

The proposed development site is of 6 acres, currently conventional agricultural land, and will become up to 45 homes with wooded edges on 3 sides, amenity space with vehicular, cycle and pedestrian access from brewery road and will seek to enhance the area's rural amenity.

The houses will be designed to reflect those of Pampisford single and two story and built of traditional materials, flint, featheredge board, Cambridge white and red brick and metal rainwater goods. By using traditional materials we are able to reflect the charm and character of Pampisford, a historic village mentioned in the doomsday book whilst also exceeding modern building standards so that are sustainable because they are built to last.

The development will enhance the local biodiversity by including an extension to the neighboring West Green Wood. An extended woodland edge will be planted from acorns propagated from veteran oaks of West Green and will form a physical, living, green barrier forever between the village of Pampisford and neighboring Sawston ensuring the two do not converge. Much of the proposed site is already screened by a large old hedge along brewery road which will be enhanced and protected for it's valuable habitat.

The location of the site ensures excellent connectivity Whittlesford Parkway train station is about a mile away and is easily accessible both on foot and by push bike. There is an extant bus stop directly opposite on Brewery Road providing further easy, direct, sustainable access into Cambridge and beyond. Given the route from the proposed land onto the A505 it will cause minimal impact on local congestion as occupants will be able to depart via London Road and Sawston bypass rather than through either village.

To reduce the impact of the on local water infrastructure rain water will be harvested for non potable uses which will reduce the demand on the mains water. In addition, grey water will be recycled to further mitigate the impact on the water infrastructure and promote water conservation.

The scheme will include a mix of blind affordable housing and preference will be given to those with ties to Pampisford.