



VISION DOCUMENT

WILLINGHAM ROAD, OVER, CAMBRIDGESHIRE

Prepared for: ESCO Developments
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The document explores the potential of the site and identifies the key design principles that have been applied to the layout and design of the scheme. Much of the information in this document is illustrative only, with a further application providing detail.

The proposed development will provide an opportunity to deliver a range of potential benefits including:

- Provision of new local housing including high quality and affordable housing in the area.
- Delivery of housing in a sustainable location, with access to existing services, facilities and access networks.

The proposal aims to deliver a sustainable and desirable living environment which sits comfortably within its surroundings to complement the existing built form in the village of Over.

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SITE LOCATION PLAN



The site spans an area of 1.94 hectares and is currently used for agricultural purposes, primarily livestock grazing. Historically, the site has seen planning activity, with a notable application (RC/0140/59) for the erection of a bungalow, which was approved on 3rd July 1959. The site is classified as greenfield, meaning it has not been previously developed.

The proposed development involves residential construction and is suitable for market and affordable housing, key worker housing and older persons housing.

The proposal also accompanies public open space provision.

The proposed development is within walking distance of the village centre of Over, which will help support the vitality of the village and benefit local businesses.

SITE LOCATION PLAN



The site is located to the east of the village and is north of the Willingham Road. To the west are residential dwellings and their private garden spaces. To the north and east are agricultural fields.

The site is enclosed by an established hedgerow along its eastern, southern, and western edges, providing a natural boundary that offers both privacy and protection. The site is open to the immediate northern boundary.

The local area consists of parcels of residential dwellings, each being concentrated around the roadways and in pockets well spaced from one another. This allows for the site to fit comfortably into the local context and surrounding build forms.

The site will aim to be a sympathetic extension of the existing residential development in the surrounding area by taking into consideration the existing architectural features, details and materials used throughout the village.

The site currently has vehicular access from Willingham Road, and this access can be upgraded to meet adoptable standards to facilitate development. The area also has access to a mains water supply, and other essential utilities, including electricity, gas, and broadband internet, can be connected from the public highway.

SITE PHOTOGRAPHS



SITE PHOTOGRAPHS



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SITE PHOTOGRAPHS



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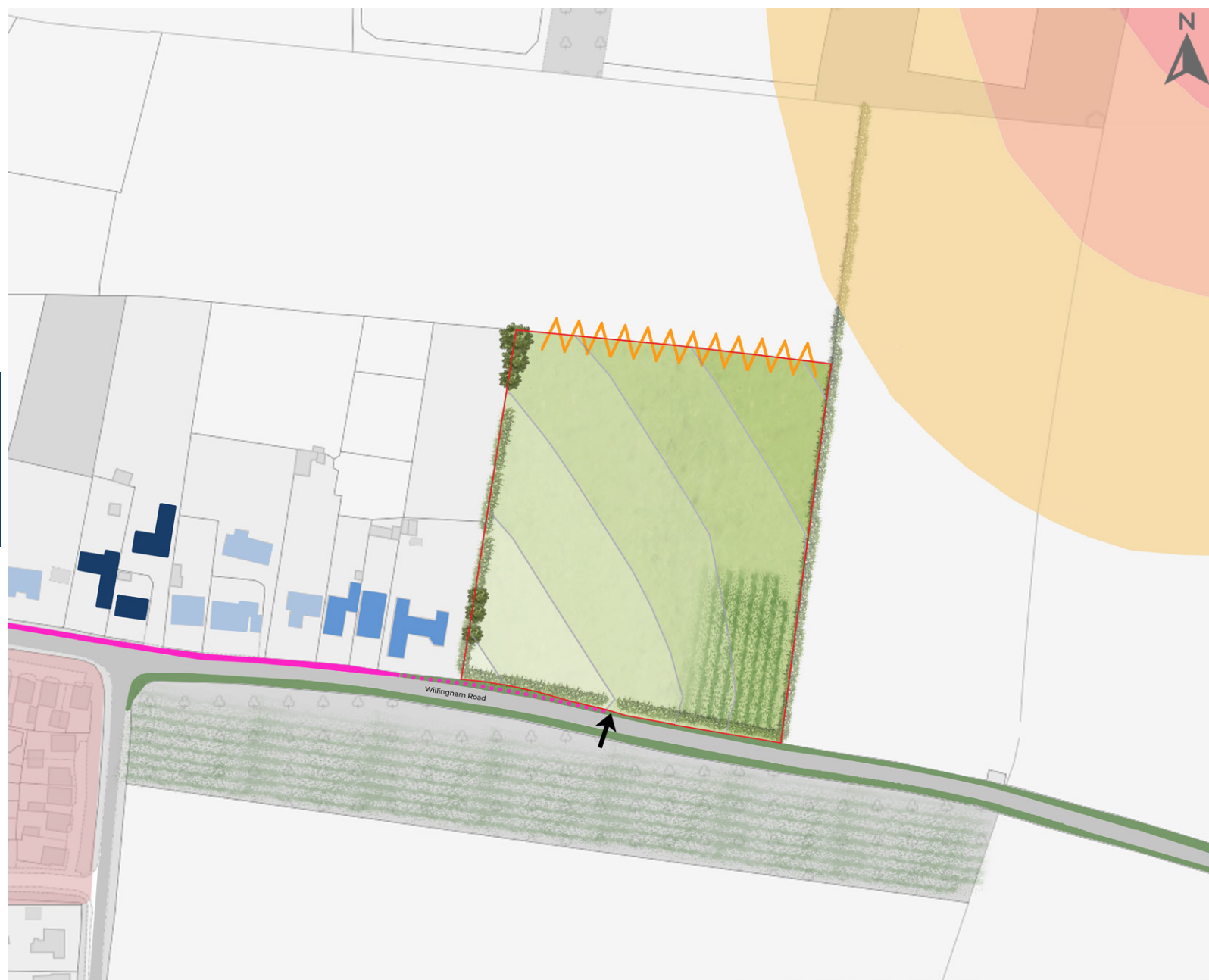
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AMENITIES PLAN



- | | | |
|---|---|--|
|  Cricket Club |  Gym |  Lot 25 Cafe |
|  Football Club |  The Porterhouse Pub |  Post Office |
|  The Admiral Pub |  Vets |  Bus Stop |
|  Pharmacy & Doctors Surgery |  The Bank Micropub |  Church |
|  Primary School |  Co-op | |

CONSTRAINTS & OPPORTUNITIES



- Key
- Existing tree (approximate location)
 - Existing Hedging and planting
 - Existing Orchard
 - Possible site entrance
 - Odour Concentrations Predictions (2018) 1.5-30+ OUE/m³
 - Existing 1 Storey Dwelling
 - Existing 1.5 Storey Dwelling
 - Existing 2 Storey Dwelling
 - Recently Completed Development
 - Existing Footpath
 - Existing Grass Verge
 - Existing Road
 - Potential Footpath Link
 - Views out

There is the opportunity to retain existing trees, planting and hedgerows surrounding the site, helping to minimise the visual impact of the proposed development. From the east, the development is contained within the tree line which continues north, past the site boundary. There is further existing planting further to the north, outside of the site, meaning views of the site are limited from this area. The existing hedgerow and trees along the west and south boundaries will be maintained to reduce the visual impact of the development to the surrounding area.

An odour assessment has confirmed that the site is not affected by the Water Treatment Works to the northeast.

CONCEPT PLAN



SITE DEVELOPMENT PLAN



Key

- - 2 Bed Affordable Dwelling
- - 3 Bed Affordable Dwelling
- - 4 Bed Affordable Dwelling
- - Proposed Tree
- - Footpath Connection

SITE VISION

The masterplan for the land east of North of Willingham Road, Over is the result of a culmination of key design considerations. The proposal has taken into account the site's opportunities and constraints as well as its close proximity to the existing vernacular, surrounding countryside and local facilities.

The principle of the development is to ensure plots look outwards, towards long views of open countryside where possible, while ensuring new and existing landscaping provides a natural buffer, minimising the visual impact of the proposed development.

The site adjoins the built environment of the village of Over and is in close proximity to key services and facilities e.g. Over County Primary School.

All identified constraints are considered to be minor and/or easily overcome.

The proposed density of the development supports a diverse mix of dwellings across the site, offering a variety of sizes and tenures to meet the needs of different household types. This thoughtful range provides a hierarchy of homes, from larger detached properties with expansive plots to more compact terraced units. This variation not only accommodates a broad spectrum of residents but also enriches the streetscape by ensuring a visually dynamic and appealing environment.

Parking provision has been carefully designed to adhere to the principles outlined in Manual for Streets and aligns with the requirements set in the Local Plan. The majority of parking spaces will be allocated and placed within close proximity to the dwellings they serve, ensuring convenience for residents. Primarily, on-curtilage parking will be provided, with spaces situated either in dedicated parking bays or within garages, typically located to the side of the homes. This design ensures that the parking is kept discreet yet is easily accessible.

The site proposes 1.5 storey dwellings towards the entrance, facing Willingham Road. This is to help with reducing the visual impact upon the neighbouring 1.5 storey dwellings to the west of the site, on Willingham Road.

The site layout allows for open views, linking the site from Willingham Road to the south to open fields to the north. SUDS features will be present on along the main access road. The natural topography of the site provides an opportunity to adopt drainage basins to the north eastern corner of the site.

There will be new footpath connections, linking the site to the existing footpath along Willingham Road, providing sustainable connections to the local facilities.

The overall development vision will be created through the following key strategies:

- Fostering an integrated residential community that maintains a sensitive and respectful relationship with the surrounding settlement;
- ensuring a seamless transition between new and existing areas.
- Designing for pedestrians throughout the development, providing safe and easy connections for residents;
- Ensuring the development is well connected; Establishing a strong landscape structure that not only responds to but also enhances the local area, preserving key features of the immediate environment and reinforcing its character;
- Offering a variety of dwelling sizes, types, and tenures, catering to a wide range of lifestyles and making the development accessible to a diverse demographic;
- Promoting sustainable development objectives through thoughtful layout and design;
- Providing a visual green link from south to north;
- Ensuring the development has little visual impact upon the surrounding dwellings by providing 1.5 storey dwellings and new planting.

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