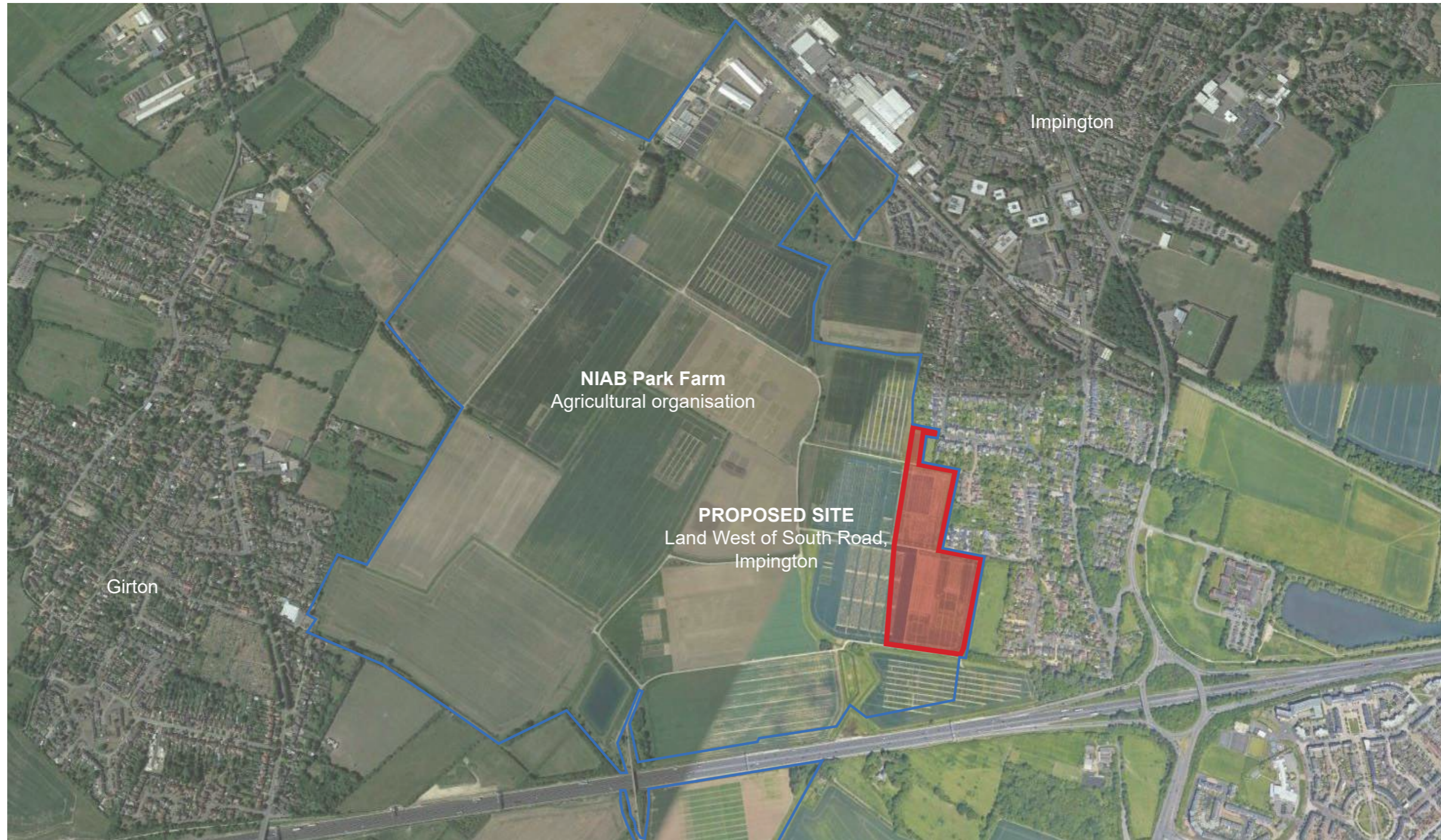




NIAB Park Farm - Prospective Site Feasibility Study

Land West of South Road, Impington

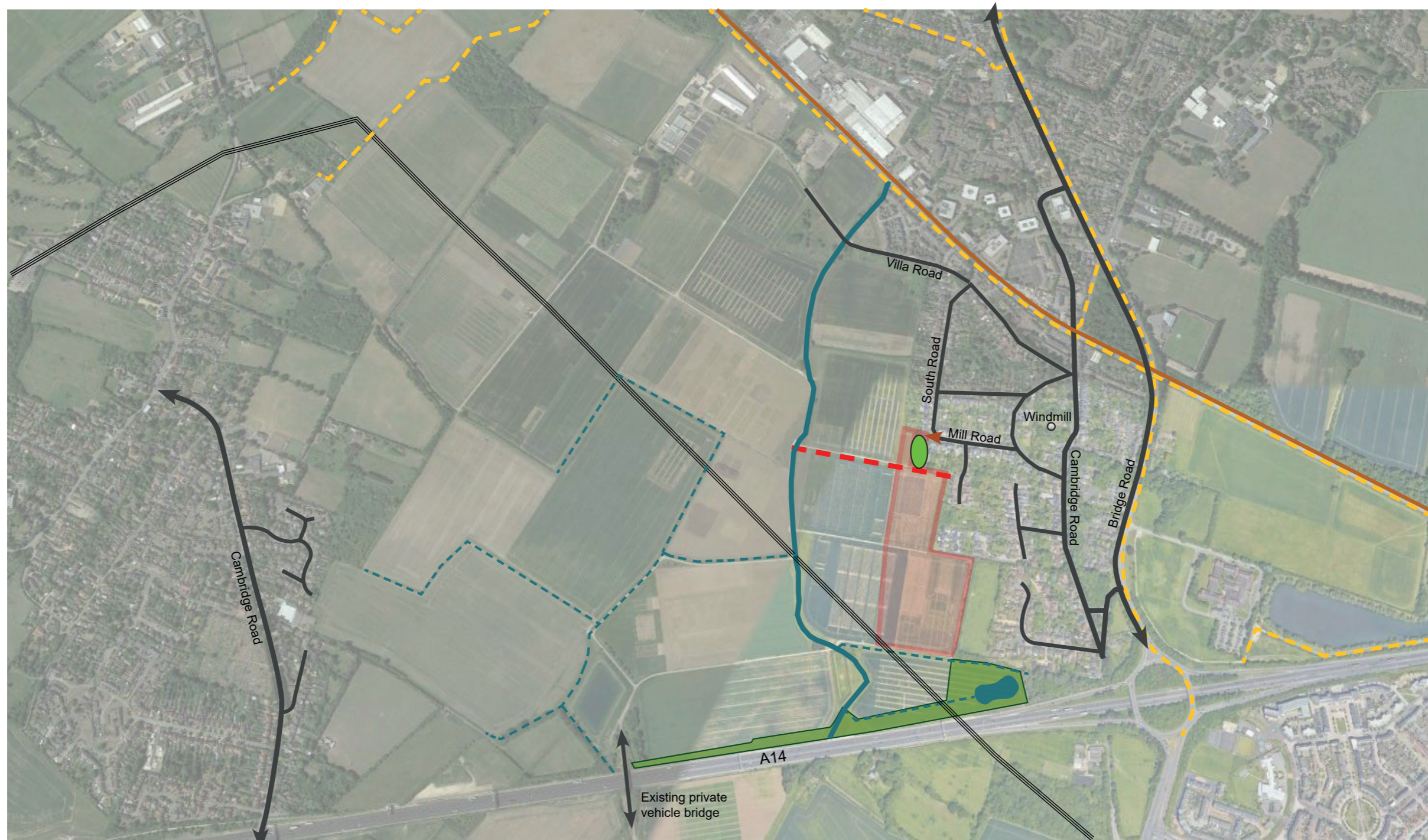
Issue 01, 06.12.2021



PHP Architects have been invited to develop an early feasibility proposal for a parcel of land West of South Road, Impington (red outlines above), which is located within NIAB Park Farm's wider land ownership (blue outline above).

The site has previously been submitted to South Cambridgeshire District Council as part of their call for sites programme.

This document provides a feasibility study for the site to illustrate potential development opportunities, including scale/area, access, connectivity, flood relief and biodiversity/habitat improvement.



- Below ground storm drain easement
- Overhead power lines
- Public drain
- Highways England land with proposed grassland, trees, hedgerows & water pond
- Secondary drain
- Local Green Space in close proximity to sites
- Existing walking & cycling routes
- Vehicle routes adjacent to sites
- Cambridge guided bus route
- Potential access point

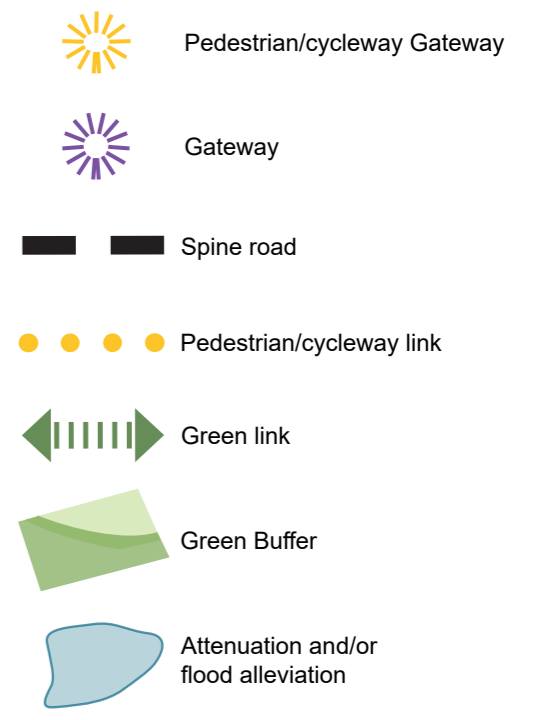


Aerial photo with indicative flood risk from rivers taken from Gov.uk



Aerial photo with indicative flood risk from surface water taken from Gov.uk





- ① This site was put forward in the South Cambridgeshire District Council call for sites and is proposed to be for residential use. Opportunity to expand & enhance the South Road Green Space by integrating it into the development, creating links to the pedestrian / cycleway and enabling views over the neighbouring open space. This will improve surveillance of the play area and increase usage and activity
- ② Potential new pedestrian & cycleway link, utilising the existing A14 crossing, connecting Histon & Impington to areas to the South of the A14 including the Darwin Green development
- ③ Proposed site access connection to existing road network
- ④ Introduce a 'green buffer' along the cycle & pedestrian route. Planting native grasses, wild flowers, hedges and trees, enhancing & increasing biodiversity and habitat creation.
- ⑤ Density & scale of vegetation to be highest to the South of the proposed 'green buffer' to reduce noise impact from the A14 and improve air quality.
- ⑥ Scope to modify existing ground levels within fields under client's ownership to reduce flood risk, if required. Potential to incorporate this with attenuation provision for Site 2.
- ⑦ Careful consideration required regarding land use, in the vicinity of the overhead powerlines to ensure clearances for safety and maintenance are provided.
- ⑧





Schedule of Accommodation

78 dwellings (66 houses, 12 apartments)

26nr. 1 & 2 bed properties (33%)

27nr. 3 bed properties (35%)

25nr. 4+ bed properties (32%)





① Site - 78 dwellings (66 houses, 12 apartments)

② As mentioned earlier, scope to lower sections of fields under client's ownership to reduce flood risk, if required, and also deliver a local reduction in flood risk on neighbouring downstream areas

③ Proposed new pedestrian & cycleway links, utilising the existing A14 crossing to connect Histon & Impington and Girton to areas to the South of the A14