NIAB Park Farm - Prospective Site Feasibility Study

Land North East of Villa Road, Impington

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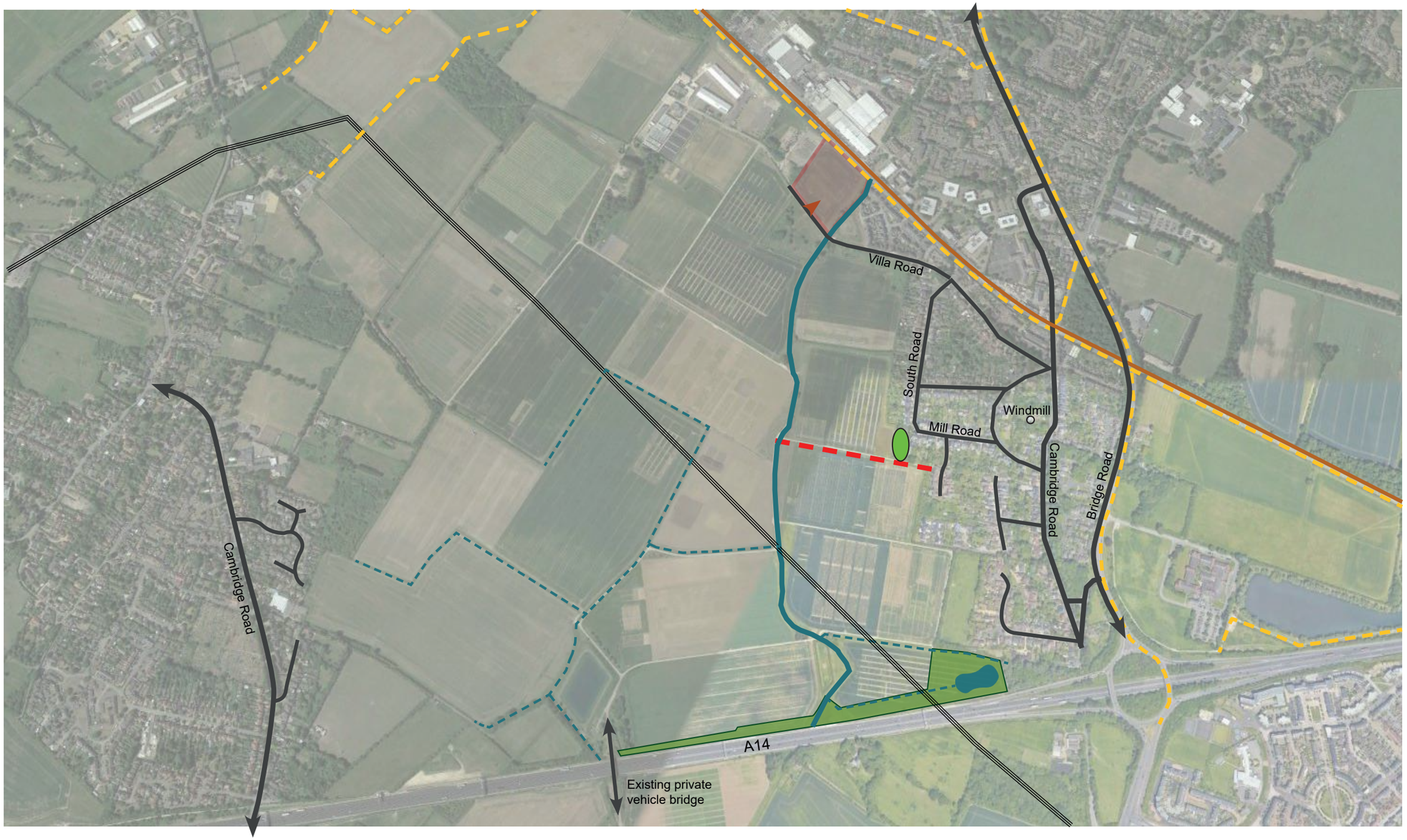
PHP Architects have been invited to develop an early feasibility proposal for a parcel of land North East of Villa Road, Impington (red outline above), which is located within NIAB Park Farm's wider land ownership (blue outline above).

This site has previously been submitted to South Cambridgeshire District Council as part of their call for sites programme.

This document provides a feasibility study for the site to illustrate potential development opportunities, including scale/area, access, connectivity, flood relief and biodiversity/habitat improvement.



Below ground storm drain easement
Overhead power lines
Public drain

Highways England land with proposed grassland, trees, hedgerows & water pond
Secondary drain

Local Green Space in close proximity to sites
Existing walking & cycling routes

Vehicle routes adjacent to sites
Cambridge guided bus route
Potential access point

Parameters Plan

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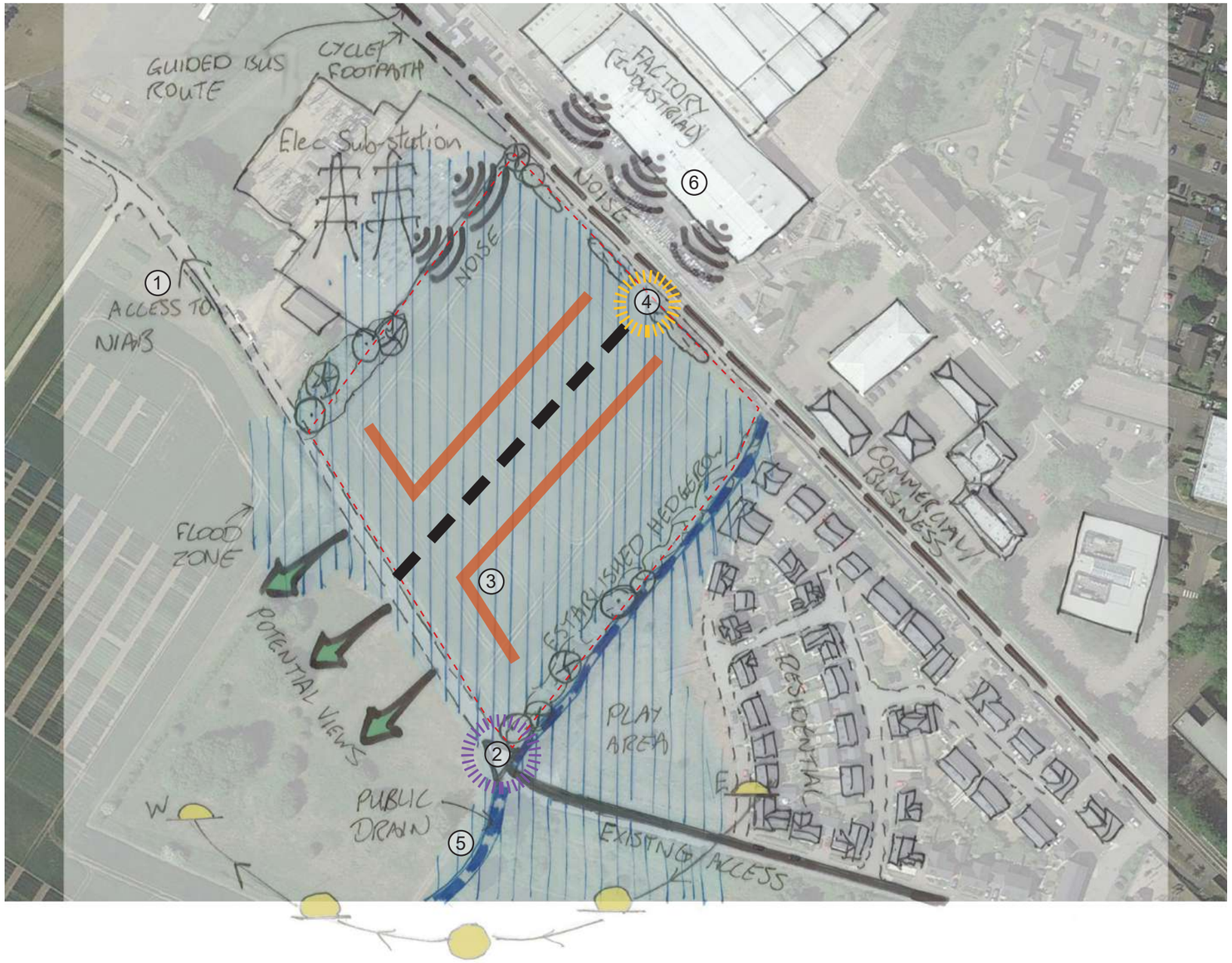
Aerial photo with indicative flood risk from rivers taken from Gov.uk

Aerial photo with indicative flood risk from surface water taken from Gov.uk



Pedestrian/cycleway link

Gateway

Key frontages

Spine road

1. This site was put forward in the South Cambridgeshire District Council call for sites.

   Proximity to NIAB Agricultural Research facility, neighbouring industrial/commercial land uses & National Grid sub-station promotes a proposal for light industrial/research & development land use, with a focus on agricultural technology/research and food sectors that would be supported and promoted by NIAB.

2. Opportunity to utilise existing site access point and access road which is established and familiar to local residents.

3. Blank/closed vista on 3no. boundaries promotes an inward looking development with active frontages and central spine road to promote interaction and security benefits

4. Potential pedestrian & cycleway connection to the existing cycle & walking route along NE boundary

5. Scope to modify the existing public drain to include culverts & channel widening and also modify existing ground levels, including raising the proposed site and lowering sections of fields under client's ownership up stream to reduce flood risk on the site and also delivering a local reduction in flood risk on neighbouring downstream areas. This is based on an initial assessment by consulting engineers Cannon.

6. Noise from the surrounding land uses has a reduced impact on the proposed light industrial use class.

Schedule of Accommodation

10nr. Light industrial (B2) / research & development (E) units

Building A & B - 800sqm/8600sqft
Buildings C, D, E & F - 400sqm/4300sqft
Buildings G, H, I & J - 225sqm/2400sqft

Total - 4100sqm/44000sqft

Site Masterplan

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1 Site - 10nr. Light industrial (B2) / research & development (E) units

2 As mentioned earlier, scope to lower sections of fields under client's ownership to reduce flood risk on Site 1 and also deliver a local reduction in flood risk on neighbouring downstream areas

Site Masterplan (inc. Flood Alleviation Proposal)