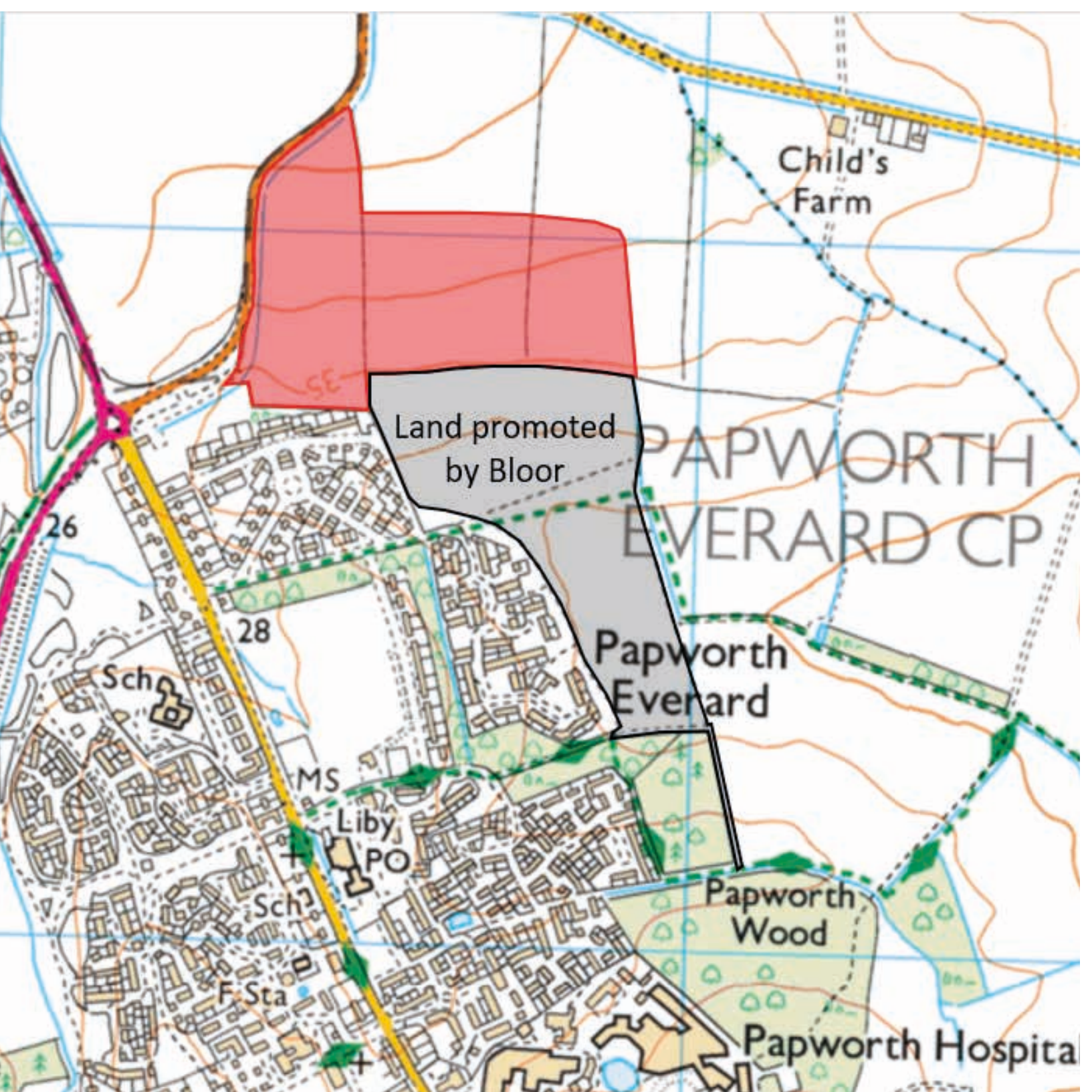




The
Vision
For

Land at
St Ives Road
— Papworth Everard —



Child's Farm

Land promoted by Bloor

PAPWORTH
EVERARD CP

Papworth
Everard

Papworth
Wood

Papworth Hospital

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Gladman are a privately funded, family-run business with over 30 years' experience in the land and development industry. From our beginnings in housebuilding, through to our success in commercial and industrial properties, we have evolved into the UK's largest and most successful land promoter.

Gladman wish to promote land at St Ives Road, Papworth Everard, for residential development. The site has the potential to deliver a mix of 2-5 bedroom homes, 40% of which would be affordable, as well as the potential for additional community benefits (subject to further consultation).



THE SITE




- Site Size: 14.0 ha / 34.59 acres
- Development proposals: The site has the potential to deliver a residential development of approximately 195 new homes with public open space and play facilities. The development of the St Ives Road site also offers the opportunity to provide further benefits to the community. Gladman are keen to work with the community to identify any such benefits which could be secured as part of any allocation.

LAND OWNERSHIP & DELIVERY







- Land ownership: The landowners wish to make the site available for new homes. There are agreed heads of terms for a promotion agreement between Gladman and the landowner to promote the site for residential development.
- Timescales for delivery: It is anticipated that the proposals would take approximately 6 years to complete.

THE SITE: SUITABILITY FOR DEVELOPMENT












-  Site Boundary (14.0Ha)
 -  Land being promoted by Bloor Homes, previously subject to an application for up to 215 dwellings
- BUILT DEVELOPMENT**
-  Residential Area (6.5Ha)
Up to 195 dwellings at 30 dph

ACCESS

-  Proposed vehicular access location
-  Indicative vehicular route
-  Indicative proposed pedestrian route (circular path to incorporate vitality trail)
-  Existing Public Rights of Way
-  Potential pedestrian connection to village centre
-  Potential pedestrian/cycle link (desire route)

GREEN INFRASTRUCTURE

-  Total Green Infrastructure (7.5Ha)
-  Existing trees and hedgerows
-  Existing ponds and ditches
-  Local Equipped Area for Play (LEAP)
-  Potential location for attenuation basin
-  Indicative swales
-  Proposed woodland planting
-  Potential location for pumping station
-  Potential location for focal point of vitality trail (refer to DAS for details)

Landscape Character



- The site is not subject to any national, local or other landscape designations.
- The site is reasonably well contained within the landscape and important landscape features would be retained.
- A landscape buffer is proposed to the perimeter of the site, particularly to the north and east, which would comprise new woodland planting, while areas of public open space would be distributed around the site, cutting in between groups of dwellings set around the green edges, to create a rural feel and countryside buffer, as well as creating attractive green areas.
- It is anticipated that with sensitive landscaping, green infrastructure provision and good quality design any impact of development, on the countryside and character of Papworth Everard, could be minimised.

Biodiversity, Green Open Space & Local Wildlife



- The site is not designated for its biodiversity value and is in agricultural use.
- Any development of the site would aim to enhance the environment through the provision of green infrastructure.
- An ecological appraisal carried out by special consultants has identified substantial opportunities for biodiversity enhancement on the site, which would create habitats of significant importance within public open space and landscaping. These include additional woodland planting, a balancing pond and log piles around the pond and at the base of hedgerows to provide additional habitat for reptiles and amphibians.

Heritage



- There are no designated heritage assets within or adjacent to the site.
- A heritage assessment undertaken by special consultants has concluded that the development of the site would have no impact on any of the listed buildings within the settlement, or upon Papworth Everard Conservation Area.

Design



- The proposals will follow a design-led approach, taking into account the setting of the site.

Flooding



- The site falls entirely within Environment Agency Flood Zone 1 i.e. land assessed as having a less than 1 in 1,000 annual probability of flooding.

Access and Highways



- The site could be served via a single access point off St Ives Road.

WHAT COULD THE DEVELOPMENT DELIVER ?

THIS ILLUSTRATIVE MASTERPLAN SHOWS ONE WAY IN WHICH THE SITE COULD BE DEVELOPED. HOWEVER, GLADMAN ARE KEEN TO WORK WITH THE LOCAL COMMUNITY TO SHAPE THE PROPOSALS TO MEET THE VISION FOR PAPWORTH EVERARD.

	Site Boundary	(14.0Ha)
<hr/>		
BUILT DEVELOPMENT		
	Residential Area	(6.5Ha) Up to 195 units at 30 dph
	Proposed vehicular access	
	Indicative primary route	
<hr/>		
GREEN INFRASTRUCTURE		
	Total Green Infrastructure	(7.5Ha)
	Equipped Children's Play Area	
	Indicative Pedestrian Route	
	Proposed trees and hedgerows	
	Potential location for attenuation basin	
	Potential location for pumping station	
<hr/>		
EXISTING		
	Existing Settlement	
	Existing Primary Roads	
	Existing trees and hedgerows	





Land being promoted by Bloor Homes, previously subject to an application for up to 215 dwellings

Recreation Green Space

The site offers the potential for pedestrian and cycle routes through the site, with new landscaping and open space for recreational activities. There is also an opportunity to include an equipped children's play area within the site.



Affordable Housing

If allocated, any development on the site would deliver 40% affordable housing, in line with South Cambridgeshire Local Plan policy.



New Homes

Approximately 195 new homes of a range of sizes.



Next steps

Thank you for taking the time to look at our proposals. We would welcome your views and are happy to answer any questions that you may have.

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www.gladmanland.co.uk

