

FEBRUARY 2020

MASTER PLAN VISION STUDY

LAND TO THE REAR OF WOODCOCK CLOSE AND ST GEORGES WAY, IMPINGTON



QUALITY ASSURANCE

Site name: Land to the Rear of Woodcock Close and
St Georges Way

Client name: [REDACTED]

Type of report: Master Plan Vision Study

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Prepared by: Helen Davies

Signed:

Date: 24.02.2020

Reviewed by: Danielle Percy

Signed:

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CONTENTS

1.0 INTRODUCTION

1.1	Scope of the Document	6
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2.0 SITE AND CONTEXT

2.1	Aerial Location Plan	10
2.2	Site Context	11
2.3	Wider Connectivity Plan	12
2.4	Local Transport Study	13
2.5	Green Belt Policy	14
2.6	Settlement Edge	15

3.0 BASELINE STUDY

3.1	Visual Study	18-19
3.2	Local Landscape Character	20
3.3	Designations	21
3.4	Topography	22
3.5	Flood Risk	23

4.0 CONSULTANT REPORT SUMMARY

4.1	Flood Risk and Drainage	24
4.2	Transport and Access	25

5.0 DEVELOPING A VISION

5.1	Opportunities and Constraints	30-31
5.2	Master Plan Strategy	32-33
5.3	Master Plan Development Brief	34
5.4	Play Area Context	35
5.5	Existing Built Form and Character	36
5.6	Built Form and Materiality Precedents	37
5.7	Open Space and Character Precedents	38
5.8	Character and Sustainability	39

6.0 CONCLUSION

6.1	Conclusion and Recommendations	42
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1.0

INTRODUCTION

This section provides an overview of the document contents and scope, in accordance with the site assessment and delivery requirements.

1.1 INTRODUCTION

This document is a site assessment leading to a master plan vision and delivery study for Land to the Rear of Woodcock Close and St Georges Way, Impington.

This document has been prepared to demonstrate the development potential of an area of land immediately adjacent to the east of Impington.

The master plan follows a process of assessment and evaluation to establish site opportunities and constraints in order to develop a master plan strategy.

The document is comprised of the following:

SITE CONTEXT:

A description of the site in its local and wider context, highlighting local amenities, including schools, doctors and transport connections. An assessment of the planning context provides a summary of the framework within which the site has been proposed for development, and highlights the policies that have been considered as part of the assessment.

BASELINE STUDY:

A photographic study of the site and its context, determining its key receptors and constraints. A subsequent assessment of the site's mapping data including topographical and flood risk mapping to determine key considerations and constraints.

DEVELOPING A VISION:

An overview of the development opportunities and constraints resulting in a strategy diagram showing indicative developable areas, open space, and access provision.

CONCLUSION AND NEXT STEP:

Conclusions and benefits of the site assessment, together with indicative design principles.







2.0

SITE AND CONTEXT

This section of the document gives an overview of the site location, local amenities and transport connections.



The site is located on the north-eastern edge of the Village of Impington, Cambridgeshire. Impington is adjacent to Histon Village which is situated immediately north of Cambridge and the A14.

The site consists of three fields currently used for grazing sheep and horses. Hollyoaks Veterinary Surgery is located within the north-eastern section of the site and the master plan includes a proposal to relocate this facility nearby.

The site is enclosed by Impington village to the north, south and west and framed by a tree belt on the eastern boundary between the site and open countryside.

Site Area: 2.99ha.

Site Access via Woodcock Close and St Georges Way.

LEGEND

 Site boundary (2.99ha)

Figure 1: Location Plan



The site is located within approximately 1km of Histon village centre which provides a range of facilities for the local community.

LEGEND

- Site boundary (2.99ha)
- Approximately 1km from the site
- 1 Histon Baptist Church
- 2 Histon & Impington Infant School (proposed to be relocated to Mill Lane, Histon)
- 3 Histon & Impington Junior School
- 4 Impington Village College
- 5 St Andrew's Church
- 6 The Railway Vue Pub
- 7 The Geographer
- 8 Cambridge Vision Business Park
- 9 Firs House Surgery
- 10 Cambridgeshire Police
- 11 Hollyoaks Veterinary Surgery
- 12 Homefield Park
- 13 Impington Sports Centre
- 14 Histon and Impington Recreation Ground
- Bus stops with routes to Cambridge, St Ives and Peterborough

Figure 2: Site Context



The site is strategically well located with good transport links into Cambridge and access to the A14 which provides connections north, east and west.

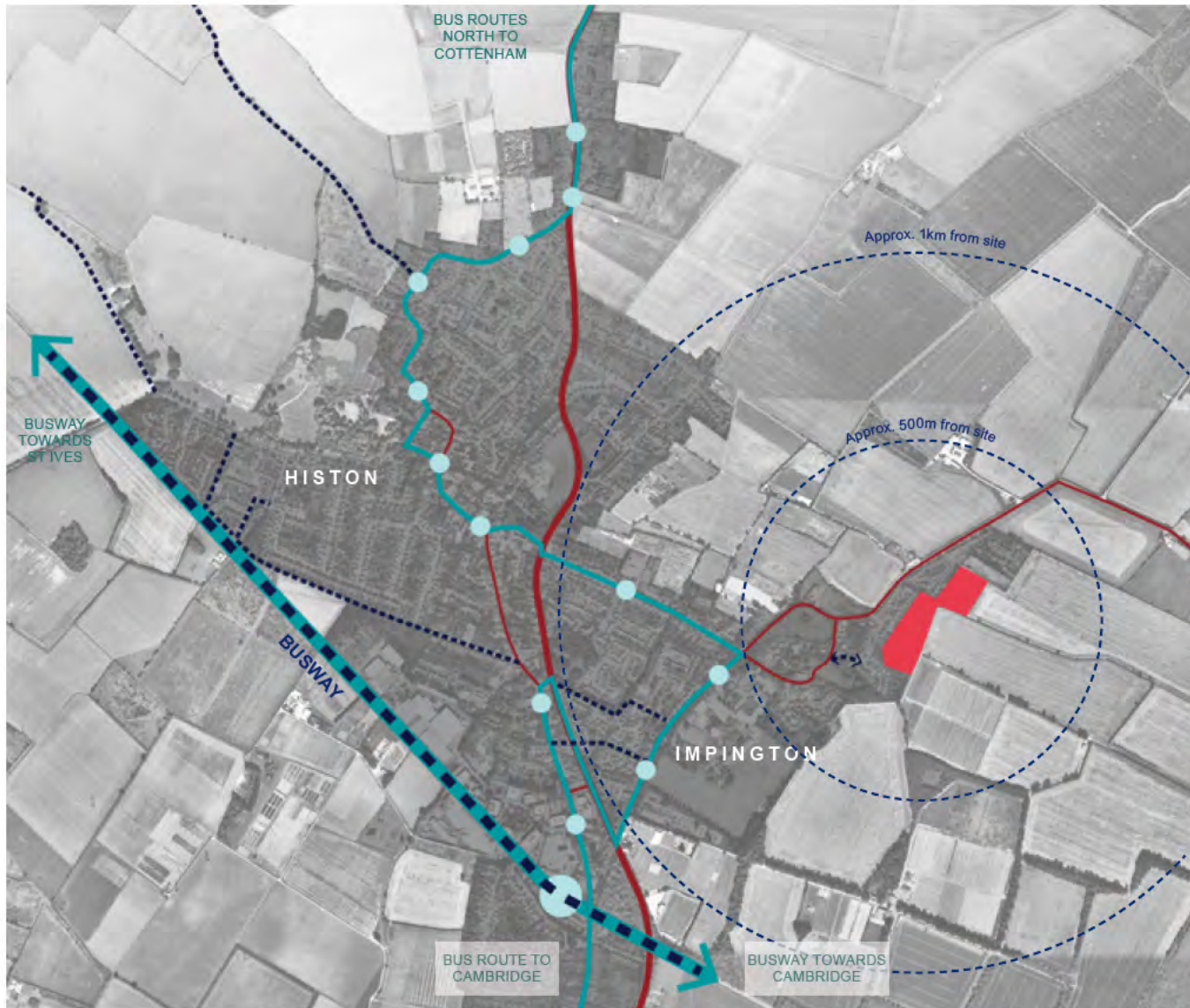
The guided busway is routed through Histon and also provides road-free cycle and pedestrian access both into Cambridge and towards St Ives.

Cambridge North Train Station is approximately 3.5km from the site boundary and includes routes to London (50mins), Norwich (1.15hr) and Ely (13mins). The guided busway provides a direct route to the station.

LEGEND

- Site Location
- Settlement
- Healthcare Facility
- Primary School
- Secondary School / Further Education
- Waterbeach Greenway Review Area (sustainable transport corridors)
- Guided Bus Way
- Road Network

Figure 3: Wider connectivity plan



The site is located approximately 500 metres from the closest bus stop where the Citi 8 bus runs every 20 minutes on weekdays into Cambridge and north to Cottenham.

There is an existing footpath link from Woodcock Close towards Impington Village. Access to the Guided Busway is approximately 1km from the site with pedestrian access along existing roads.

- Site Location
- Guided bus way / Cycle and Pedestrian Route
- Local Bus Route
- Bus Stop
- Footpath
- Primary Road
- Secondary Road

Figure 4: Local Transport Study

2.5 GREEN BELT POLICY



The following is a review of Green Belt policy included in the Core Strategy Development Plan Document 2007.

Policy ST/1: Cambridge Green Belt

A Green Belt will be maintained around Cambridge that will define the extent of the urban area. The detailed boundaries of the Green Belt will be established in Development Plan Documents.

The Cambridge Green Belt serves a number of purposes which are derived from Government guidance (PPG2) and the Cambridgeshire and Peterborough Structure Plan. The Green Belt keeps land open and free from development over a long period, in order to give assurance that its boundaries will endure.

The Cambridge Green Belt is relatively small in extent. Its purposes are defined as:

- To preserve the unique character of Cambridge as a compact, dynamic city with a thriving historic centre;
- To maintain and enhance the quality of its setting;
- To prevent communities in the environs of Cambridge from merging into one another and with the city.

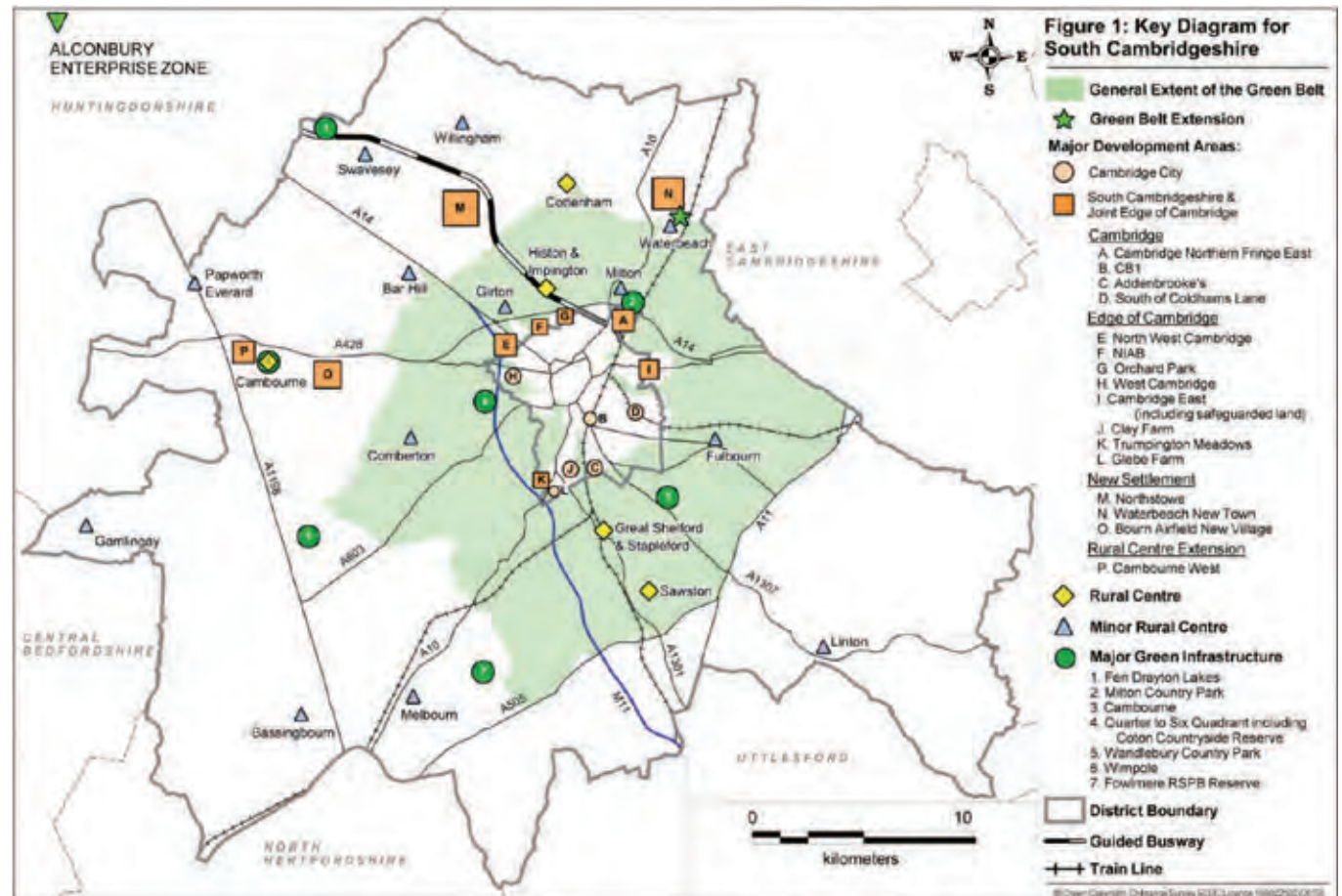


Figure 5: Indicative extent of the Green Belt, subject to review of the Proposed Submission Document



The existing settlement edge is defined by larger scale agricultural fields to the east. The site, which is enclosed by a tree-belt along the eastern boundary, is small in scale and used for grazing sheep and horses.

The existing tree-belt functions as a physical boundary between the village and the open fields located adjacent. The plan (figure. 6) shows the existing built form and demonstrates how the site sits within this.

LEGEND

- Site Location
- Boundary Tree-Belt
- Settlement
- Guided Bus Way
- Mere Way (Roman Road)
- Road network

Figure 6: Settlement Edge





3.0

BASELINE STUDY

The baseline mapping study of the site includes site topography and designations, in order to inform the opportunities and constraints of the site.

3.1 VISUAL STUDY



Figure 7: Viewpoint location



Viewpoint 1; Facing south-west towards Hollyoaks Veterinary Surgery



Viewpoint 2; North from the corner of the site facing towards St Georges Way



Viewpoint 3; From Veterinary entrance road facing west



Viewpoint 4; From St Georges Way facing south-east towards the site



Viewpoint 5; Facing north-east towards dwellings on St Georges Way



Viewpoint 6; From Existing track access, facing south-east



Viewpoint 7; Facing south boundary

Figure 8: Photographs 1-7



Figure 9: Viewpoint location



Viewpoint 8; Facing south along western site boundary



Viewpoint 9; From access track, facing west towards Woodcock Close



Viewpoint 10; Facing east towards boundary vegetation



Viewpoint 11; Corner of site at gated access, facing north-east



Viewpoint 12; Facing west at gated access into the site



Viewpoint 13; Facing north-east towards the northern boundary



Viewpoint 14; Access off Woodcock Close

Figure 10: Photographs 8-14



Village Landscape and Settlement Analysis is included within the South Cambridgeshire District Council Design Guide SPD, adopted March 2010.

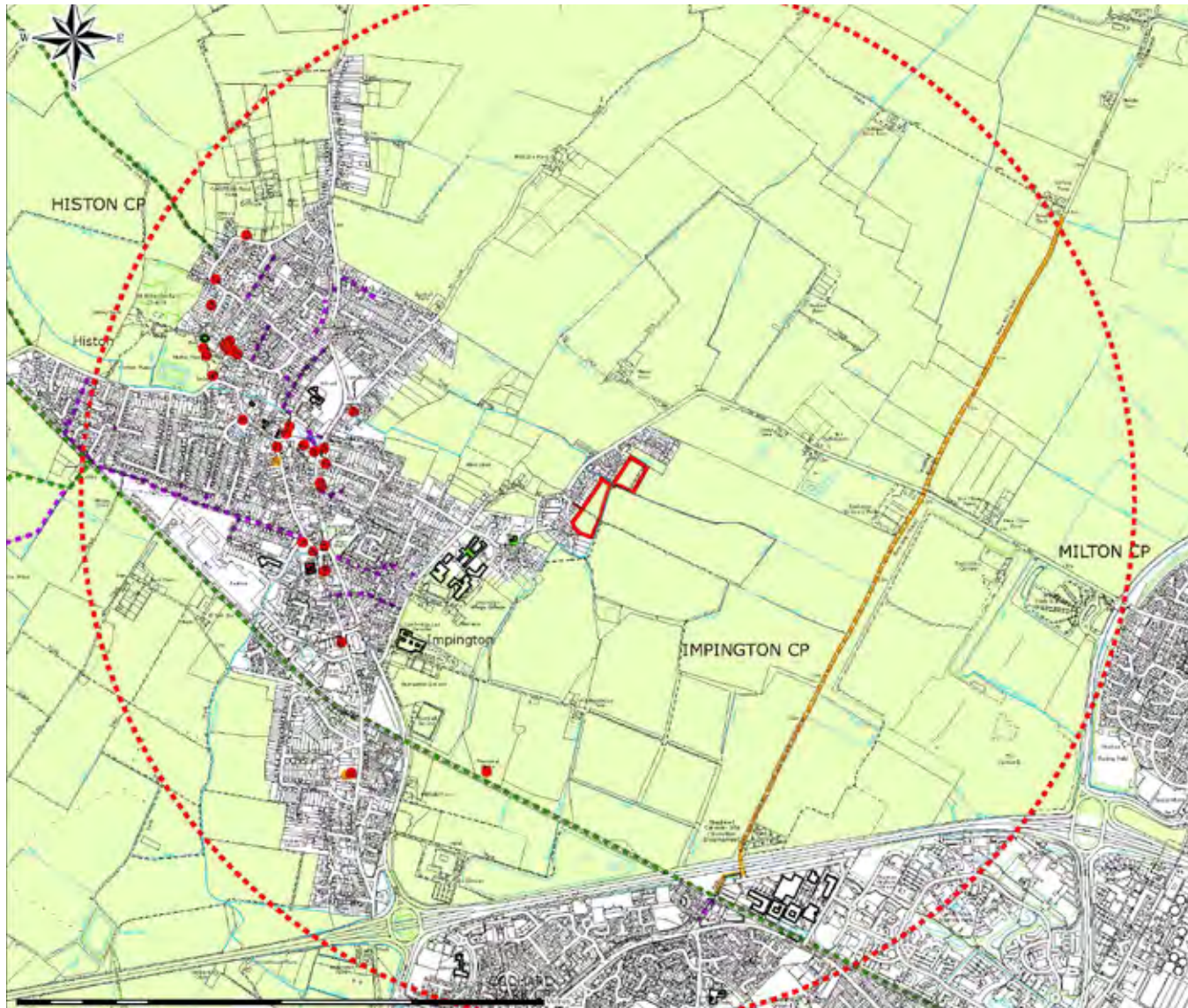
The villages on the low fen islands are characterised by their strong linear form, the historic linear form is retained despite the modern estate developments that have occurred in many of the villages. Within the historic cores narrow lanes with continuous street frontages are typical, but on village edges buildings are more often setback with low walls and hedges fronting the streets. Key features of the character include:

- A low-lying, flat open landscape with extensive vistas;
- Large skies create drama;
- A hierarchy of streams, 'lodes', drains and ditches dissect the landscape;
- Orchards are a distinctive feature;
- Slightly elevated fen 'islands' have a higher proportion of grassland cover, trees and hedgerows;
- Small scale, irregular medieval field patterns are still visible around the edge of settlements;
- Church towers and spires create landmarks.

Due to the site's location the landscape character is less defined by the fens than other villages within the 'Fen Edge' character. The existing fields are small in scale and enclosed by a line of trees which inhibits extensive vistas.

Figure 11: Broad Landscape Character Assessment, Countryside Agency's Countryside Character for East of England

3.3 DESIGNATIONS



There are no public rights of way within the site boundary, the site is situated within Greenbelt Land.

There are two Grade I listed buildings within the village of Impington; St Andrew's Church and Impington Village College. Within 2km there are also a number of listed buildings and public footpaths.

The guided busway provides a pedestrian and cycle route into Cambridge and towards St Ives and can be accessed from Histon.

LEGEND










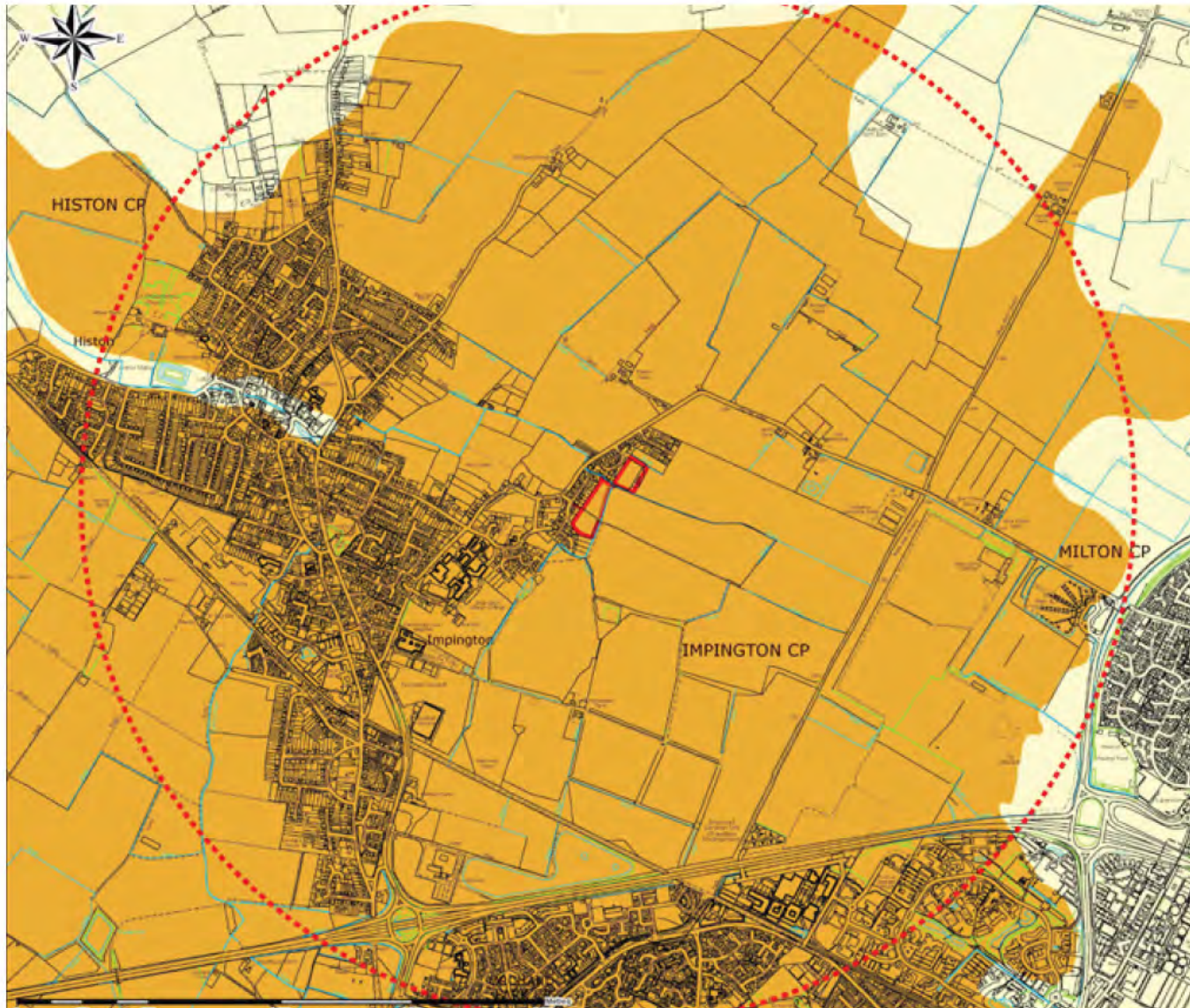
-  Site Boundary (2.99ha)
-  2km Radius
-  Green Belt
-  Grade II Listed Building
-  Grade II* Listed Building
-  Grade I Listed Building
-  Public Footpath
-  Public Bridleway
-  Public Byway

Figure 12: Designations

3.4 TOPOGRAPHY



The site boundary is located at an elevation of between 10 to 20m AOD (Above Ordnance Data).

The landform surrounding the site is similarly at an elevation of between 10 and 20m, whilst in the local context the land declines to the north and east.

LEGEND





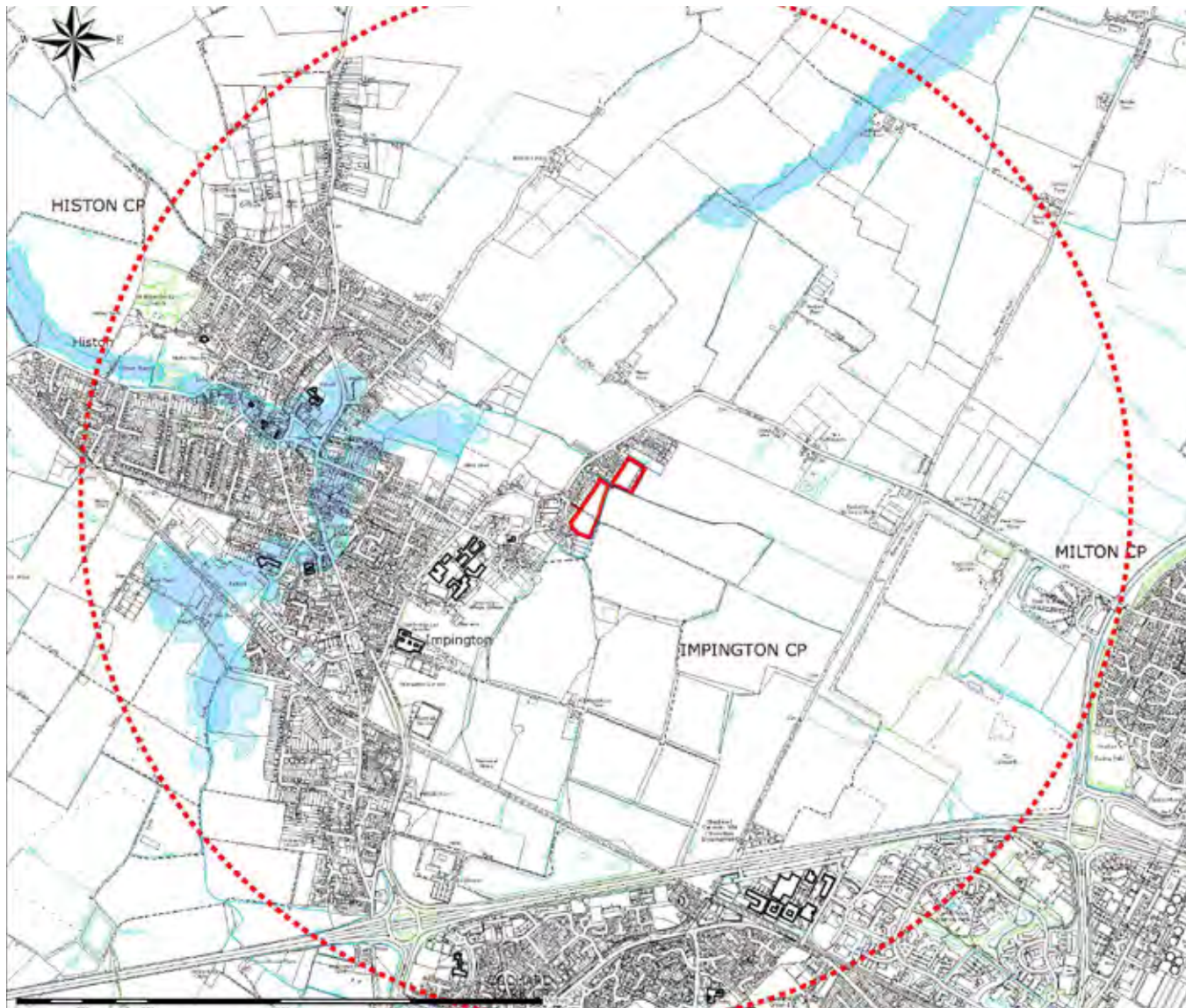
-  Site Boundary (2.99ha)
-  2km radius
-  0 - 10m
-  10 - 20m

Figure 13: Topography



The site is located within Flood Zone 1 and is, therefore, 'low risk' of flooding.

There may be risk of surface water flooding and the potential risk on developable areas will be assessed by the drainage consultants.

LEGEND





-  Site Boundary (2.99ha)
-  2km radius
-  Flood Zone 3
-  Flood Zone 2

Figure 14: Flood Risk





4.0

CONSULTANTS REPORT SUMMARY

The following section provides a summary of reports undertaken for:

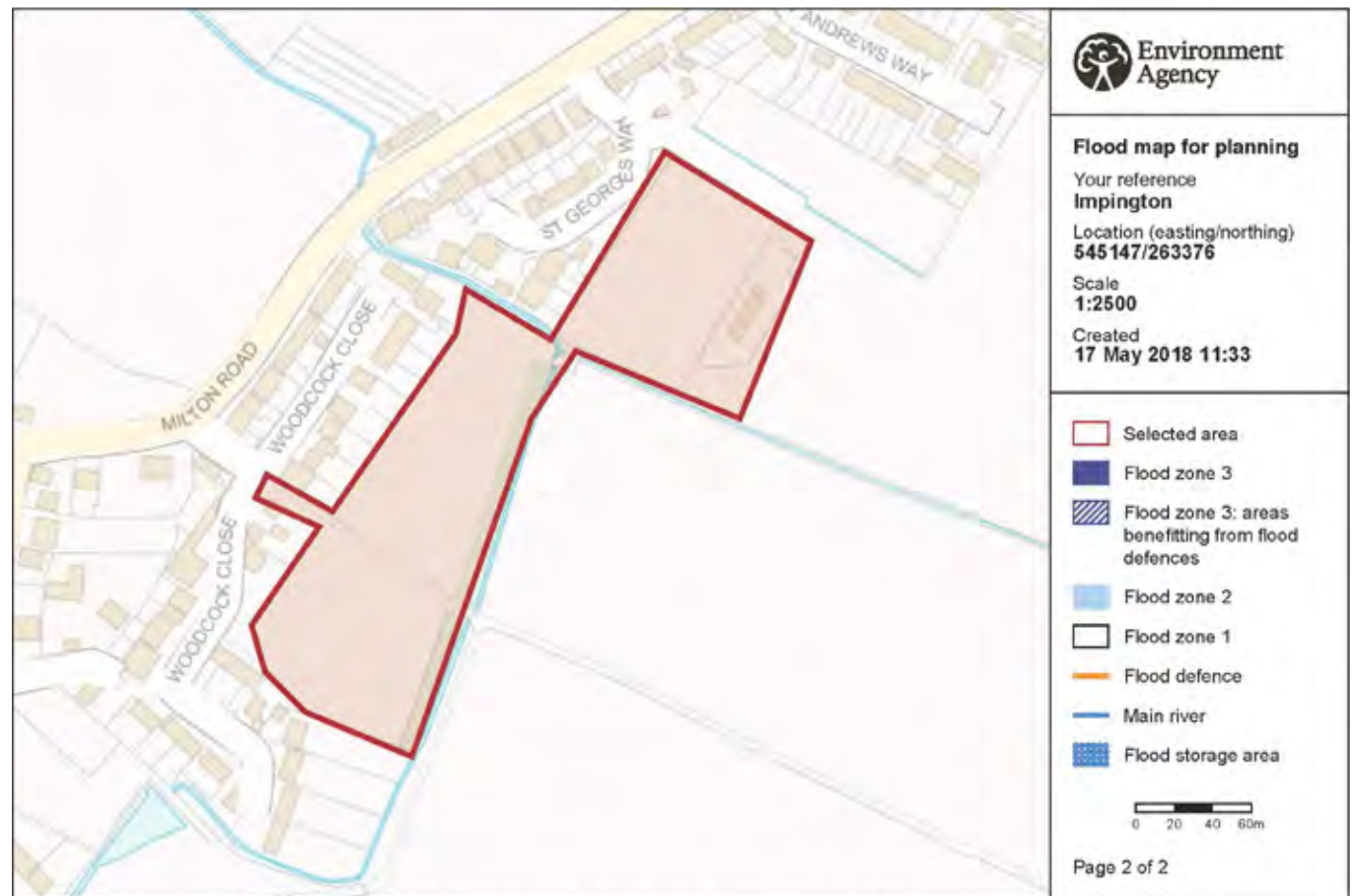
- Flood Risk and Drainage
- Transport

4.1 FLOOD RISK AND DRAINAGE

The following is a summary of the flood risk and drainage considerations (for full report refer to the FRA prepared by EAS).

The report states that it is important that the minor watercourse/ditch is maintained and does not become blocked. If a pedestrian route or vehicle route is deemed necessary, a suitably designed culvert and bridge will be required. Should this be the case early discussion with the LPA, the IDB and Cambridge CC is recommended to determine their requirements in bridging a minor watercourse.

The site is located in Flood Zone 1 and, therefore, at 'low risk' of flooding. The main drainage issue arises from surface water which affects limited areas of the site and in all probability is associated with adjacent drainage ditches and compaction following years of grazing with little or no cultivation. The drainage strategy for the site is most likely to be based on an attenuation and discharge strategy to the minor watercourse/ditch with necessary consent from the IDB or LPA. The LPA may require infiltration tests and site investigation in order to examine the suitability of an infiltration strategy given the mudstone geology.



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Figure 15: Risk of Flooding - EAS report

4.2 TRANSPORT

The following is a summary of the transport report (for full access report refer to EAS site report).

This proposed access utilises the existing route from Woodcock Close to the potential development site. The available width is circa 8.7m. The plan demonstrates a 1.8m continuous footway and a 4.8m carriageway, with a curtailed footway on the south side and a 4.5m radius at the entry. There is straight access for a refuse vehicle into the site so the 4.5m radii are a practical option.

On exit the visibility splay to the left is drawn to the centre of the road. The Y distance is drawn at 25m and as shown avoids the neighbouring garden but would cross this if drawn to the ideal standard. 25m is, however, suitable for a 20mph residential road.

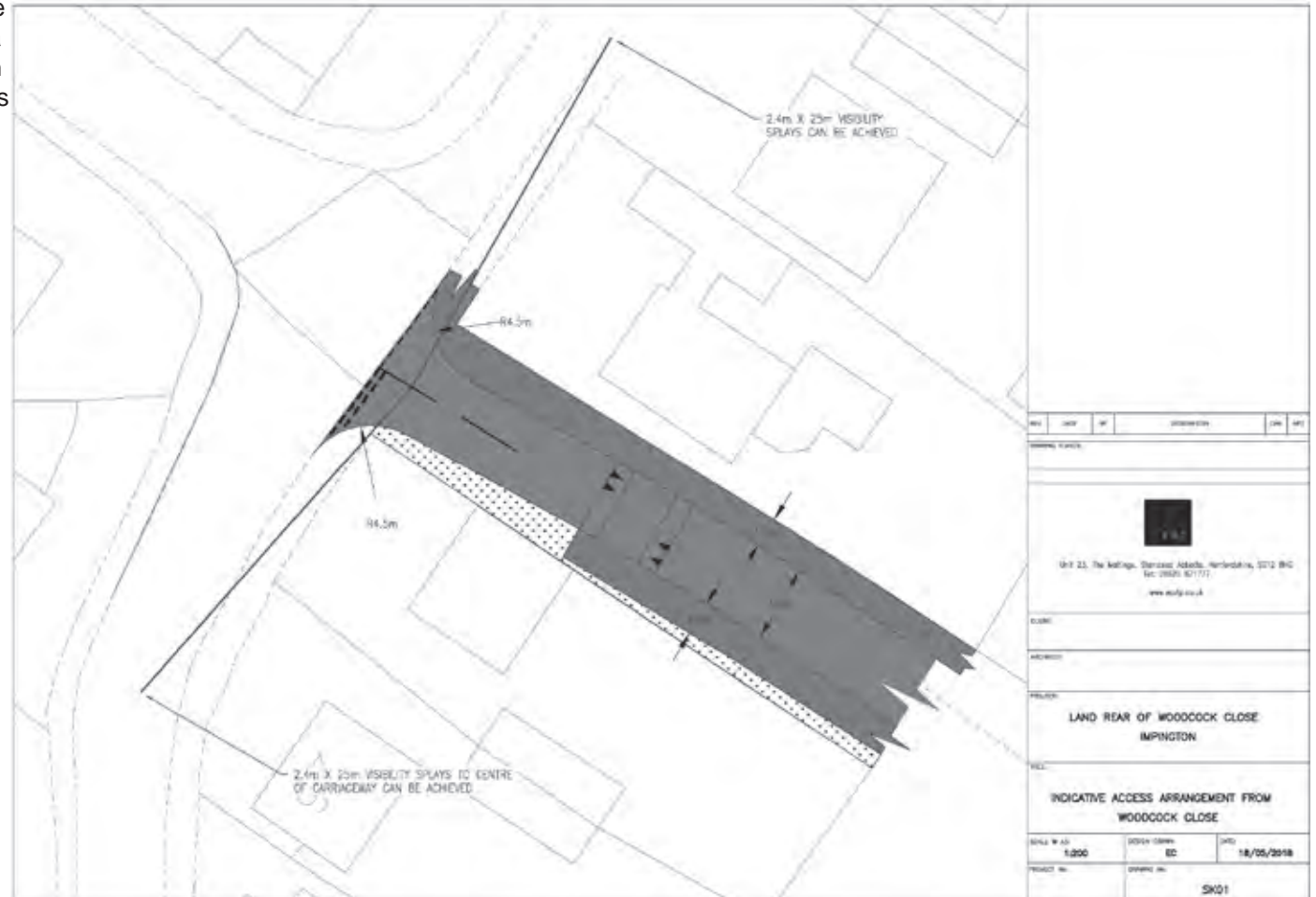


Figure 16: Indicative Access - EAS report





5.0

DEVELOPING A VISION

This chapter proposes a master plan vision for the site, including opportunities and constraints mapping, a master plan strategy and supporting development brief in accordance with local planning policy requirements.

5.1 OPPORTUNITIES AND CONSTRAINTS OF THE SITE

Through the baseline mapping and assessment of the site, a number of opportunities and constraints have been identified which provide a framework within which the proposed development will be brought forward. The opportunities and constraints of the site include:

SITE BOUNDARIES

- The site boundaries are defined by Impington Settlement edge to the west and south, namely Woodcock Close and St Georges Way. Key to any development strategy will be the avoidance of overlooking and to ensure adequate distance between existing and proposed new dwellings;
- The majority of the eastern boundary is defined by a tree belt with occasional gaps and longer views where the track provides access to the adjacent farmland; and
- The northern most field is defined by the road on the north boundary which provides access to the veterinary surgery. A hedgerow forms a boundary to the east.

LEVELS & DRAINAGE

- The topography within the site is generally flat and is not affected by flood risk zones; and
- There are drainage channels which run centrally through the site and along the eastern boundary. There is an opportunity to incorporate these into a sustainable drainage strategy.

ACCESS & CIRCULATION

- There are existing points of access off Woodcock Close and St Georges Way, the latter providing access to Hollyoaks Veterinary Surgery; and
- There are no public rights of way within the site and very few in its proximity.

LAND USE

- The land is currently formed of open fields used for grazing and dog training; and
- Hollyoaks Veterinary Surgery is located within an enclosed section to the north-east of the site where there is an opportunity to retain existing hedgerows and create a different 'character area'.

VEGETATION

- The site boundary to the east is mostly enclosed by an existing tree belt, with occasional views where the access tracks cross through the trees;
- Boundary vegetation between the site and existing rear gardens is relatively open. Here there is an opportunity to enhance these boundaries and protect the existing properties from being overlooked; and
- There is an additional opportunity to increase the diversity of the vegetation and habitat creation across the site.



LEGEND













-  Site Boundary (2.99ha)
-  Existing Vegetation
-  Existing Road Network
-  Existing Dwellings and Frontages
-  Existing Pastural land Within Site
-  Hollyoaks Veterinary Surgery
-  Existing Drainage Channel
-  Existing Paved and Gravel Track
-  Boundary with Existing Dwelling
-  Existing Points of Access into the Site
-  Views Between Treebelts
-  St Andrew's Church

Figure 17: Opportunities and Constraints

5.2 MASTER PLAN STRATEGY



LEGEND














-  Red line Boundary (2.99ha)
-  Existing Vegetation
-  Existing Road Network
-  Existing Dwellings and Frontages
-  Developable Area with Frontages (1.76ha)
-  Proposed Vehicle Access
-  Private Access to Farmstead Courtyard Developable Area
-  Existing Drainage Channel
-  Proposed Pedestrian / Cycle Path
-  Proposed Public Open Space / Play Space and Green Edge to Existing Development
-  Proposed Vegetated Boundaries
-  Vehicle / Pedestrian / Cycle Access Points
-  Proposed Play Area

Figure 18: Master Plan Strategy

The proposed master plan strategy is informed by the opportunities and constraints assessment of the site and its surroundings.

The master plan proposes development in the three parcels of land, utilising the existing points of access from Woodcock Close. Towards the north, the development is bordered by open space, creating a green edge and open aspect upon entering the site. To the north-east, on the Veterinary Surgery site, a private small development around a courtyard is defined by existing hedgerows, creating a sense of enclosure with views across the open countryside.

Proposed vehicle access aligns from Woodcock Close, runs centrally through the southern sector of the development, crossing the drainage channels to align centrally through the northern section of the site. In addition a private road provides access for the dwellings on the former veterinary site.

As part of the proposal a pedestrian and cycle link through the site to existing footpaths enables a safe route to Impington Village College and to the centre of the village.

Open space is proposed as a wedge adjacent to the existing tree belt to the east. This creates a visible landscape, incorporating a play space and the proposed cycle / pedestrian route. Boundary planting defines the site and provides screening of views.

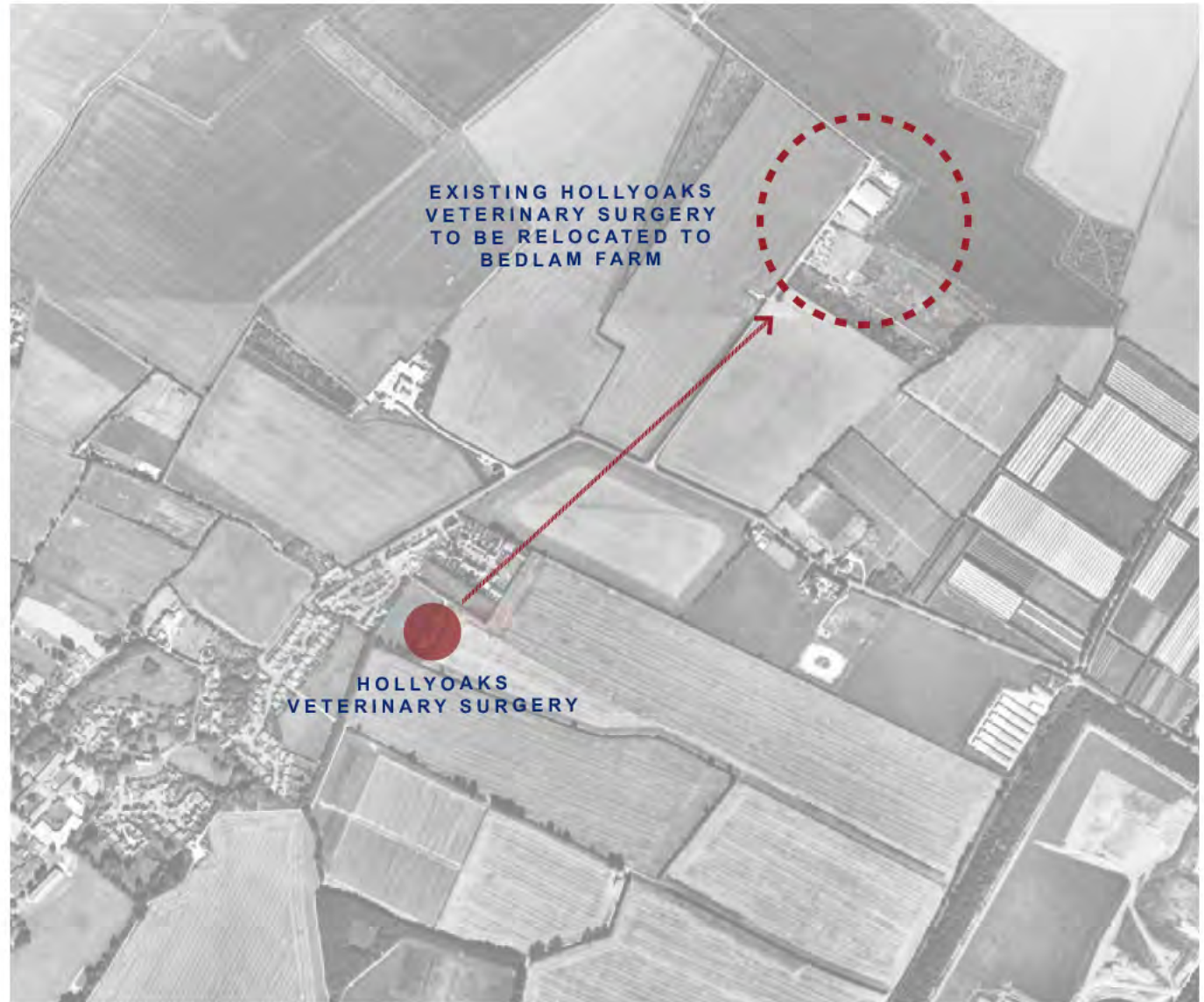


Figure 19: Proposed Relocation Area for Veterinary Surgery

5.3 DEVELOPMENT BRIEF

Total Site Area	2.99 hectares			
PHASE 1 - DEVELOPMENT TYPE	Total Area (Hectares)	Total Area (SQM)	Area % of Total Site	No. of Dwellings
Developable Area (Including Road Infrastructure)	1.67 0.20 (road)	16,700 2,000	57% 7%	50
Open Space Provision	0.56	5,600	18%	-
Boundary Vegetation	0.56	5,600	18%	-
DEVELOPMENT MIX – DEPENDENT ON VIABILITY	Percentage of Mix (%)	No. of Units	Typical GFA (SQM)	No. of Parking Spaces (Per South Cambs DCP)
1 Bed House	15	8	50	1.5 (12)
2 Bed House	35	17	65	1.5 (25.5)
3 Bed House	40	20	95	2 (40)
4+ Bed House	10	5	125	2 (10)
Total	100	50	-	87.5
OPEN SPACE POLICY REQUIREMENT (South Cambridgeshire SPD)	No. of hectares per 1000 people	Indicative No. People (50 x 2.4)	Open Space (Ha)	
			Requirement	Provided
Informal Open Space	0.40	120	0.05	0.46
Children's Play Space	0.80	120	0.10	0.10
Total Open Space Provision (Hectares)			0.15	0.56
OTHER PLAY REQUIREMENTS (Play England)				
Local Equipped Area for Play (LEAP)	Min area: 0.04ha Max walking distance: 400m 10m to the boundary of the nearest property / 20m to the nearest habitable living space.			
Local Area for Play (LAP)	Min Area: 0.01ha Max walking distance: 100m			

HIGHWAY INFRASTRUCTURE	
Primary roads	6m width
Secondary roads	5.5m width
Footpaths	2m width
Cycle / Footpath	3m width

5.4 PLAY AREA CONTEXT



A proposed play area is located within public open space, close to the proposed entry to the site. This location will ensure the play area benefits from the passive observation from the surrounding residences in addition to the proposed pedestrian routes through the scheme.

The play area will either be sized as a Local Area for Play (LAP) or Locally Equipped Area for Play (LEAP), requiring offsets from neighbouring dwellings which are achievable within the master plan strategy.

Figure 20 adjacent illustrates the local distribution of play areas and public open space locally. Its proposed location on the western edge of the open space ensures that the eastern area of Impington will benefit from access to a new formal play area.

LEGEND







-  Proposed Site (2.99ha)
-  Existing Play Area
-  Existing Public Park and Recreation Ground
-  Existing Local Green Space (as defined in the Histon & Impington Neighbourhood Plan)
-  Built Form
-  Proposed Play and Public Open Space

Figure 20: Play Area Context Study

5.5 EXISTING BUILT FORM AND CHARACTER

The following images demonstrate the existing housing and play space characteristics drawn from the local context. This understanding enables the master plan proposals to draw from the existing character of the village.



Figure 21: 19th C. terraced housing with stone colour brick



Figure 22: Histon and Impington Recreation Ground



Figure 23: Early 20th C. semi-detached house with red brick



Figure 24: 20th C. Semi-detached house with render



Figure 25: Thatched roof house with white cladding

5.6 BUILT FORM AND MATERIALITY PRECEDENTS

The following images demonstrate the proposed housing characteristics drawn from best practice and the local context and introducing a range of dwelling sizes. The materiality is proposed to reflect the local vernacular with the use of bricks and timber cladding.



Figure 26: Histon Housing, R H Partnership Architects



Figure 27: Great Kneighton, Trumpington



Figure 28: Trumpington development with play



Figure 29: Histon Housing, R H Partnership Architects



Figure 30: The Avenue, Pollard Thomas in Saffron Walden

5.7 OPEN SPACE CHARACTER PRECEDENTS

The following images demonstrate the proposed play space characteristics drawn from best practice and the local context, the materiality is proposed as natural play with a tree and planting palette which provides seasonal interest.



Figure 31: Play Equipment



Figure 32: Natural Play



Figure 33: Verbena Bonariensis



Figure 34: Natural Play



Figure 35: Seasonal Interest



Figure 36: Fruit Trees

5.8 CHARACTER AND SUSTAINABILITY

BUILDING HEIGHTS AND CHARACTER

The village is characterised by 1.5-2.5 storey building heights, the proposed development will take a design response from that context but may take the opportunity at key points to go up to 2.5 storeys where there are good urban design reasons to do so. The proposed residential development will provide a variety of aspects with some overlooking open space.

DENSITY

The strategic master plan is based on a 30 dwellings per hectare (dph) net development. A 30 dph development responds to the wider context, ensuring the proposal will deliver adequate and suitable housing numbers including 40% provision of affordable housing.

GREEN INFRASTRUCTURE

Through the Implementation of Green Infrastructure provision the development seeks to reduce the impacts of climate change. Sustainable Drainage Systems (SuDS) such as integrated swales help to reduce surface water run-off and quality, while creating a localised cooling effect. Provision of green links across the site encourage ecological corridors, helping to increase bio-diversity.

SUSTAINABLE TRANSPORT

Provision of pedestrian access between the site and the village centre is proposed, where bus routes can be found, aiming to reduce the use of private cars.

COMMUNITY BENEFITS

A provision of open space and green corridors provide the local and wider community access to amenity and play spaces. A safe and sustainable development will encourage health benefits, particularly if sustainable modes of transport are easily accessible.

Areas for play will enable children to play locally and help to develop a strong sense of community by creating areas for people to come together and interact.



Figure 37: Illustrative Section





6.0

CONCLUSION

This chapter concludes the findings of the report and makes recommendations for next steps.

6.1 CONCLUSION AND RECOMMENDATIONS

This report provides a contextual analysis for the site comprising land to the rear of Woodcock Close and St Georges Way, Impington and it's surrounding area. Combined with a baseline mapping and visual study this informs the opportunities and constraints of the site.

The resultant master plan strategy for the site aims to create a sustainable and contextually appropriate extension to Impington village.

The master plan conclusions are as follows:

CONTEXT - The built form of the existing village has been carefully considered when positioning the development within the site boundary, with consideration given to the existing dwellings and issues of overlooking. The resulting proposal creates a sensitive extension to the east of the village of Impington.

DENSITY - The master plan achieves 50 new dwellings across a 2.99ha site, resulting in a net density of 30dph which reflects the density of the local context.

ACCESS - This is proposed from the existing access off Woodcock Close. A primary vehicle route aligns from Woodcock Close, crossing the existing drainage channels via a culvert and aligns centrally through to provide access to the northern section of the site. In addition a private road provides access for the dwellings on the former Veterinary site.

OPEN SPACE - Open space is proposed as a wedge along the existing tree belt to the east. This creates an open, visible landscape incorporating a play space and the proposed cycle / pedestrian link. This will also create a green edge and open aspect upon entering the site.

VEGETATION - Enhanced boundary planting defines the site and provides screening of views whilst creating an appropriate settlement edge.

Further vegetation and tree planting will increase habitat opportunities within the site, connecting with existing linear boundary vegetation and trees.

MATERIALITY AND STYLE - Any proposed development should be approached sensitively, ensuring that appropriate references are drawn from the surrounding residential context and constructed in a contemporary manner, without pastiche.

RECOMMENDATIONS

In summary, we believe the master plan proposals offer the following benefits:

- The development providing up to 50 dwellings, of an appropriate scale and form which supports, and is informed by, the village edge location;
- New publicly accessible open space and play space in line with local plan policy;
- Pedestrian and cycle access through the site linking to the existing network;
- A sustainable site location with good access to the

- facilities and services in Impington and Histon; and
- Relocation of Hollyoaks Veterinary Surgery to purpose built premises at Bedlam Farm, Impington.

NEIGHBOURHOOD PLAN PRIORITIES

The following provides a summary of how the proposals address each of the Neighbourhood Plan Priorities.

PRIORITY 1: ESSENTIAL CHARACTER - Ensure that the proposals draw from appropriate local context to help inform the character of the development and to ensure the village sense of place is reflected.

PRIORITY 2: SUCCESSFUL ECONOMY - A development in a sustainable location which enables ease of access to and from the site using sustainable modes of transport.

Provide purpose built premises for the relocation of Hollyoaks Veterinary Surgery, which is a well used facility in the village.

PRIORITY 3: VIBRANT COMMUNITY - The proposals provide a 0.56 hectares of open space, providing amenity grass as well as formal play equipment. Located within 400m of the existing village, the proposed play space will enable new and existing residents to access the site in close walking distance.

PRIORITY 4: GETTING AROUND - As part of the proposal a pedestrian and cycle link through the site to existing footpaths enables a safe route to Impington Village College and to the centre of the village.

PRIORITY 5: SAFE, SECURE AND SUCCESSFUL

- The proposals will ensure good urban design practice which draws from the appropriate local context. Ensure public open space is overlooked and well-maintained and maintain the existing eastern boundary tree-belt to ensure a sense of enclosure.

PRIORITY 6: HOUSING FOR ALL - To provide 40% affordable with a range of dwellings sizes. To encourage a range of ownership profiles and, therefore, a diverse residency.

APPENDIX A

LIST OF FIGURES

Figure 1;	Location Plan	10	Figure 21;	19th C. Terraced Housing with Stone Colour Brick	36
Figure 2;	Site Context	11	Figure 22;	Histon and Impington Recreation Ground	36
Figure 3;	Wider Connectivity Plan	12	Figure 23;	Early 20th C. Semi-Detached House with Red Brick	36
Figure 4;	Local Transport Study	13	Figure 24;	20th C. Semi-detached House with Render	36
Figure 5;	Indicative Extent of the Green Belt	14	Figure 25;	Thatched Roof House with White Cladding	36
Figure 6;	Settlement Edge	15	Figure 26;	Histon Housing, R H Partnership Architects	37
Figure 7;	Viewpoint Location	18	Figure 27;	Great Kneighton, Trumpington	37
Figure 8;	Photographs 1-7	18	Figure 28;	Trumpington Development with Play	37
Figure 9;	Viewpoint Location	19	Figure 29;	Histon Housing, R H Partnership Architects	37
Figure 10;	Photographs 8-14	19	Figure 30;	The Avenue, Pollard Thomas in Saffron Walden	37
Figure 11;	Local Landscape Character	20	Figure 31;	Play Equipment	38
Figure 12;	Designations	21	Figure 32;	Natural Play	38
Figure 13;	Topography	23	Figure 33;	Verbena Bonariensis	38
Figure 14;	Flood Risk	21	Figure 34;	Natural Play	38
Figure 15;	Risk of Flooding - EAS	26	Figure 35;	Seasonal Interest	38
Figure 16;	Indicative Access - EAS Report	27	Figure 36;	Fruit Trees	38
Figure 17;	Opportunities and Constraints	31	Figure 37;	Illustrative Section	39
Figure 18;	Master Plan Strategy	32			
Figure 19;	Proposed Area for Veterinary Surgery	33			
Figure 20;	Play Area Context Study	35			

Bidwell House,
Trumpington Road,
Cambridge
CB2 9LD

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