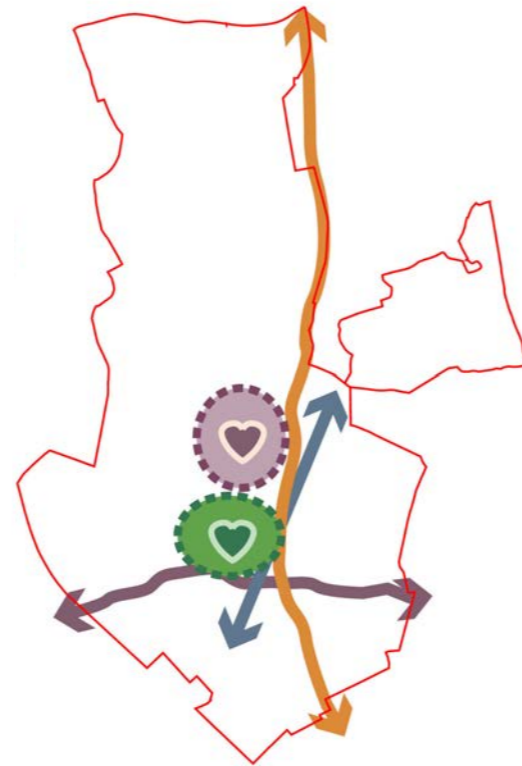
A town rooted in the landscape

4.1 Landscape framework connecting natural assets to ensure the town is harmoniously nestled between the woodlands of the Rutland landscape



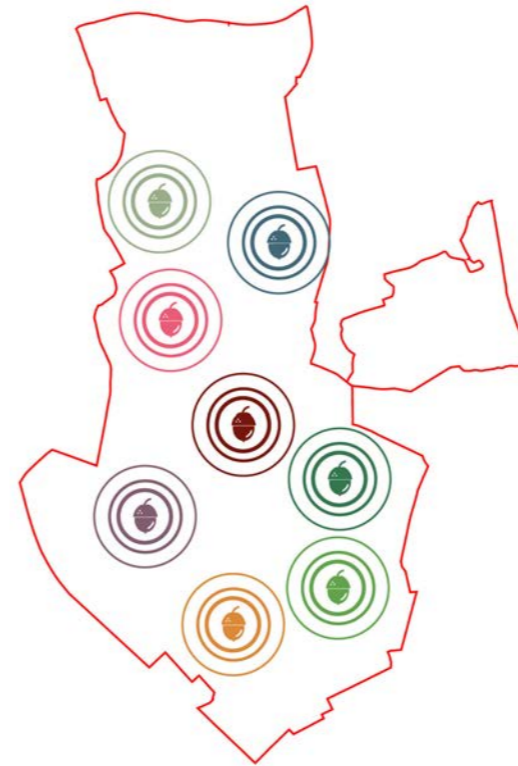
Ash Wood Park

4.2 On the footprint of a former ancient woodland that marks the confluence of historic routes and parish boundaries with the cultural, civic and economic heart of Woolfox town centre.



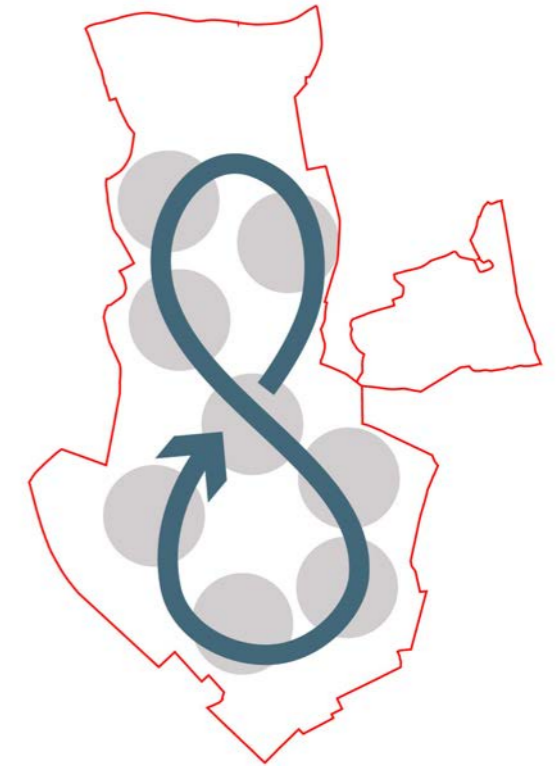
Community kernels

4.3 Each neighbourhood with their own unique character clustered around a kernel, a local centre with a park, that can adapt and grow to provide what the community needs: work hubs, nursery school, NHS drop-in centre, shops and restaurants, community hall, etc.



Progressive mobility

4.4 With the aim of being zero-carbon and prioritising modal shift from private vehicles, an automated electric powered public transport loop is proposed connecting all the neighbourhoods and town centre to a transport hub that provides bus connections to local (Oakham & Stamford) or strategic (Grantham & Peterborough) destinations. A park & ride is provided for local villagers to access the town loop service to connect to the town centre and beyond.





5. The Masterplan

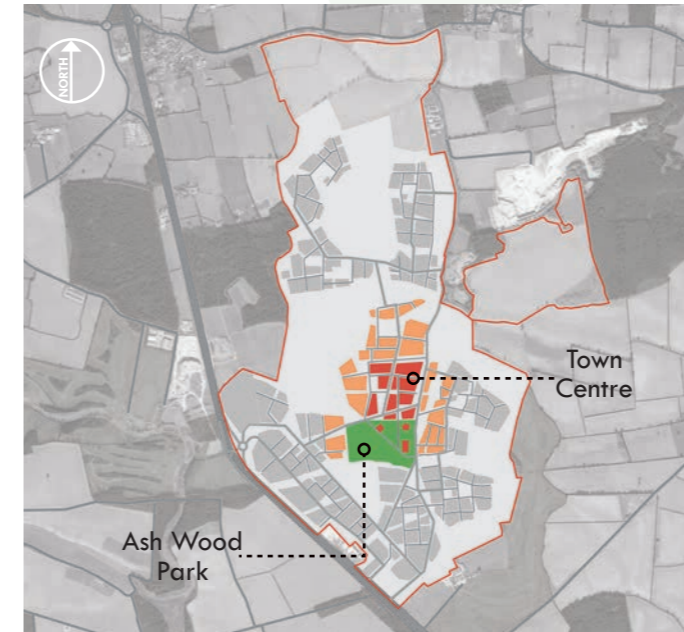
6. How the masterplan works

The four big moves structure the masterplan framework and give spatial form to the vision. The key layers of the masterplan are described in the following pages.

A wooded network

6.1 Woolfox is a town nestled between woodlands. Connections between these woodlands are created by a series of landscape corridors and local parks enabling wildlife to permeate the town and people to appreciate their unique setting.

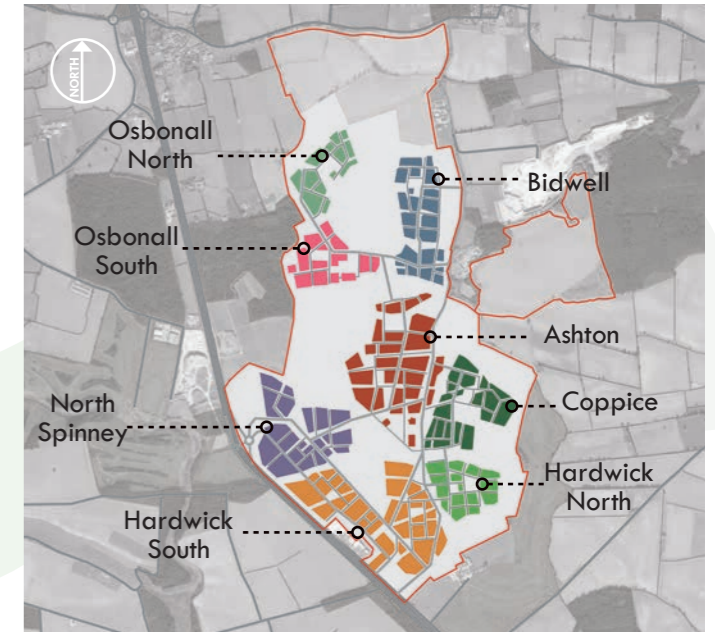
6.2 New woodlands and wood pasture are proposed adjacent to existing ancient woodlands, further enhancing the character of the site, increasing biodiversity and helping to offset Woolfox's carbon footprint.



A centre of gravity

6.3 The heart of the town is focussed around a new town park located upon the footprint of the former ancient woodland of Ash Wood. Civic and leisure buildings are proposed within the park, creating a true green cultural heart to the town.

6.4 The town centre will include a mix of uses including employment, community education, retail, leisure and recreation, high quality public realm and residential with a density of between 110-160 dwellings per hectare.



Distinctive neighbourhoods

6.5 Each neighbourhood will have its own identity and distinctive kernel (local centre) to promote a strong postcode pride. The kernel can adapt and grow to provide what the neighbourhood community needs such as a work hub, nursery school, NHS drop-in centre, shops and restaurants, community hall, etc.

6.6 The character of each neighbourhood and kernel will vary across the town in response to local context and proposed density.

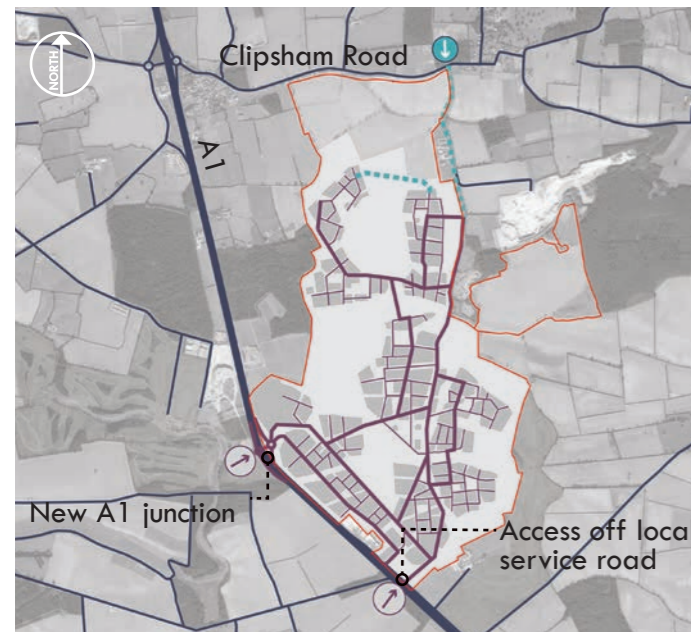
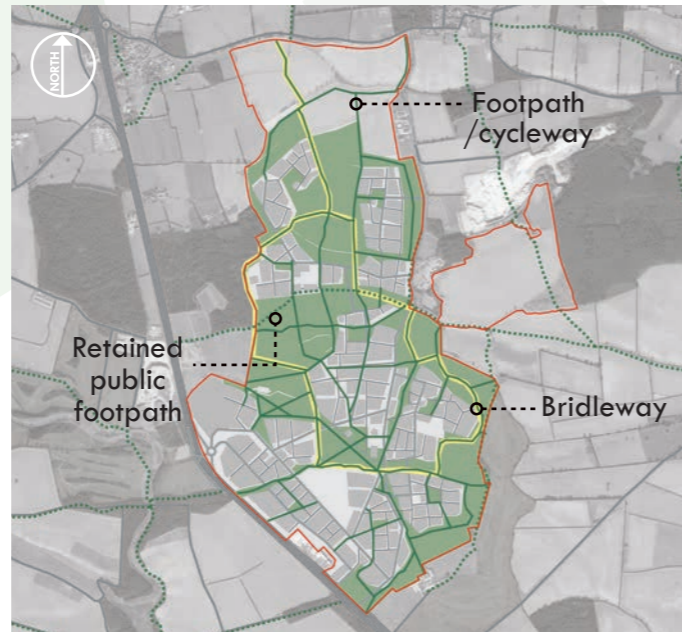
How the masterplan works






A pathway network supporting health & wellbeing

6.7 We envisage a series of pathways within the rich network of landscape to support active lifestyles and help residents access and enjoy the attractive setting of Woolfox.

6.8 The pathways are designed to form pedestrian-friendly loops to key destinations within the site and its surroundings.

6.9 Cycleways and bridleways are also envisaged within Woolfox creating highways for non-vehicular modes of travel for commuting and recreation.



-  Primary streets
-  Secondary streets
-  Vehicular access
-  Road for public transport only
-  Access for public transport only

Street hierarchy and access

6.10 It is envisaged that there will be two points of access for general vehicular traffic into Woolfox: a new grade-separated junction from the A1 and a secondary access from the local service road that runs alongside the A1 and links to Empingham and Tickencote. Access from Clipsham road at the north of the site would only be made available to public transport, pedestrians and cyclists.

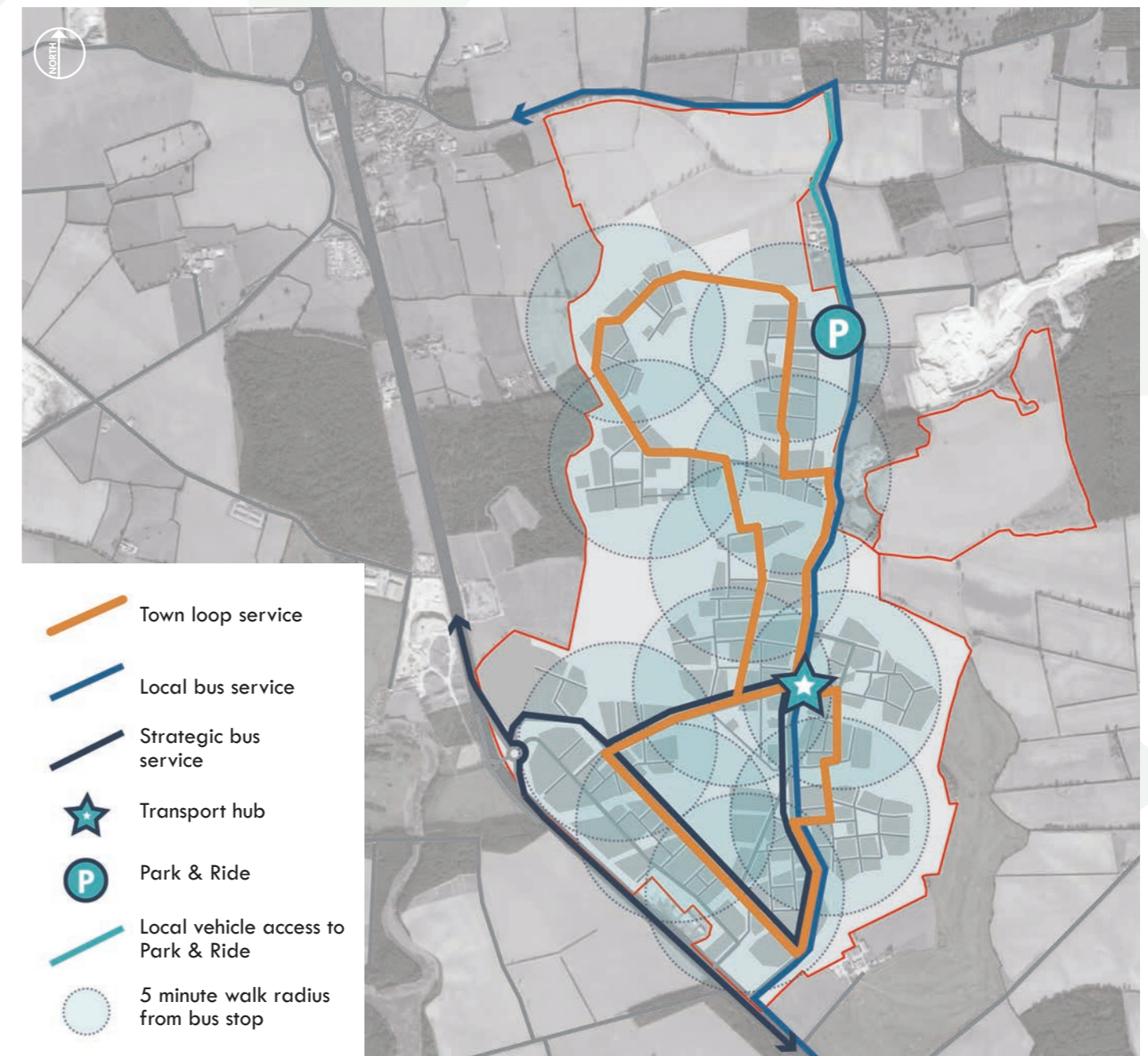
6.11 Where possible, streets have been aligned within the corridors of the former runways of Woolfox Airfield and Bidwell Lane, a historic route passing north-south through the site. Our vision is for a well-connected network of streets that promotes permeability within the town, albeit that sustainable transport and non-vehicular modes of travel are prioritised over the private vehicle. Indeed, some areas within Woolfox will be pedestrianised with vehicles kept outside the perimeter, including the town centre and a number of residential blocks.

Public transport

6.12 An automated public transport service is envisaged that loops around the town connecting each of the proposed neighbourhoods and town centre in a figure of eight movement. This ensures that all residents are within 400m (5 minute walk) of a town loop bus stop. Local and strategic bus services are also proposed to pass through the centre of the town.

6.13 A transport hub is proposed in the centre of the town that connects residents and visitors with their chosen public transport service.

6.14 A park and ride is envisaged off Bidwell Lane to enable local villagers to access facilities within Woolfox via the town loop service. It is envisaged that dedicated bus routes would be incorporated into the streets with mobility hubs at strategic nodes.

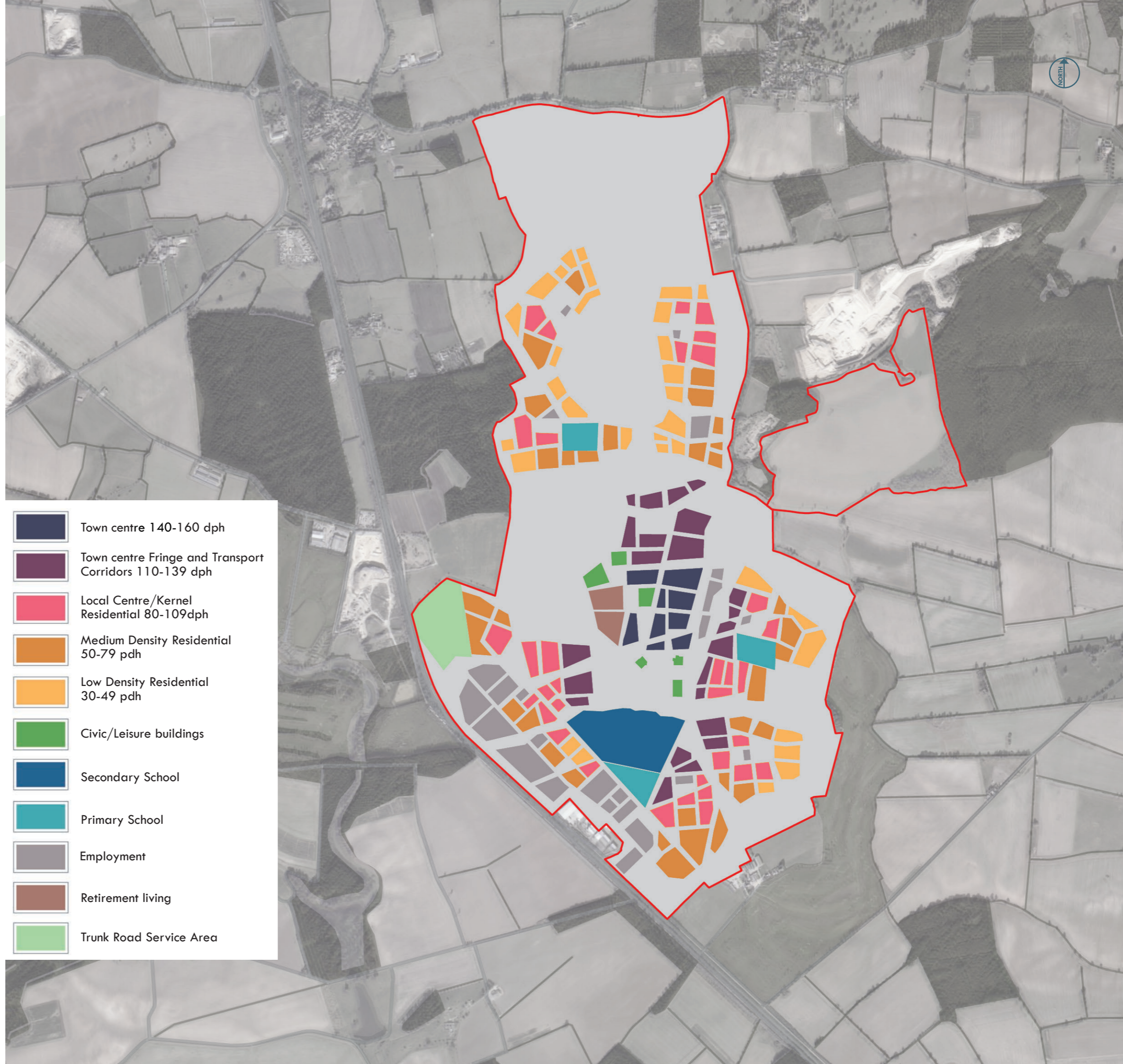


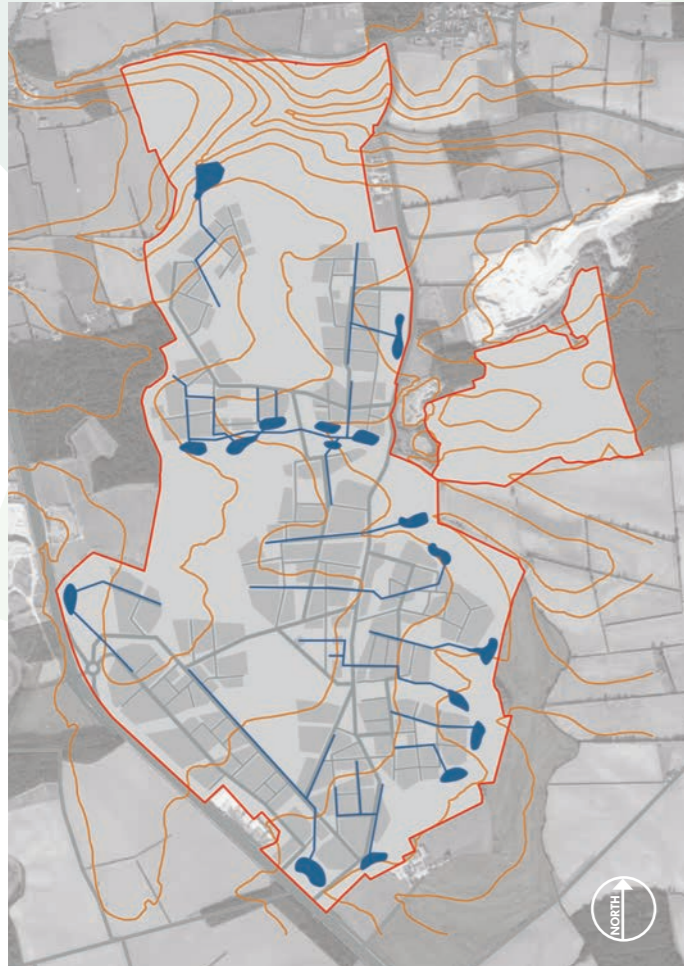
How the masterplan works




Density and land use

6.15 It is envisaged that Woolfox will have a variety of employment, social and healthcare infrastructure, leisure and recreation, education and residential areas to create a rich tapestry of uses within the town to enable it to function as a self-sufficient market town. It is anticipated that there would be a higher proportion of employment uses alongside the A1 and within the town centre. A secondary school and three primary schools are envisaged within Woolfox.

6.16 It is envisaged that there would be a range of residential densities across the site that assist with creating character and responding to local context. As such, higher densities are proposed within the town centre, along key streets and kernels, with lower densities generally found along the outer edges of the town near to open countryside. Woolfox can deliver a minimum of 7,500 new homes, creating a significant new settlement for Rutland and the surrounding area.





-  Contours at 5m intervals
-  Swales
-  Attenuation basins (indicative)

Sustainable drainage

6.17 Utilising the terrain and existing drainage features, our vision is to sustainably manage stormwater runoff within the landscape framework to enhance the existing landscape and create new recreational amenities and habitat within the site.

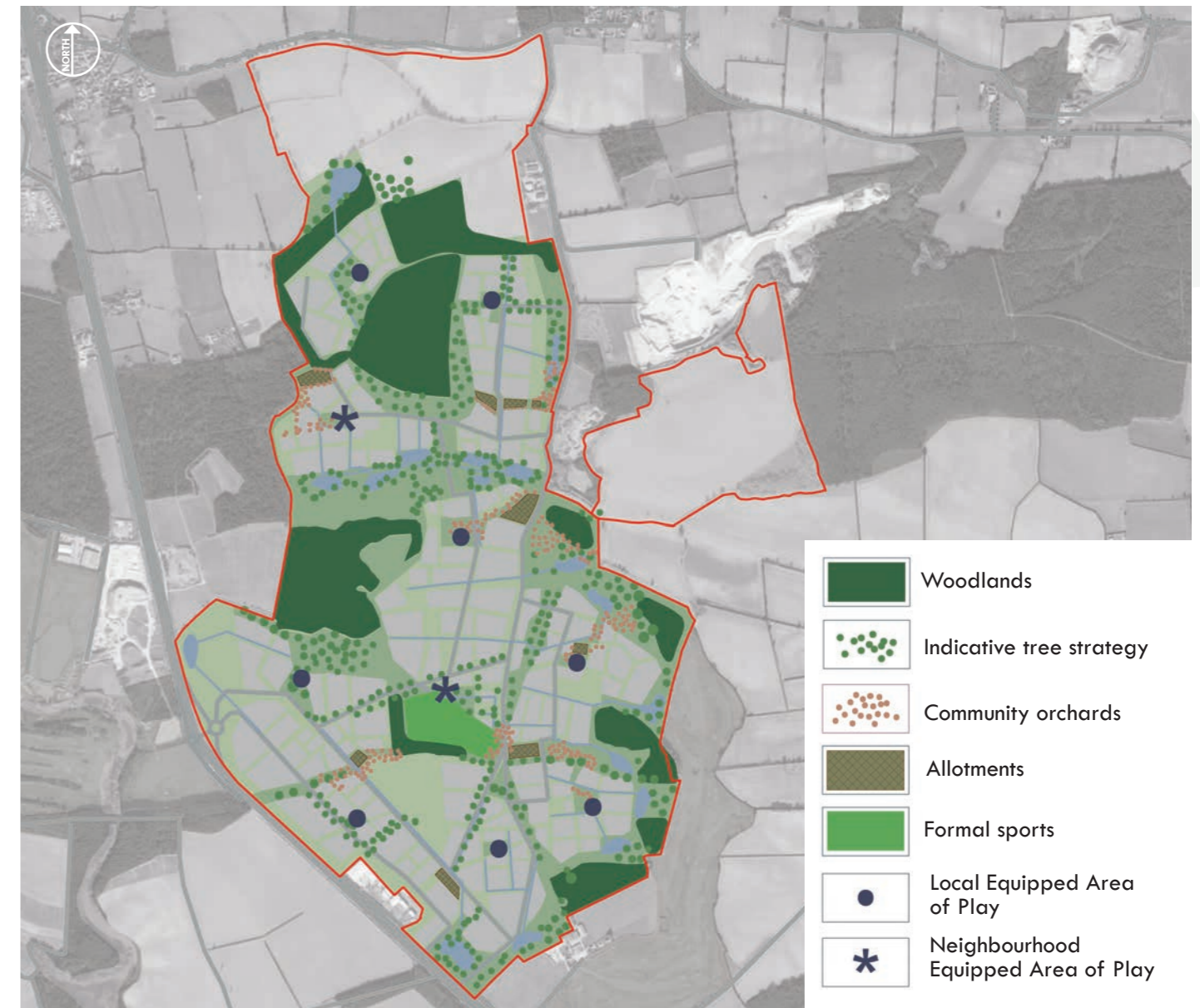
6.18 It is also envisaged that Woolfox recycles a large proportion of its rainwater for flushing toilets, watering gardens and washing cars.

A diverse landscape tapestry

6.19 A range of open spaces and landscapes are pictured in Woolfox that not only provide a great amenity for local residents and visitors, but also create new habitats for wildlife. Areas of intense public use and formal sports are proposed alongside more natural, informal areas to create diversity and respond to local context and proposed land use. As such, the central town park, Ash Wood Park, would provide formal sports use with an area for large outdoor events, whilst the glade within Woolfox Wood could be used as an outdoor theatre. Wood pasture is proposed in areas adjacent to existing ancient woodlands to protect these ecological assets as well as enhance the wooded character of the site.

6.20 Drainage basins provide opportunities for wetland habitat which are generally found on the edge of the town and would be more informal in nature. Key to the approach for the landscape strategy within Woolfox will be ensuring biodiversity net gain.

6.21 A central element of living in balance is ensuring that people have the opportunity to grow their own food and produce natural materials from the woodlands. As such it is envisaged that allotments are located in every neighbourhood with community orchards filtering from the allotments to local parks and landscape corridors.



-  Woodlands
-  Indicative tree strategy
-  Community orchards
-  Allotments
-  Formal sports
-  Local Equipped Area of Play
-  Neighbourhood Equipped Area of Play

How the masterplan works

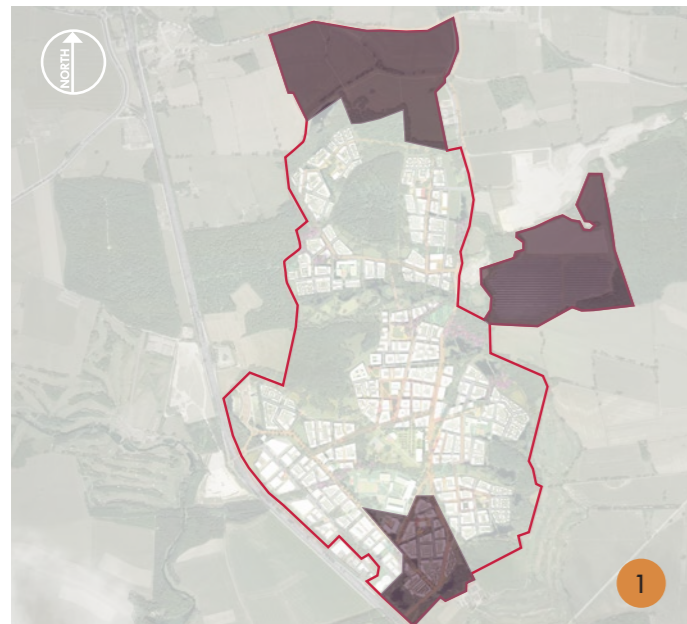
Utilities

6.22 It is envisaged that Woolfox will generate zero carbon electricity through solar farms, PV panels on roofs of buildings and an AD plant associated with a water treatment facility. Buildings will be built of the highest quality and specification to increase insulation performance, minimising heat demand. Woolfox will be a gas free town, with heating provided by ground source/air source heat pumps or communal heat using biogas from the AD plant. The town will be connected to the national electricity grid and will feed excess energy back into the grid, or store it in batteries for later use.

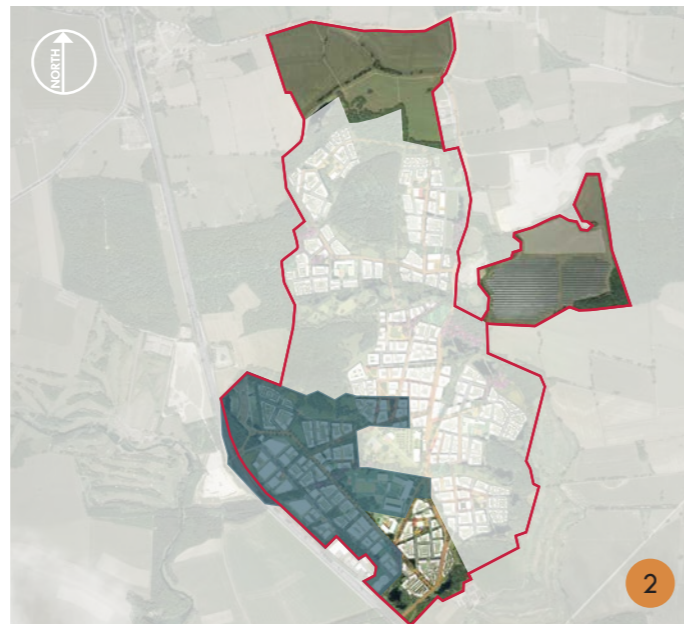
6.23 Potable water will be brought onto the site although it will be explored whether Woolfox can treat its own grey/foul water in order to have a closed system. Telecommunications and digital connectivity will be fundamental to Woolfox and therefore future-proofing of this infrastructure will be a priority.

Phasing

6.24 **The first phase** of Woolfox will be accessed from the local service road running alongside the A1. It will include a primary school, kernel (local centre), provision for healthcare and community facilities, and approximately 750 new homes associated with Hardwick South neighbourhood. Temporary solar farms will be located in the far east of the site and to the south of Osbonall Wood.

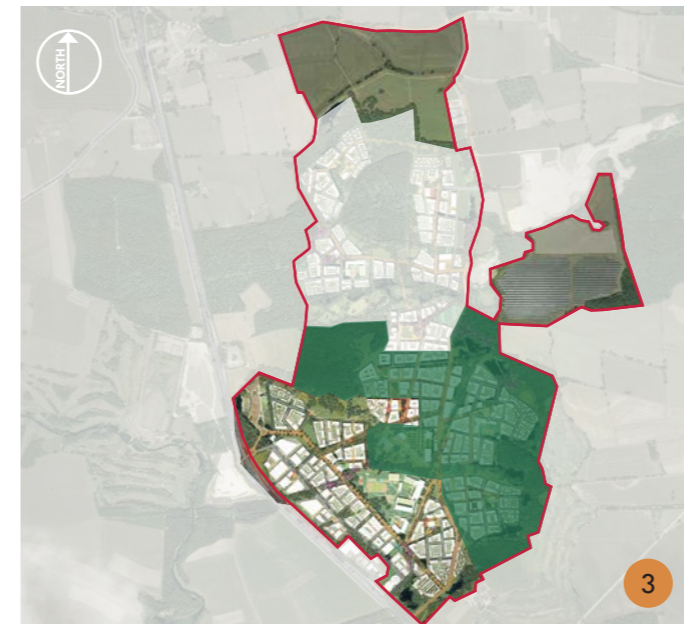


6.25 **The second phase** will include the new junction from the A1, a new high-quality trunk road service area, employment development along the A1 boundary, the secondary school and approximately 1,750 new homes associated with Hardwick South, North Spinney and parts of the retirement village and town centre, Ashton.

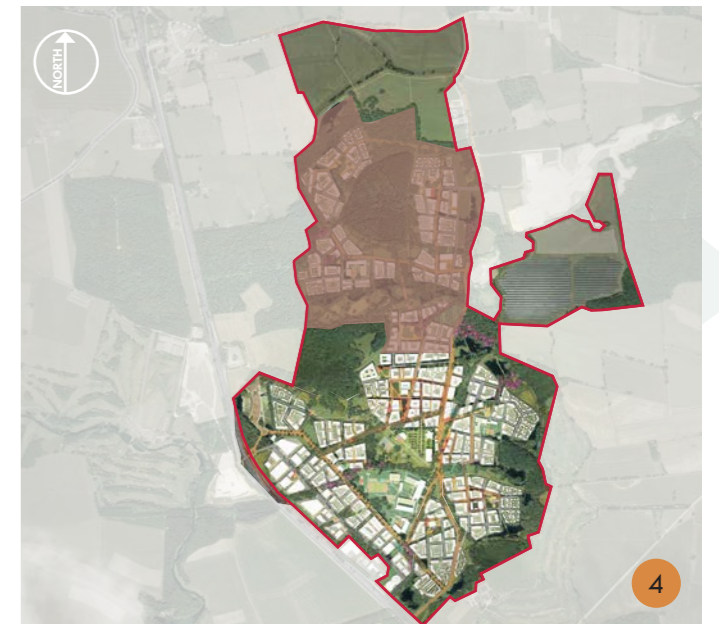


Phasing continued

6.26 **The third phase** will complete development on the former airfield in the south of the town including a second primary school, the remaining elements of the town centre, retirement village and Ash Wood Park and the neighbourhoods of North Hardwick, Ashton and Coppice, delivering approximately 3,000 new homes.



6.27 **The fourth phase** will complete the town with the delivery of Osbonall North, Osbonall South and Bidwell neighbourhoods, comprising approximately 2,000 new homes and a third primary school. It will progress from west to east to enable prior extraction of minerals east of Osbonall Wood and working out of the existing quarry. The temporary solar farms will be removed with energy for the town continuing to be provided by rooftop PV panels on buildings, low carbon heating systems and by the AD plant.







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Comment	Final

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in accordance with ISO 9001:2015