

DRAFT

Land east of Bridge Road

IMPINGTON

VISION DOCUMENT

March 2025



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Foreword

South Cambridgeshire District Council and Cambridge City Council are in the process of preparing a joint Cambridgeshire Local Plan for the period 2020-2041. The Plan will seek to deliver new homes, jobs and infrastructure, with the Councils' 'First Proposals' published in 2021 seeking to plan for 58,500 jobs and 44,400 homes. The Plan will look at options for where new development might be needed and most appropriately located. In parallel, there is a national priority to boost the supply and delivery of new homes.

We are therefore delighted to present this Vision Document setting out our Vision for the promotion of a development opportunity on land to the south-east of Impington and its capacity for delivering new homes in South Cambridgeshire. This Vision Document will be utilised to inform further discussions with the Council, Parish Council and local community. We are keen to explore the benefits and investments that could be realised alongside the provision of new market and affordable homes.

The Site is being promoted by Barratt Redrow, the nation's leading housebuilder, whose vision is to lead the future of housebuilding by putting local communities and sustainability at the heart of everything they do. We aim to create great places by building long-term relationships to deliver high-quality developments where people aspire to live, designing developments which look great, are a pleasure to live on, and will enhance local communities for years to come.

In this Vision Document we demonstrate how a strategic development opportunity on land to the east of Bridge Road, Impington ('the Site') could be delivered. The overarching Vision is to deliver a high-quality, locally distinguishable and sustainable addition to the village. The proposed development will deliver much needed new homes, generous public open spaces, provision for sports and play areas and enhanced areas of biodiversity.

The proposals set out within this Vision Document demonstrate how a sustainable addition to the settlement can deliver up to 224 new homes in a mix of sizes and tenures, including affordable housing, providing a place for all. The Site will also provide excellent connectivity with the surrounding landscape and network of footpaths. This is a fantastic opportunity for suitable and sustainable growth which will ensure a positive legacy for Impington and the wider South Cambridgeshire area.

Prepared by: For:



In consultation with:



1

Introduction

An overall introduction to Impington, the site and development proposals, including overarching objectives and Vision.



2

Site & Context Analysis

A detailed summary of all the site assessment work carried to ensure an informed approach to the design development of the Site.



3

Emerging Proposals

Presentation of the emerging concept, illustrative masterplan and the design principles adopted to ensure a robust development proposal.



4

Conclusion

A summary of the key benefits of the proposal and its merit as the next logical location for new development in Impington.

Introduction

Context Analysis

Emerging Proposals

Conclusion

Introduction

About Barratt Redrow

Barratt Redrow is Britain's largest and best-known housebuilder, trading under the Redrow, Barratt Homes, David Wilson and Barratt London brands. We build over 17,000 new homes each year across the UK, and have built over half a million homes since it started in 1958.

Barratt Redrow is widely acknowledged as the market leader in quality and customer service, being rated 5 Star in the HBF Customer Satisfaction Survey for 12 years in a row. We also aims to be the UK's leading national sustainable housebuilder, being the highest scoring national housebuilder in both the CDP and Next Generation sustainability indices.

As the nation's largest housebuilder, we are well placed to deliver much needed market and affordable homes to address the country's ongoing housing shortage, and the identified housing need at Impington.

We recognise that successful developments must meet the needs of not just potential residents, but also of existing neighbouring communities. We therefore consult on new developments through tailored engagement with local communities and stakeholders, incorporating feedback into our plans to ensure local people have the opportunity to help shape developments within their community.

Since our inception over 60 years ago in the North-East of England, we now operate from 27 trading divisions which are located in the main population centres in England, Scotland and Wales. This structure enables our divisional management teams to use their locational knowledge and working relationships to buy land, design, build and sell homes which are well-suited to the local area.

Barratt Redrow is promoting this highly sustainable Site in Impington for the delivery of much needed market and affordable homes, and we are fully committed to working with the Council and the community to make this happen.

Histon & Impington

Histon & Impington is a village about 3 miles north of Cambridge city centre, in the South Cambridgeshire district. Originally Histon and Impington were two separate parishes, but are now one large single settlement. The village is surrounded by open countryside, separated from Cambridge by the A14 and is home to mostly low rise buildings, a diverse mix of housing and is abundant in tall trees. The Village also benefits from a well defined high street.

The village began development around three areas surrounding two churches of St Andrews, as well as the later Chivers Jam Factory. Some of the thatched roof cottages belonged to the Chivers Workers. Overall the village saw a lot of growth post war, however this was not done in the typical estate development pattern, instead being constructed in small clusters.

The village has a historic core and conservation area within Histon. There is also another conservation area which lies in the eastern part of the village along Impington Lane.

From 1951 to 1981 the number of houses in the village doubled from around 1200 to almost 2400. Much of the expansion land was opened up by the building of the A14 and Bridge Road. The Jam Factory was replaced by the current factory in the early 1980's within 'Vision Park'. The business park hosts around 2000 jobs and the factory is still a significant employer for the area.

The Village is entirely enclosed within the Green Belt of Cambridge, and is classed as a Major Rural Centre within the Local Plan. Some of the key characteristics of the village include tree vistas and tree groups contributing to its strong rural character.

Site Description

The Site lies north of Cambridge and the A14, and on the southern edge of Histon & Impington. The Site is approximately 3 miles from Central Cambridge, which is roughly a 15-minute cycle.

The Site is currently in agricultural use, largely for hay-making, and for large social events. The Site is also frequently used by dog walkers, owing to the tolerance of the owners.

The Site is accessed from Bridge Road via a private drive serving an existing dwelling abutting the site's western boundary. There is also an orchard to the north-west of Site, providing a buffer to Bridge Road. There are multiple informal pedestrian accesses onto the Site, particularly along the northern boundary, where occasional gaps in the hedgerow that runs along the length of the boundary allows access to the National Cycle Network (NCN) Route 51 and the Cambridgeshire Guided Busway. The eastern boundary is formed by hedgerows and trees separating the Site from the Chivers Lake area. Gaps in the north-eastern corner facilitate further access to informal routes around the lake.

The southern boundary of the Site follows the ditch running through the field from west to east. Two extensions at the eastern and western end jut south, with the western parcel fully enclosed by mature trees and the western parcel an extension to the main Site. A parcel of land outside the site boundary remains as an agricultural field and further south is a hotel complex and it's grounds including parking.





Site Proposals

The Site at Bridge Road offers a great opportunity to deliver the much needed new housing for the Greater Cambridgeshire. The Site has the potential to deliver of up to 224 dwellings, including a mix of housetypes, tenure and densities with provision for affordable housing.

The proposal also seeks to enhance the active travel network of the area by offering potential pedestrian connectivity and accesses across the Cambridgeshire Guided Busway, the NCN Route 51 as well as the bridleway running along the northern boundary of the Site. With the addition of the residential areas along this route, the safety and passive surveillance of this active travel corridor would be increased. Further information with regards to the Site's connectivity will be discussed in the Vision Document.

The landscape-led masterplan will ensure access to a variety of multi-functional green spaces proposed including play areas, allotment and a community orchard as well as enhancement of biodiversity through the introduction of SuDS basins and swales. This, in turn, will help create an ecologically sound development and a pleasant environment where people wil want to live in.



Chivers Lake

Land at Bridge Road, Impington can deliver the following:



Up to 224 new high quality family homes in mix of sizes and tenures, as well as provision for affordable housing;



New children's play areas and natural play trails as well as provision for sports area promoting outdoor activity;



Contributions to local infrastructure improvements and surveillance by providing frontages and potential pedestrian connectivity across the Site onto the Guided Busway, NCN Route 51 and bridleway;



New footpaths, recreational routes and cycle routes plugging into the existing bridleway and Guided Busway to promote connectivity and active travel;



New multi-functional open spaces, areas for food production, enhanced existing vegetation and new boundary planting to provide biodiversity net gain;



New landscape buffers and sustainable surface water management including swales and attenuation basins with wildlife friendly features, delivering a net gain in biodiversity;



New community orchard located in the south-eastern corner of the Site as an addition to the existing orchard north-east of the Site; and



New community allotment to promote healthy lifestyle as well as enhancing areas of food production within the settlement.



Histon Village Sign



Duck Pond at Village Green

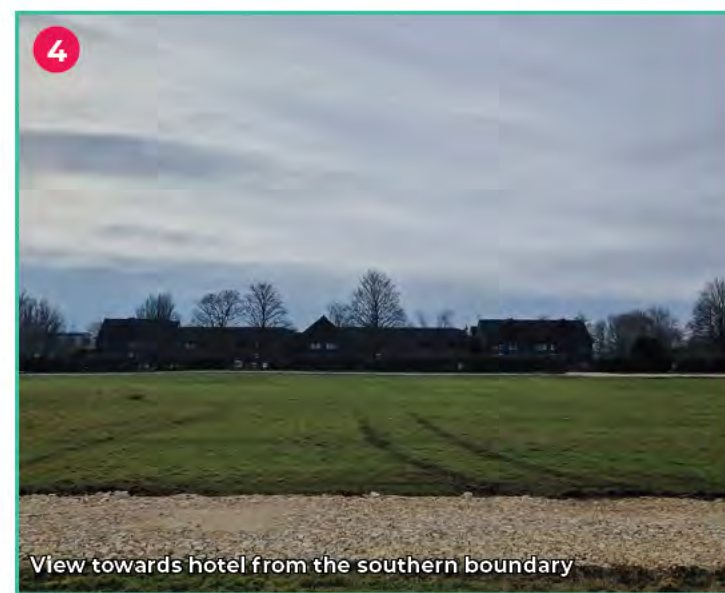


Impington Mill



Strategic Location of Impington

Introduction



2

Site & Context Analysis

Planning Policy Context

This section identifies the relevant planning policy context which the proposed development has been informed by and developed in accordance with.

Section 70(2) of the Town and Country Planning Act 1990 and Section 38(6) of the Planning and Compulsory Purchase Act 2004 require that planning applications must be determined in accordance with the Development Plan unless material considerations indicate otherwise. It is therefore important to identify the relevant policies from the development plan and the relevant current material considerations which include the emerging Local Plan and the National Planning Policy Framework (NPPF). This development would create the high quality and sustainable buildings and places advocated in the NPPF.

South Cambridgeshire Local Plan (2018)

The South Cambridgeshire Local Plan was adopted in 2018. The site is within the countryside and the Green Belt as identified within that Plan meaning that very special circumstances would need to be demonstrated to justify a residential-led development of the site (unless and until the site was removed from the Green Belt).

Emerging Greater Cambridge Local Plan

South Cambridgeshire District Council and Cambridge City Council are in the process of preparing a joint Greater Cambridge Local Plan (GCLP). This seeks to plan for the period 2020 – 2041.

At this stage the GCLP has consulted on its 'First Proposals'. Within this the City of Cambridge urban north-fringe is expected to remain a focus for growth in the new Local Plan. This site has not previously been put forward and has not therefore been considered to date. The 'First Proposals' allocates limited development within Impington. Sites with good access to active travel routes are proposed to be allocated at Oakington and Great Shelford. As well as being exceptionally well-placed in terms of access to active travel options, this site is also close to North East Cambridge and

its employment which is already seeing permissions granted for a significant densification and expansion of jobs over and above that envisaged in the Area Action Plan for that area. The site lies very close to the proposed growth of northern Cambridge, but would retain a gap between the settlements and with the A14 ensuring that Histon and Impington and Cambridge do not merge. This site is further separated from the A14 by the lake on its eastern boundary.

The proposal supports a number of policies within the GCLP First Proposals. The policies listed below are most significant in showing the opportunities this site offers.

- Policy WS/HS: Pollution, health and safety – The development can act as noise mitigation from the A14 for the wider village of Impington, whilst also being within standards for the new development.
- Policy I/ST: Sustainable transport and connectivity – As shown in the Constraints and Opportunities plan, the site has excellent active travel linkages to the guided busway stop and cycleway, providing convenient, sustainable transport into Cambridge.

The Greater Cambridge Local Plan has opened a Call For Sites (CFS) Exercise to 7th March 2025. The Council will only be assessing new sites or reassessing existing sites that are broadly aligned with the emerging Local Plan Strategy. The Greater Cambridge Local Plan Proposed Submission Consultation is timetabled for Summer/Autumn 2026 and submission to the Secretary of State December 2026.

Histon and Impington Neighbourhood Plan (2021)

The site has not previously been put forward and has no allocation within the Neighbourhood Plan. The Opportunities and Constraints Plan demonstrates though how the proposal will support relevant Neighbourhood Plan policies.

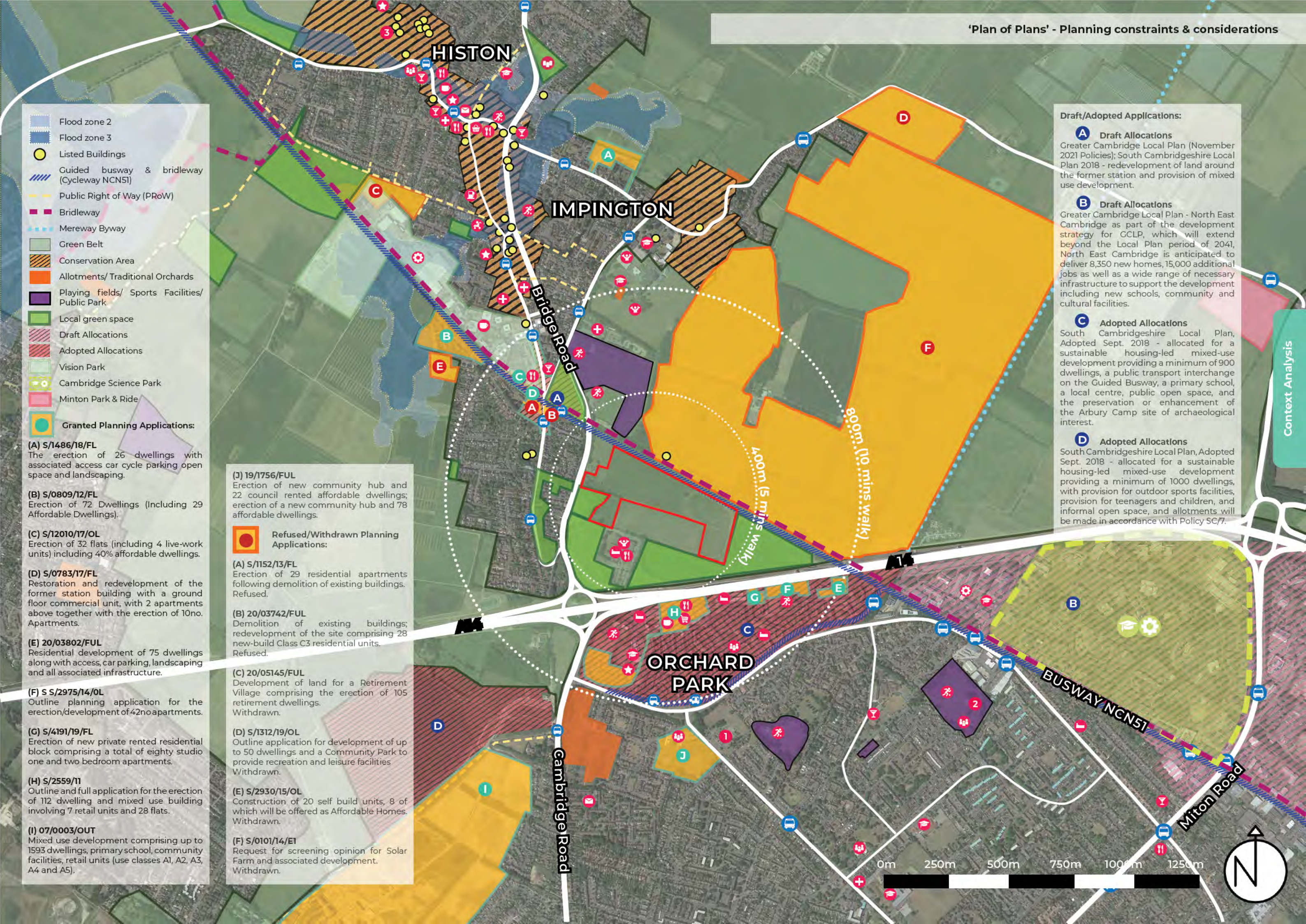
The proposal will maintain and where possible enhance the biodiversity of the site, in line with Policy HIM12, and improve access and encourage use of Important Natural Habitats Policy Areas 33 and 34.

The Noise Assessment that has been prepared demonstrates that the delivery of the site could enhance the current mitigation of the A14, and thereby build upon the objectives of Policy HIM15 – A14 Mitigation Sites. The Neighbourhood Plan Evidence Base demonstrates that there is a -5.43ha deficit in formal and informal play area provision. The proposal will help to address this.

Histon and Impington Parish Council are considering an action plan for review of the Neighbourhood Plan. At this time there is no timetable for a review of the Neighbourhood Plan.

KEY:

- Site boundary
- 1 Kids Club
- 2 Skate Park
- 3 Histon Manor
- Bus stop
- School
- Nursery
- Doctors Surgery/Pharmacy
- Pubs/Bars
- Restaurants/Takeaways
- Cafés
- Hotel
- Post office
- Petrol station
- Place of worship
- Sports/recreation ground
- Leisure centre
- Employment area
- Supermarket
- Local convenience store
- Community centre/Hall
- Cemetery



Constraints & Opportunities

Considering the analysis carried out for the site, the following constraints have been considered when developing the masterplan layout:

Development Potential

The development of this site provides an exciting opportunity to deliver the much needed new housing for Greater Cambridge. The Site has the potential to deliver of up to 224 dwellings, including a mix of house types, tenure and densities with provision for affordable housing.

Landscape Character & Visual Amenities

The landscape-led masterplan will ensure access to a variety of multi-functional green spaces proposed including play areas, allotment and a community orchard. Enhanced boundary screening will ensure the visual impact of the development is mitigated. A report commissioned by Barratt to identify the role of the site in relation to the Green Belt and its five purposes, and to inform the masterplanning process, concludes that the site makes only a limited contribution to the wider setting of the Green Belt and makes only a limited contribution to Cambridge, and Histon and Impington, in terms of their historic setting.

Flooding & Drainage

The site is within Flood Zone 1 with the large majority of the site also at low or very low risk of surface water

flooding. The Masterplan introduces SUDs basins and swales to ensure flooding on the site can be mitigated.

Access & Movement

The proposal seeks to enhance the existing walking and cycling routes of the local area. The site's location provides quick and direct access to key employment locations within Cambridge. The times in this table

PUBLIC TRANSPORT	
Histon & Impington Busway Stops (Services A, B, and C)	11 min walk / 4 min cycle
Chivers Way bus stop (Service Citi 8)	13 min walk / 4 min cycle
Cambridge North Rail Station	17 min cycle / 11 min walk + 8 min bus journey
EDUCATION	
Impington Village College	19 min walk / 6 min cycle
EMPLOYMENT	
Vision Park	13 min walk / 4 min cycle
Cambridge Science Park	12 min cycle
St John's Innovation Park	16 min cycle
CITY CENTRE	
City Centre (Grand Arcade)	16 min cycle / 15 min walk + 16 min bus journey

use Bridge Road and New Road to access the Guided Busway stop and Chivers Way bus stop. As identified within the Vision Document, other walking routes may be provided alongside the development which will shorten the travel times of the journeys below.

Active Travel Route

The Site is strategically located along three main active travel routes running along the northern site boundary. These active travel routes include the brideway, Cambridgeshire Guided Busway and the NCN Route 51.

By taking advantage of this sustainable location, three potential pedestrian accesses were identified along the northern boundary. This is to ensure that these routes are fully utilised both by the new residents of the development as well as the neighbouring residents.

The diagram below demonstrates the potential movements from the Site to the nearest bus stop of the Guided Busway. It would take approximately 10 minutes walking and 3 minutes cycling to the nearest bus stop from the main/ existing Site access. The potential pedestrian accesses from the Site to the north (marked with yellow arrows) would cut the distance short by 7 minutes ie. 3 mins walking from the most western of the proposed access points. By having these accesses in place, it would automatically activate the active travel corridor, simultaneously increasing the safety and security of the route.

Heritage & Archaeology

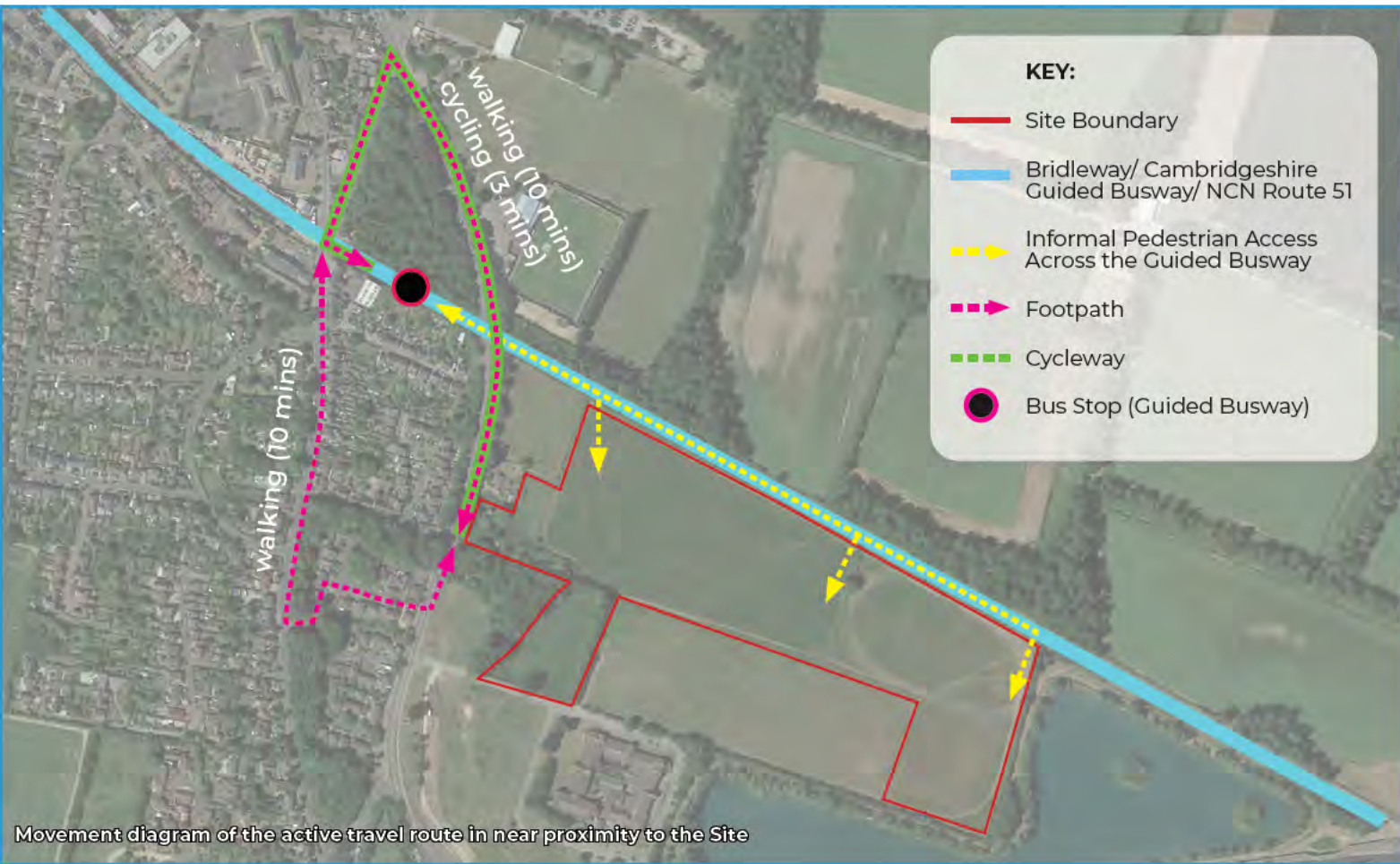
There are no Heritage Assets on the site. The setting of nearby Heritage Assets will be safeguarded to ensure there is no harm.

Ecology

The proposal will seek to deliver a minimum of 10% Biodiversity Net Gain on-site and where not possible secure appropriate mitigation off-site. The creation of a community orchard as well as enhancement of biodiversity through the introduction of SuDS basins and swales will help create an ecologically sound development and a pleasant environment where people will want to live.

Noise

The Neighbourhood Plan recognises that, in the southern part of the Plan Area, the green infrastructure functions as a buffer between the A14 and residential areas, thereby serving the very important purpose of maintaining air quality and mitigating noise, dust and visual impact from busy roads, in particular the A14. The Noise Technical Report that has been prepared identifies that the proposed development itself could screen existing sections of the village from the A14 to the south, and therefore could provide a betterment to the existing noise climate at these locations.



3

Emerging Proposals

The Concept

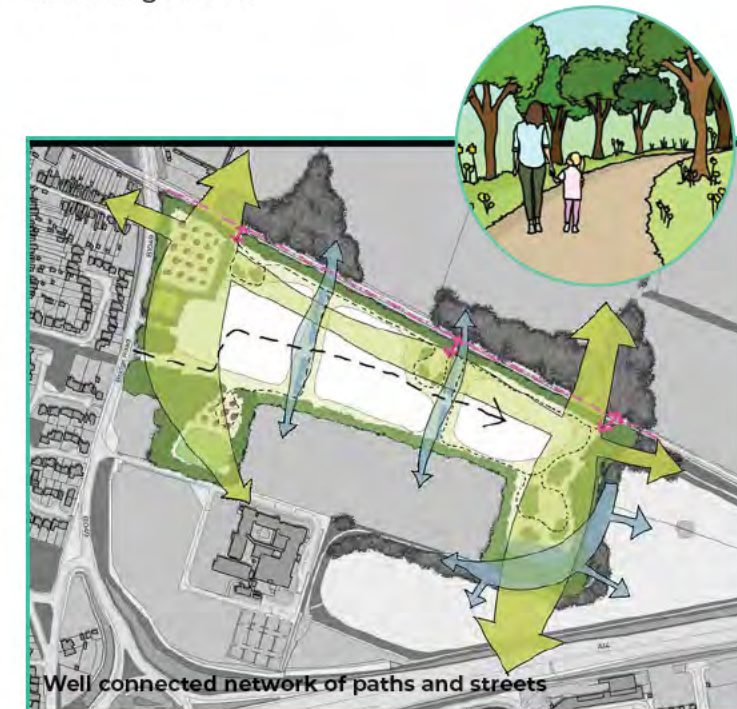
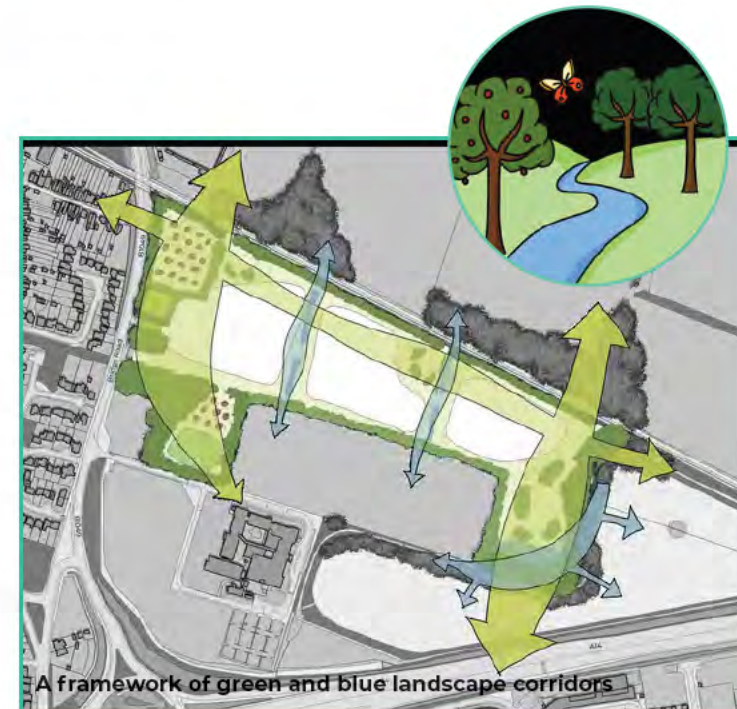
The Site provides an opportunity to create a sustainable new development to complement the existing settlement.

The emerging concept for the masterplan builds on the existing opportunities presented, weaving in perfectly to the initial landscape-led design. The primary design intention is to enhance the existing landscape features and green infrastructure within the Site and its surrounding context, which then will form a series of interconnected green corridors.

Responding to a landscape framework: The design sketches below reflect the design evolution to the masterplan. Being true to the landscape-led approach, the masterplan was first designed by using a landscape framework that responds to existing landscape and vegetation. This provides structure and protects the existing vegetation and mature features of the green infrastructure. The location of the new blue infrastructure such as SuDS basin and swales are carefully thought of, taking into accounts of the existing nearby pond and topography of the Site.

Building-upon connectivity and permeability: Once a landscape framework is established, both vehicular as well as pedestrian access points are identified. This is to ensure that an efficient and sustainable connectivity and active travel network can be established within the Site and to its wider context. The Site provides a permeable network of streets, footpaths and leisure routes promoting healthy lifestyle and access to nature on your doorstep. In the event that the informal links on to the Guided Busway and the cycleway are not formalised, the site still benefits from good access to them via Bridge Road and then New Road or Cambridge Road.

Providing opportunities for development and places of interest: The development parcels are designed to be well-connected and responsive to the existing and new landscape. Dwellings are designed to overlook the landscape features and open spaces creating a safe and secure environment. Places of interests and focal points such as the allotment, orchard, and play areas and multi-functional open spaces are designed and located as such to foster interaction between the residents, creating a strong sense of community and sense of place.





The Proposal

An Illustrative Masterplan has been prepared to demonstrate one way in which the Site could be developed, taking on board the technical and environmental assessments that have been undertaken.

The masterplan seeks to create a sustainable and distinguishable place where people will want to live in.

The Site has the capacity to deliver up to 224 dwellings, 40% of which will be affordable.

A Sense of Community

With the proposed development coming forward, an increase in local housing choice will help boost the overall urban scape of Impington. An increase in residents will help maintain the viability, sustainability as well as vitality of the surrounding settlements.

A distinguished built form and strong design hierarchy will help create character and identity of the development. Proposed recreational routes will help connect focal points within the development as well as build a strong connection between the residents and the neighbourhood.

Proposed community orchard and allotment will serve as a platform to enhance interactions within the Site as well as with the neighbouring residents and existing community. The proposed play area on the south-eastern corner of the Site will help bring people of all ages together, which will foster a sense of community and provide a focus for the development.

This new addition to the settlement edge will also boost the existing connectivity as well as creating a new safe and secure environment for active travel.

Landscaping and Biodiversity

The landscaping will be soft and native, with a formal structure of tree planting throughout the development. The introduction of new hedgerows and tree planting will provide additional softening and new native landscaping to the Site. The masterplan will be ecologically sound and respect the existing green infrastructure.

The green corridors crossing the Site is one of the key strategies to ensure a well connected green and blue grid, creating new habitats for wildlife and increasing the biodiversity within the Site. The linked green corridors and recreational routes throughout will provide benefits for the health and wellbeing of residents.

Housing Strategy

Proposed housing mix of different sizes and housetypes would be broadly in accordance with South Cambridgeshire District Council's housing mix guidance (unless local circumstances at the time of Reserved Matters applications justify a different mix).

The internal layout of houses will be designed to meet the National Minimum Space Standards and consider market preference and modern way of living. Houses will be designed to allow for flexibility and adaptation to encourage residents to stay for longer depending on life circumstances.

Affordable Housing Strategy

Up to 40% of the proposed dwellings would be affordable. It is the intention that the affordable dwellings would be distributed evenly across the Site and integrated throughout the development by being tenure blind to create legible streets and an integrated community.

Parking Strategy

As part of the key development strategy to promote and enhance active travel within the Site and its surrounding context, adequate provision for cycle storage will be made for all properties to encourage the use of alternative modes of transport to the car.

Overall parking provision will be in accordance with South Cambridgeshire District Council's guidance (unless updated guidance becomes available). This will be resolved at the detailed design stage.

It is proposed that the majority of parking spaces (bicycle and motorised vehicle) will be provided on the plot - either in garages or driveway space. In some instances, it will be necessary to provide some on street allocated parking spaces. This will be in close proximity to dwellings for ease of access. Visitor spaces, predominantly along roads, will also be provided. These will be scattered around the development to ensure even distribution.

Refuse Strategy

Adequate provision for refuse storage will be made in either garages or back gardens of all properties. This will ensure that bins are not left on the streets. Homes should be designed with adequate storage space to encourage recycling and composting to minimise overall waste.

All roads will be designed to adequate widths and turning to accommodate refuse collection vehicles.

Design Principles

As a summary, key design principles underpin the proposals for the Site, focusing on themes of creating an integrated neighbourhood achieving distinctiveness and sense of identity. The below is a summary of what the masterplan proposes:

Creating an integrated neighbourhood

The proposals will:

- Increase local **housing choice** - providing a mix of dwelling types, tenures and sizes, both market and affordable housing which cater for a variety of households, including the elderly and those wishing to work from home;
- Provide new equipped **play areas** for both new and existing residents;
- Provide community allotments and orchard to **support social interaction** and food growing activities;
- Promote **sustainable modes of travel** by creating low-speed, pedestrian and cycle-friendly streets with numerous connections to existing routes to provide high active travel permeability;
- Create a **distinctive and walkable new place** to live, with extensive accessible new green spaces and green corridors;
- Create **sensitive transitions** between new development, existing settlement edges of Impington and the wider countryside by providing lower density housing along the edges; and
- Support existing local facilities to **improve viability, sustainability and vitality** of local businesses and services through local spend.

Achieving distinctiveness and identity

The proposals will:

- Create a strong framework of connected and **well-overlooked streets and spaces** - with carefully considered building lines and dual aspect corners;
- **Vary residential density, pattern and form** to create a range of memorable spaces and building groupings that help people find their way around;
- Incorporate positive features of the Site, such as existing **habitats** and **established landscaping** into new green spaces and streets;
- Create new streets and landscaped spaces which relate well to **topography** and frame **views of the countryside**.



Placemaking and Landscape Strategy

The masterplan proposals will demonstrate strong urban design and placemaking principles, delivering a place that people will want to live in as well as creating spaces for informal recreation with safe and liveable streets.

Gateways

The access to the Site will be designed to create a landscaped gateway, with existing trees and hedgerows retained and enhanced where possible. A tree-lined primary street will create a sense of welcoming getting into the Site from the immediate vehicular entrance and pedestrian accesses. The proposed landscape-led development integrates with the existing development of Impington, enhancing the quality of the entrance to Impington when arriving from the south of Bridge Road. Additional pedestrian gateways particularly to the north will better integrate the Site with the neighbourhood as well as with the existing active travel infrastructure, promoting active travel with its surroundings and encouraging community interaction.

Focal points

The green spaces will form central focal points for the community within the masterplan. The new equipped children's play areas and play trails create continuous placemaking within the development. The proposed community orchard and allotment create a green focal point for the development. A network of recreational routes which are connected to the existing bridleway ensure these spaces are easily accessible and form a key part of the wider landscape strategy.

Transition nodes

At key nodes throughout the development, there are transitions of character to add interest and variety. Transition nodes are mostly located on the interconnection between development parcels. Changes in character can be achieved through the use of different architectural styles, densities, street types and use of materials.

Landmark buildings

Landmark buildings provide opportunities for streets and spaces to be framed by key buildings, helping to create identity and interest. Landmark buildings can be distinguished through architectural materiality and design. To create an exciting and interesting development and to aid in wayfinding, landmark buildings should be placed across the masterplan at key locations.

Existing and proposed vegetation

The proposed landscaping will be soft and native to reflect the existing landscape character and features including hedgerows and trees in the surrounding area. This will ensure that the proposed landscape-led development integrates sensitively with the existing edge of Impington, enhancing the quality of the

entrance to the Site when arriving from the north and south.

The existing hedgerow structure within the Site is retained, ensuring connected habitats, structuring the masterplan with a central landscape axis as part of the network of green corridors through the Site. Enhanced existing and new boundary planting will serve as natural screening to the Site. Vegetation along the swales and within the area of attenuation basins will help promote biodiversity net gain on the Site.

Green corridors

The corridors are designed to connect the existing and proposed green and blue infrastructure within the Site and to the wider context of Impington. Attenuation basins and swales with habitat and ecological features provide biodiversity and amenity benefits, in addition to mitigating against any drainage issues.

Green corridors within the Site are seen as an extension to the surrounding landscape and existing green and blue infrastructure. Taking advantage of the great existing landscape opportunity, the landscape-led masterplan is intended to connect the existing green focal point between the existing community orchard to the west and the blue focal point, the Chivers Lake to the east.

Green corridors also connect the development to the proposed allotments and orchard located to the south of the Site. Not only will this contribute to the promotion of active travel, it also provides a great platform of community interaction from residents of different ages as well as the existing community of Impington.

Play areas and recreational routes

Overlooked equipped play area as well as a series of play trails area proposed from north west to the south east of the Site, will benefit from natural surveillance from nearby dwellings. In addition, there are opportunities for incidental and informal play elsewhere in the development.

Recreational routes within the Site, provided through a combination of bound gravel paths and mown paths through wildflower meadows, will provide improved connectivity and promote active travel, as well as opportunities to connect with nature.

The recreational routes within the Site are designed to connect to the existing bridleway (also the Cambridgeshire's Guided Busway and NCN 51) along the northern boundary, which connects the Site with the wider active travel corridor within Impington and Cambridgeshire beyond.

Potential design opportunities/precedents:



Sustainability Strategy

The Illustrative Masterplan is designed with sustainability as a core principle, recognising South Cambridgeshire District Council's carbon management plan. In November 2019, South Cambridgeshire District Council declared a climate emergency and with that, has adopted a Zero Carbon Strategy (May 2020) to bring down emission whilst supporting businesses and community within the district to do the same. In line with the Council's ambition to reduce 50% of carbon emission by 2030, as well as achieving a net zero carbon footprint before 2050, a Climate Emergency Toolkit has been developed to guide design and developments within the district. The proposals accommodate the principles set out in the Zero Carbon Strategy and Doubling Nature Strategy (February 2021) toolkit, responding to the climate emergency and recognise the Council's ambition.



Site Location

The Site is located in a sustainable location, with convenient access to facilities, services, education and employment in Histon & Impington as well as Cambridge. This will ensure that facilities are easily accessible on foot or by bicycle.

Layout

The Site layout makes efficient use of land whilst the framework incorporates an active travel strategy and encourages this with traffic free walking and cycling routes providing connectivity and creating a walkable neighbourhood, promoting well-being. Active lifestyles are encouraged through provision of recreational facilities and routes in addition to the active travel strategy. The Site benefits from a strong network of existing Public Rights of Way. The masterplan builds on these existing routes with an integrated network of additional walking and cycling routes.

Buildings

Buildings will be designed to be fully compliant with the Building Regulation requirements, with high

sustainability standards of energy efficiency including A+ rated white goods and high performance building materials.

Buildings will be designed to be thermally efficient with high insulation to reduce reliance on main heating systems. Streets, buildings and roof pitches will be orientated to maximise solar energy, passive heating and cooling and natural ventilation. Building heights will be carefully considered to ensure appropriateness to the local context and avoid overshadowing.

Green Infrastructure

The landscape-led masterplan ensures that green infrastructure and biodiversity are central to the proposals. Existing trees, hedgerows and habitats are to be retained and enhanced with additional native planting, supporting biodiversity and ecological resilience. New tree planting provides increased canopy cover whilst street trees are proposed to aid climate resilience, providing shading during the summer months and acting as wind breaks. On-site woodland planting will contribute towards mitigating any climate and ecological impacts of the development. Areas for community food production are also provided within the proposals providing fresh, healthy, local food and community interaction.

Sustainable Drainage

Sustainable urban drainage has been designed into the proposals from the outset, managing surface water runoff, promoting biodiversity and providing amenity benefits through a series of attractive ponds and swales including new rich planted habitats.

Sustainable Communities

A mix of dwelling sizes will allow for a sustainable community, including family homes, provision for home working and homes for the elderly. The provision of affordable homes will be fully integrated into the development.

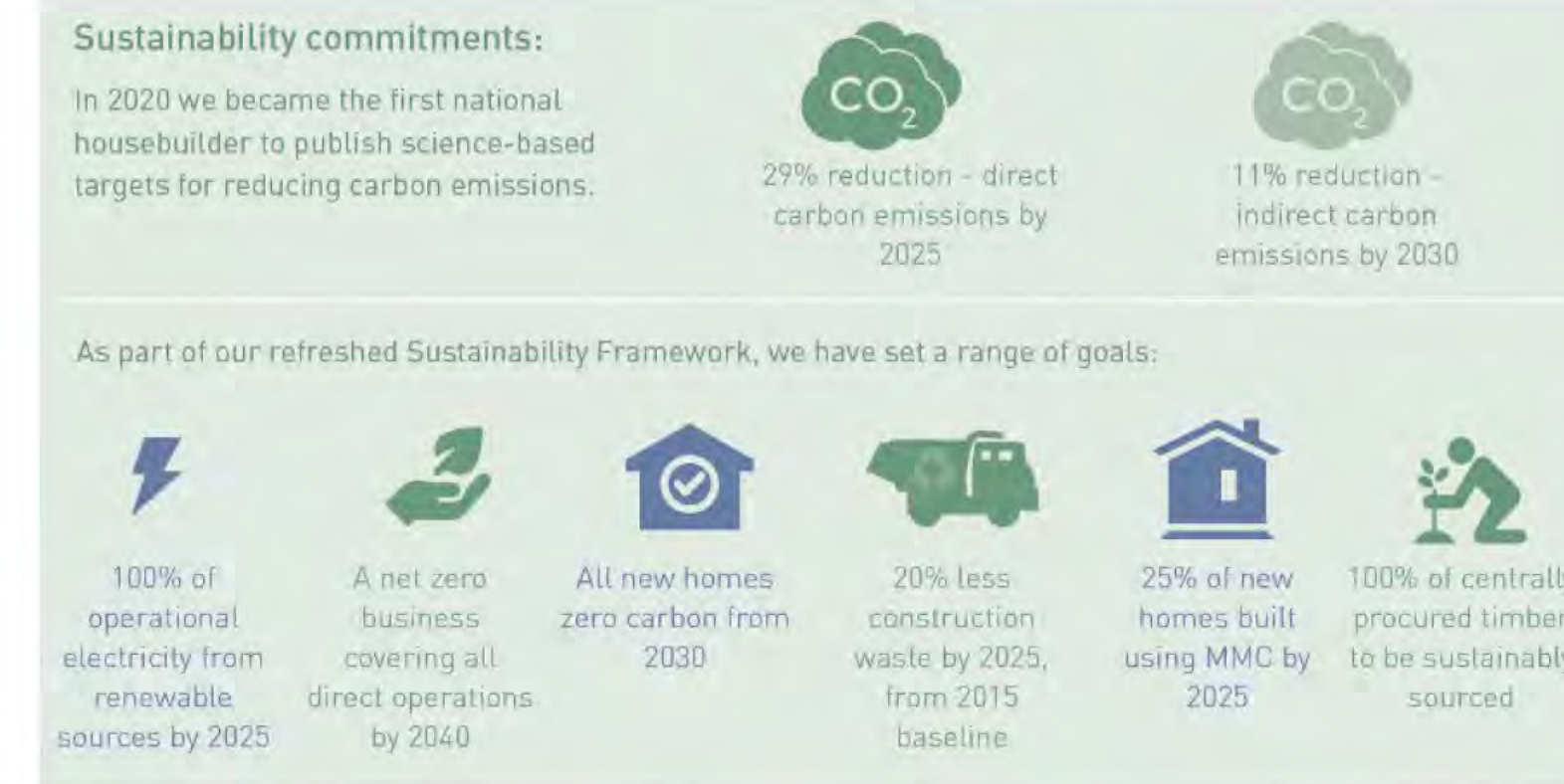
Recycling & Sustainable Construction

Waste should be reduced where possible during the construction of the development. Sustainable, intelligent and high quality construction techniques should be adopted whilst applying the circular economy principle and waste management hierarchy (prevention, prepare for re-use, recycling, recovery and last option disposal). Where possible construction labour and building materials will be sourced sustainably. Promoting low carbon development by incorporating opportunities for reducing energy consumption and enabling more efficient use of energy.

Barratt Redrow's Approach to Sustainability

As the UK's largest housebuilder, we are committed to creating a positive environmental, social and economic legacy for future generations and we have a history of delivering high quality and sustainable homes and communities. We are already reducing our carbon footprint and have developed a roadmap towards building zero carbon homes, at scale, from 2030. This roadmap is underpinned by an industry-leading research and development programme, as well as strong relationships with our supply chain, to ensure our homes are technically sound, cost-efficient and meet the needs and expectations of our customers.

Barratt Redrow's sustainability commitments are outlined below:



Five design principles which have influenced the masterplan to maximise its short and long-term sustainability.

A Green Future: Our 25 Year Plan to Improve the Environment (2018)

Produce a healthier, greener environment where plants and animals can thrive.



Retaining and **enhancing** existing green and blue systems whilst establishing new **natural landscaping features**.

The Sustainable Development Goals

Achieve social equity, inclusivity, accessibility, and opportunity for all.



Ensuring that all demographics have the right to buy a home (**affordability**), and are able to access public spaces.

Paris Agreement (2015)

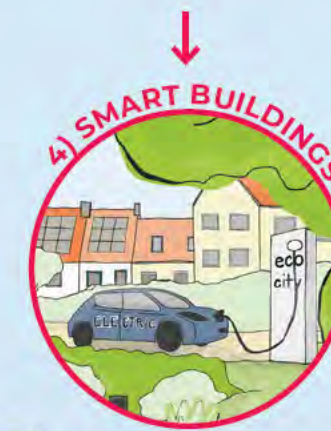
Mitigate against rising global temperatures in an effort to tackle climate change.



Promoting long-term **sustainable lifestyles** - such as local food production, and reducing vehicle dependency.

The Clean Growth Strategy (2017)

Promoting renewable energies for both residents and businesses.



Providing residents and businesses with the opportunity to **operate sustainably** within their buildings.

The 2030 Climate Challenge

Series of targets for reducing operational energy, embodied carbon and potable water.



Buildings reducing operational energy demand, **embodied carbon** and potable water use while promoting health and **wellbeing** for their users.



4

Conclusion

Benefits of the proposal

This document has set out a Vision for the development of land at Bridge Road, Impington.

The proposals are demonstrably deliverable based on the site assessment work that has been carried out to date. The Illustrative Masterplan reflects a high-quality and locally distinctive addition to the residential area offering various benefits.

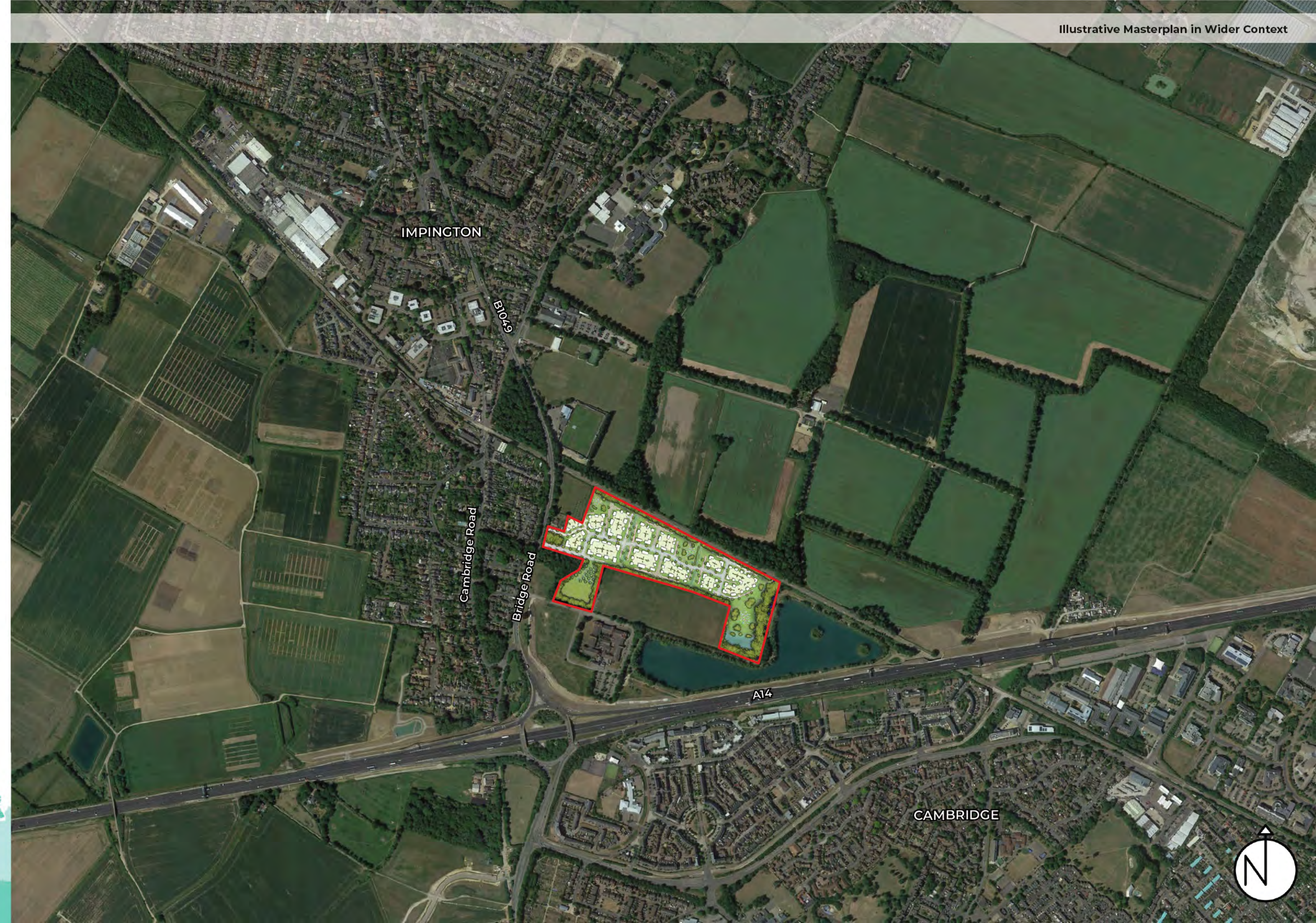
The landscape-led scheme provides new and enhanced blue and green infrastructure within the Site as well as linking it to the wider green infrastructure. Making full use of the existing infrastructure, the proposal takes the opportunity to enhance the connectivity of the Site to the existing bridleway, Cambridge Guided Busway as well as the National Cycle Network. This is seen as a great opportunity to create a legacy to support the continued growth of Impington.

The benefits of the proposal include:

- The delivery of up to **224 new high quality homes** in a mix of sizes and tenures to boost the housing delivery of Impington at a sustainable location;
- A mix of house types and sizes, suitable for all generation, as well as **provision for affordable housing** catering for varied needs;
- Provision for **new children's play areas and natural play trails** within the Site promoting outdoor activity of all ages;
- Potential **pedestrian connections** from the Site across Cambride Guided Busway, the NCN Route 51 as well as onto the bridleway running along the northern boundary;
- Promotion of active travel with the introduction of **new recreational routes and cycle routes** within the Site as well as to the wider network;
- The potential to create **biodiveristy net gain** through the enhancement of the green infrastructure such as new multi-functional open space, landscaping, wildflower planting and

boundary planting; as well as through the enhancement of the blue infrastructure such as new SuDS features and swales throughout the Site; and

- An opportunity to **enhance community interaction** within the Site and the existing neighbourhood through the proposed allotment and community orchard.
- The provision of **Electric Vehicle (EV) Charging Infrastructure** for new dwellings;
- The ability to deliver **exemplar design standards** through built form and green infrastructure allowing both new and existing residents the opportunity to live, work and play; and
- Direct, indirect and induced **jobs created** through the construction of the development, stimulating the local economy. As part of the development, financial contributions will be made to assist in improving local services, facilities and infrastructure.



Prepared by:



edge Urban Design
The Old Saracen's Head, 7 Buttermarket
Thame
Oxfordshire
OX9 3EW

Phone: 01865 522395
Email: enquiries@edgeUD.co.uk
www.edgeUD.co.uk

[Redacted signature]

For:



Barratt Redrow PLC
Barratt House, Cartwright Way
Forest Business Park, Bardon Hill,
Coalville
Leicestershire
LE67 1UF

Phone: 01530 278278
www.barrattredrow.co.uk

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