



# Land off Villa Road, Impington

## MapBook

September 2021

---

LD&DESIGN

**Page intentionally left blank**

# Contents

## Context

---

Figure 1 – Site Location

---

Figure 2 – Designations

---

Figure 3 – Topography

---

Figure 4 – Zone of Theoretical Visibility (ZTV) Study

---

Figure 5 – Zone of Theoretical Visibility (ZTV) Study and Viewpoints

---

Figure 6 – Aerial Photography

---

## Viewpoints

---

7816\_PP\_00A Viewpoint A

---

7816\_PP\_001 Viewpoint 1

---

7816\_PP\_002 Viewpoint 2

---

7816\_PP\_003 Viewpoint 3

---

7816\_PP\_004 Viewpoint 4

---

7816\_PP\_005 Viewpoint 5

---

7816\_PP\_006 Viewpoint 6

---

7816\_PP\_007 Viewpoint 7

---

## Landscape Strategy

---

Figure 7 – Landscape Analysis

---

Figure 8 – Landscape Strategy

---

Version: 1.0  
Version date: 15 September 2021  
Comment: Final

This document has been prepared and checked  
in accordance with ISO 9001:2015

**Page intentionally left blank**

# Context

---

Figure 1 – Site Location

---

Figure 2 – Designations

---

Figure 3 – Topography

---

Figure 4 – Zone of Theoretical Visibility (ZTV) Study

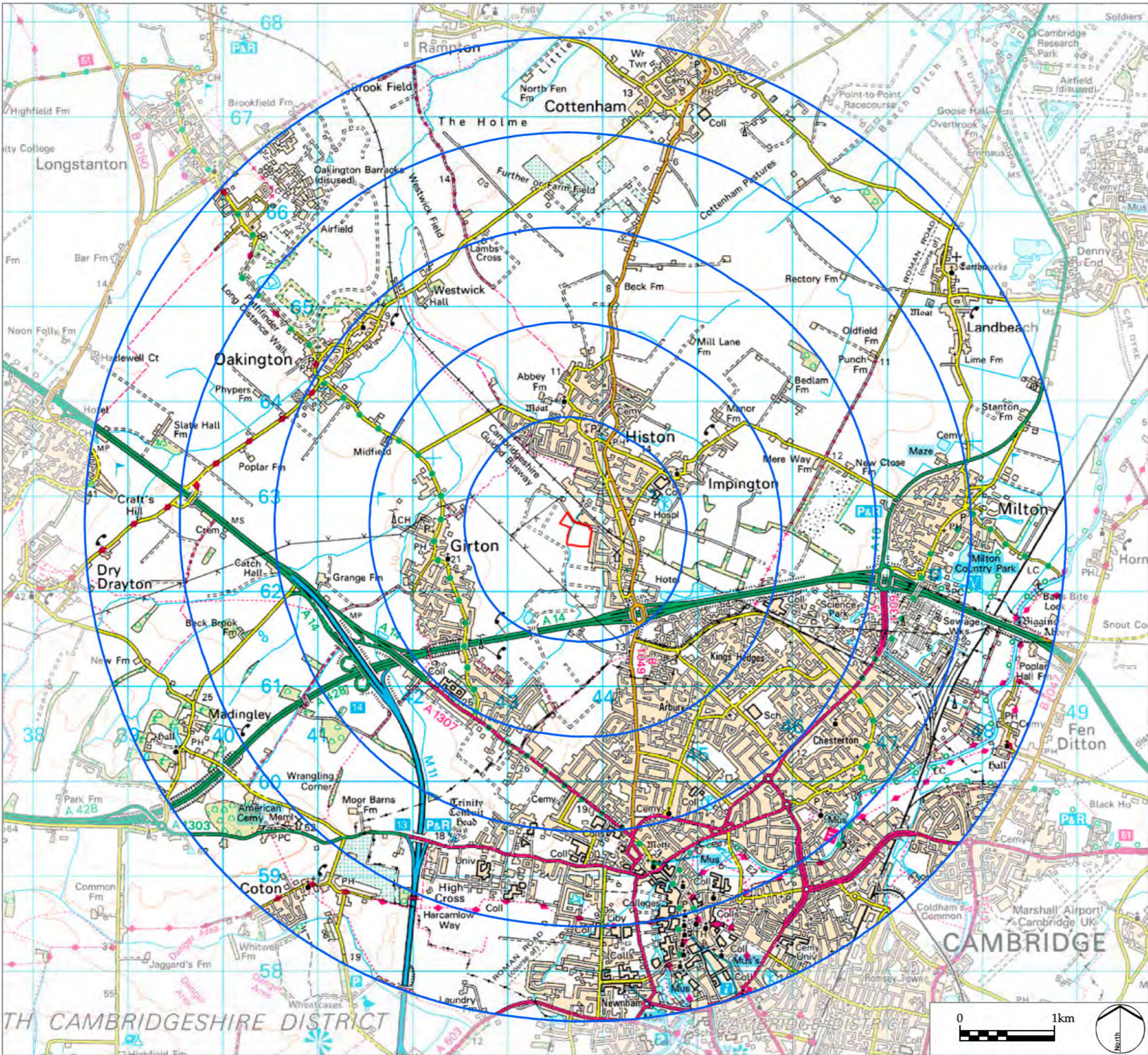
---

Figure 5 – Zone of Theoretical Visibility (ZTV) Study and Viewpoints

---

Figure 6 – Aerial Photography

---



**LEGEND**

- Site boundary
- Distance from Site boundary (1,2,3,4 and 5km)

# LDĀ DESIGN

PROJECT TITLE  
IMPINGTON

DRAWING TITLE  
Figure 1 - Site Location

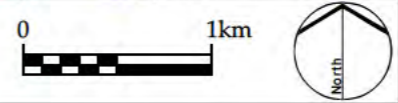
ISSUED BY	Peterborough	T: 01733 310471
DATE	Sep 2021	DRAWN VW
SCALE @A3	1:40,000	CHECKED CMI
STATUS	Final	APPROVED CC

**DWG. NO. 7816\_001**

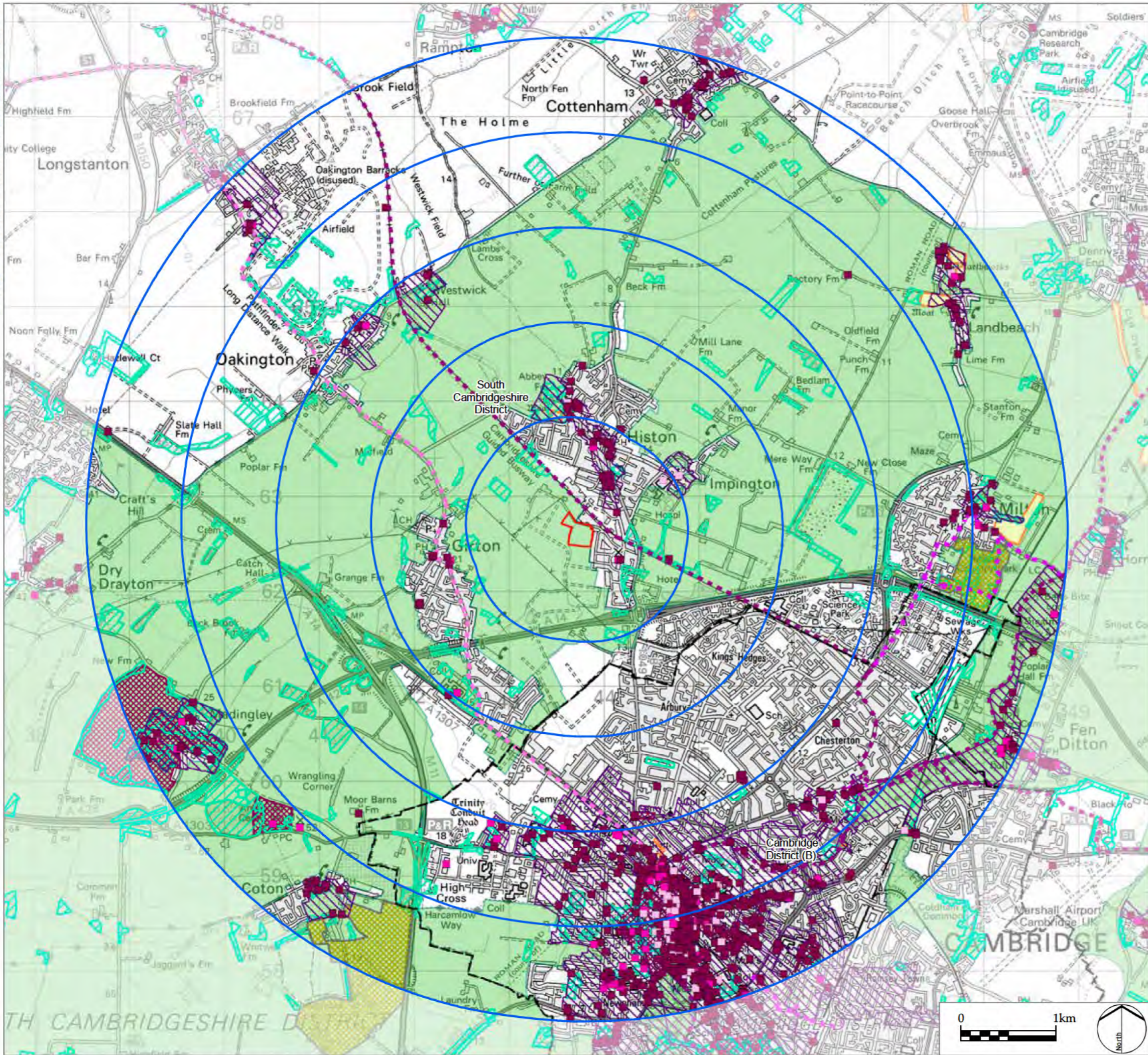
No dimensions are to be scaled from this drawing.  
All dimensions are to be checked on site.  
Area measurements for indicative purposes only.

© LDA Design Consulting Ltd. Quality Assured to BS EN ISO 9001 : 2015

Sources: Ordnance Survey



Z:\17816\_IMPINGTON\GIS\PROJECTS\17816\_002\_DESIGNATIONS.MXD



- LEGEND**
- Site boundary
  - Distance from Site boundary (1,2,3,4 and 5km)
  - District boundary
  - Greenbelt
  - Conservation Areas
  - Country Parks
  - National Forest Inventory England
  - Registered Park and Garden
  - Scheduled Monuments
  - Listed Building (grade indicated)  
I II\* II
  - - - National Cycle Network Route
  - · - · - National Cycle Network Link Route
  - - - - - Regional Cycle Network Route

# LDĀ DESIGN

PROJECT TITLE  
PROJECT TITLE

DRAWING TITLE  
Figure 2 - Designations

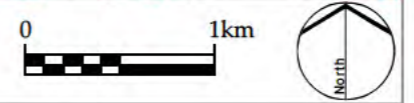
ISSUED BY	Peterborough	T: 01733 310 471
DATE	Sep 2021	DRAWN VW
SCALE @A3	1:40,000	CHECKED CMI
STATUS	Final	APPROVED CC

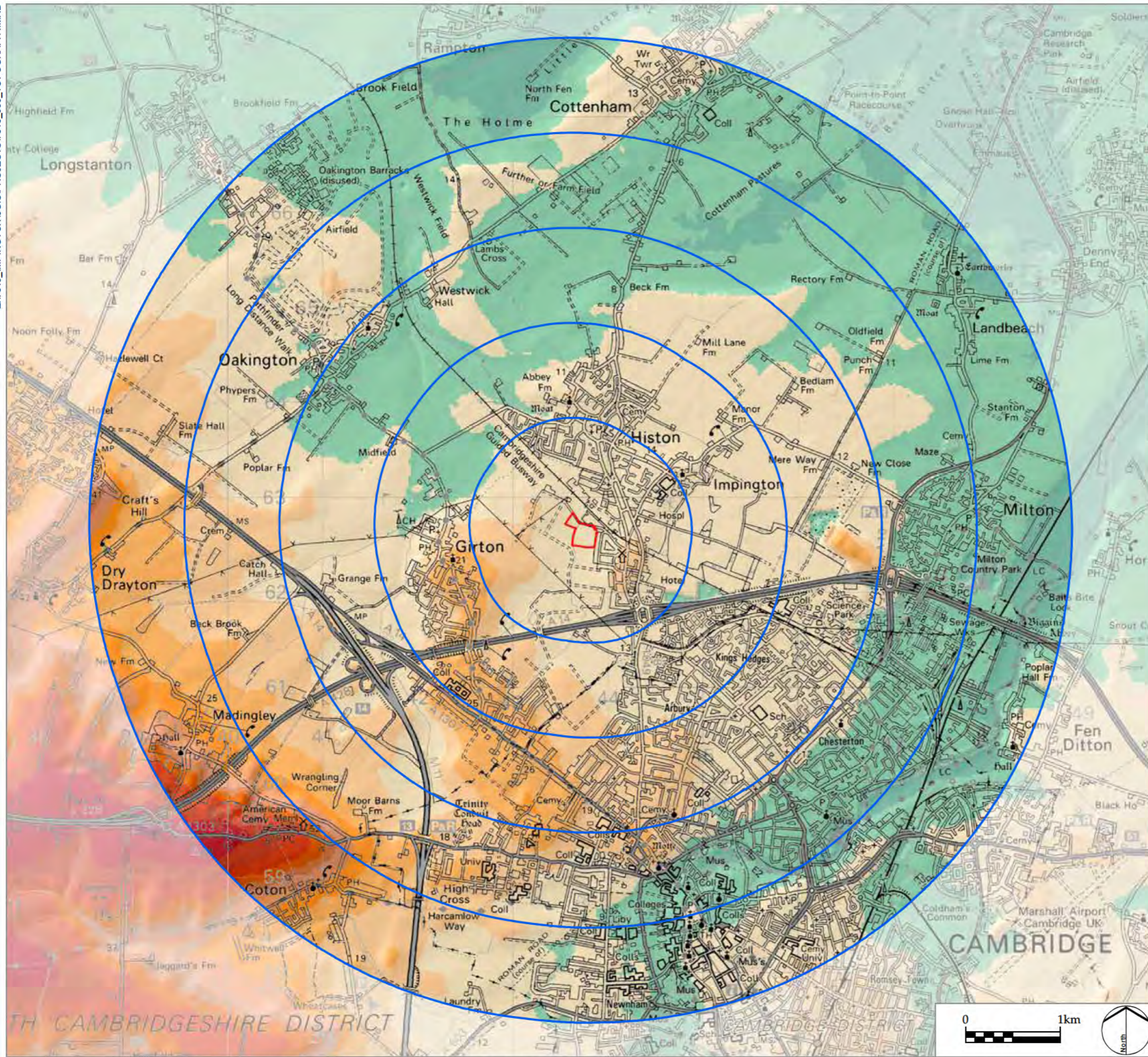
**DWG. NO. 7816\_002**

No dimensions are to be scaled from this drawing.  
All dimensions are to be checked on site.  
Area measurements for indicative purposes only.

© LDA Design Consulting Ltd. Quality Assured to BS EN ISO 9001 : 2008

Sources: Ordnance Survey, Natural England, Historic England, Forestry Commission, SUSTRANS, DCLG





**LEGEND**

- Site boundary
- Distance from Site boundary (1,2,3,4 and 5km)

**Elevation (m AOD)**

	65 - 70		25 - 30
	60 - 65		20 - 25
	55 - 60		15 - 20
	50 - 55		10 - 15
	45 - 50		5 - 10
	40 - 45		0 - 5
	35 - 40		-5 - 0
	30 - 35		

# LDĀ DESIGN

PROJECT TITLE  
**IMPINGTON**

DRAWING TITLE  
**Figure 3 - Topography**

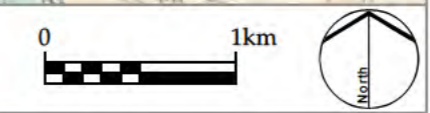
ISSUED BY	Peterborough	T: 01733 310471
DATE	Sep 2021	DRAWN VW
SCALE @A3	1:40,000	CHECKED CMI
STATUS	Final	APPROVED CC

**DWG. NO. 7816\_003**

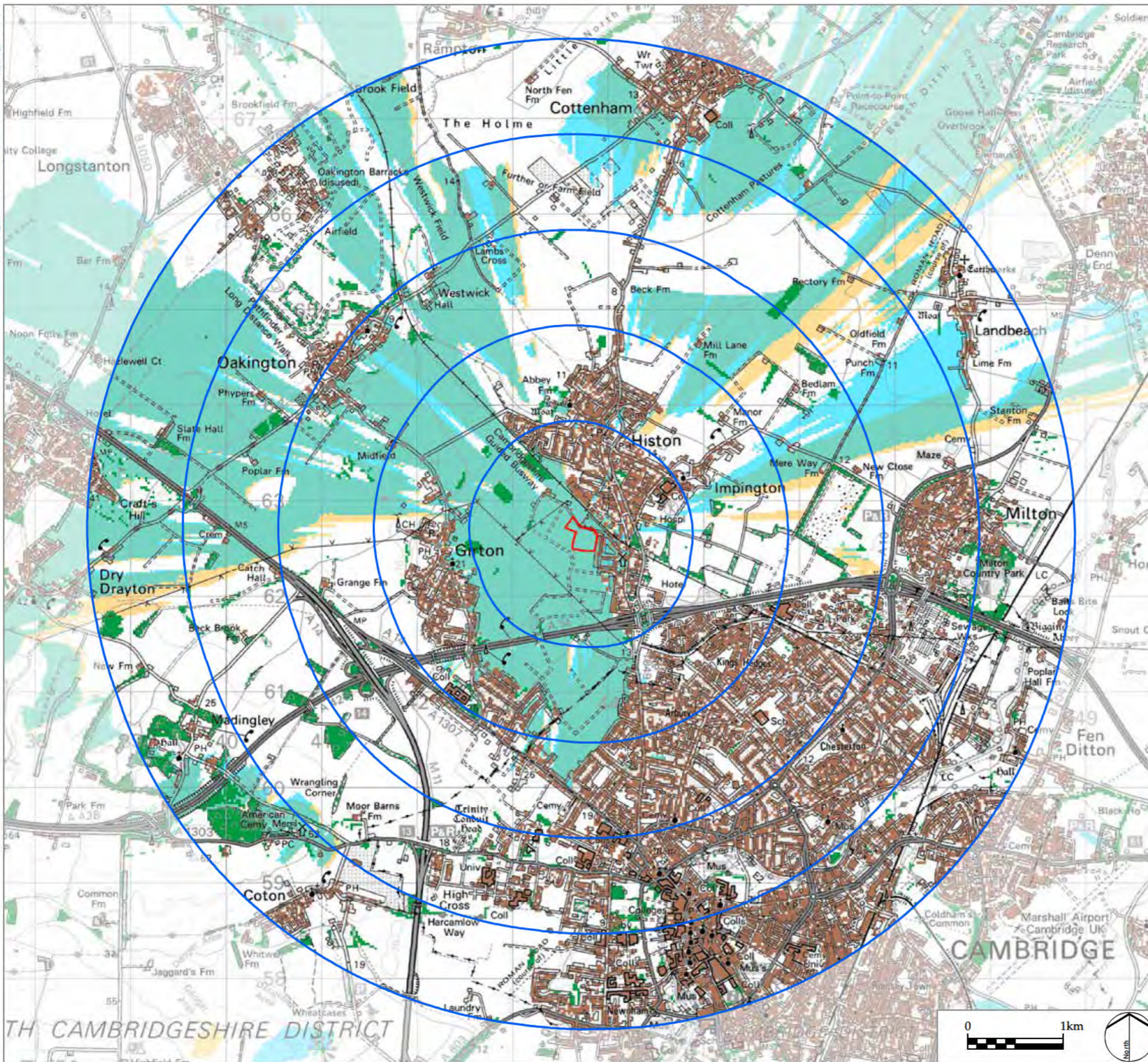
No dimensions are to be scaled from this drawing.  
All dimensions are to be checked on site.  
Area measurements for indicative purposes only.

© LDA Design Consulting Ltd. Quality Assured to BS EN ISO 9001 : 2015





Sources: Ordnance Survey, NextMap25







**LEGEND**

-  Site boundary
-  Distance from Site boundary (1,2,3,4 and 5km)
-  Settlement
-  Woodland

Zone of Theoretical Visibility (ZTV) (computer generated) – based on maximum building height of 10m



This drawing is based upon computer generated Zone of Theoretical Visibility (ZTV) studies produced using the viewshed routine in the ESRI ArcGIS Suite. The areas shown are the maximum theoretical visibility, taking into account topography, principal woodlands and setlements, which have been included in the model with the heights obtained from Nextmap 25. It should be noted that in some areas woodlands included within the ZTV may comprise active forestry, resulting in the felling and replanting of some areas modelled in the ZTV study. The ZTV study reflects this pattern at a specific point in time, as it is based on real height information. Whilst the felling cycle will alter the heights of different areas of forestry over time, altering localised visual effects, the wider pattern will remain relatively constant.

The model does not take into account any localised features such as small copses, hedgerows or individual trees and therefore still gives an exaggerated impression of the extent of visibility. The actual extent of visibility on the ground will be less than that suggested by this plan.

The ZTV includes an adjustment that allows for Earth's curvature and light refraction. It is based on Nextmap 25 terrain data and has a 25m<sup>2</sup> resolution.

# LDĀ DESIGN

PROJECT TITLE  
IMPINGTON

DRAWING TITLE  
Figure 4 - Zone of Theoretical Visibility (ZTV) Study Including woodlands and settlements

ISSUED BY	Peterborough	T: 01733 310471
DATE	Sep 2021	DRAWN VW
SCALE @A3	1:40,000	CHECKED CMi
STATUS	Final	APPROVED CC

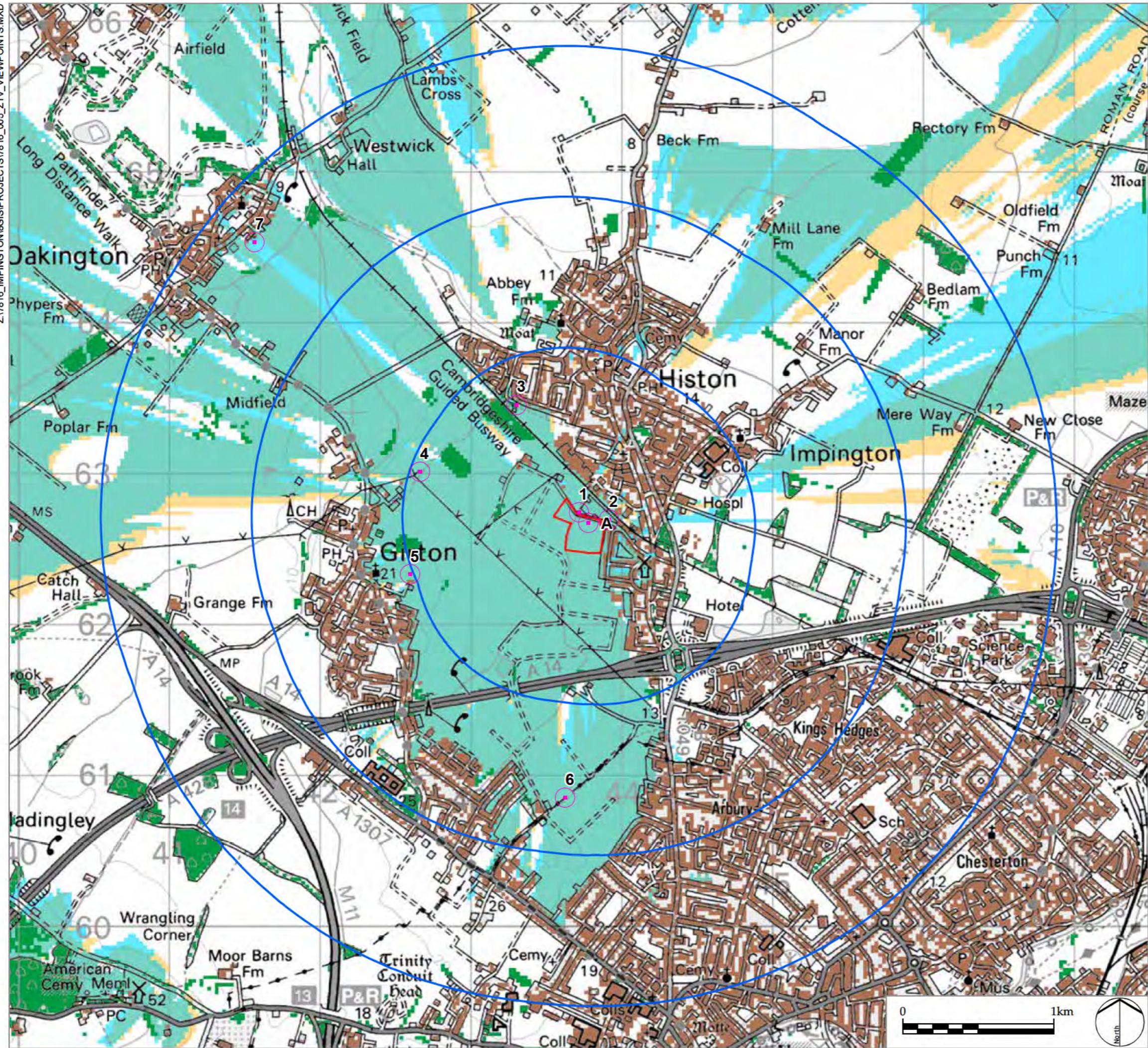
**DWG. NO. 7816\_004**

No dimensions are to be scaled from this drawing.  
All dimensions are to be checked on site.  
Area measurements for indicative purposes only.

© LDA Design Consulting Ltd. Quality Assured to BS EN ISO 9001 : 2015

Sources: Ordnance Survey, NextMap25

Z:\17816\_IMPINGTON\GIS\PROJECTS\17816\_005\_ZTV\_VIEWPOINTS.MXD



- LEGEND**
- Site boundary
  - Distance from Site boundary (1,2,and 3km)
  - Settlement
  - Woodland
  - Representative viewpoints

Zone of Theoretical Visibility (ZTV) (computer generated) – based on maximum building height of 10m



This drawing is based upon computer generated Zone of Theoretical Visibility (ZTV) studies produced using the viewshed routine in the ESRI ArcGIS Suite. The areas shown are the maximum theoretical visibility, taking into account topography, principal woodlands and settlements, which have been included in the model with the heights obtained from Nextmap 25. It should be noted that in some areas woodlands included within the ZTV may comprise active forestry, resulting in the felling and replanting of some areas modelled in the ZTV study. The ZTV study reflects this pattern at a specific point in time, as it is based on real height information. Whilst the felling cycle will alter the heights of different areas of forestry over time, altering localised visual effects, the wider pattern will remain relatively constant.

The model does not take into account any localised features such as small copses, hedgerows or individual trees and therefore still gives an exaggerated impression of the extent of visibility. The actual extent of visibility on the ground will be less than that suggested by his plan.

The ZTV includes an adjustment that allows for Earth's curvature and light refraction. It is based on Nextmap 25 terrain data and has a 25m<sup>2</sup> resolution.

# LDĀ DESIGN

PROJECT TITLE  
IMPINGTON

DRAWING TITLE  
Figure 5 - Zone of Theoretical Visibility (ZTV) Study and Representative Viewpoints

ISSUED BY	Peterborough	T: 01733 310471
DATE	Sep 2021	DRAWN VW
SCALE @A3	1:25,000	CHECKED CMi
STATUS	Final	APPROVED CC

**DWG. NO. 7816\_005**

No dimensions are to be scaled from this drawing.  
All dimensions are to be checked on site.  
Area measurements for indicative purposes only.



© LDA Design Consulting Ltd. Quality Assured to BS EN ISO 9001 : 2015

Sources: Ordnance Survey, NextMap25

Z:\7816\_IMPINGTON\GIS\PROJECTS\7816\_006\_AERIAL.MXD



**LEGEND**

-  Site boundary
-  Distance from Site boundary (1,2 and 3km)

# LDĀ DESIGN

PROJECT TITLE  
IMPINGTON

DRAWING TITLE  
Figure 6 - Aerial Photograph

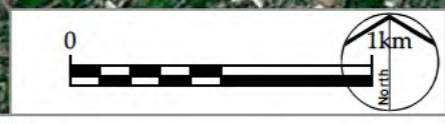
ISSUED BY	Peterborough	T: 01733 310471
DATE	Sep 2021	DRAWN VW
SCALE @A3	1:25,000	CHECKED CMI
STATUS	Final	APPROVED CC

**DWG. NO. 7816\_006**

No dimensions are to be scaled from this drawing.  
All dimensions are to be checked on site.  
Area measurements for indicative purposes only.

© LDA Design Consulting Ltd. Quality Assured to BS EN ISO 9001 : 2015

Sources: Esri



**Page intentionally left blank**

# Viewpoints

---

7816\_PP\_00A Viewpoint A

---

7816\_PP\_001 Viewpoint 1

---

7816\_PP\_002 Viewpoint 2

---

7816\_PP\_003 Viewpoint 3

---

7816\_PP\_004 Viewpoint 4

---

7816\_PP\_005 Viewpoint 5

---

7816\_PP\_006 Viewpoint 6

---

7816\_PP\_007 Viewpoint 7

---

Houses off South Road,  
Impington



\\da-datal\Projects\7816\_Impington\6\00A\PhotopanelA

Site Viewpoint A (Left) - Eastern parcel (within site)

ISSUED BY	Peterborough	t: 01733 310471	
DATE	Sept 2021	DRAWN	CMi
SCALE@A3	NTS	CHECKED	CMi
STATUS	Final	APPROVED	CMi

DWG. NO. 7816\_PP\_00A\_L

PROJECT TITLE  
LAND OFF VILLA ROAD,  
IMPINGTON

DRAWING TITLE  
Photograph Panel A (Left)  
Site Viewpoint

\\da-uk-data\Projects\7816\_Impington\6000\Photos\panels



**Site Viewpoint A (Right) - Eastern parcel (within site)**

This viewpoint is located within the site's eastern parcel and looks south towards Cambridge. To the left-hand side of the view, the eastern boundary is defined by well vegetated gardens of inter-war housing backing onto the site from South Road. Towards the centre of the view the site's southern boundary is marked by a mature hedgerow, beyond which fields extend towards the A14 and the edge of Cambridge. To the right-hand side of the view, the western boundary is defined by a watercourse known as Public Drain. This boundary is open and views extend across neighbouring fields traversed by pylons leading towards the well-treed edge of Girton.

ISSUED BY	Peterborough	t: 01733 310471	
DATE	Sep 2021	DRAWN	CMi
SCALE@A3	NTS	CHECKED	CMi
STATUS	Final	APPROVED	CMi

**DWG. NO. 7816\_PP\_00A\_R**

PROJECT TITLE  
**LAND OFF VILLA ROAD,  
 IMPINGTON**

DRAWING TITLE  
**Photograph Panel A (Right)  
 Site Viewpoint**

Wooded tree line along  
Public Drain

Play area associated with  
Primrose Lane development



\\lda-uk-data\Projects\7816\_Impington\6\01\Photopanel1

Representative Viewpoint 1 (Left) - Villa Road (northern site boundary)

ISSUED BY	Peterborough	t: 01733 310471	
DATE	Sep 2021	DRAWN	CMi
SCALE@A3	NTS	CHECKED	CMi
STATUS	Final	APPROVED	CMi

DWG. NO. 7816\_PP\_001\_L

PROJECT TITLE  
LAND OFF VILLA ROAD,  
IMPINGTON

DRAWING TITLE  
Photograph Panel 01 (Left)  
Representative Viewpoints



2.5 storey housing

Hedgerow marking site boundary

Mature scrub within site  
(with orchard characteristics)



Representative Viewpoint 2 (Centre Left) - Villa Road, (northern site boundary)

ISSUED BY	Peterborough	t: 01733 310471	
DATE	Sep 2021	DRAWN	CMi
SCALE@A3	NTS	CHECKED	CMi
STATUS	Final	APPROVED	CMi

DWG. NO. 7816\_PP\_001\_CL

PROJECT TITLE  
LAND OFF VILLA ROAD,  
IMPINGTON

DRAWING TITLE  
Photograph Panel 01 (Centre Left)  
Representative Viewpoints

The site  
(eastern parcel)



\\lda-uk-dal\Projects\7816\_Impington\600\Photos\panels

Representative Viewpoint 1 (Centre Right) - Villa Road, (northern site boundary)

ISSUED BY	Peterborough	t: 01733 310471	
DATE	Sep 2021	DRAWN	CMi
SCALE@A3	NTS	CHECKED	CMi
STATUS	Final	APPROVED	CMi

DWG. NO. 7816\_PP\_001\_CR

PROJECT TITLE  
LAND OFF VILLA ROAD,  
IMPINGTON

DRAWING TITLE  
Photograph Panel 01 (Centre Right)  
Representative Viewpoints

Public Drain

The site (western parcel)

Secure boundary of NIAB facility



**Representative Viewpoint 1 (Right) - Villa Road, (northern site boundary)**

This viewpoint is located on Villa Road, adjacent to a watercourse known as Public Drain that divides the two parcels of the site.

To the left-hand side, the view looks towards a relatively recently constructed residential development, comprising houses up to 2.5 storeys fronting an area of public open space. To the centre and right-hand side, the view looks towards the site's northern boundary defined by a hedgerow beyond which mature scrub, with orchard characteristics, prevents open views towards the core of the site. To the far right of the view, a secure boundary to the NIAB facility and the watercourse separate the western and eastern parcels.

The proposals should seek to create a relationship with the neighbouring development, potentially through the location of open space at the site's north-western corner which, in combination with the existing play area, would provide greater community benefit. The site could accommodate buildings up to 2.5 storeys, in keeping with the existing context.

ISSUED BY Peterborough t: 01733 310471  
 DATE Sep 2021 DRAWN CMi  
 SCALE@A3 NTS CHECKED CMi  
 STATUS Draft APPROVED CMi

**DWG. NO. 7816\_PP\_001\_R**

PROJECT TITLE  
**LAND OFF VILLA ROAD,  
 IMPINGTON**

DRAWING TITLE  
**Photograph Panel 01 (Right)  
 Representative Viewpoints**

Site  
(to south of Villa Road)

\\lda-uk-data\projects\7816\_impington\6600a\Photopanels



**Representative Viewpoint 02 - Villa Road (60m east)**

This viewpoint, located on Villa Road, looks west towards the site. Vegetation within the northern reaches of the site's larger, easternmost parcel, prevents open views across countryside.

There is potential to reflect the scale and rhythm of houses along Villa Road, tying the proposals into their context.

ISSUED BY	Peterborough	t: 01733 310471	
DATE	Sep 2021	DRAWN	CMi
SCALE@A3	NTS	CHECKED	CMi
STATUS	Final	APPROVED	CMi

**DWG. NO. 7816\_PP\_002**

PROJECT TITLE  
LAND OFF VILLA ROAD,  
IMPINGTON

DRAWING TITLE  
Photograph Panel 02  
Representative Viewpoints

Histon Sweet Spreads facility

Histon and Impington Community Orchard

Approximate extent of site

Cambridgeshire Guided Busway (beyond hedgerow)



**Representative Viewpoint 03 - Public Footpath 127/4, Histon (700m north-west)**

This viewpoint, located on Public Footpath 127/4, looks across an area of public open space encompassing Histon and Impington Community Orchard, towards vegetation marking the boundary of Histon Sweet Spreads facility and vegetation lining the Cambridgeshire Guided Busway. This vegetation prevents views towards the site and would likely screen the proposals from view, including in winter months.

ISSUED BY	Peterborough	t: 01733 310471	
DATE	Sep 2021	DRAWN	CMi
SCALE@A3	NTS	CHECKED	CMi
STATUS	Final	APPROVED	CMi

**DWG. NO. 7816\_PP\_003**

PROJECT TITLE  
LAND OFF VILLA ROAD,  
IMPINGTON

DRAWING TITLE  
Photograph Panel 03  
Representative Viewpoints

Approximate extent of site



**Representative Viewpoint 04 - Public Footpath 127/4, (930m north-west)**

This viewpoint, located on a public footpath connecting Histon and Impington to Girton, looks across arable land characterised by large fields bounded by hedgerows, hedgerow trees and woodland blocks preventing views towards the site and Histon and Impington. To the right-hand side of the view, out of shot, Girton is also screened by numerous hedgerows, trees and belts of woodland along the settlement's eastern boundary.

Should filtered views be possible in winter, the proposals would be seen in the context of the existing settlement edge.

ISSUED BY	Peterborough	t: 01733 310471	
DATE	Sep 2021	DRAWN	CMi
SCALE@A3	NTS	CHECKED	CMi
STATUS	Final	APPROVED	CMi

**DWG. NO. 7816\_PP\_004**

PROJECT TITLE  
**LAND OFF VILLA ROAD,  
 IMPINGTON**

DRAWING TITLE  
**Photograph Panel 04  
 Representative Viewpoints**

Approximate extent of site



**Representative Viewpoint 05 - Girton Recreation Ground (1km west)**

This viewpoint, located from within Girton Recreation Ground, looks out across playing fields towards field boundaries defined by mature hedgerows, hedgerow trees and tree belts. The layering effect of this vegetation prevents open views towards the site. In winter months, views towards the site may be possible, but they would be heavily filtered and the proposals would be visible in the context of the existing edge of Impington. Further layering vegetation along the site's western boundary would integrate the development with the well-treed settlement edge.

ISSUED BY	Peterborough	t: 01733 310471	
DATE	Sep 2021	DRAWN	CMi
SCALE@A3	NTS	CHECKED	CMi
STATUS	Final	APPROVED	CMi

**DWG. NO. 7816\_PP\_005**

PROJECT TITLE  
**LAND OFF VILLA ROAD,  
 IMPINGTON**

DRAWING TITLE  
**Photograph Panel 05  
 Representative Viewpoints**

\\lda-uk-datal\Projects\7816\_Impington\6\docs\Photopanels



**Representative Viewpoint 06 - Public Footpath 135/5 (1.6km south)**

This viewpoint, located to the south of the A14 on Public Footpath 135/5, looks across arable land and the A14 towards Impington. The majority of the site is screened by intervening vegetation, although glimpsed views of the recently constructed houses off Villa Road are possible.

Views of the proposals would be possible (although the baseline will change once land allocated for development is built). From this location, the site is visible in the context of houses at the south-western edge of Impington and larger buildings associated with the NIAB facility and employment area to the north of the busway.

ISSUED BY	Peterborough	t: 01733 310471	
DATE	Sep 2021	DRAWN	CMi
SCALE@A3	NTS	CHECKED	CMi
STATUS	Final	APPROVED	CMi

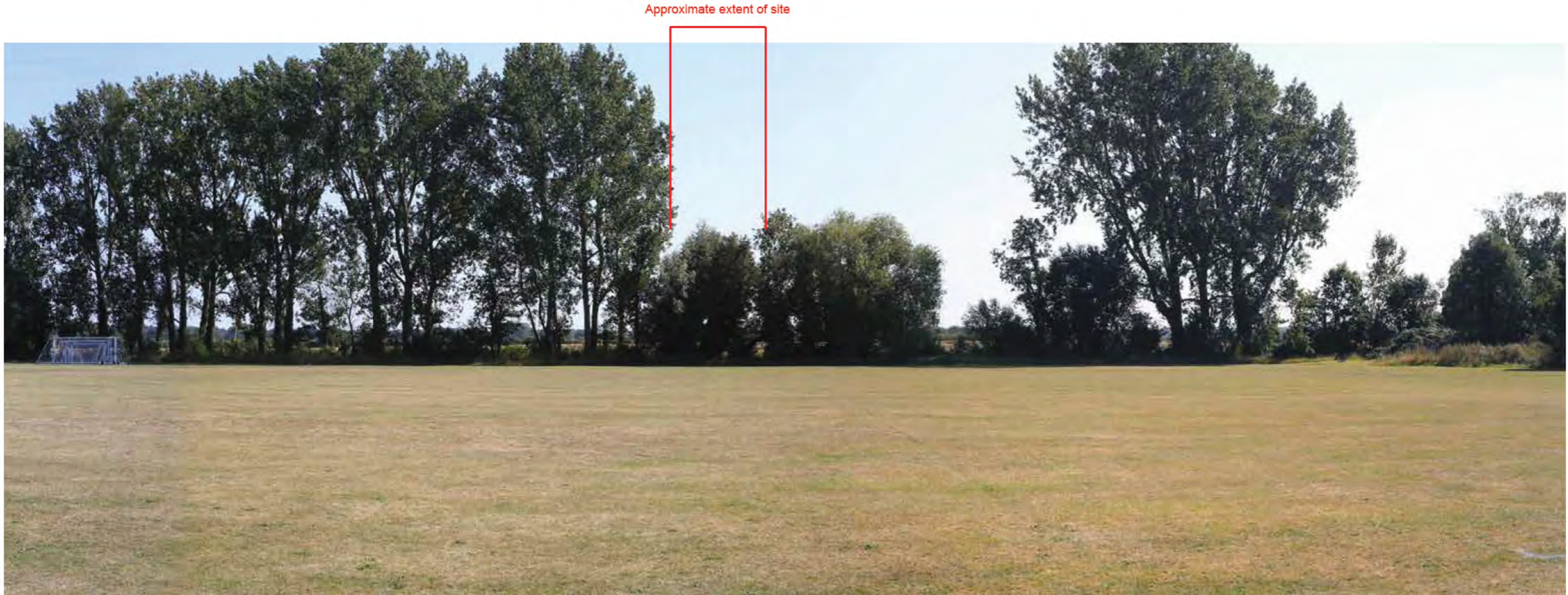
**DWG. NO. 7816\_PP\_006**

PROJECT TITLE  
**LAND OFF VILLA ROAD,  
 IMPINGTON**

DRAWING TITLE  
**Photograph Panel 06  
 Representative Viewpoints**



\\da-ar-dash\Projects\7816\_Impington\6000\Photos\panels



**Representative Viewpoint 07 - Oakington Recreation Ground (2.7km north-west)**

This viewpoint, located from within Oakington Recreation Ground, demonstrates views from the edge of the settlement. Views from this location would be more open in winter months, given the narrow treeline bounding the recreation ground. Views towards the site would be restricted by vegetation in the wider landscape, comprising woodland, hedgerows and treebelts.

ISSUED BY	Peterborough	t: 01733 310471	
DATE	Sep 2021	DRAWN	CMi
SCALE@A3	NTS	CHECKED	CMi
STATUS	Final	APPROVED	CMi

**DWG. NO. 7816\_PP\_007**

PROJECT TITLE  
**LAND OFF VILLA ROAD,  
 IMPINGTON**

DRAWING TITLE  
**Photograph Panel 07  
 Representative Viewpoints**

**Page intentionally left blank**

# Landscape Strategy

---

Figure 7 – Landscape Analysis

---

Figure 8 – Landscape Strategy

---



**LEGEND**

- Site boundary
- Mature hedgerow
- Strong frontage
- Existing dwellings backing onto Site

# LDĀDESIGN

PROJECT TITLE  
IMPINGTON

DRAWING TITLE  
Figure 7 Landscape analysis

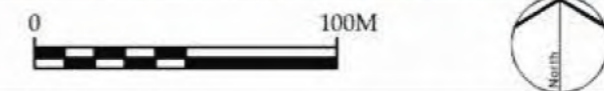
ISSUED BY	Peterborough	T: 01733 310471
DATE	Sep 2021	DRAWN FG
SCALE@A3	1:2,500	CHECKED CMI
STATUS	Draft	APPROVED CMI

**DWG. NO. 7816\_100**

No dimensions are to be scaled from this drawing.  
All dimensions are to be checked on site.  
Area measurements for indicative purposes only.

© LDA Design Consulting Ltd. Quality Assured to BS EN ISO 9001 : 2008

Sources: Ordnance Survey





- LEGEND**
- Site boundary
  - Proposed open space
  - Green space to be retained for habitat creation (potential community orchard)
  - Proposed tree planting including 10m buffer from the public drain
  - Defensible edge (public drain and associated trees)
  - Existing hedgerow to be retained
  - Proposed hedgerow
  - Open space cluster (potential wildlife and community benefits)
  - Strong frontage
  - Proposed frontage
  - Existing dwellings backing onto Site
  - SuDS features (swales)
  - Potential pedestrian link
  - Potential play area (different play opportunity)

# LDĀ DESIGN

PROJECT TITLE  
IMPINGTON

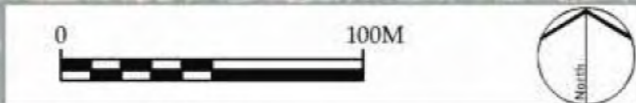
DRAWING TITLE  
Figure 8 Landscape strategy

ISSUED BY	Peterborough	T: 01733 310471
DATE	Sep 2021	DRAWN FG
SCALE@A3	1:2,500	CHECKED CMI
STATUS	Draft	APPROVED CMI

DWG. NO. 7816\_101

No dimensions are to be scaled from this drawing.  
All dimensions are to be checked on site.  
Area measurements for indicative purposes only.

© LDA Design Consulting Ltd. Quality Assured to BS EN ISO 9001 : 2008  
Sources: Ordnance Survey



LDĀ DESIGN

Peterborough  
17 Minster Precincts  
Peterborough PE1 1XX  
United Kingdom  
+44 (0) 1733 310 471

[www.lda-design.co.uk](http://www.lda-design.co.uk)

LDA Design Consulting Ltd  
Registered No: 09312403  
17 Minster Precincts, Peterborough PE1 1XX

---

LDA Design is a ISO 9001 / ISO 14001 accredited company