4.0

CONSULTANTS REPORT SUMMARY

The following section provides a summary of reports undertaken for:

- Flood Risk and Drainage
- Transport

4.1 FLOOD RISK AND DRAINAGE

The following is a summary of the flood risk and drainage considerations (for full report refer to the FRA prepared by EAS).

The report states that it is important that the minor watercourse/ditch is maintained and does not become blocked. If a pedestrian route or vehicle route is deemed necessary, a suitably designed culvert and bridge will be required. Should this be the case early discussion with the LPA, the IDB and Cambridge CC is recommended to determine their requirements in bridging a minor watercourse.

The site is located in Flood Zone 1 and, therefore, at 'low risk' of flooding. The main drainage issue arises from surface water which affects limited areas of the site and in all probability is associated with adjacent drainage ditches and compaction following years of grazing with little or no cultivation. The drainage strategy for the site is most likely to be based on an attenuation and discharge strategy to the minor watercourse/ditch with necessary consent from the IDB or LPA. The LPA may require infiltration tests and site investigation in order to examine the suitability of an infiltration strategy given the mudstone geology.

Figure 15: Risk of Flooding - EAS report

4.2 TRANSPORT

The following is a summary of the transport report (for full access report refer to EAS site report).

This proposed access utilises the existing route from Woodcock Close to the potential development site. The available width is circa 8.7m. The plan demonstrates a 1.8m continuous footway and a 4.8m carriageway, with a curtailed footway on the south side and a 4.5m radius at the entry. There is straight access for a refuse vehicle into the site so the 4.5m radii are a practical option.

On exit the visibility splay to the left is drawn to the centre of the road. The Y distance is drawn at 25m and as shown avoids the neighbouring garden but would cross this if drawn to the ideal standard. 25m is, however, suitable for a 20mph residential road.

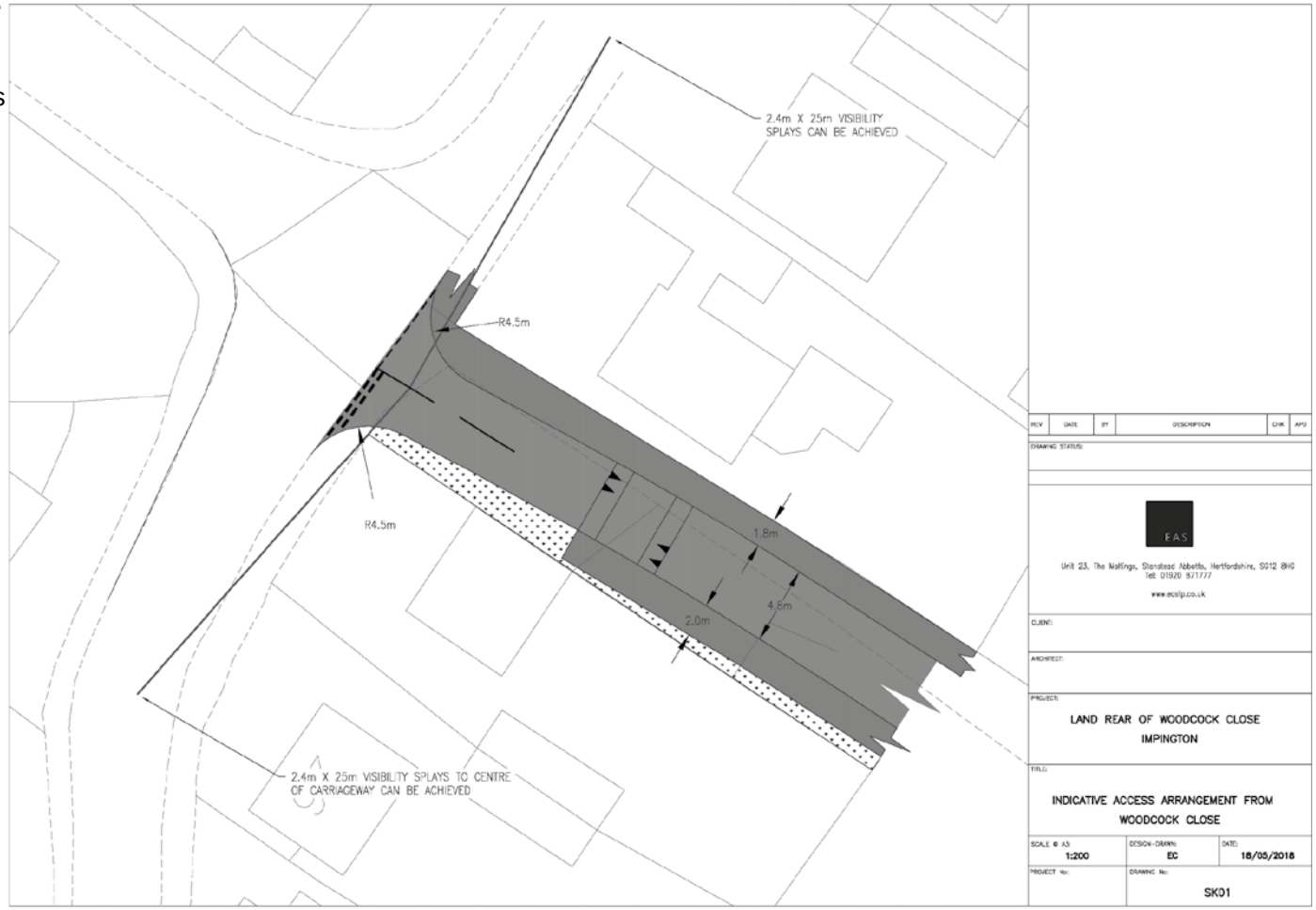

Figure 16: Indicative Access - EAS report

5.0

DEVELOPING A VISION

This chapter proposes a master plan vision for the site, including opportunities and constraints mapping, a master plan strategy and supporting development brief in accordance with local planning policy requirements.

5.1 OPPORTUNITIES AND CONSTRAINTS OF THE SITE

Through the baseline mapping and assessment of the site, a number of opportunities and constraints have been identified which provide a framework within which the proposed development will be brought forward. The opportunities and constraints of the site include:

SITE BOUNDARIES

- The site boundaries are defined by Impington Settlement edge to the west and south, namely Woodcock Close and St Georges Way. Key to any development strategy will be the avoidance of overlooking and to ensure adequate distance between existing and proposed new dwellings;
- The majority of the eastern boundary is defined by a tree belt with occasional gaps and longer views where the track provides access to the adjacent farmland; and
- The northern most field is defined by the road on the north boundary which provides access to the veterinary surgery. A hedgerow forms a boundary to the east.

LEVELS & DRAINAGE

- The topography within the site is generally flat and is not affected by flood risk zones; and
- There are drainage channels which run centrally through the site and along the eastern boundary. There is an opportunity to incorporate these into a sustainable drainage strategy.

ACCESS & CIRCULATION

- There are existing points of access off Woodcock Close and St Georges Way, the latter providing access to Hollyoaks Veterinary Surgery; and
- There are no public rights of way within the site and very few in its proximity.

LAND USE

- The land is currently formed of open fields used for grazing and dog training; and
- Hollyoaks Veterinary Surgery is located within an enclosed section to the north-east of the site where there is an opportunity to retain existing hedgerows and create a different ‘character area’.

VEGETATION

- The site boundary to the east is mostly enclosed by an existing tree belt, with occasional views where the access tracks cross through the trees;
- Boundary vegetation between the site and existing rear gardens is relatively open. Here there is an opportunity to enhance these boundaries and protect the existing properties from being overlooked; and
- There is an additional opportunity to increase the diversity of the vegetation and habitat creation across the site.

LEGEND

- *Site Boundary (2.99ha)*
- *Existing Vegetation*
- *Existing Road Network*
- *Existing Dwellings and Frontages*
- *Existing Pastural land Within Site*
- *Hollyoaks Veterinary Surgery*
- *Existing Drainage Channel*
- *Existing Paved and Gravel Track*
- *Boundary with Existing Dwelling*
- *Existing Points of Access into the Site*
- *Views Between Treebelts*
- *St Andrew's Church*

Figure 17: Opportunities and Constraints

5.2 MASTER PLAN STRATEGY

LEGEND

- Red line Boundary (2.99ha)
- Existing Vegetation
- Existing Road Network
- Existing Dwellings and Frontages
- Developable Area with Frontages (1.76ha)
- Proposed Vehicle Access
- Private Access to Farmstead Courtyard Developable Area
- Existing Drainage Channel
- Proposed Pedestrian / Cycle Path
- Proposed Public Open Space / Play Space and Green Edge to Existing Development
- Proposed Vegetated Boundaries
- Vehicle / Pedestrian / Cycle Access Points
- Proposed Play Area

Figure 18: Master Plan Strategy

The proposed master plan strategy is informed by the opportunities and constraints assessment of the site and its surroundings.

The master plan proposes development in the three parcels of land, utilising the existing points of access from Woodcock Close. Towards the north, the development is bordered by open space, creating a green edge and open aspect upon entering the site. To the north-east, on the Veterinary Surgery site, a private small development around a courtyard is defined by existing hedgerows, creating a sense of enclosure with views across the open countryside.

Proposed vehicle access aligns from Woodcock Close, runs centrally through the southern sector of the development, crossing the drainage channels to align centrally through the northern section of the site. In addition a private road provides access for the dwellings on the former veterinary site.

As part of the proposal a pedestrian and cycle link through the site to existing footpaths enables a safe route to Impington Village College and to the centre of the village.

Open space is proposed as a wedge adjacent to the existing tree belt to the east. This creates a visible landscape, incorporating a play space and the proposed cycle / pedestrian route. Boundary planting defines the site and provides screening of views.

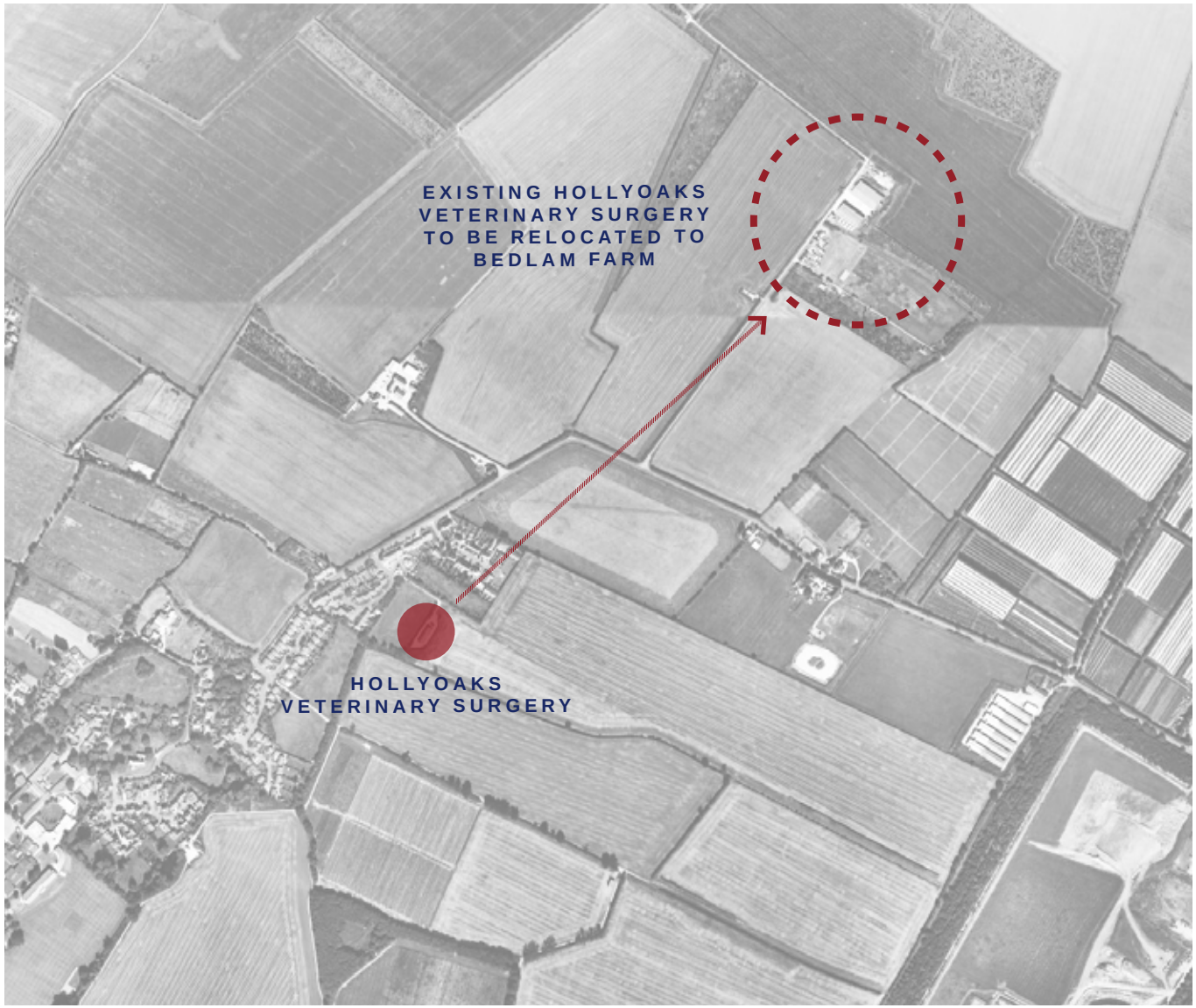

Figure 19: Proposed Relocation Area for Veterinary Surgery

5.3 DEVELOPMENT BRIEF

Total Site Area	2.99 hectares			
PHASE 1 - DEVELOPMENT TYPE	**Total Area (Hectares)**	**Total Area (SQM)**	**Area % of Total Site**	**No. of Dwellings**
Developable Area (Including Road Infrastructure)	1.67 0.20 (road)	16,700 2,000	57% 7%	50
Open Space Provision	0.56	5,600	18%	-
Boundary Vegetation	0.56	5,600	18%	-
DEVELOPMENT MIX – DEPENDENT ON VIABILITY	**Percentage of Mix (%)**	**No. of Units**	**Typical GFA (SQM)**	**No. of Parking Spaces (Per South Cambs DCP)**
1 Bed House	15	8	50	1.5 (12)
2 Bed House	35	17	65	1.5 (25.5)
3 Bed House	40	20	95	2 (40)
4+ Bed House	10	5	125	2 (10)
Total	**100**	**50**	-	**87.5**
OPEN SPACE POLICY REQUIREMENT (South Cambridgeshire SPD)	**No. of hectares per 1000 people**	**Indicative No. People (50 x 2.4)**	**Open Space (Ha)**	
			Requirement	**Provided**
Informal Open Space	0.40	120	0.05	0.46
Children's Play Space	0.80	120	0.10	0.10
Total Open Space Provision (Hectares)			**0.15**	**0.56**
OTHER PLAY REQUIREMENTS (Play England)				
Local Equipped Area for Play (LEAP)	Min area: 0.04ha Max walking distance: 400m 10m to the boundary of the nearest property / 20m to the nearest habitable living space.			
Local Area for Play (LAP)	Min Area: 0.01ha Max walking distance: 100m			

HIGHWAY INFRASTRUCTURE	
Primary roads	6m width
Secondary roads	5.5m width
Footpaths	2m width
Cycle / Footpath	3m width

5.4 PLAY AREA CONTEXT

Figure 20: Play Area Context Study

A proposed play area is located within public open space, close to the proposed entry to the site. This location will ensure the play area benefits from the passive observation from the surrounding residences in addition to the proposed pedestrian routes through the scheme.

The play area will either be sized as a Local Area for Play (LAP) or Locally Equipped Area for Play (LEAP), requiring offsets from neighbouring dwellings which are achievable within the master plan strategy.

Figure 20 adjacent illustrates the local distribution of play areas and public open space locally. Its proposed location on the western edge of the open space ensures that the eastern area of Impington will benefit from access to a new formal play area.

LEGEND

- Proposed Site (2.99ha)
- Existing Play Area
- Existing Public Park and Recreation Ground
- Existing Local Green Space (as defined in the Histon & Impington Neighbourhood Plan)
- Built Form
- Proposed Play and Public Open Space

5.5 EXISTING BUILT FORM AND CHARACTER

The following images demonstrate the existing housing and play space characteristics drawn from the local context. This understanding enables the master plan proposals to draw from the existing character of the village.

Figure 21: 19th C. terraced housing with stone colour brick

Figure 22: Histon and Impington Recreation Ground

Figure 23: Early 20th C. semi-detached house with red brick

Figure 24: 20th C. Semi-detached house with render

Figure 25: Thatched roof house with white cladding

5.6 BUILT FORM AND MATERIALITY PRECEDENTS

The following images demonstrate the proposed housing characteristics drawn from best practice and the local context and introducing a range of dwelling sizes. The materiality is proposed to reflect the local vernacular with the use of bricks and timber cladding.

Figure 26: Histon Housing, R H Partnership Architects

Figure 27: Great Kneighton, Trumpington

Figure 28: Trumpington development with play

Figure 29: Histon Housing, R H Partnership Architects

Figure 30: The Avenue, Pollard Thomas in Saffron Walden

5.7 OPEN SPACE CHARACTER PRECEDENTS

The following images demonstrate the proposed play space characteristics drawn from best practice and the local context, the materiality is proposed as natural play with a tree and planting palette which provides seasonal interest.

Figure 31: Play Equipment

Figure 32: Natural Play

Figure 33: Verbena Bonariensis

Figure 34: Natural Play

Figure 35: Seasonal Interest

Figure 36: Fruit Trees

5.8 CHARACTER AND SUSTAINABILITY

BUILDING HEIGHTS AND CHARACTER

The village is characterised by 1.5-2.5 storey building heights, the proposed development will take a design response from that context but may take the opportunity at key points to go up to 2.5 storeys where there are good urban design reasons to do so. The proposed residential development will provide a variety of aspects with some overlooking open space.

DENSITY

The strategic master plan is based on a 30 dwellings per hectare (dph) net development. A 30 dph development responds to the wider context, ensuring the proposal will deliver adequate and suitable housing numbers including 40% provision of affordable housing.

GREEN INFRASTRUCTURE

Through the Implementation of Green Infrastructure provision the development seeks to reduce the impacts of climate change. Sustainable Drainage Systems (SuDS) such as integrated swales help to reduce surface water run-off and quality, while creating a localised cooling effect. Provision of green links across the site encourage ecological corridors, helping to increase bio-diversity.

SUSTAINABLE TRANSPORT

Provision of pedestrian access between the site and the village centre is proposed, where bus routes can be found, aiming to reduce the use of private cars.

COMMUNITY BENEFITS

A provision of open space and green corridors provide the local and wider community access to amenity and play spaces. A safe and sustainable development will encourage health benefits, particularly if sustainable modes of transport are easily accessible.

Areas for play will enable children to play locally and help to develop a strong sense of community by creating areas for people to come together and interact.

Figure 37: Illustrative Section

6.0

CONCLUSION

This chapter concludes the findings of the report and makes recommendations for next steps.

6.1 CONCLUSION AND RECOMMENDATIONS

This report provides a contextual analysis for the site comprising land to the rear of Woodcock Close and St Georges Way, Impington and it's surrounding area. Combined with a baseline mapping and visual study this informs the opportunities and constraints of the site.

The resultant master plan strategy for the site aims to create a sustainable and contextually appropriate extension to Impington village.

The master plan conclusions are as follows:

CONTEXT - The built form of the existing village has been carefully considered when positioning the development within the site boundary, with consideration given to the existing dwellings and issues of overlooking. The resulting proposal creates a sensitive extension to the east of the village of Impington.

DENSITY - The master plan achieves 50 new dwellings across a 2.99ha site, resulting in a net density of 30dph which reflects the density of the local context.

ACCESS - This is proposed from the existing access off Woodcock Close. A primary vehicle route aligns from Woodcock Close, crossing the existing drainage channels via a culvert and aligns centrally through to provide access to the northern section of the site. In addition a private road provides access for the dwellings on the former Veterinary site.

OPEN SPACE - Open space is proposed as a wedge along the existing tree belt to the east. This creates an open, visible landscape incorporating a play space and the proposed cycle / pedestrian link. This will also create a green edge and open aspect upon entering the site.

VEGETATION - Enhanced boundary planting defines the site and provides screening of views whilst creating an appropriate settlement edge.

Further vegetation and tree planting will increase habitat opportunities within the site, connecting with existing linear boundary vegetation and trees.

MATERIALITY AND STYLE - Any proposed development should be approached sensitively, ensuring that appropriate references are drawn from the surrounding residential context and constructed in a contemporary manner, without pastiche.

RECOMMENDATIONS

In summary, we believe the master plan proposals offer the following benefits:

- The development providing up to 50 dwellings, of an appropriate scale and form which supports, and is informed by, the village edge location;
- New publicly accessible open space and play space in line with local plan policy;
- Pedestrian and cycle access through the site linking to the existing network;
- A sustainable site location with good access to the facilities and services in Impington and Histon; and
- Relocation of Hollyoaks Veterinary Surgery to purpose built premises at Bedlam Farm, Impington.

NEIGHBOURHOOD PLAN PRIORITIES

The following provides a summary of how the proposals address each of the Neighbourhood Plan Priorities.

PRIORITY 1: ESSENTIAL CHARACTER - Ensure that the proposals draw from appropriate local context to help inform the character of the development and to ensure the village sense of place is reflected.

PRIORITY 2: SUCCESSFUL ECONOMY - A development in a sustainable location which enables ease of access to and from the site using sustainable modes of transport.

Provide purpose built premises for the relocation of Hollyoaks Veterinary Surgery, which is a well used facility in the village.

PRIORITY 3: VIBRANT COMMUNITY - The proposals provide a 0.56 hectares of open space, providing amenity grass as well as formal play equipment. Located within 400m of the existing village, the proposed play space will enable new and existing residents to access the site in close walking distance.

PRIORITY 4: GETTING AROUND - As part of the proposal a pedestrian and cycle link through the site to existing footpaths enables a safe route to Impington Village College and to the centre of the village.

PRIORITY 5: SAFE, SECURE AND SUCCESSFUL - The proposals will ensure good urban design practice which draws from the appropriate local context. Ensure public open space is overlooked and well-maintained and maintain the existing eastern boundary tree-belt to ensure a sense of enclosure.

PRIORITY 6: HOUSING FOR ALL - To provide 40% affordable with a range of dwellings sizes. To encourage a range of ownership profiles and, therefore, a diverse residency.

APPENDIX A
LIST OF FIGURES