

The proposed development site is 11 acres, currently conventional agricultural land and will become up to 65 homes, a new village hall, later living residences and amenity space with have vehicle and push bike access from Beech lane and pedestrian access from the foot path and into the rec. The site will be encircled by a planted shelter belt propagated from the village's veteran oaks and so will both shelter Pampisford further from the A505 but also enhance its rural character.

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 site is currently screened from most sides with large hedges and interplanted trees but this will be enhanced and thickened by further planting. This corridor will be stocked with the propagated acorns from veteran oaks and other species of the village. This planting will both form a physical, green living barrier forever sheltering Pampisford from the A505 and its potential future dualling but also significantly enhance the biodiversity on site. .

The location of the site ensures excellent connectivity. Whittlesford Parkway train station is about 2 miles away and so easily accessible by both foot and bicycle. The direct access onto Beech lane and then onto the A505 means that the development will have a very limited impact on traffic in the village. The foot path running along the side of the site and into the village in combination with the new cycle path along the A505 means that there is both excellent pedestrian and push bike access.

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 and also key workers.