



UPTO 9500 RESIDENTIAL UNITS DESIGN REPORT

HEYDON GRANGE
SOUTH CAMBRIDGE, UK.



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INTRODUCTION

The Proposed sustainable development is capable of delivering circa 9072 housing units (including nearly 5000 dwelling units, 700 residential institutional units and 3350 affordable housings units), scientific parks, employment, business, retail, community leisure and sports uses, schools, green open spaces including parks, cycle area, ecological areas, park and ride facilities, principal new accesses from the A505 and other points of access, associated infrastructures and services founded on sound principles of sustainable design.

Main aim of the project is to provide a ecofriendly sustainable development to enhance current housing crisis in South Cambridge and also to generate more employment and revenue.



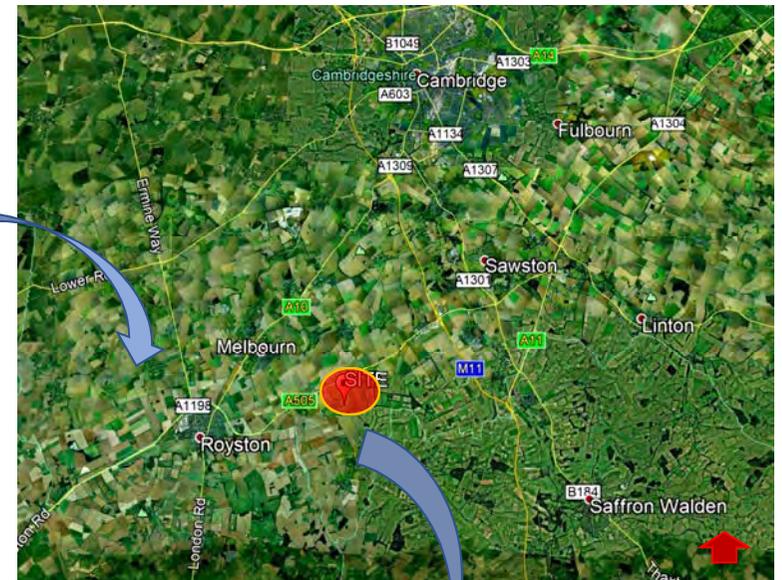
SITE LOCATION – REGIONAL , NATIONAL AND LOCAL CONTEXT



COUNTRY : UNITED KINGDOM



DISTRICT : SOUTH CAMBRIDGESHIRE



GOOGLE EARTH

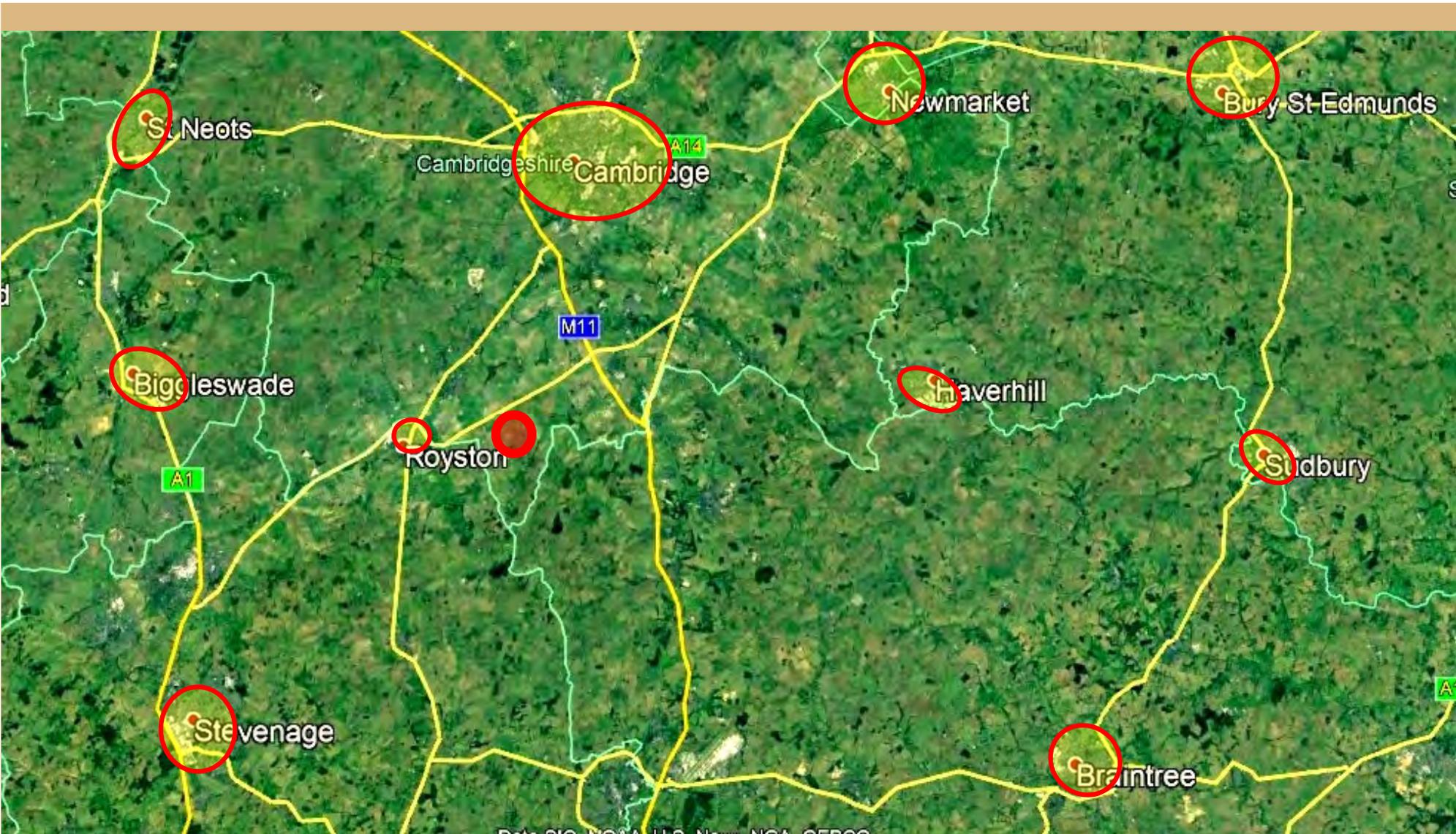
The proposed site measuring approximately 2,148.53 acres in area, located about 10 miles south of Cambridge between Royston (4 miles to the west) and Great Chesterford (4 miles to the east).

The lands surround Heydon Village to the north, east and south.



PROPOSED SITE

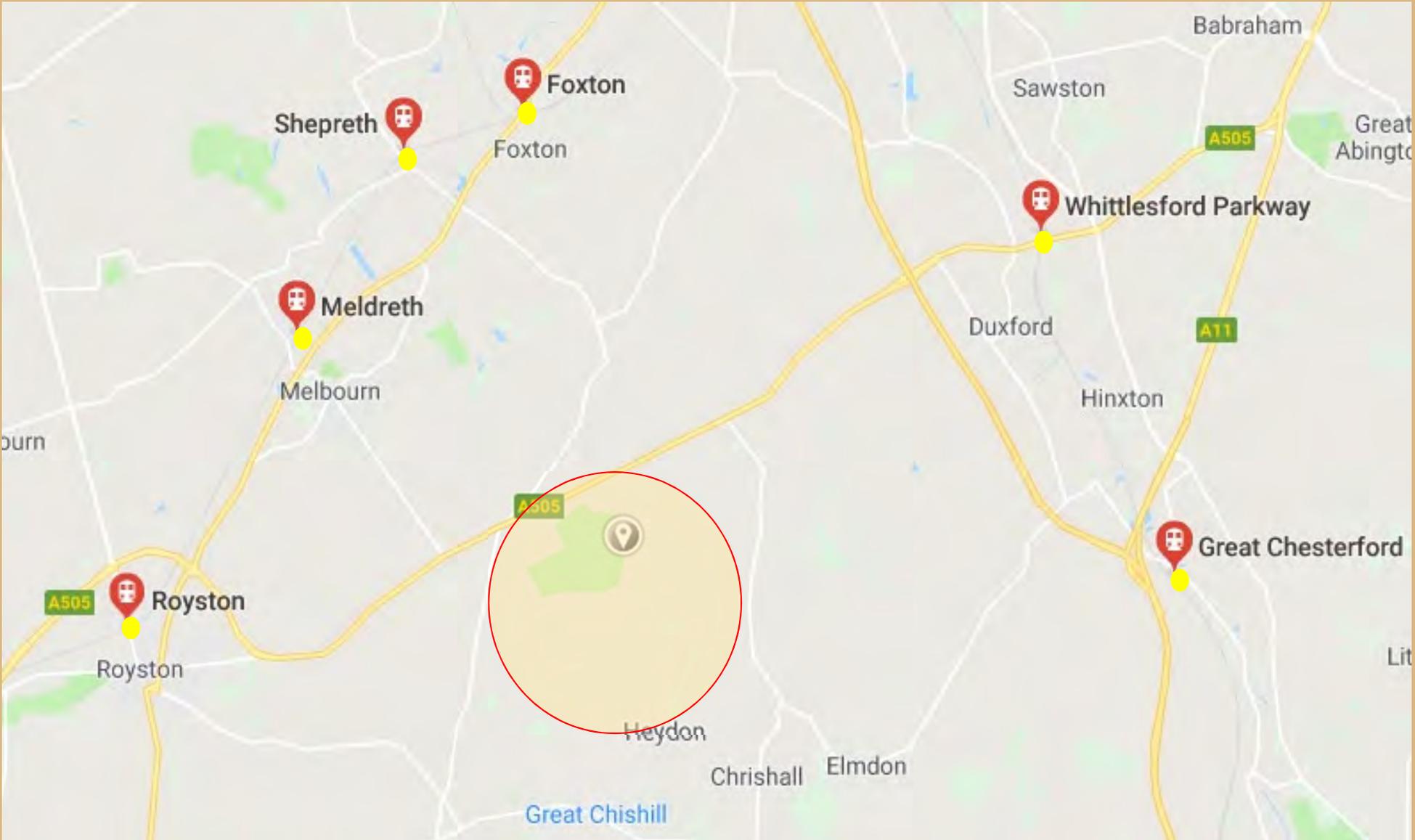
REGIONAL LEVEL SITE CONNECTIVITY – ROAD CONNECTIVITY



SATELLITE IMAGES SHOWING THE ROAD NETWORK

□ ROAD NETWORK : A505 IN NORTH
B1368 IN WEST

REGIONAL LEVEL SITE CONNECTIVITY – RAIL CONNCTIVITY



GOOGLE MAP IMAGE SHOWING RAILWAY CONNECTIVITY

NEAREST RAILWAY STATION: ROYSTON STATION

REGIONAL LEVEL SITE CONNECTIVITY - AIRWAYS

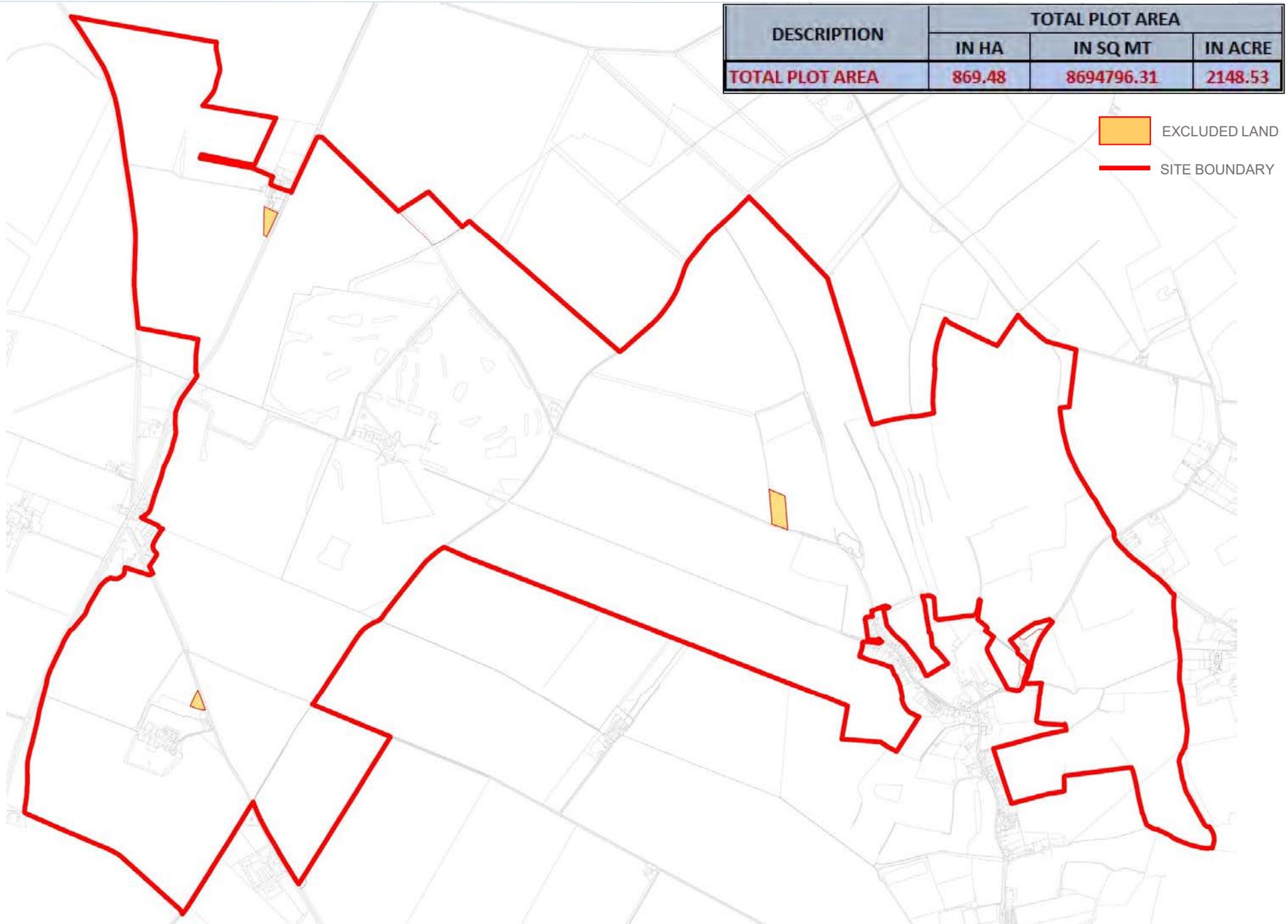


NEAREST AIRPORT: LONDON STANSTED AIRPORT

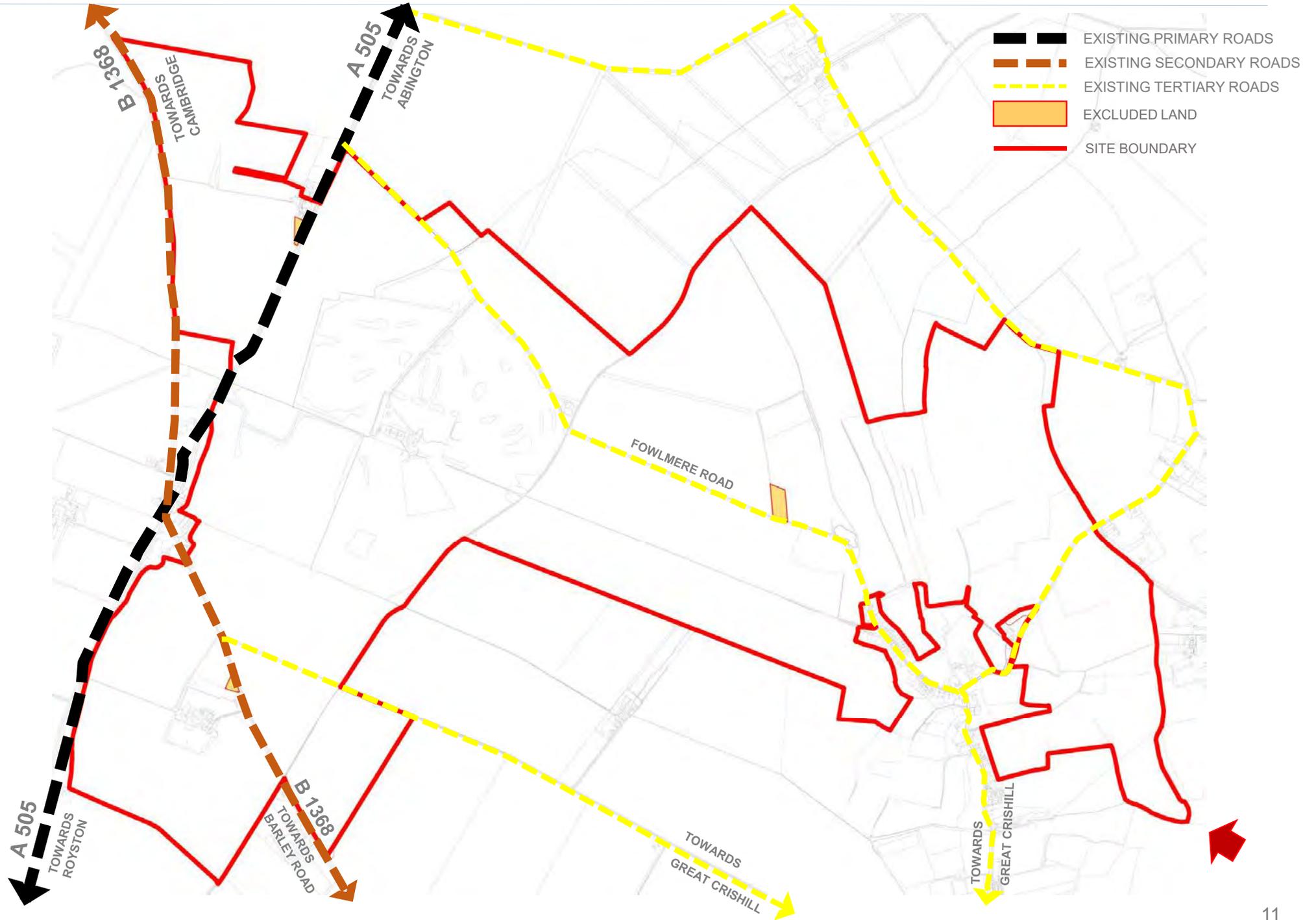
CONTEXT AND SITE APPRAISAL – PROPOSED SITE BOUNDARY – SATELLITE IMAGE



CONTEXT AND SITE APPRAISAL – PROPOSED SITE BOUNDARY



CONTEXT AND SITE APPRAISAL – EXISTING ACCESS AND MOVEMENT CIRCULATION



CONTEXT AND SITE APPRAISAL – EXISTING SITE PHOTOGRAPHS



CONTEXT AND SITE APPRAISAL – EXISTING HEYDON GRANGE GOLF AND COUNTRY CLUB – 27 HOLE

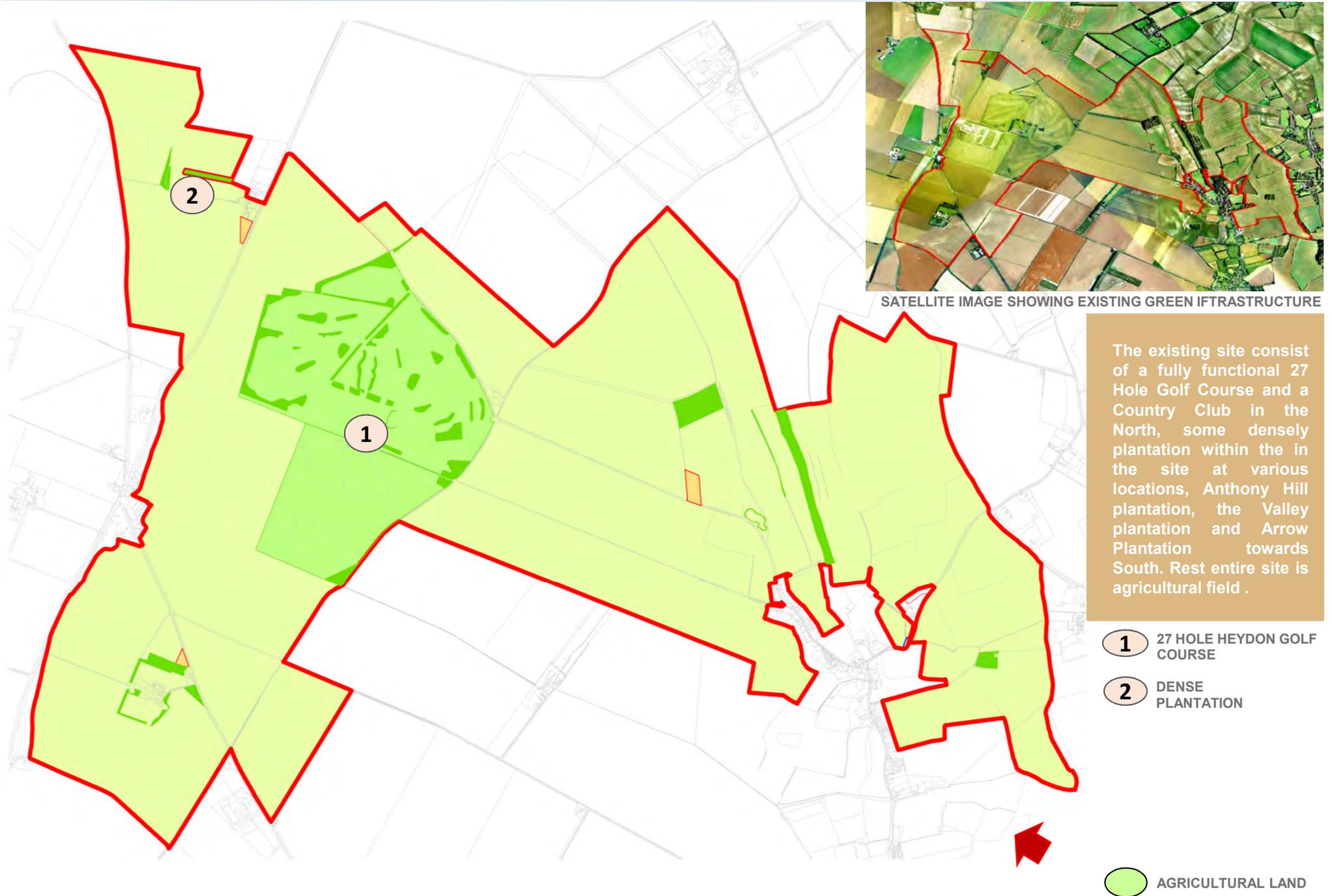


SITE OVERVIEW -

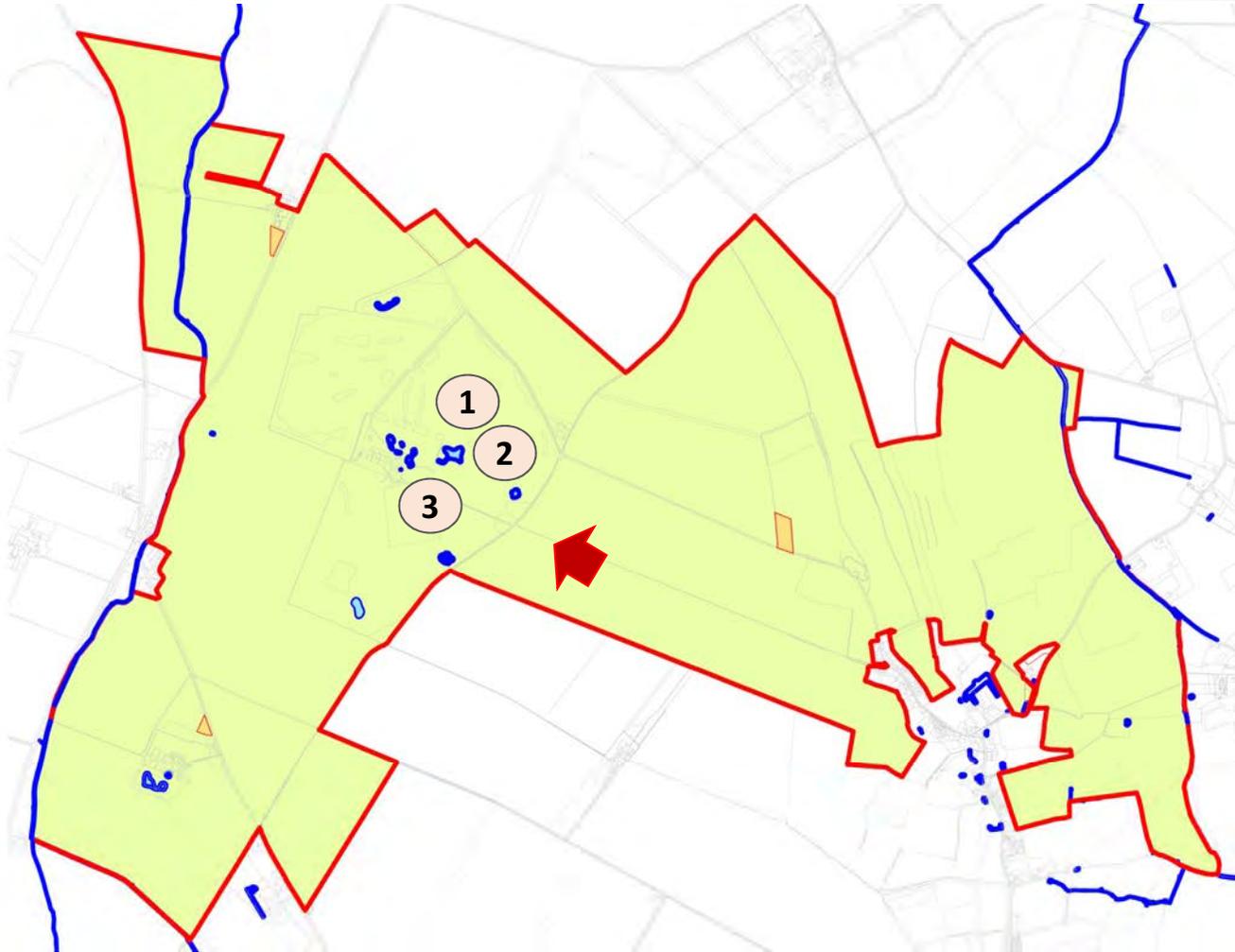
- Although Heydon Village does not fall within the subject lands, it is encircled by them on 2 sides. Heydon village is a 'conservation area' and is identified as an 'Infill Village' in the settlement hierarchy.
- Existing 27 hole Golf course as shown in 1.
- There is an area of Flood Risk (NE/11) identified on the Proposals Map traversing the northern part of the lands as shown in point 2.
- Natural England's 'Agricultural Land Classification' maps identify the subject lands as Grade 2 (on the northern part).



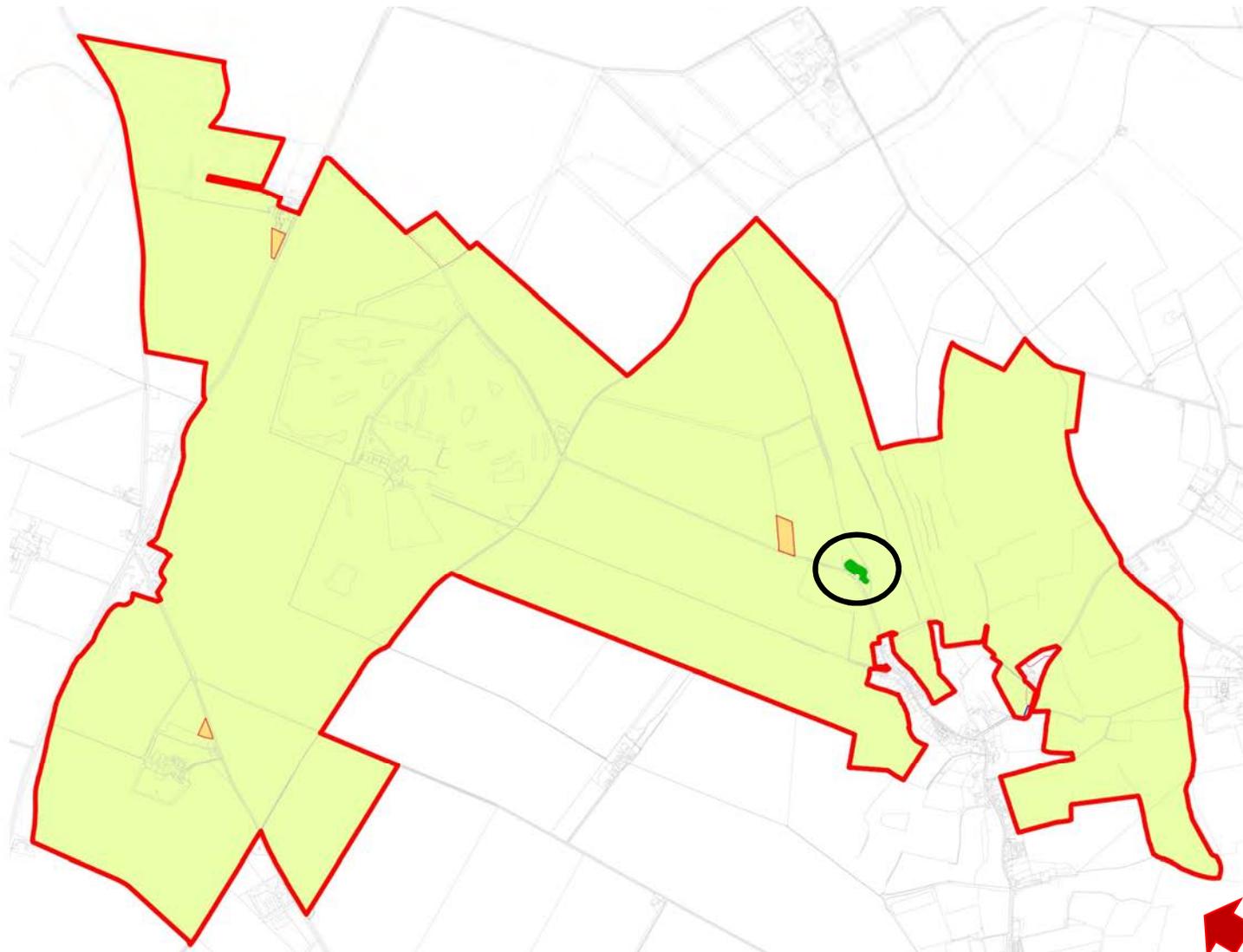
CONTEXT AND SITE APPRAISAL – EXISTING GREEN INFRASTRUCTURE



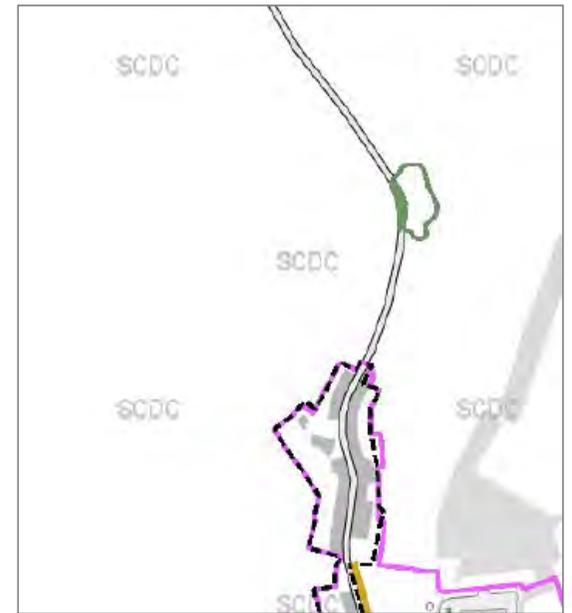
CONTECT AND SITE APPRAISAL- EXISTING WATER COURSES



CONTEXT AND SITE APPRAISAL – EXISTING SITE OF BIOLOGICAL AND GEOLOGICAL IMPORTANCE



GOOGLE EARTH VIEW



FROM SOUTH CAMBRIDGE DISTRICT COUNCIL

○ SITE OF BIOLOGICAL AND GEOLOGICAL IMPORTANCE

SITE HISTORY : CHRONOLOGY OF SITE AND SURROUNDINGS IN LAST 18 YEARS

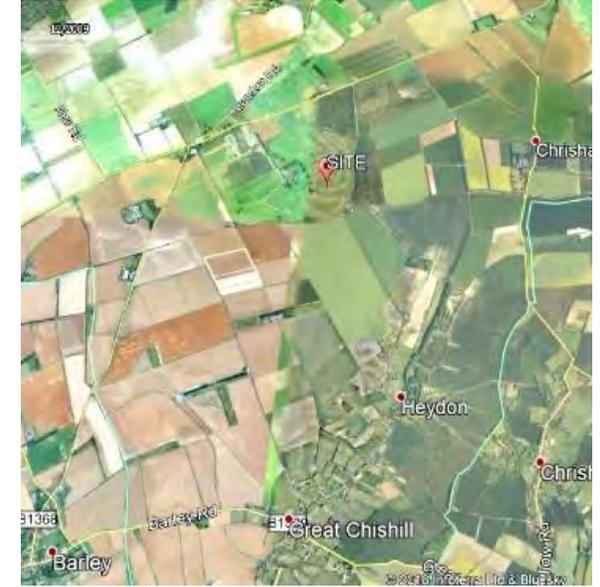
YEAR - 2000



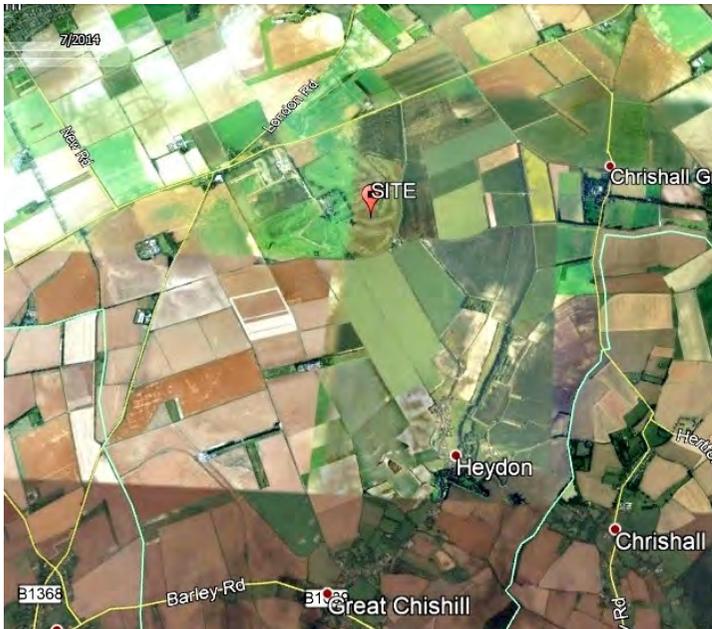
YEAR - 2005



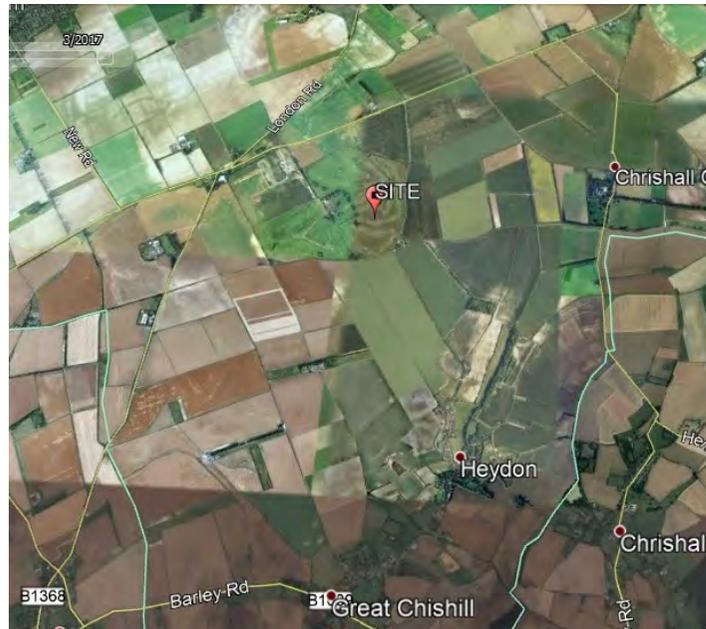
YEAR - 2009



YEAR - 2014



YEAR - 2018



The Heydon Grange Golf Course and Country Club is a 27 hole Golf course established and built in 1995. It was designed by David Young.

Over all these years the site was an agricultural land with fully functional Golf course from last 23 years.

During the last two decades there were hardly any development growth within this area and in it's surroundings areas.

The major part of the Site are agricultural land and till the date it has been used for cultivation.

SITE STRENGTH - SOCIAL, ECONOMIC AND ENVIRONMENT

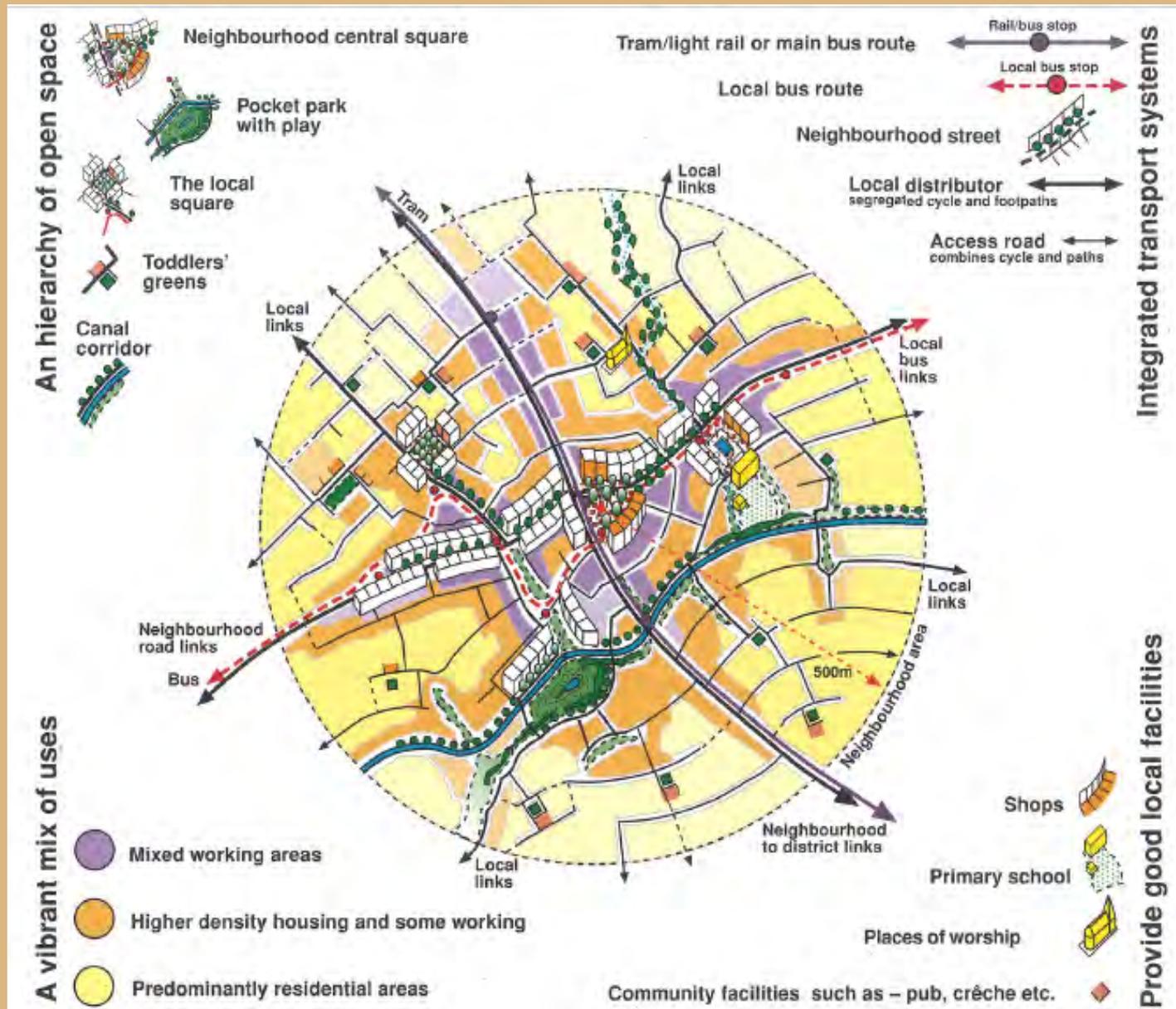
- ❑ GREENFIELD PROJECT : Flexibility in designing.
- ❑ ACCESS AND LOCATION OF SITE : Site is located 10 miles to the South of Cambridge between Royston (4 miles to the west) and Great Chester ford (4 miles to the east) . The site has a good road network connectivity .
 - a) A505 in the north connecting Royston in the west and Great Abington in the east.
 - b) B1368 connecting Cambridge towards North east and Barley towards South east.
 - c) Fowlmere road is the main access to the existing Heydon Golf Course and Country Club connecting A505 in the North east and Heydon Village in the south West.
 - d) The New road is a secondary road leading Great Chishill ,connecting Barley road in the north east and Chishill road in South east.
- ❑ SUITABLE HOUSING LOCATION: As Cambridge city is an educational and professional hub, the demand of housing is getting higher and the city is getting more saturated day by day, hence the proposed site will be a suitable location for the housing. The site is located within a calm location, surrounded with farmlands makes the site perfect location for housing development with sufficient accessibility.
- ❑ SUITABLE FOR AFFORDABLE HOUSING: As the site is bit away from the main Cambridge city , this site will be best suitable for Affordable housing schemes due to land values.
- ❑ LOW INFRASTRUCTURE COST : Low infrastructure cost will increase the profitability and the overall revenue of the project.
- ❑ IMPORTANT LAND MARK : The site is already famous for its existing fully functional 27 hole , Heydon Grange Golf Course and Country Club. It is considered one of the important strength of Site and that will add value to the project. The proposed luxury Villas will have a Golf Course view and can be sold at good price that will increase revenue of the project.
- ❑ MANY ACCESS TO THE SITE: As far as the connectivity is concerned, there are many major and minor road access are available to the site. There will be a good access to proposed location for the Local City Residents, people living around the Urban centers and nearby villages.
- ❑ BEST AIR QUALITY: Since it is far from the city and surrounded by agricultural land, the air quality is good and that can provide a healthy and sustainable development.
- ❑ GOOD NATURAL WATER: The site has various river courses in the north, north east ,west , south west of the proposed site. Also, there are various ponds and water bodies within the site.
- ❑ NATURAL CONTOUR SITE: Most of the site has natural slope, that will help in design and installation of drainage system. At some places the contours are very steep and can be used for green infrastructure and valley plantation.
- ❑ EXISTING DENSE PLANTATION: Existing dense plantation within the site need to be protected and retained as this will add on to the green Infrastructure.

SITE WEAKNESS - SOCIAL ECONOMIC AND ENVIRONMENT

WEAKNESS :

- ❑ RAIL ACCESIBILITY: Nearest Royston Railway station is 6 miles from the proposed site, hence it takes nearly 12 min drive from the site.
- ❑ FLOODING RISK IN THE NORTHEAST : The river water course in the north east may lead to flooding , hence further detailed study and measures needs to be taken while designing.
- ❑ AGRICUTURAL GRADE 2 AND GRADE 3 : Certain portion of the plot in the north east belong to Grade 2 and the southern part of the site belongs to grade 3 However, the subdivisions within Grade 3 land are not defined and it may be possible to show that the area in the southern part of the subject lands are Grade 3b or lower.
- ❑ GEOLOGICAL AND BIOLOGICAL IMPORTANT SITE : As per the norms the Geological and biologically important site need to be retained as it is and can't be developed . The area surrounding such site need to be given proper attention while designing.
- ❑ STEEP CONTOUR : At certain location the contour are very steep, hence no construction is possible.
- ❑ EXISTING QUARRY: Bridgefoot Quarry Flint Cross is located at the northern part of the subject lands, this site is designated as a Waste Consultation Area. This designation ensures that consultation will be undertaken with the Waste Planning Authority before any non-waste planning applications are determined. Prior permission will be taken from the authority to use the existing quarry land for development.
- ❑ MINERAL SAFEGUARDING AREA: SAND A GRAVEL'. A portion of the northern part of the subject lands is identified on the Proposals Map as a 'Mineral Safeguarding Area: Sand a Gravel' hence prior approval has to be taken prior to the development.

DESIGN PRINCIPLES



- A centre with shops, schools, and other facilities, within a 5 mins walk.
- A range of homes for people now and in the future.
- A range of facilities something for everyone, from young to old.
- A place that has character and an identity, with both connections to the past and a vision for the future.
- Interesting, imaginative buildings and spaces, rather than an area where everything looks the same.
- A place that feels safe, especially at night.
- Green/open spaces well-maintained, which can be used by everyone.
- Public transport easy to access and regular.
- Jobs available locally so people can work, as well as live, in their neighborhood.

This scheme has many neighborhoods, which are linked to each other via streets, views, and green infrastructure. This will ensure residents can easily walk to their daily needs.

Diagram shows the adaptation from UWE Sustainable Settlement Guide based on size, type of built form and land uses.

PLANNING POLICIES CONTEXT

The current development plan for South Cambridge comprises the following documents:

- The Core Strategy DPD (adopted 2007)
- The Development Control Policies DPD (adopted 2007)
- The Site Specific Policies DPD (adopted 2010)
- The saved policy of the Local Plan (adopted 2004)
- The Cambridgeshire & Peterborough Minerals and Waste Plan - Core Strategy (adopted July 2011)

THE CORE STRATEGY (2007)

The Core Strategy sets out an ambitious plan for housing growth: it expected South Cambridge shire to experience a 40% increase in housing development between 1999 and 2016 (a target of 20,000 homes). It states that most of the development is to take place at the edge of Cambridge and in a new towns.

The Core Strategy some key objectives:

1. To provide a continuous supply of land for housing and employment to meet strategic requirements in sustainable locations.
2. To locate development where access to day-to-day needs for employment, shopping, education, recreation and other services is available by public transport, walking and cycling thus reducing the need to travel by car.
3. To create new communities on the edge of Cambridge to connect to the rest of the city by public transport.
4. To protect the varied character of the villages by ensuring that the scale and location of development is in keeping with the size, character and function of each village.
5. To support Cambridge's position as a world leader in research and technology based industries, higher education and research.
6. To locate new development where it will ensure maximum use of previously developed land and minimize loss of countryside and the best and most versatile agricultural land.

Development without any limit on scheme size will be permitted within the village framework of Rural Centers *“provided that adequate, services, facilities and infrastructure are available or can be made available as a result of the development.”*

Heydon was listed in Infill Villages - and states that development schemes of up to 2 units (indicative) will be permitted, rising to 8 units in 'very exceptional circumstances' where a proposal involves the sustainable recycling of brownfield land bringing positive overall benefit to the village. Infill villages are described as having a poor range of services and facilities where it is often necessary for local residents to travel outside the village for most of their daily needs. These villages generally lack any food shops, have no primary school and may not have a permanent post office, village hall or meeting place, accordingly *“development on any scale would be unsustainable in these villages, as it will generate a disproportionate number of additional journeys outside the village”*.

POLICIES – EMERGING POLICY CONTEXT

The South Cambridgeshire Local Plan has been under preparation for over five years and was submitted to the Secretary of State in March 2014 for ‘Examination’. Consultation on proposed modifications have taken place early in 2016. Further proposed modifications were submitted in November 2016. The Local Plan is expected to be finally adopted by mid to late 2018. Once adopted it will replace the Core Strategy, The Development Control Policies DPD, The Site-Specific Policies DPD and the saved policy of the Local Plan 2004.

A key role of the Local Plan is to provide for the development needs of the district over the plan period to 2031. The draft counterpart policies (counterpart to the policies reviewed above) in the submission version are very similar to the existing policies, but it remains to be seen whether they will be retained as such in the final adopted version. Accordingly, the planning constraints on the northern part of the subject lands, (namely the Mineral Safeguarding Area and the Grade 2 Agricultural Land classification) that complicate the development potential on this part of the site - are likely to be carried through to the finally adopted version of the emerging Local Plan.

Policy S2 of the Proposed Submission Version of the Local Plan (2014) sets out certain relevant ‘Objectives’:

- To provide land for housing in sustainable locations that meets local needs and aspirations, and gives choice about type, size, tenure and cost per 30 sqm gfa
- To deliver new developments that are high quality and well-designed with distinctive character that reflects their location, and which responds robustly to the challenges of climate change
- To ensure that all new development provides or has access to a range of services and facilities that support healthy lifestyles and well-being for everyone, including shops, schools, doctors, community buildings, cultural facilities, local open space, and green infrastructure
- To maximize potential for journeys to be undertaken by sustainable modes of transport including walking, cycling, bus and train.

THE CAMBRIDGESHIRE & PETERBOROUGH MINERALS AND WASTE PLAN – CORE STRATEGY

The Minerals and Waste Plan identifies a large expanse of sand and gravel (referred to as an important mineral resource) covering the northern section of the site. The significant projected growth and development in the Cambridgeshire and Peterborough over the period to 2026 raises the major challenge of the need to ensure that raw materials and minerals are available at the right time and that the waste generated in the plan area is managed sustainably through a network of waste management facilities. The Mineral Planning Authorities have allocated sufficient sites to ensure the supply of 3 million tonnes of sand and gravel per annum.

According to Policy CS1 - while some minerals (such as limestone) are scarce, *“in case of sand and gravel the phasing of working at Block Fen / Langwood Fen will ensure that the material is not released unnecessarily”*.

The policy also lists among its strategic objectives the safeguarding of the economic mineral resource through the designation of ‘Mineral Safeguarding Areas’ and ‘Mineral Consultation Areas’. A portion of the northern part of the subject lands is identified on the Council’s Proposals Map as a ‘mineral safeguarding area: sand a gravel’. Accordingly, Policy CS 26of the Minerals and Waste Plan applies to this area - the policy states that such areas are considered to be of current or future economic importance.

The Mineral Planning Authority must be consulted on planning applications for development in these areas, and development will only be permitted where it has been demonstrated that:

- the mineral concerned is no longer of any economic value or potential value, or
- the mineral can be extracted prior to the development taking place, or
- the development will not inhibit the extraction if required in future

Separate planning applications will be required for the prior extraction of minerals.

POLICIES – FIVE YEAR SUPPLY OF DELIVERABLE HOUSING LAND

The starting point is paragraph 47 of the NPPF. This paragraph makes it clear that each local planning authority must be able to demonstrate that it has a five - year supply of deliverable housing land and an appropriate buffer of 5% or 20%, depending on the previous track record of delivering housing.

Where a Council does not have this level of housing land supply, the decision maker should revert to paragraph 49 of the NPPF. This paragraph states that housing applications should be considered in the context of the presumption in favor of sustainable development. It goes on to add that, if the local planning authority cannot demonstrate a five-year supply of deliverable housing sites, the relevant policies for the supply of housing should not be considered up-of-date. Where this is the case, paragraph 14 of the NPPF is engaged. Like paragraph 49, paragraph 14 confirms a presumption in favor of Sustainable development and states that, where local planning policies are out-of-date, planning permission should be granted unless:

- any adverse impacts of doing so would significantly and demonstrably outweigh the benefits, when assessed against the policies in this Framework taken as a whole; or
- specific policies in this Framework indicate development should be restricted

Crucially, South Cambridgeshire District Council does not currently have five-year's worth of deliverable housing land. This is acknowledged in their most recent Annual Monitoring Report, which was published in January 2016. It is also something the planning authority is upfront about; and which they have acknowledged in various Committee reports. Whilst the Council is currently pursuing a joint housing trajectory with Cambridge City Council, the emerging Local Plan has not yet been adopted. Therefore, only limited weight can be attached to the housing deliverability projections.

What this means in practice is that paragraph 14 of the NPPF is engaged. It also means that South Cambs District Council is reliant on housing schemes coming forward above-and-beyond the housing land allocated in the emerging local plan policies, including land in locations where they would not usually support housing (assuming they had a five-year supply of deliverable housing land). It is important to note that the Council is hoping to have a five year land supply by the time the Local Plan is adopted.

THE DEVELOPMENT CONTROL POLICIES DPD (2007) AND ITS IMPLEMENTATION ON SITE

THE DEVELOPMENT CONTROL POLICIES DPD (2007)

The Development Control Policies DPD set out specific objectives in relation to housing.

Policy HG/1 states that residential developments will make the best use of land by achieving average densities of at least 30 dwellings per hectare, or at least 40 dwelling per hectare at more sustainable locations where there is potential for good local public transport services.

Policy HG/2 concerns housing mix and requires residential developments to contain a range of types, sizes and affordability, to meet local needs.

Policy ET/2 concerns the promotion of 'Clusters'

The policy states that "development proposals in suitable locations will be permitted which support the development of clusters" in the following sectors - biotechnology and biomedical; computer services; electronic engineering; information technology / telecommunications; health-care, teaching and research; research and development or other locally driven clusters.

Policy SF/9 concerns the protection of existing recreational areas. It states that "planning permission will not be granted for proposals resulting in the loss of land or buildings providing for recreational use" except where:

1. They would be replaced by an area of equivalent or better quantity and quality in a suitable location,
2. The proposed development provision for recreational facilities to outweigh the loss, or
3. An excess of provision is clearly demonstrated in all functions taking into account potential future demand and in consultation with local people and users.

Policy NE/11 concerns the protection of high quality agricultural land and is particularly noteworthy, it states that "the district council will not grant planning permission for development which would lead to the irreversible loss of Grades 1, 2 or 3a agricultural land" unless allocated for development in the LDF or unless sustainability considerations and the need for development sufficiently override the need to protect the agricultural value of the land.

Policy NE/7 There is a small 'Site of Biological or Geological Importance' on Fowlmere Road approximately 1km north of Heydon Village. Accordingly, Policy NE/7 applies which states that planning permission will not be given for proposals that may have an unacceptable impact (directly or indirectly) - the Council will ensure that the intrinsic features of particular interest are safeguarded or enhanced, and where appropriate the Council will ensure the effective management of designated sites through the imposition of Section 106 agreement (development contribution payments).

IMPLEMENTATION AND RECCOMENDATION ON PROPOSED SCHEME *The Development Control Policies implementation on proposed scheme.*

Policy HG/1 *The average density proposed is 30 dwelling per hectare, near the Local Centre's the density is higher .*

Policy HG/2 *9 typologies of various dwelling housing units has been identified , along with Residential institutional buildings and 40 % affordable housing has been proposed in this scheme to meet the needs of all sectors.*

Policy ET/2 : *As per these Policy, Scientific /Technology park, Research and development Centre, Employment zone and Light Industry zones has been provided to encourage such cluster within the development.*

Policy SF/9 *Ample green infrastructure has been proposed within the site. The Existing Golf course and Country club house has been retained, all the existing dense plantation is retained as it is and will be maintained. Anthony Hill Plantation an Arrow Plantation and the Valley plantation towards South has been retained for recreational use. More garden spaces and open spaces, park, has been proposed in the site.*

Policy NE/11 *The northern part of the subject lands is identified as Grade 2, while the southern part is Grade 3 (see the Agricultural Land Classification Plan appended). However, the subdivisions within Grade 3 land are not defined and it may be possible to show that the area in the southern part of the subject lands are Grade 3b or lower.*

Policy NE/7 *The site has be retained as it is and great care will be taken care while considering development around that site.*

DESIGN ASSUMPTIONS

- ❑ **FLOODING RISK IN THE NORTHEAST** : The river water course in the north east may lead to flooding , hence further detailed study and measures will be taken while detailed designing .
- ❑ **AGRICUTURAL GRADE 2 AND GRADE 3** : Certain portion of the plot in the north east belong to Grade 2 and the southern part of the site belongs to grade 3 However, the subdivisions within Grade 3 land are not defined and it may be possible to show that the area in the southern part of the subject lands are Grade 3b or lower. Hence, assuming that the concerned approval from the authority will be taken prior to the development and the entire land can be suitable for development without further restrictions.
- ❑ **GEOLOGICAL AND BIOLOGICAL IMPORTANT SITE** : As per the norms the Geological and biologically important site need to be retained as it is and can't be developed . The area surrounding such site need to be given proper attention while designing and has been retained.
- ❑ **MINERAL SAFEGUARDING AREA: SAND A GRAVEL'**. A portion of the northern part of the subject lands is identified on the Proposals Map as a 'Mineral Safeguarding Area: Sand a Gravel' hence prior approval has to be taken prior to the development.
- ❑ **EXISTING WATER BODIES AND RIVER STREAMS:** Existing water bodies, ponds and river streams will be retained as it is and the side surrounding will be landscaped beautifully.
- ❑ **EXISTING GOLF COURSE AND COUNTRY CLUB HOUSE:** Existing 27 hole Golf course and Country Club House has been retained and reduced to 18 hole Golf course to accommodate more housing needs.
- ❑ **EXISTING ROADS:** Existing roads with the sides has been widened and re-planned.
- ❑ **EXISTING QUARRY:** Bridgefoot Quarry Flint Cross is located at the northern part of the subject lands, this site is designated as a Waste Consultation Area. This designation ensures that consultation will be undertaken with the Waste Planning Authority before any non-waste planning applications are determined. Prior permission will be taken from the authority to use the existing quarry land for development.
- ❑ **DENSE PLANTATION** : Existing Dense Plantation within the site has been retained.
- ❑ **VALLEY PLANTATION AND STEEP SLOPE:** Existing Valley Plantation and steep slopes has been retained as it is.

PROPOSED DEVELOPMENT SCHEME – MASTER PLAN



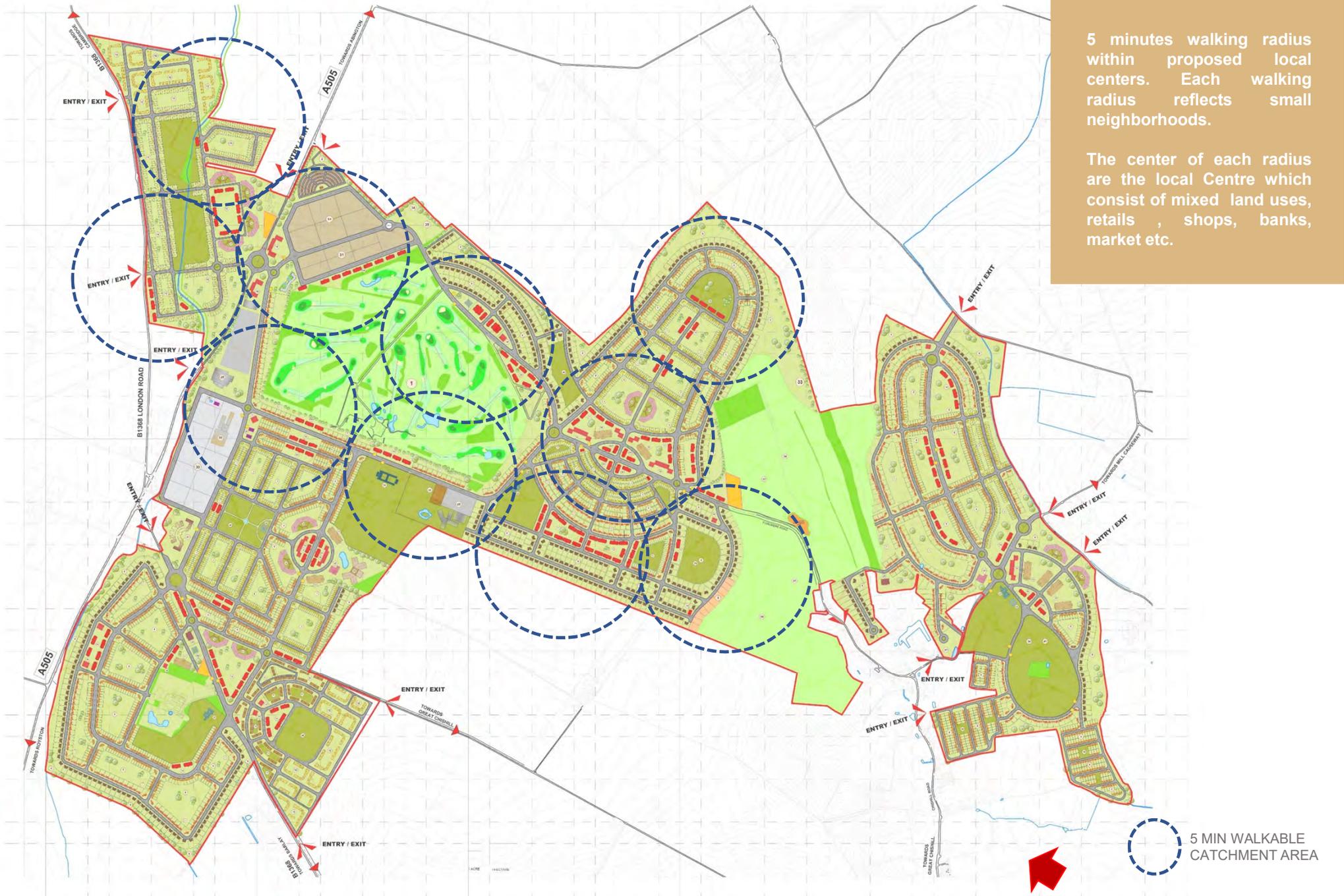
PROPOSED DEVELOPMENT SCHEME – MASTER PLAN



PROPOSED DEVELOPMENT SCHEME – BRIEF

- ❑ ACCESS : As far as the connectivity is concerned, there are many major and minor road access are available to the site. There will be a good access to proposed location for the Local City Residents, people living around the Urban centers and nearby villages.
- ❑ RESIDENTIAL LANDUSE: Proposed development caters a total of 9100 dwelling units , with approximately 5010 dwelling units, 700 residential institutional units, 10 Residential self built plots and 40 % affordable housing units (3350 approximately) of various typologies to cater all sectors. The luxury residential villa has been proposed near the golf course and the best locations with valley plantation views.
- ❑ EMPLOYMENT: Proposed scheme has allocated land for Light industries, Office hub, Research and Development Center and a Scientific/ Technology park which will not only generate employment for the people within the development but also from nearby localities.
- ❑ RETAILS: The retails and mixed used development has been proposed in each and every proposed small neighborhood local centers, all within 5 minute walking radius.
- ❑ 24 HOUR SUPER MARKETS WITH FUEL STATION FACILITY : 24 Hour Supermarkets has been proposed along the A505, close to the main entry of the site near the round about.
- ❑ FAST FOOD OUTLETS CHAINS : Fast food outlets has been proposed Along A505 and at various other location within the development.
- ❑ ROAD NETWORK HEIRARCHY & TRANSPORT FACILITIES: The scheme consist of Primary main road, secondary and tertiary roads, Foot paths, Jogging tracks, Cycle tracks, internal bus service with the site and ample parking facilities.
- ❑ PARK AND RIDE FACILITY: The site consists of a park and ride facility in the north, along A505. that will add revenue to the project.
- ❑ EDUCATIONAL LANDUSE: The scheme consist of 4 Early Years/ Child care/ Nursery, 2 Primary School and 1 Secondary school.
- ❑ HEALTH FACILITIES: Dispensaries, Dental clinic with private and NHS with doctor and surgery facilities has been proposed with the site at various location.
- ❑ LEISURE CENTRE : Leisure Centre is proposed in the center, that will not only attract the people from the surrounding areas, that will generate additional revenue.
- ❑ GOLF COURSE: Retained existing Golf course and Country club. Reduced the size of golf course from 27 holes to 18 holes.
- ❑ SOCIAL AND CULTURAL FACILITIES: The proposed scheme consist of Library, Multipurpose hall , community Centre with local gymnasium and place for worships.
- ❑ GREEN INFRASTRUCTURE: Ample amount of green infrastructure has been proposed, Retained all existing dense plantation within the site.

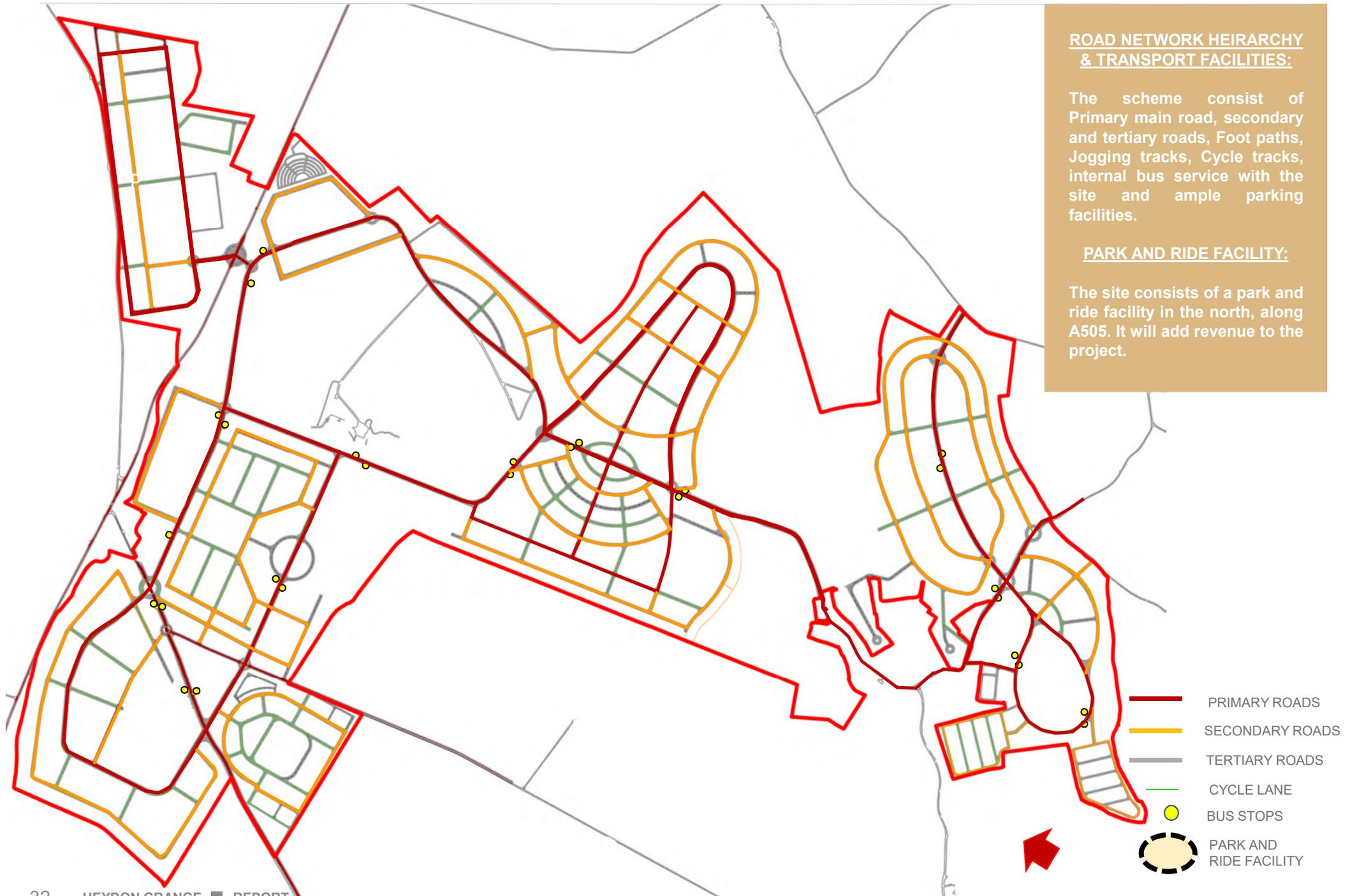
PROPOSED DEVELOPMENT SCHEME – MASTER PLAN SHOWING 5 MIN WALKING RADIUS



5 minutes walking radius within proposed local centers. Each walking radius reflects small neighborhoods.

The center of each radius are the local Centre which consist of mixed land uses, retails , shops, banks, market etc.

PROPOSED PRIMARY INFRASTRUCTURE AND ROAD NETWORKS



ROAD NETWORK HEIRARCHY & TRANSPORT FACILITIES:

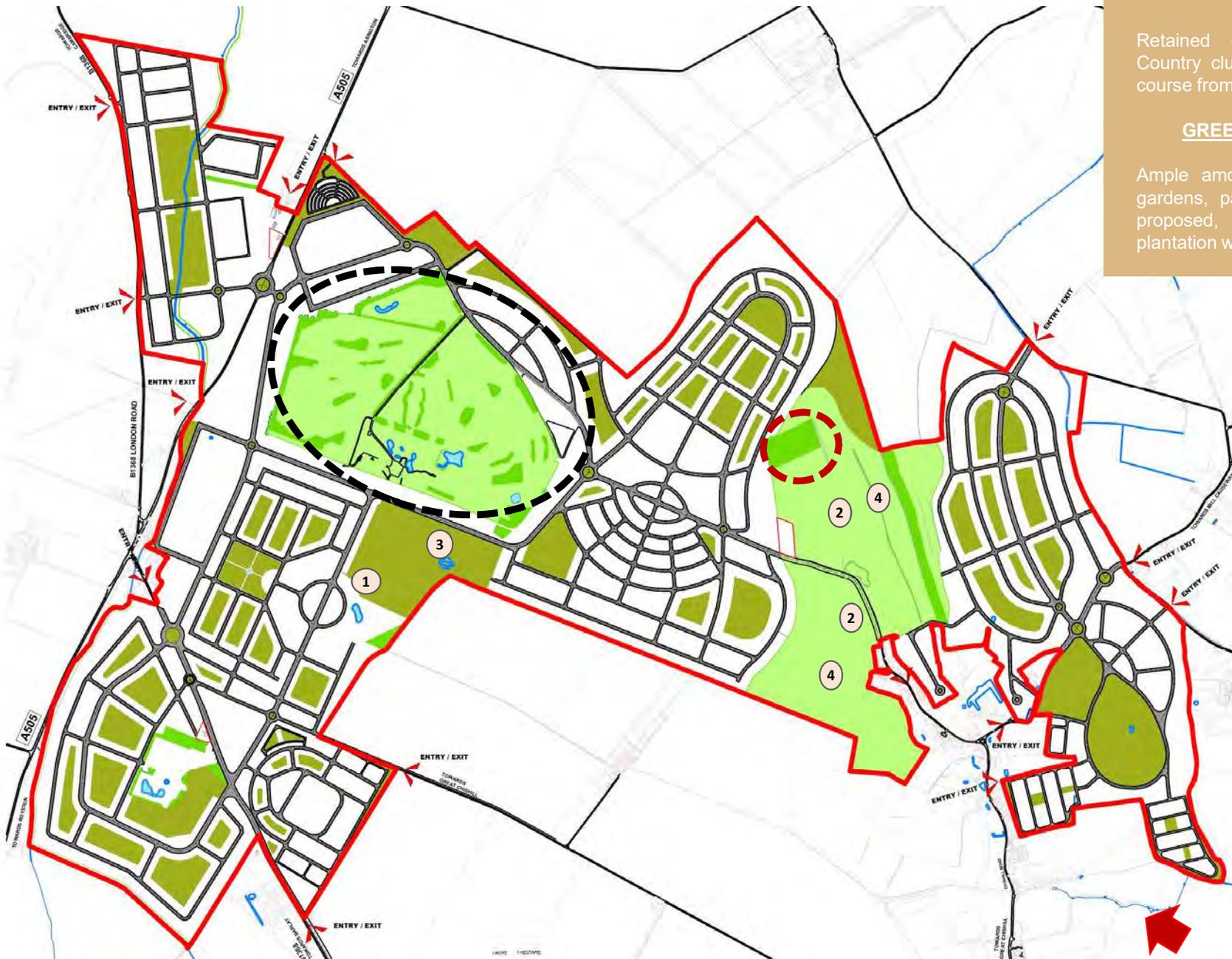
The scheme consist of Primary main road, secondary and tertiary roads, Foot paths, Jogging tracks, Cycle tracks, internal bus service with the site and ample parking facilities.

PARK AND RIDE FACILITY:

The site consists of a park and ride facility in the north, along A505. It will add revenue to the project.

-  PRIMARY ROADS
-  SECONDARY ROADS
-  TERTIARY ROADS
-  CYCLE LANE
-  BUS STOPS
-  PARK AND RIDE FACILITY

PROPOSED GREEN INFRASTRUCTURE



GOLF COURSE:

Retained existing Golf course and Country club. Reduced the size of golf course from 27 holes to 18 holes.

GREEN INFRASTRUCTURE:

Ample amount of green infrastructure, gardens, parks, playgrounds has been proposed, Retained all existing dense plantation within the site.

- ① SKATE BOARD PARKS
- ② COMMUNITY ORCHARDS
- ③ ALL WEATHER PITCHES
- ④ HIGH PARK
- ⊖ 18 HOLE GOLF COURSE
- PROPOSED GARDEN
- EXISTING RETAINED DENSE PLANTATION
- EXISTING VALLEY PLANTATION AND STEEP SLOPES
- WATER BODY
- ⊖ EXISTING ANTHONY HILL PLANTATION
- ⊖ EXISTING ARROW PLANTATION

PROPOSED GREEN INFRASTRUCTURE – REFERENCE IMAGES



GOLF COURSE



HIGH PARK



COMMUNITY ORCHARDS



ALL WEATHER PITCHES



GARDEN WITH WATER BODIES



BOTANICAL GARDEN

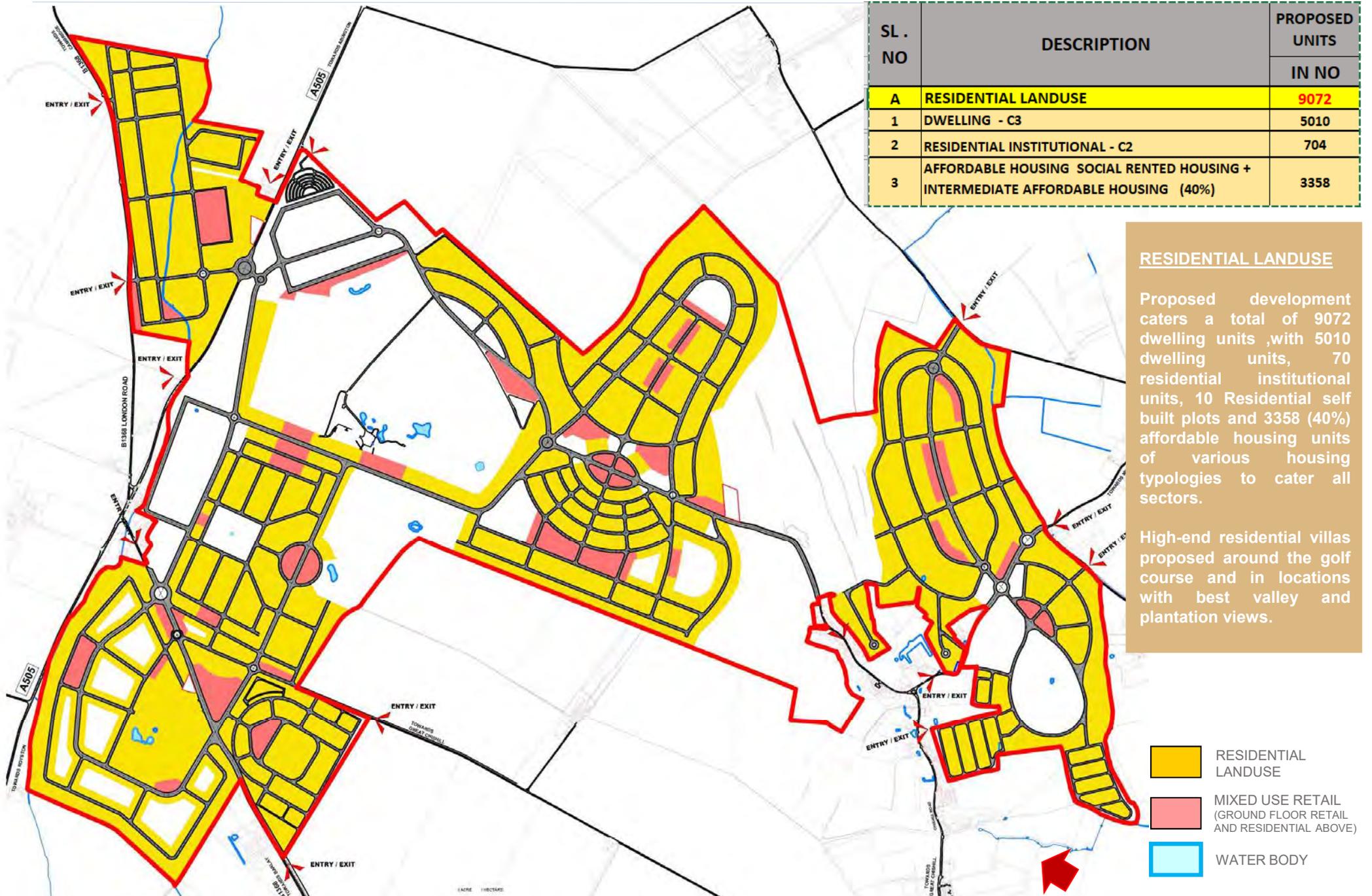


SKATE BOARD PARKS



PATHWAYS AND JOGGING TRACKS

PROPOSED DEVELOPMENT SCHEME – PROPOSED RESIDENTIAL DEVELOPMENT



PROPOSED HOUSING TYPOLOGY

SL. NO	DESCRIPTION	ASSUMPTION	NO. OF FLOOR	PLOT SIZE	CARPET AREA	PROPOSED BUILDING	PROPOSED UNITS
			IN NO	INMT	IN SQ FT		
A	RESIDENTIAL LANDUSE						9072
1	DWELLING - C3			ASSUMED	ASSUMED		5010
1.1	C3A - 2 BHK (2-4 PPL)	ATTACHED HOUSING		9 x 25	830		840
1.2		SEMI DETACHED	2 unit	18 x 25	925		
1.3	C3B - 3 BHK (6 PPL)	ATTACHED HOUSING		12 x 30	1080		1610
1.4		SEMI DETACHED	2 unit	24 x 30	1090		
1.5	4 BHK (6 PPL)	ATTACHED HOUSING		18 x 35	1290		509
1.6		SEMI DETACHED	2 unit	24 x 35	1300		
1.7	5 BHK (6 PPL)	DETACHED - 1 STOREY		25 X 45	1530		657
1.8	SELF BUILD PLOTS			25 X 40			10
1.9	MIXED USE - 2 BHK APARTMENT	COMMERCIAL AT GROUND FLOOR AND UPPER 2 FLOORS RESIDENTIAL	4 UNITS PER FLOOR	2 FLOORS		173	1384
2	RESIDENTIAL INSTITUTIONAL - C2						704
2.1	RESIDENTIAL CARE HOME- OLD AGE	OTHER ACTIVITES UNDER C2	20 UNITS PER FLOOR	G+2		8	480
2.2	NURSING HOME		56 UNITS PER FLOOR	G+3		1	224
3	AFFORDABLE HOUSING SOCIAL RENTED HOUSING + INTERMEDIATE AFFORDABLE HOUSING				ASSUMED		3358
3.1	STUDIO APARTMENT	APARTMENT	20 UNITS PER FLOOR	G+2	350	12	300
3.2	1BHK	APARTMENT	4 UNITS PER FLOOR	G+2	415	86	1032
3.3	2BHK APARTMENT	APARTMENT	2UNITS PER FLOOR	G+2	660	246	1476
3.4	2BHK SEMI DETACHED	SEMI DETACHED	2 unit		21 X 25	660	550

PROPOSED HOUSING TYPOLOGY – REFERENCE IMAGES



DETACHED DWELLING UNIT



DETACHED DWELLING UNIT



SEMI - DETACHED DWELLING UNIT



ATTACHED DWELLING UNITS



APARTMENTS



STUDIO APARTMENTS



MIXED USE RESIDENTIAL

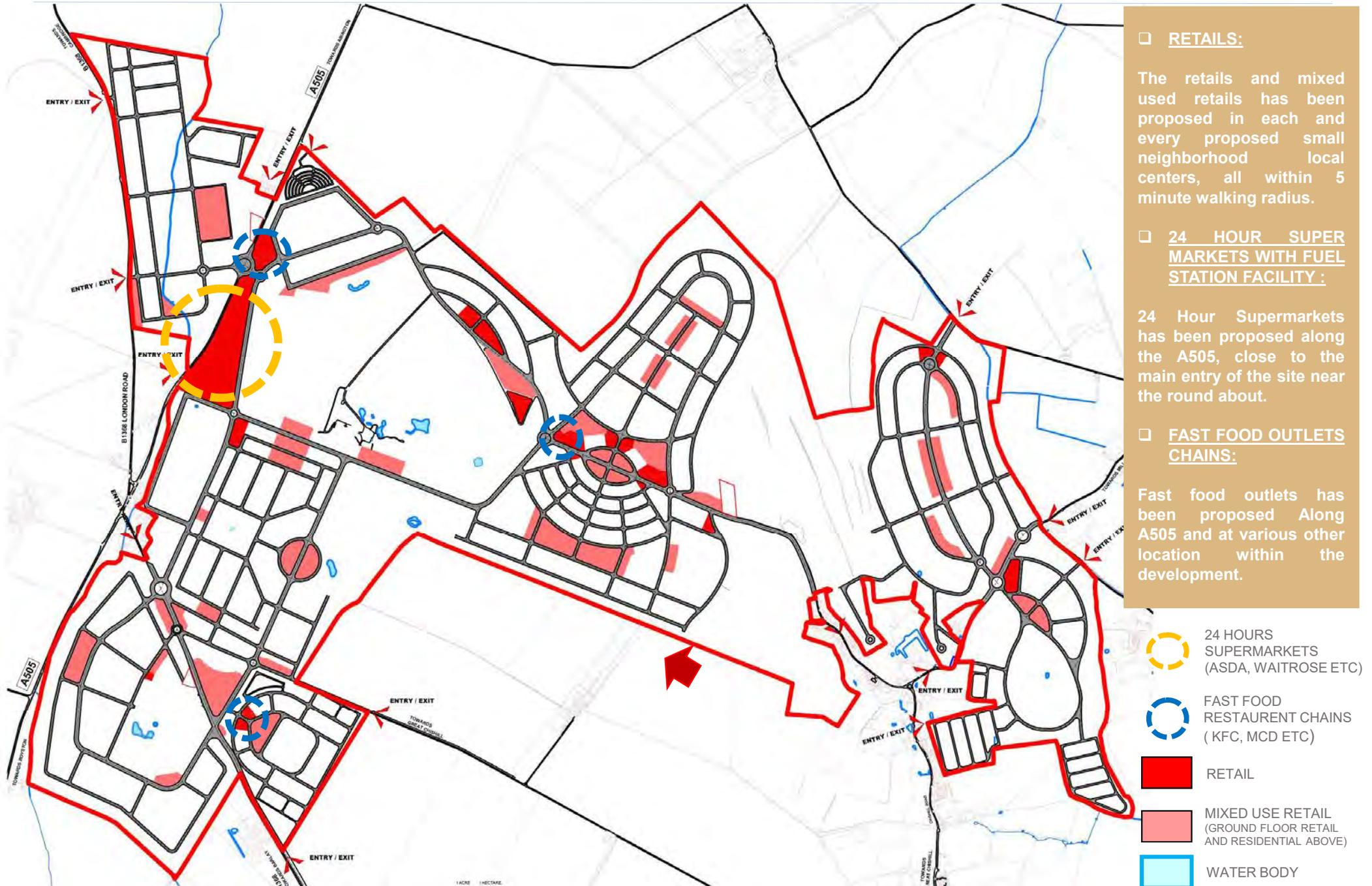


APARTMENTS



AFFORDABLE HOUSING APARTMENTS

PROPOSED RETAIL AND MIXED USE RETAIL DEVELOPMENT



PROPOSED RETAIL – REFERENCE IMAGES



24 HOURS SUPERMARKETS



SHOPPING ZONE AND SHOPLINE



SUPERMARKETS



FAST FOOD AND TAKE AWAY



HIGH STREET SHOPS



FAST FOOD AND TAKE AWAY



SHOPPING ZONE

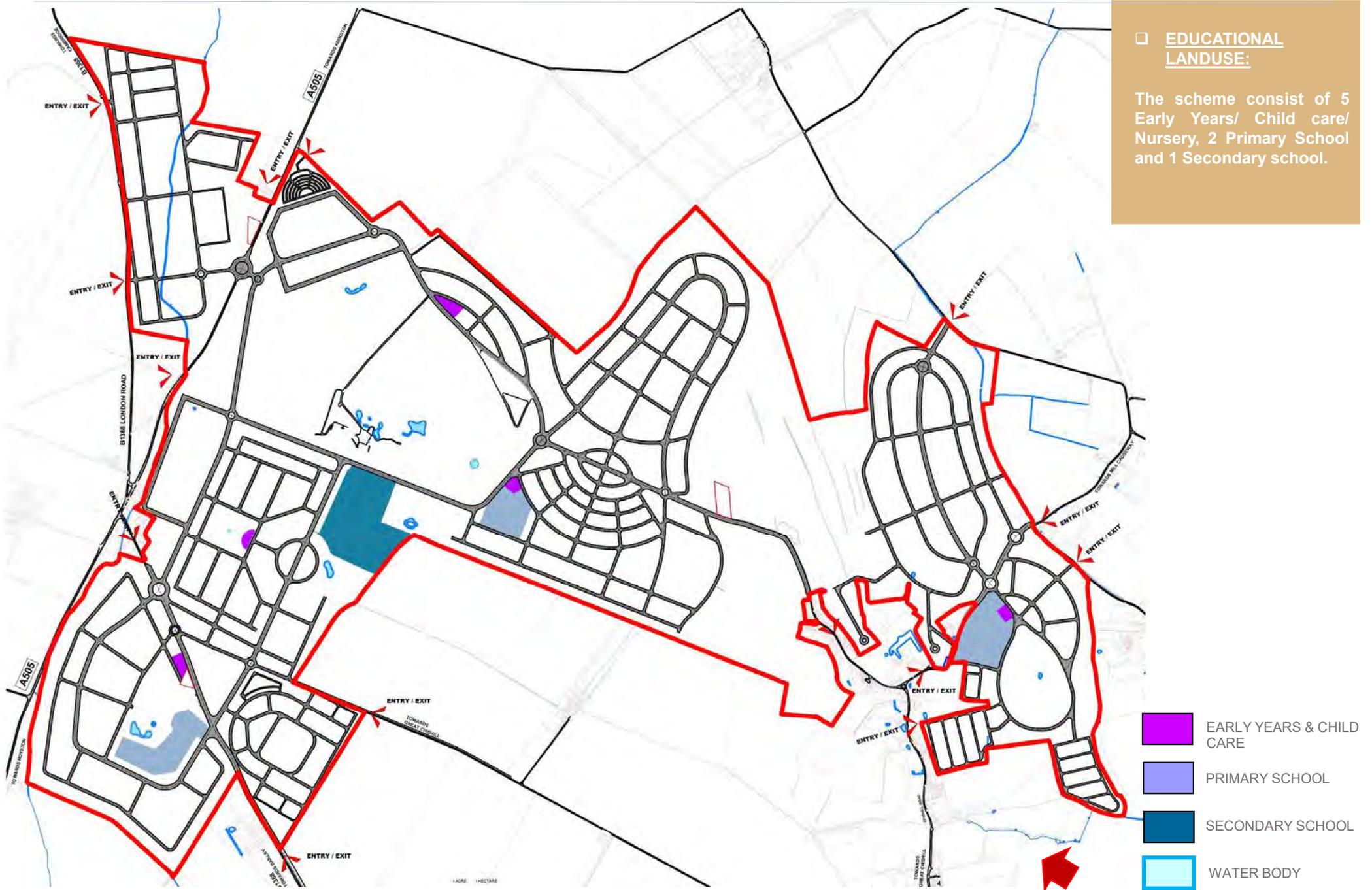


MIXED USE RETAIL



SHOPPING ZONE

PROPOSED EDUCATION SECTOR



EDUCATIONAL LANDUSE:

The scheme consist of 5 Early Years/ Child care/ Nursery, 2 Primary School and 1 Secondary school.

- EARLY YEARS & CHILD CARE
- PRIMARY SCHOOL
- SECONDARY SCHOOL
- WATER BODY

PROPOSED EDUCATION – REFERENCE IMAGES



NURSERY



PRIMARY SCHOOL



SECONDARY SCHOOL



DAY CARE



CHILDREN PLAY AREA

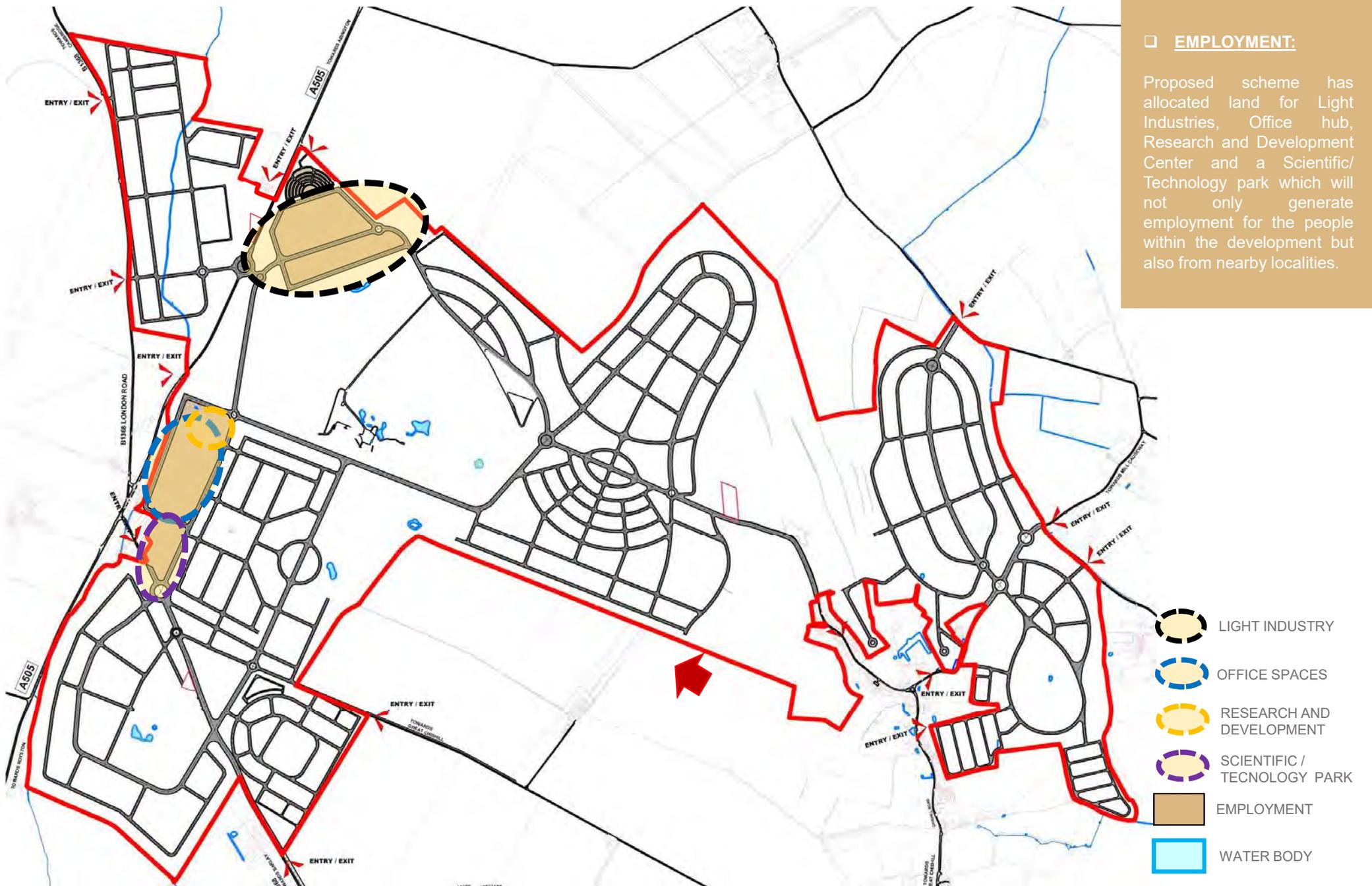


PLAY GROUND



SECONDARY SCHOOL WITH PLAY GROUND

PROPOSED EMPLOYMENT SECTOR



PROPOSED EMPLOYMENT – REFERENCE IMAGES



OFFICE SPACES



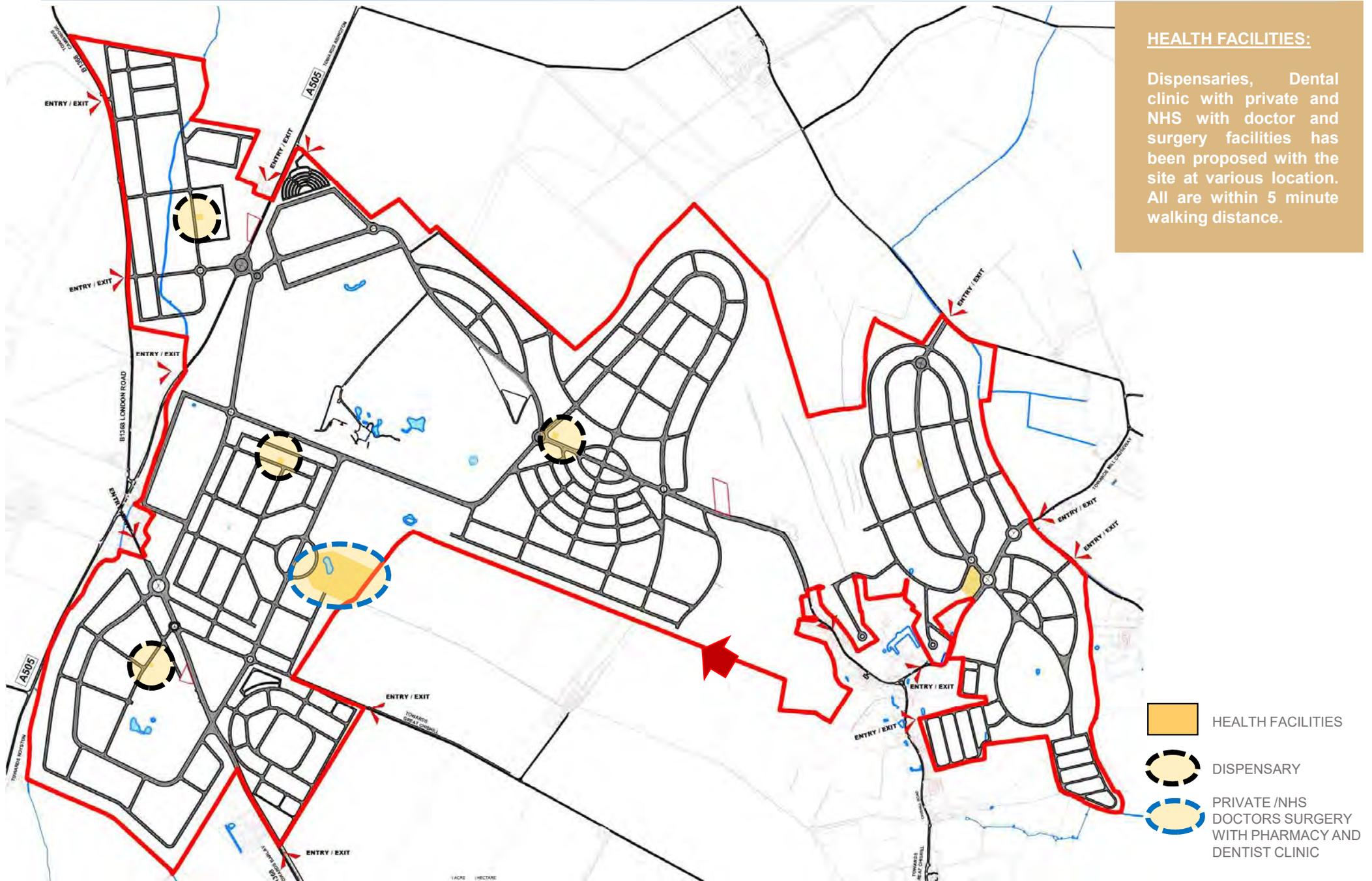
RESEARCH AND DEVELOPMENT CENTRE

TECHNOLOGY PARK



LIGHT INDUSTRY

PROPOSED HEALTH FACILITIES



PROPOSED HEALTH FACILITIES – REFERENCE IMAGES



DENTAL CLINIC



PHARMACY



NURSING HOME



CARE HOME

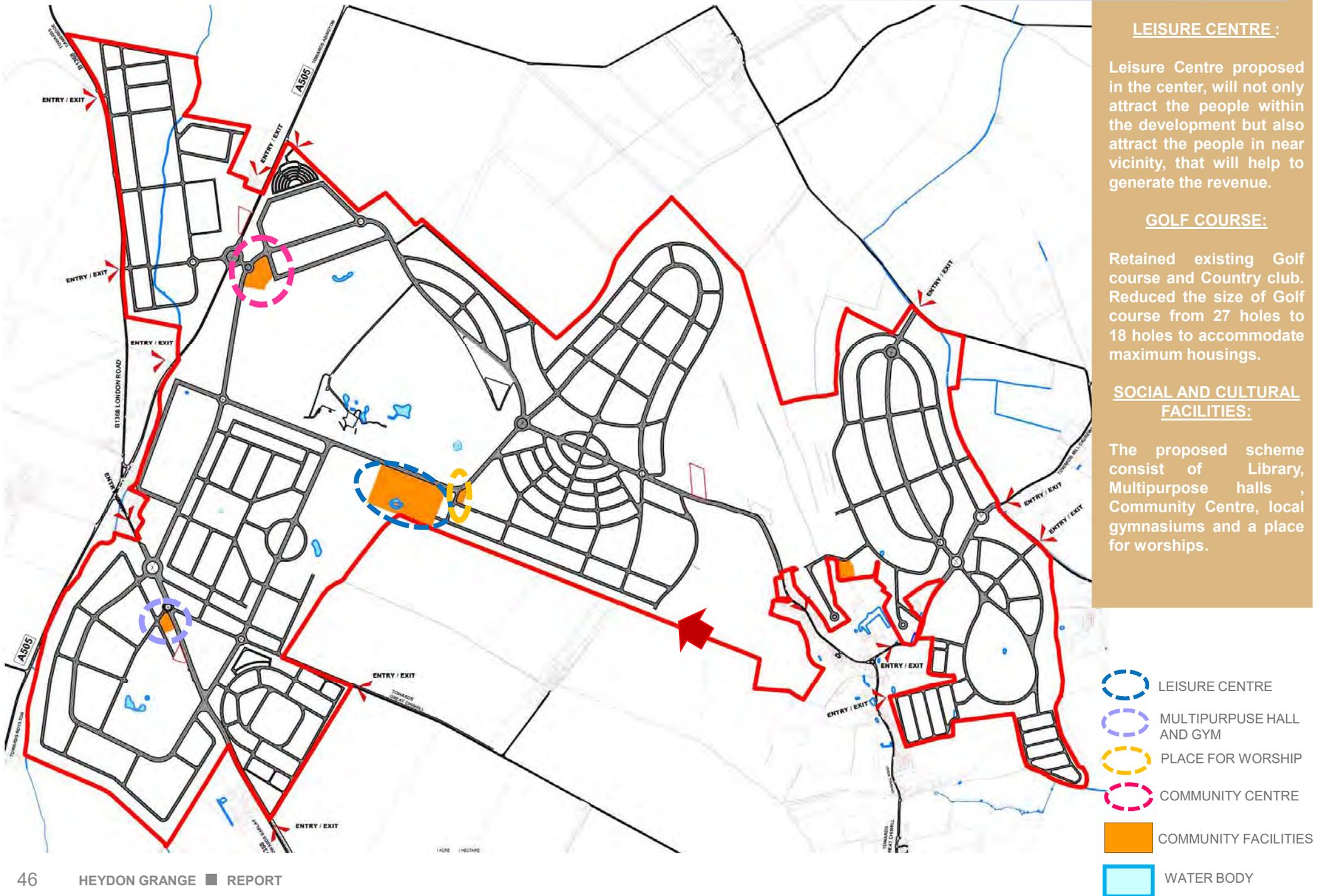


NHS HOSPITAL



PRIVATE HOSPITAL

PROPOSED COMMUNITY FACILITIES



LEISURE CENTRE :

Leisure Centre proposed in the center, will not only attract the people within the development but also attract the people in near vicinity, that will help to generate the revenue.

GOLF COURSE:

Retained existing Golf course and Country club. Reduced the size of Golf course from 27 holes to 18 holes to accommodate maximum housings.

SOCIAL AND CULTURAL FACILITIES:

The proposed scheme consist of Library, Multipurpose halls , Community Centre, local gymnasiums and a place for worships.

-  LEISURE CENTRE
-  MULTIPURPOSE HALL AND GYM
-  PLACE FOR WORSHIP
-  COMMUNITY CENTRE
-  COMMUNITY FACILITIES
-  WATER BODY

PROPOSED COMMUNITY FACILITIES – REFERENCE IMAGES



PLACE OF WORSHIP



COMMUNITY CENTRE



MULTIPURPOSE HALL AND GYM



SWIMMING POOL

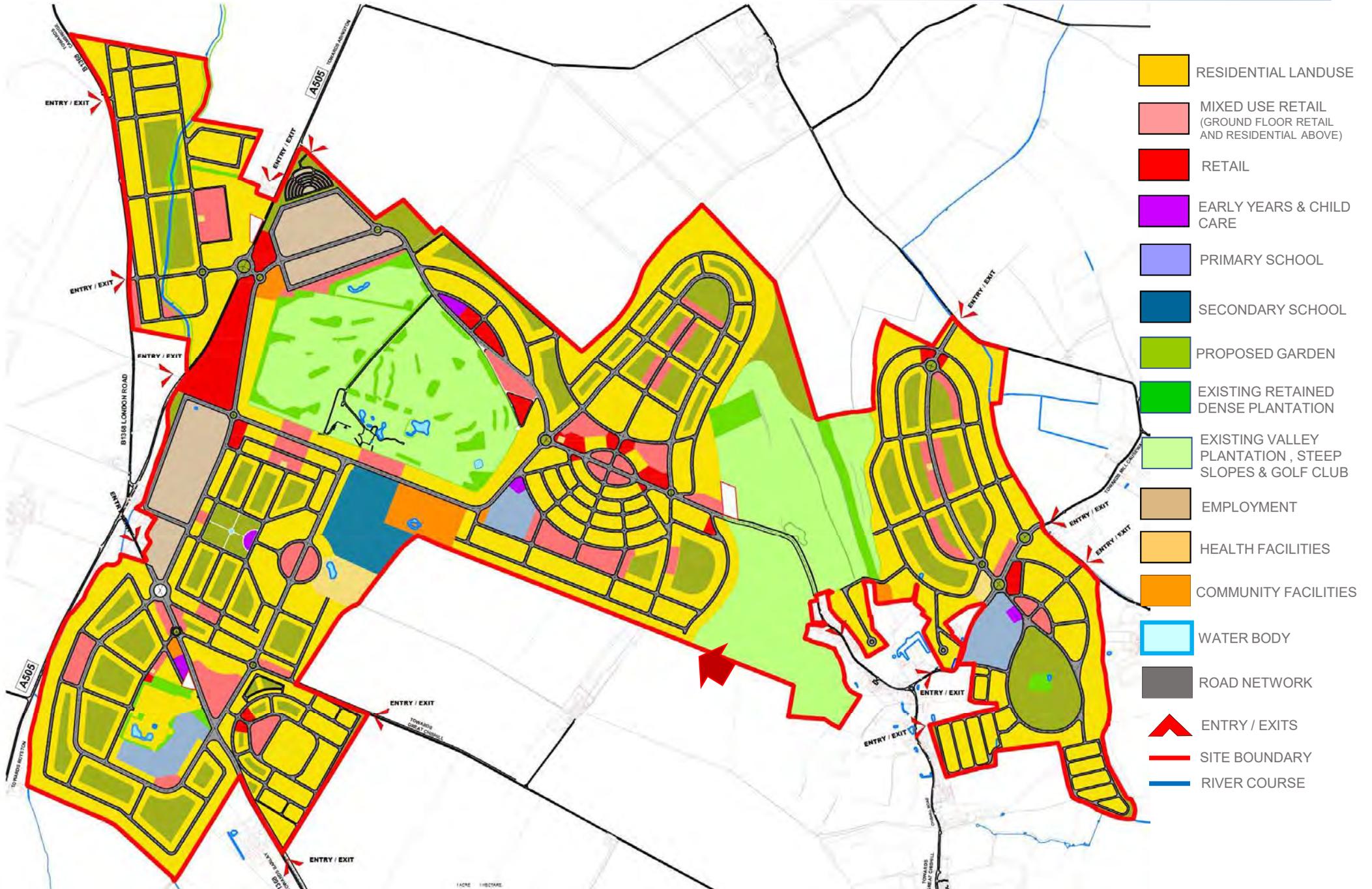


LEISURE CENTRE

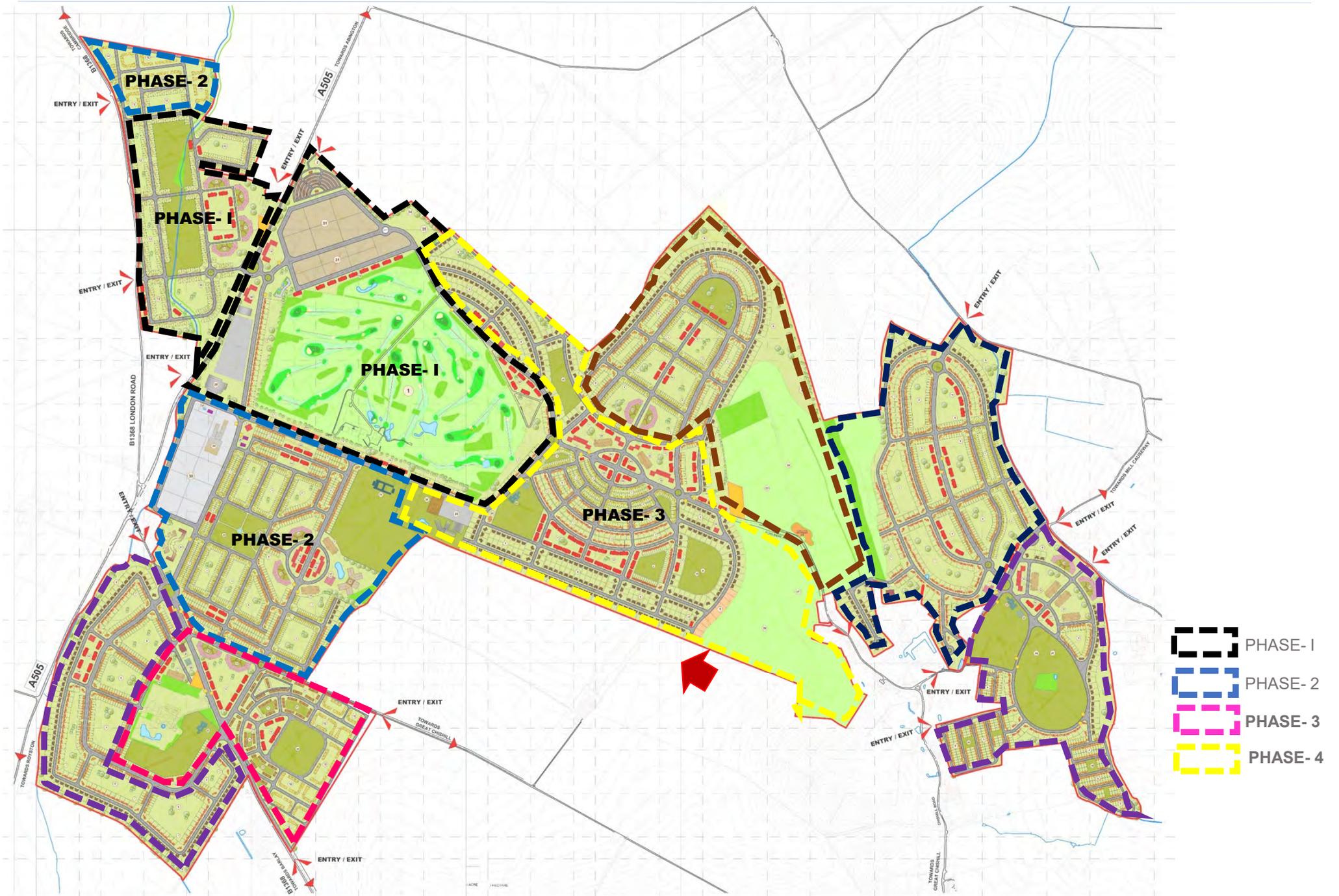
PROPOSED SERVICES



PROPOSED DEVELOPMENT PLOTS



PROPOSED PHASING PLAN SHOWING PHASE WISE DEVELOPMENT



PROPOSED LIVING ENVIRONMENT

Proposed Smart and Sustainable Living – using a combination of existing natural landscape features supplemented with innovation and technology to achieve sustainability.

Heydon Grange will be a resilient and sustainable environment and community. It will be based on passive principles of sustainability such as designing streets and spaces that respond to local climate and landscape conditions and employ the use of local materials where possible, and will thereafter integrate innovative and smart technologies to achieve source efficiency, higher quality of life and healthier lifestyles thereafter.



PROPOSED SMART AND SUSTAINABLE LIVING

While designing the principle environmental and sustainability issues are taken care.

Heydon Grange will be based on passive principles of sustainability such as streets designing, spaces that respond to local climate, landscape conditions and employ the use of local materials where ever possible, and thereafter integrate innovative and smart technologies to achieve the resource efficiency, higher quality of life and healthier lifestyles to the residents.

It will be a resilient and sustainable environment and community.

Proposed Smart and Sustainable Living – using a combination of natural Landscape features supplemented with innovation and technology to achieve sustainability.

Heydon Grange will integrate the existing landscape context, features and terrain into the proposed design.



REFERENCES

- All the reference Images are extracted from Google images from various links.
- All the water color Images are extracted from Google Images from various links.
- All the Satellite Images are generated from Google Earth Software.
- All the Google maps Images are generated from Google maps.
- Existing Site photographs has been taken from Google Maps.
- Local Development Framework- Affordable Housing- South Cambridge shire District Council Guidelines (March 2010)
- Local Development Framework- District Design Guide - South Cambridge shire District Council Guidelines (March 2010)
- Heydon Grange - Initial Planning Review Report By Fuller Long.



HEYDON GRANGE
SOUTH CAMBRIDGE, UK.