

NOVEMBER 2018

MASTER PLAN VISION STUDY; VERSION 2 NEIGHBOURHOOD PLAN  
**LAND TO THE REAR OF WOODCOCK CLOSE AND  
ST GEORGES WAY, IMPINGTON**

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## **QUALITY ASSURANCE**

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

**Client name:** Chivers Farms Ltd

**Type of report:** Master Plan Vision Study

**Document number:** UDS42566\_A4\_0001\_Rev B

**Prepared by:** Helen Davies

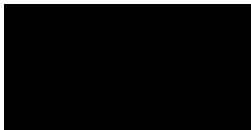
**Signed:**



**Date:** 15.11.2018

**Reviewed by:** Henry Goodfellow

**Signed:**



**Date:** 15.11.2018

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# 1.0

## **INTRODUCTION**

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**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**

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**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.

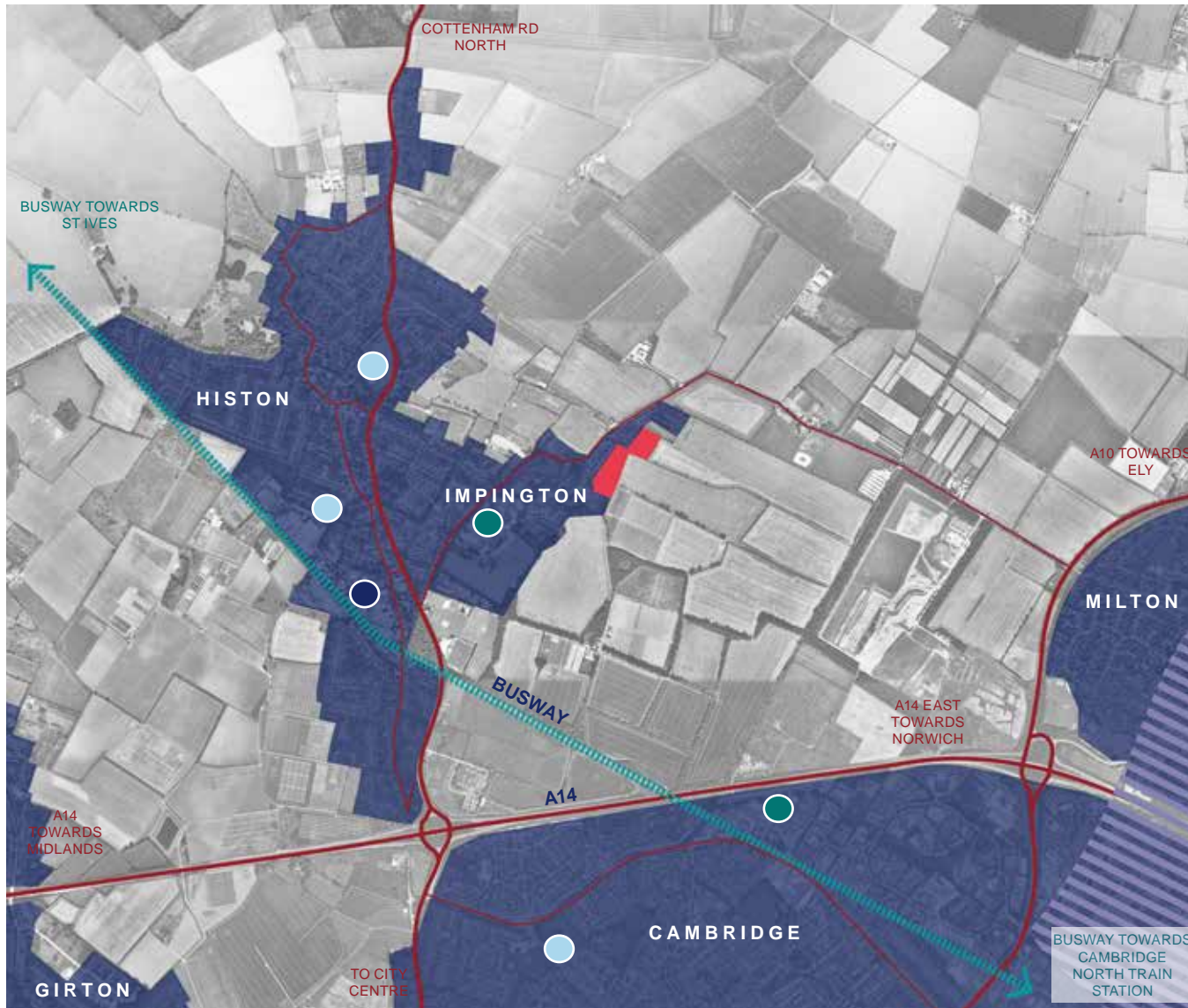
**LEGEND**

- 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



## 2.3 WIDER CONNECTIVITY PLAN



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

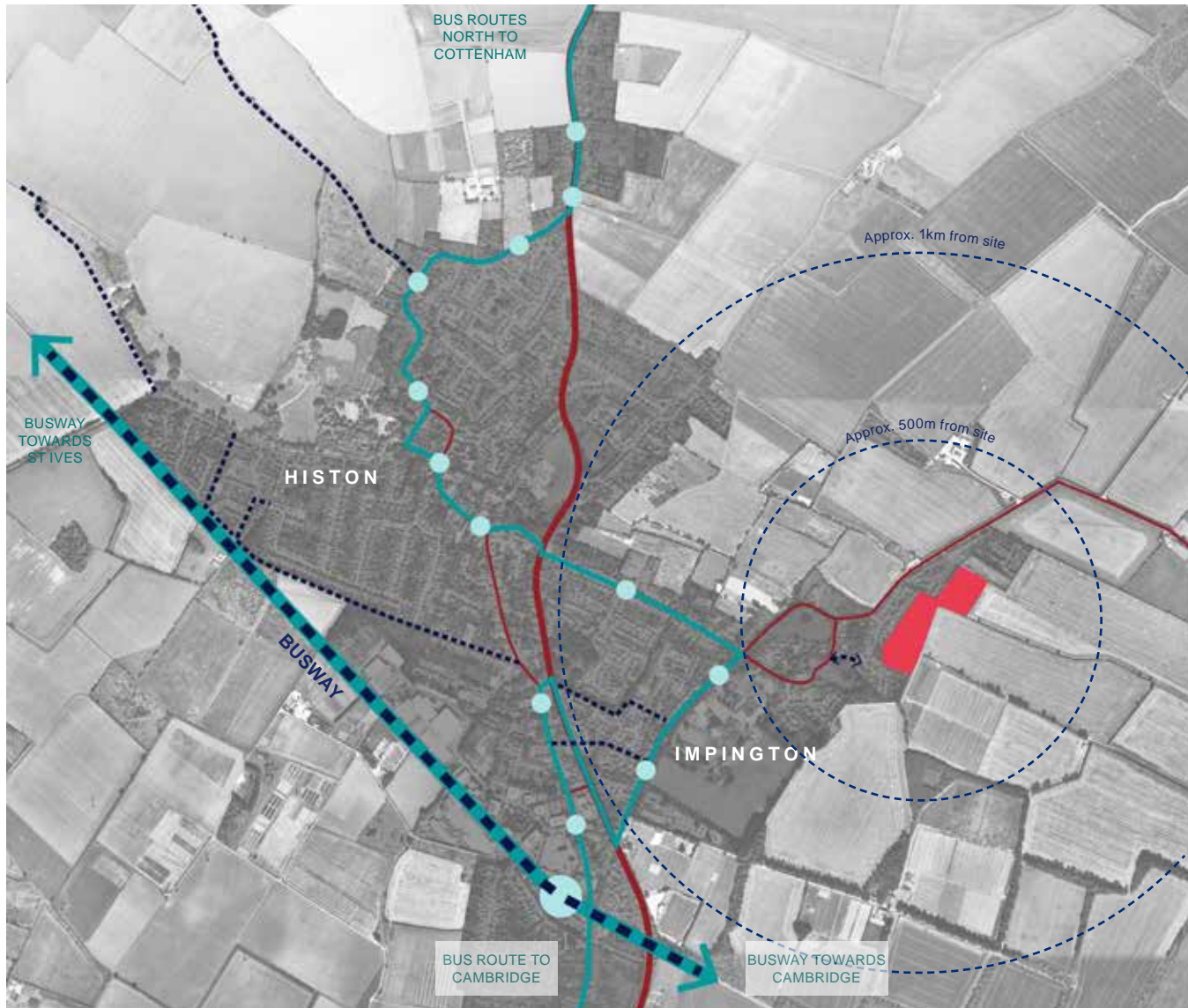
The guided busway is routed through Histon and also provides road-free cycle and pedestrian access both into Cambridge and towards St Ives.

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.

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.

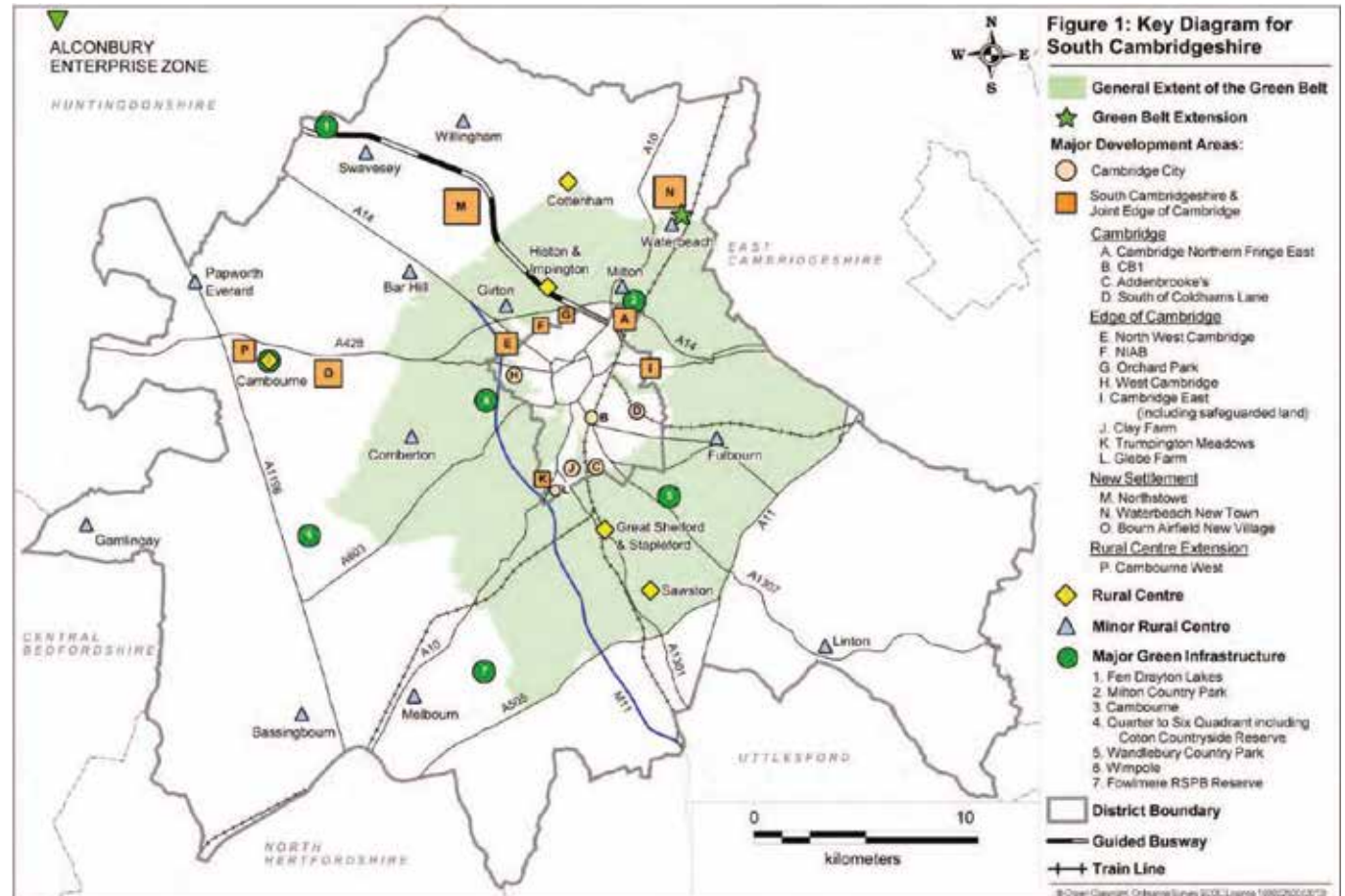


Figure 5: Indicative extent of the Green Belt, subject to review of the Proposed Submission Document





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**

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**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.

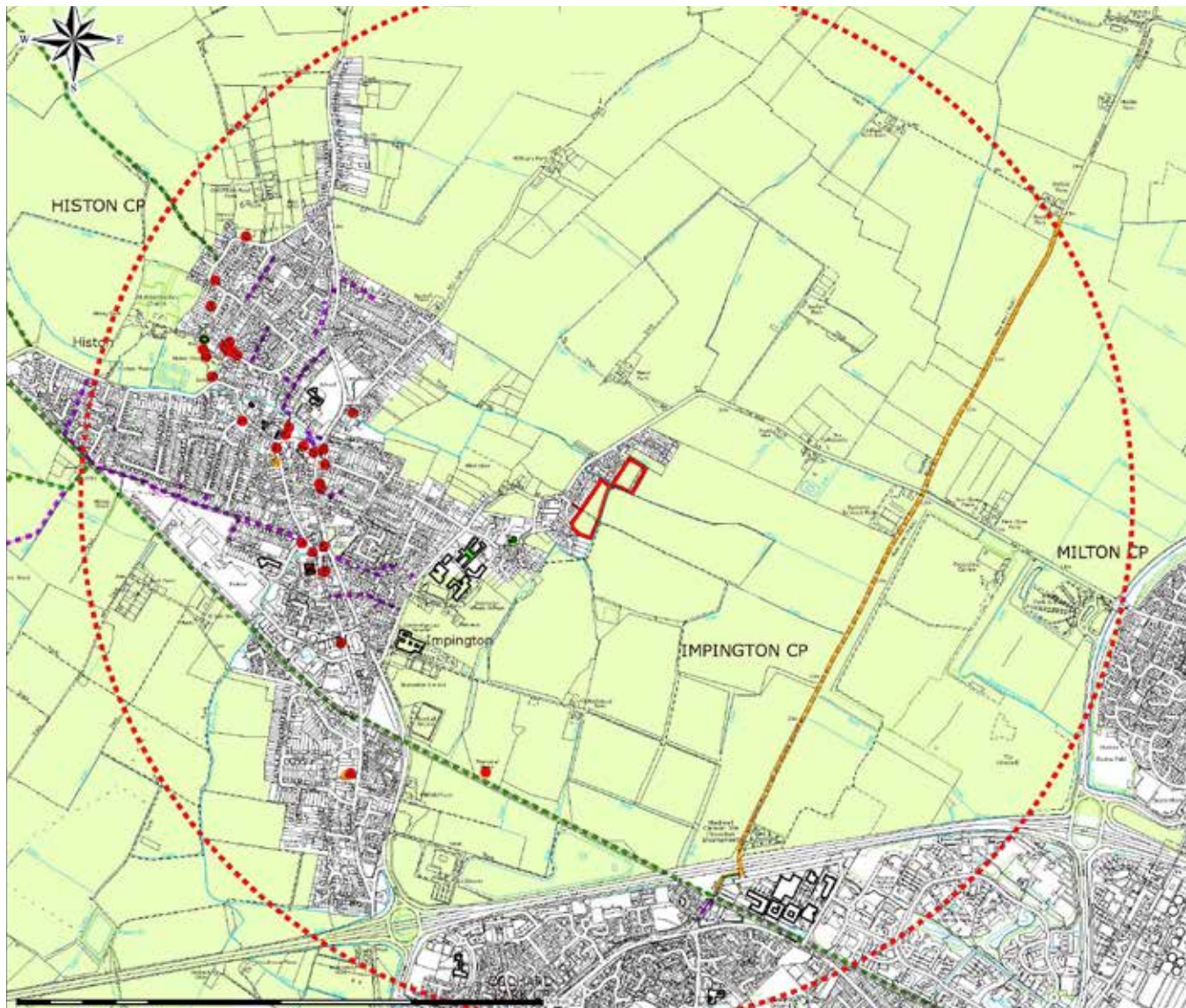
The villages on the low fen islands are characterised by their strong linear form, the historic linear form is retained despite the modern estate developments that have occurred in many of the villages. Within the historic cores narrow lanes with continuous street frontages are typical, but on village 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).

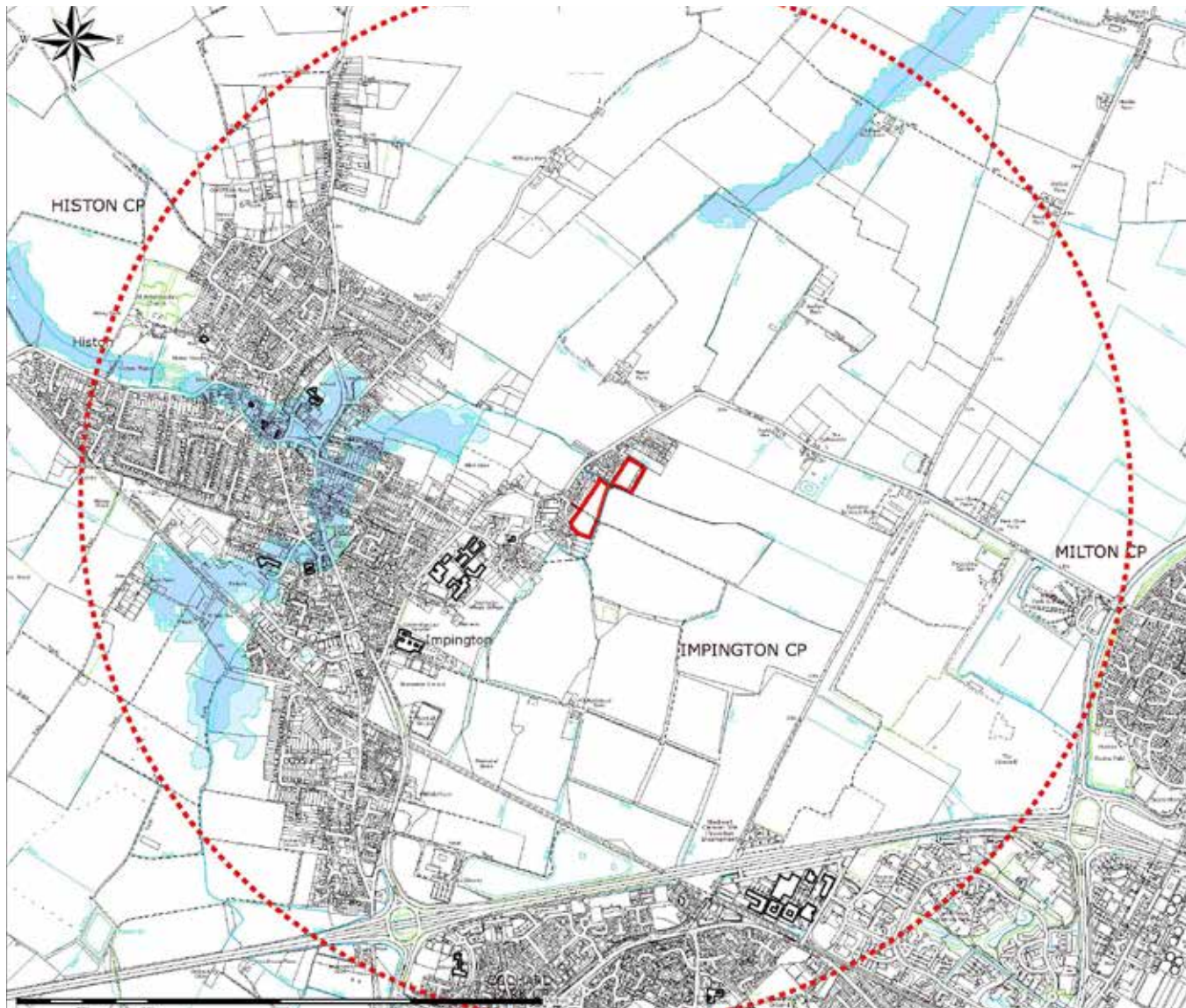
The landform surrounding the site is similarly at an elevation of between 10 and 20m, whilst in the local context the land declines to the north and east.

#### 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