

Project	Land at Villa Road, Impington
Document Title or Subject	Initial Access Appraisal Report
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1 Introduction

1.1 General

- 1.1.1 Pell Frischmann (PF) is instructed by Cirrus Land Limited (the 'Client') to provide transport and highways consultancy services, and to prepare this Initial Access Appraisal (IAA) report, in connection with land at Villa Road, Impington, Cambridgeshire (the 'site').
- 1.1.2 The purpose of this IAA report is to provide an appraisal of the site in terms of future access options and potential off-site highways implications. It is understood that there are aspirations to provide up to 180 residential units (use class: C3) at the site. This report will provide an indicative access option for the development site, subject to further detailed analysis, as well as the overall transport strategy for any potential future development at the site. This report has been informed by detailed research and a site visit undertaken in June 2021.
- 1.1.3 The local highways authority is Cambridgeshire County Council (CCC), and the local planning authority is South Cambridgeshire District Council (SCDC).

1.2 Site Location and Description

- 1.2.1 The site is located to the south of Villa Road, Impington, Cambridgeshire. Impington is located approximately 4km northwest of the centre of Cambridge, and 1km north of junction 32 of the A14.
- 1.2.2 The site is currently comprised entirely of unoccupied/arable land. A site location plan, showing the location and approximate outline of the site, is provided in Figure 1. The existing site frontage and footway on the opposite side of Villa Road are illustrated in Figure 2.

Figure 1: Site Location Plan

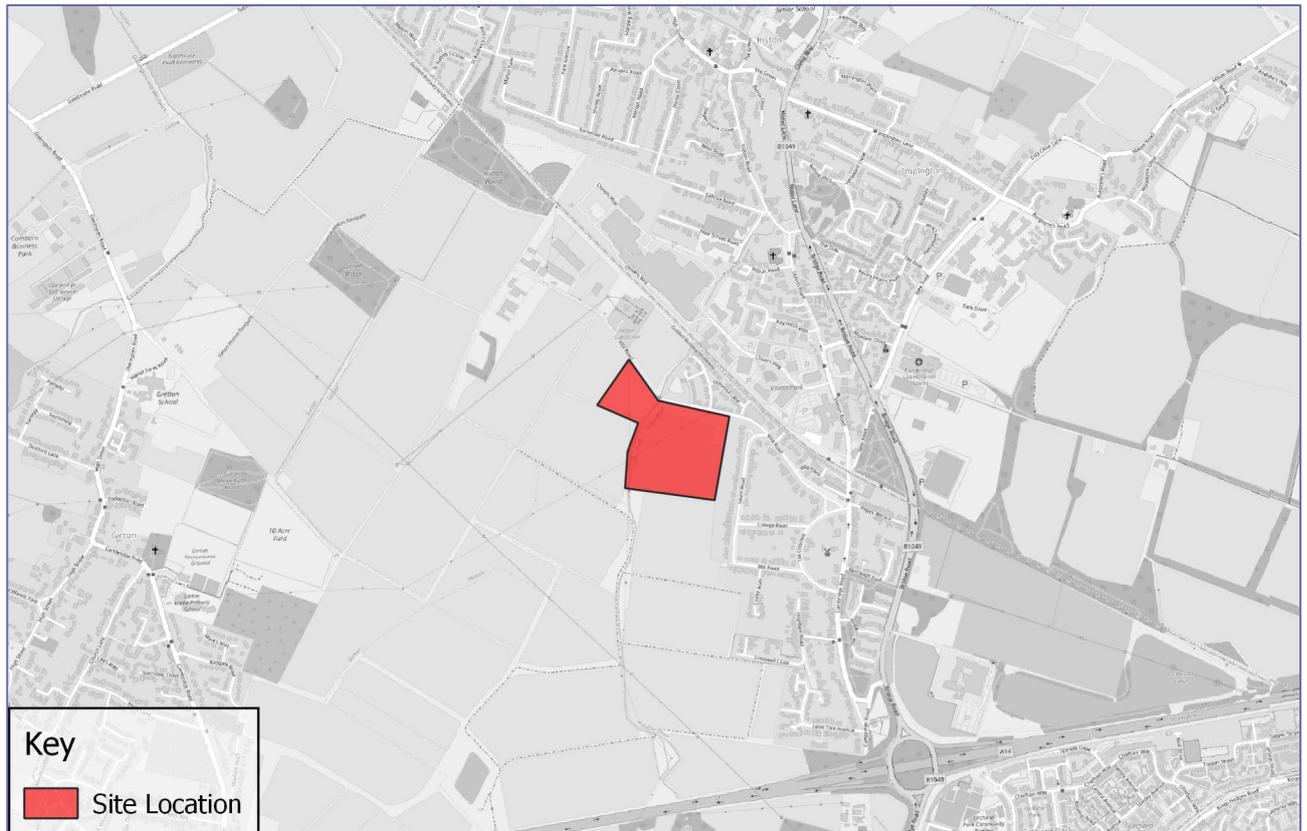


Figure 2: Site Frontage (Looking East)



2 Baseline Conditions

2.1 Introduction

2.1.1 The purpose of this chapter is to provide a summary of the existing, or 'baseline', transport conditions currently in place in the vicinity of the site.

2.2 Accessibility

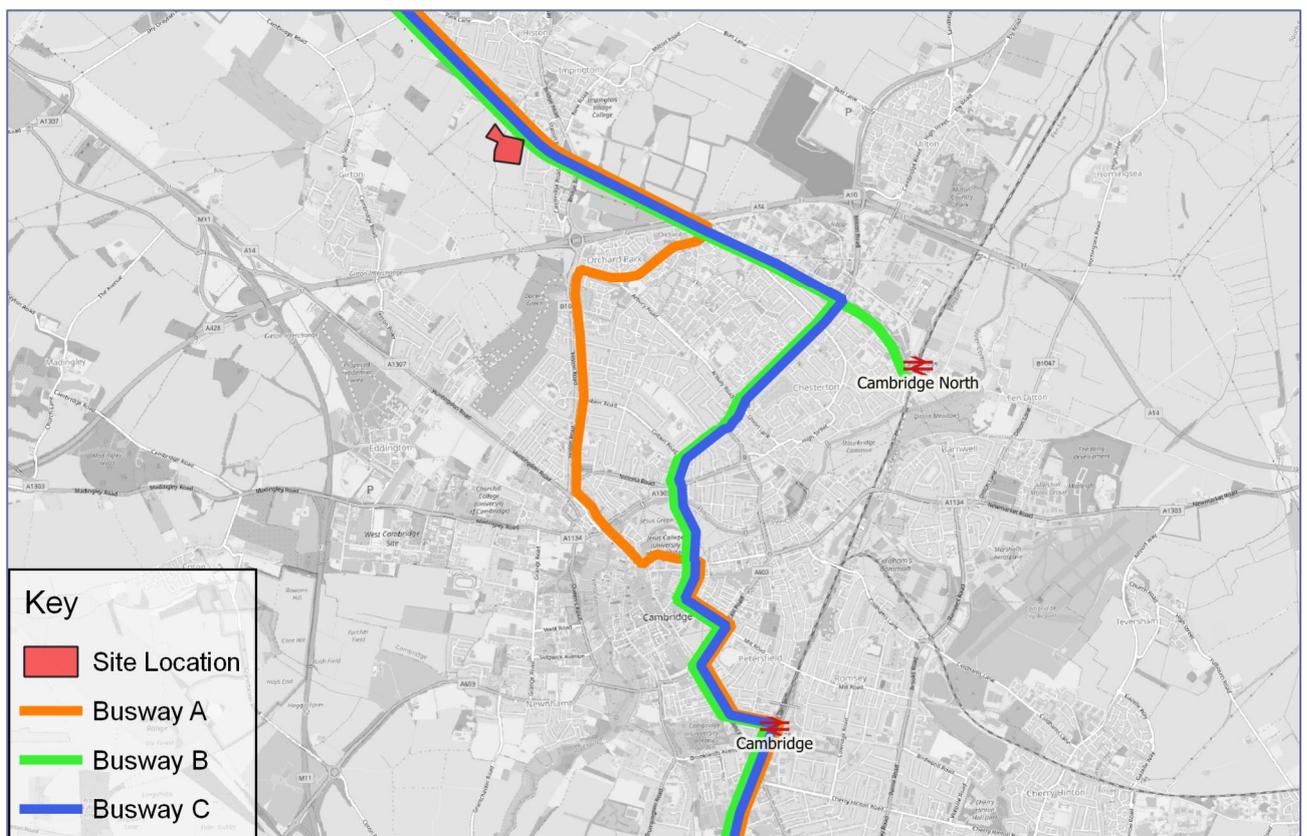
2.2.1 This section provides a summary of the sustainable and active transport options available within the vicinity of the site.

Public Transport

Local Bus Services

2.2.2 The site benefits from excellent accessibility to the Cambridgeshire Guided Busway (the 'busway'). The site is located within approximately 500m (approximately 6 minutes' walking distance) from the north and southbound Histon and Impington stops, which are served by routes A, B and C of the busway network. Each of these routes provide frequent connections to the centre of Cambridge and local railway stations, as illustrated in Figure 3. North of the site, the three routes continue to St Ives.

Figure 3: Cambridgeshire Guided Busway Network



2.2.3 Each of the routes operate frequent services to and from the site. During typical weekday periods, the three busway routes provide a combined frequency of six buses per hour in each direction throughout the day, providing a very high frequency to key local destinations.

2.2.4 The busway provides links to number of key destinations including the Cambridge Science Park (4 minute journey), Cambridge North Station (6 minute journey) and the city centre (18 minute journey).

2.2.5 In addition to the busway, the site is also served by other local bus routes. There are bus stops on Cambridge Road (adjacent to Pepys Terrace), within approximately 450m (approximately 6 minutes' walking distance), which are served by the '8 citi' route. This route typically provides half-hourly services between Cambridge to the south and Cottenham to the north.

Rail

- 2.2.6 As noted in the previous section, the site is served by frequent local bus and busway services to both Cambridge and Cambridge North National Rail stations. Cambridge North is the nearer of the two stations, and is located approximately 4.25km (approximately 13 minutes cycle distance) east of the site.
- 2.2.7 Services to/from Cambridge North are operated by Great Northern and Greater Anglia. The station is served by frequent services south to London Kings Cross and London Liverpool Street, as well as services north to Ely, Norwich and Stansted Airport. Facilities at Cambridge North station include car and sheltered and secure cycle parking.
- 2.2.8 The majority of southbound services from Cambridge North call at Cambridge, which, in addition to the above services, is served by Thameslink trains to Brighton via Central London, and CrossCountry services to Birmingham New Street, Leicester and Peterborough.

Walking and Cycling

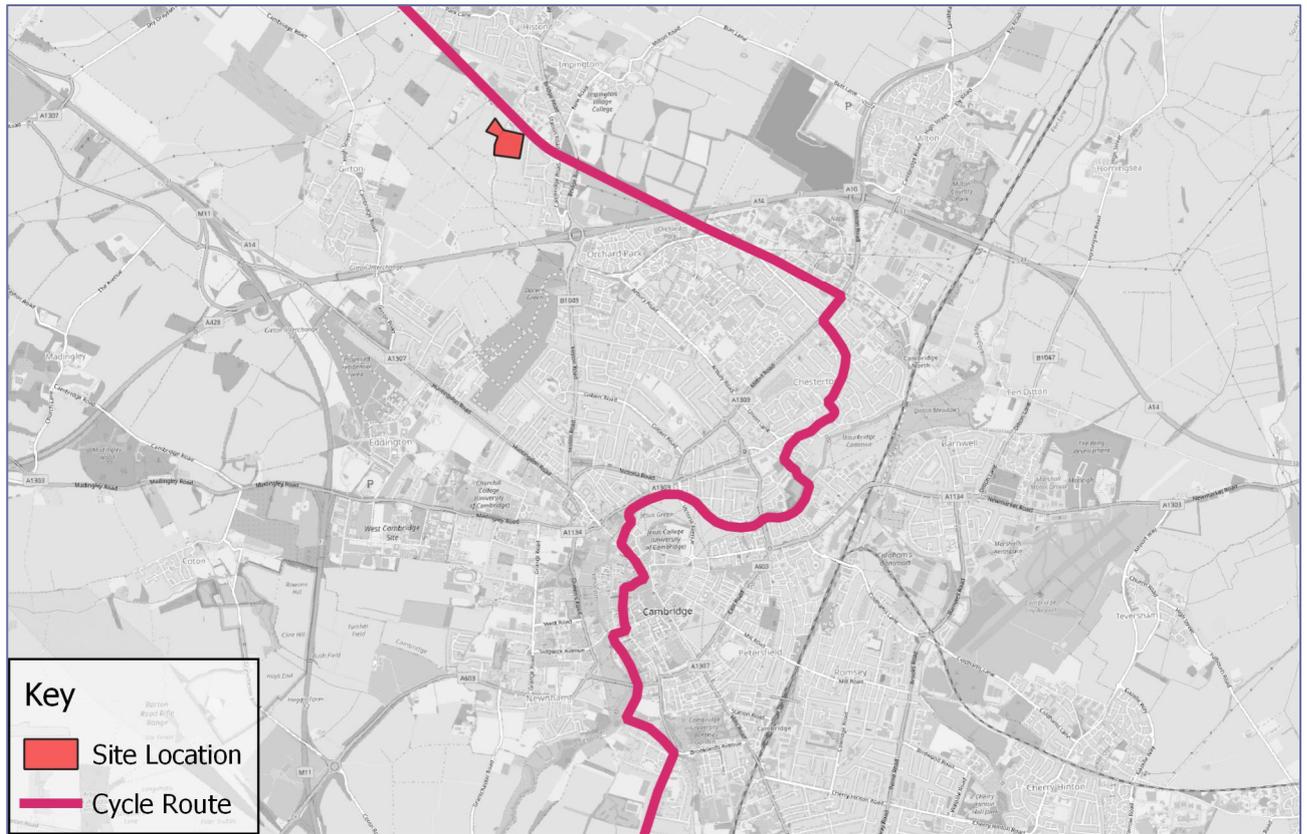
- 2.2.9 There is a wide (up to 4m) and segregated shared foot / cycleway running alongside the guided busway between St Ives to the north and the centre of Cambridge to the south. This routes forms part of the National Cycle Network (NCN) route 51, which provides a safe and direct cycling route between the site and the centre of Cambridge. The busway is accessible from the site by walking and cycling via Primrose Lane, as illustrated in Figure 4.

Figure 4: Route to Busway via Primrose Lane



- 2.2.10 The route between the site and the centre of Cambridge, utilising NCN route 51 and NCN route 11, is illustrated in Figure 5.

Figure 5: Cycling Route



2.2.11 Existing walking facilities within the vicinity of the site are generally of a high quality, and are sufficiently wide and well lit. There is an existing 1.8m wide footway on the northern side of Villa Road opposite the site, which as previously noted connects with the busway.

2.2.12 There is a 1.8m wide footway on the southern side of Villa Road which terminates approximately 50m east of the site boundary. East of the site, there is an informal pedestrian crossing with dropped kerbs and tactile paving between the footways on both sides of Villa Road. The footway on Villa Road continues east and provides a continues pedestrian connection to The Crescent and Cambridge Road.

Shared E-scooters / Electric Bikes

2.2.13 Cambridge is currently taking part in a trial scheme for Voi electric ‘e-scooters’ and ‘e-bikes’ which are available for hire and use to travel around the city. An e-scooter and e-bike hub is located on Villa Road at the junction with The Crescent, approximately 350m from the development site. Whilst this is operating on a trial basis at the minute, it is considered likely that this will provide a further sustainable travel choice for potential residents in the future enabling fast and convenient access to locations around Cambridge from the development site.

2.2.14 The location of the e-scooter and e-bike hub is shown on Figure 6 below.