

1. WELCOME

Carter Jonas

MILTON ROAD, IMPINGTON

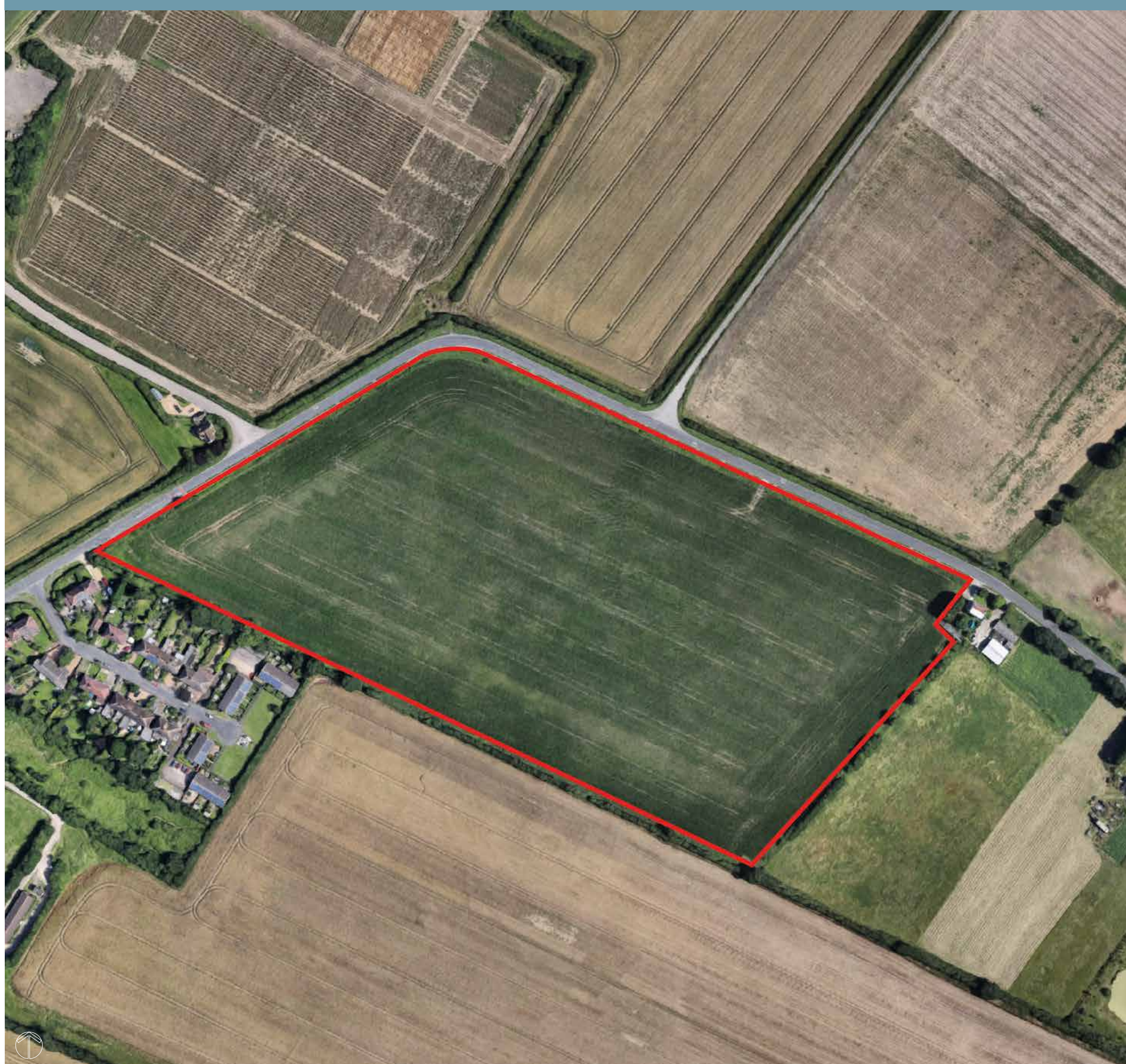
INTRODUCTION

Flagship Group provide homes for affordable and market rent and for sale across the east of England. They maintain their own housing stock and support the communities of which they are part. Flagship have approximately 22,000 homes (335 of which are within South Cambridgeshire with more currently being built at Papworth and Cambourne), 800 employees (including 18 new apprenticeships), and achieve a customer satisfaction rate of 90%.

Flagship have been working with Histon and Impington Parish Council and the landowners to prepare proposals which will deliver much needed affordable housing and community leisure facilities for the benefit of the two villages of Histon and Impington.

The Site itself is located on the north eastern edge of the village of Impington. The northern and western site boundaries are defined by Milton Road. The eastern site boundary is formed by an existing tree/hedge field boundary. A single residential dwelling also sits just to the immediate east of the site. Along the site's southern boundary is a further field boundary within the eastern portion of the site. The remainder of this boundary is formed by the existing residential development of St Andrews Way.

SITE LOCATION PLAN



SITE IMAGES



VIEW LOOKING WEST ACROSS SITE



VIEW LOOKING NORTH ON MILTON ROAD FROM PINCH POINT



VIEW OF IMPINGTON ENTRANCE SITE

We welcome your comments and suggestions and ask that you provide us with feedback either by completing a comments form today or by submitting your comments by email to:

kimberley.brown@carterjonas.co.uk

MILTON ROAD, IMPINGTON

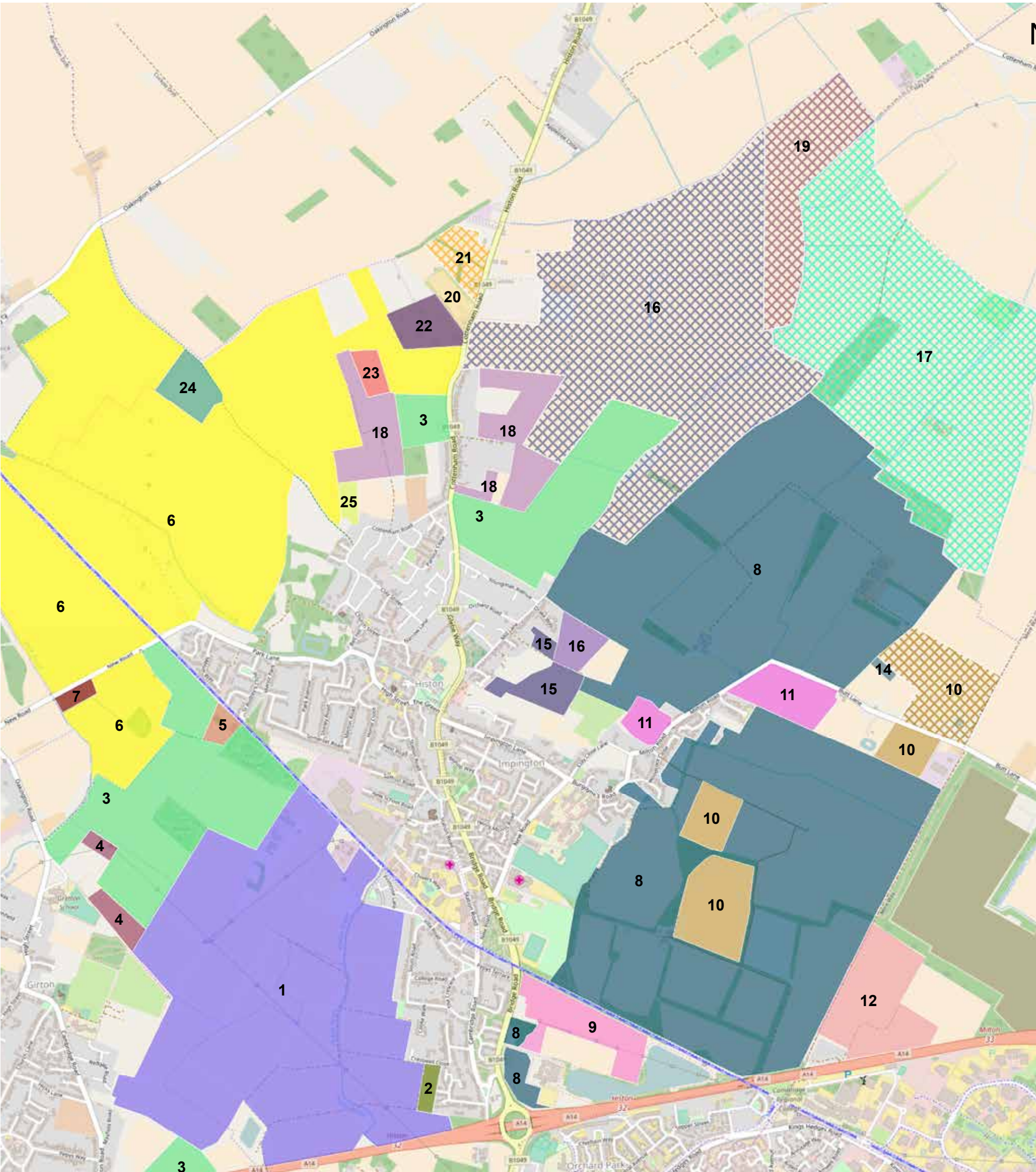
BACKGROUND TO SITE RESEARCH

The Parish Council have been working for a number of years to provide much needed further recreational and leisure facilities for the two villages. This is because, despite Histon and Impington being a thriving community which is seeing significant growth, there is a substantial deficit in community infrastructure within the villages, particularly in the provision of public open space and indoor accommodation for dedicated community activities.

Histon & Impington is a community bordered by a major trunk road and surrounded by Green Belt which comes up to the very edge of the village framework, and this severely limits potential to increase and improve community facilities. A creative and bold vision is needed to help meet the needs of this growing ‘rural centre’ and to ensure a large and long term financial burden is not placed on village residents.



The Parish Council have therefore been working to find a further site(s) in the villages which could accommodate further community facilities. Throughout this time a number of alternative sites have been considered and have had to be discounted due to these being unavailable or unsuitable. The plan illustrates all sites which have been considered.



LOCAL FACTORS AND REQUIREMENTS

Overall project

- No available land site within village envelope
- Provision of affordable / social housing
- Potential significant investment in village linkage to east Impington and provision of facilities where none exist none
- Empathetic landowners who want to provide a community legacy

Social / affordable housing

- Specific provision for local people with need
- Maintenance of family and community village connections

Open space

- H & I have 50% shortfall in public open space provision (SCDC)
- Acquisition provides protection against possible loss of 8 acres of leasehold land at Recreation Ground
- No available land within village envelope
- Such a scarce resource
- Enhanced biodiversity with extensive landscaping and pond area
- New public walking

Tennis courts

- Provision of artificial floodlit courts will facilitate all year round play
- Encourage tennis participation for all ages

Activity/ skate park

- Long term 20-year search for suitable site
- New site available free from history and prejudices
- Sustained and organised engagement with continuous demand from young people and supportive parents

3g artificial football pitch (opportunity)

- Shortage of playing pitches and training pitches in village
- No floodlit training facility in village other than small Rec MUGA
- No other site available in village envelope to meet community football needs
- Partnership with other local village football clubs to meet shortfall
- Support of Cambs FA and Football Foundation

Community Building

- No village community centre with the potential to connect all residents
- Inadequate and failing range of accomodation for childrens/ young people uniformed organisations
- Provision of new facility could encourage heritage, arts and community cohesian

3. PLANNING POLICY & TECHNICAL INFORMATION

MILTON ROAD, IMPINGTON



South Cambridgeshire Local Plan

Adopted September 2018



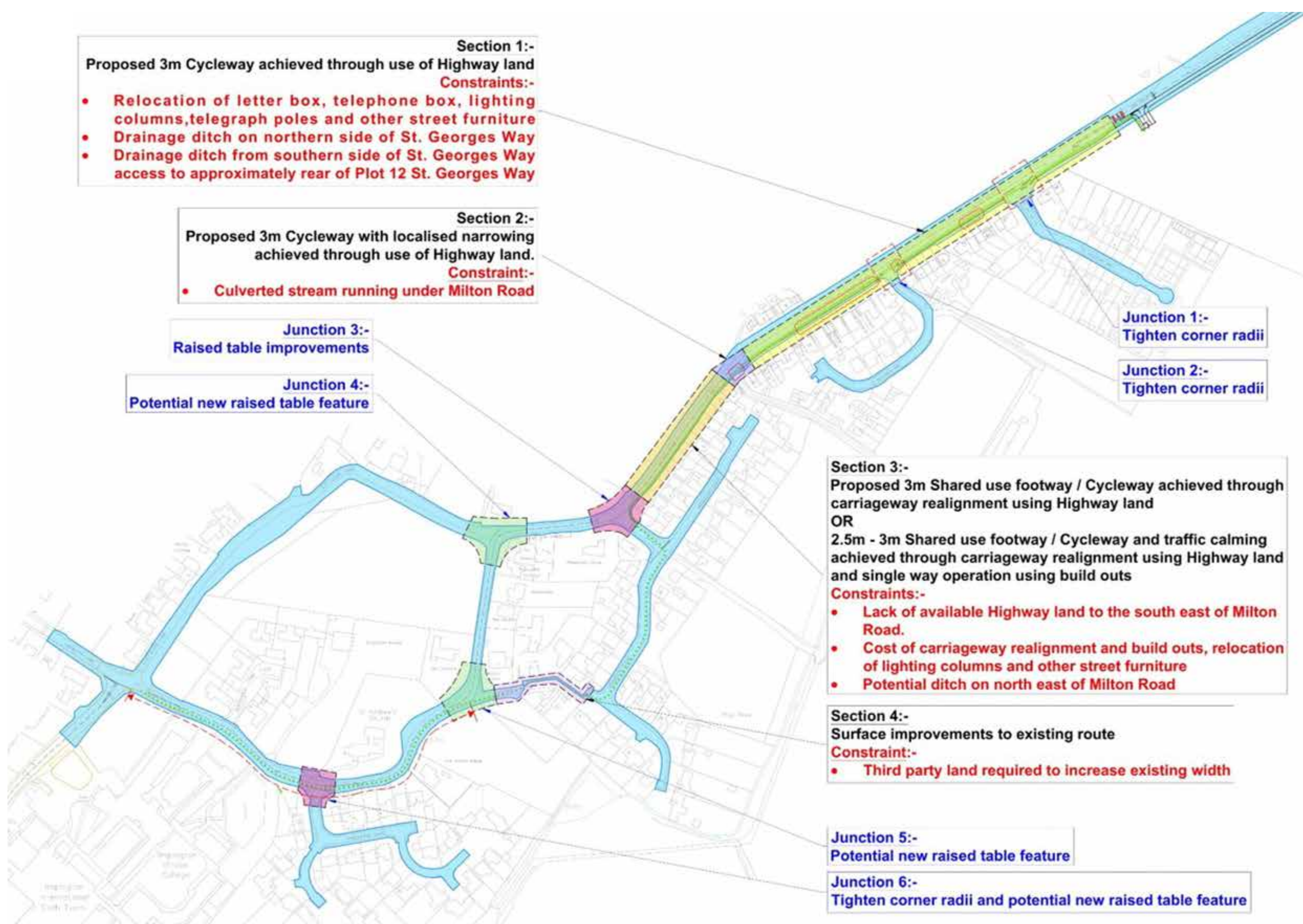
The site is within the Green Belt and open countryside in planning policy terms. In such locations, limitations are put in place on the development that is allowed by both local and national planning policy. Given the community facilities and affordable housing that is to be delivered as part of the proposals it is considered that very special circumstances can be demonstrated to justify the proposed development.

DRAINAGE

- The proposed drainage strategy would provide a mix of key Sustainable Urban Drainage (SUDS) features including, permeable paving, swale and attenuation basin which would mimic the natural flow of water and provide amenity benefit to proposals.
- The proposals would see the existing poorly maintained private ditches leading to the ordinary water course to the south, desilted / dredged improving the flow of water within the wider area.
- The site is essentially flat and the invert to the perimeter watercourse shallow meaning surface water will need to be pumped.
- Anglian water has confirmed capacity exists within their existing foul water sewer for the proposed foul water flows.

HIGHWAYS

- Improvements to the footway cycle way along Milton Road along the site frontage
- Increased width footway / cycle track between the residential site access and St Georges Court
- New footway / cycle track along the northern side of Milton Road between St Georges Court and Woodcock Close
- Junction radii improvements at St Georges Court and Woodcock Close to reduce crossing distances
- Resurfacing and maintenance of existing highway linking Doctors Close to Woodcock Close
- Additional traffic calming along Burgoyne's Road between Doctors Close and Clay Close Lane.



4. THE BRIEF

Carter Jonas

MILTON ROAD, IMPINGTON

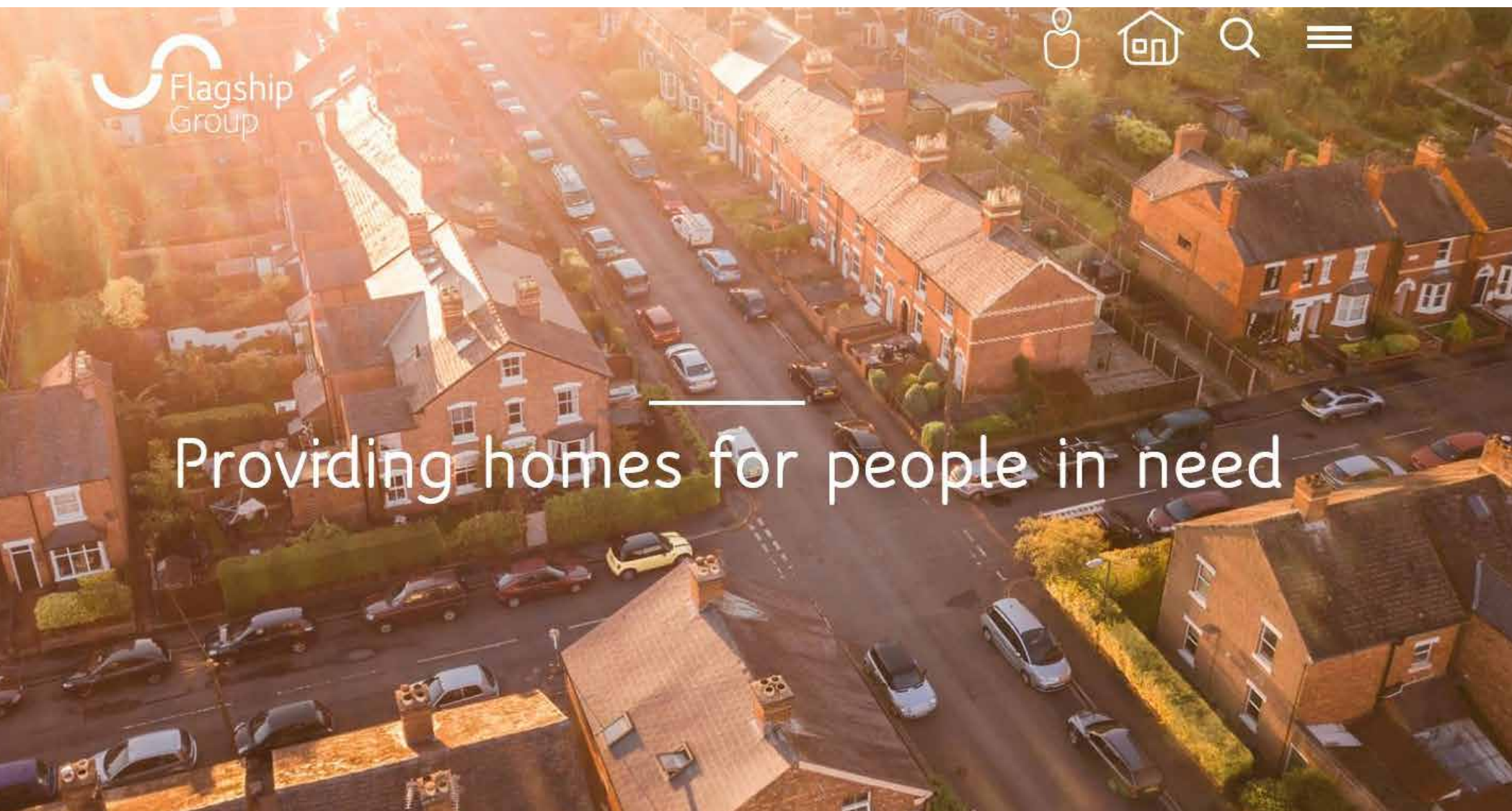
The brief provided by The Flagship Group is to take a holistic approach to the design of the community park and the housing to ensure a unified approach to the circulation, landscape, built form and activities is created. The Parish Council has provided an aspirational list of community facilities for the Victor Unwin Community Park as outlined in their project report dated November 2017, which formed the basis for the uses to be included in park. Flagship Group plan to provide a total of 50 dwellings of which at least 20 would comprise affordable houses. and 30 houses would be for market sale. The site design needs to respond to a number of constraints and opportunities:

INITIAL MASTERPLAN



- Development of the housing area corresponds to the eastern edge of St Andrews Way immediately south to avoid further extending the eastern boundary of the village
- The need to provide a site access for both housing and the park
- Existing dwellings at St Andrews Way which back onto the site
- Existing access points opposite the site and the need to avoid any conflict of turning movements
- A relatively flat site with seasonal ponding issues on parts of the site
- A narrow footway/cycle path along the outside of the site including a relatively tight bend in Milton Road at the northwest corner

FLAGSHIP HOUSING



CONCEPT DEVELOPMENT OPTIONS

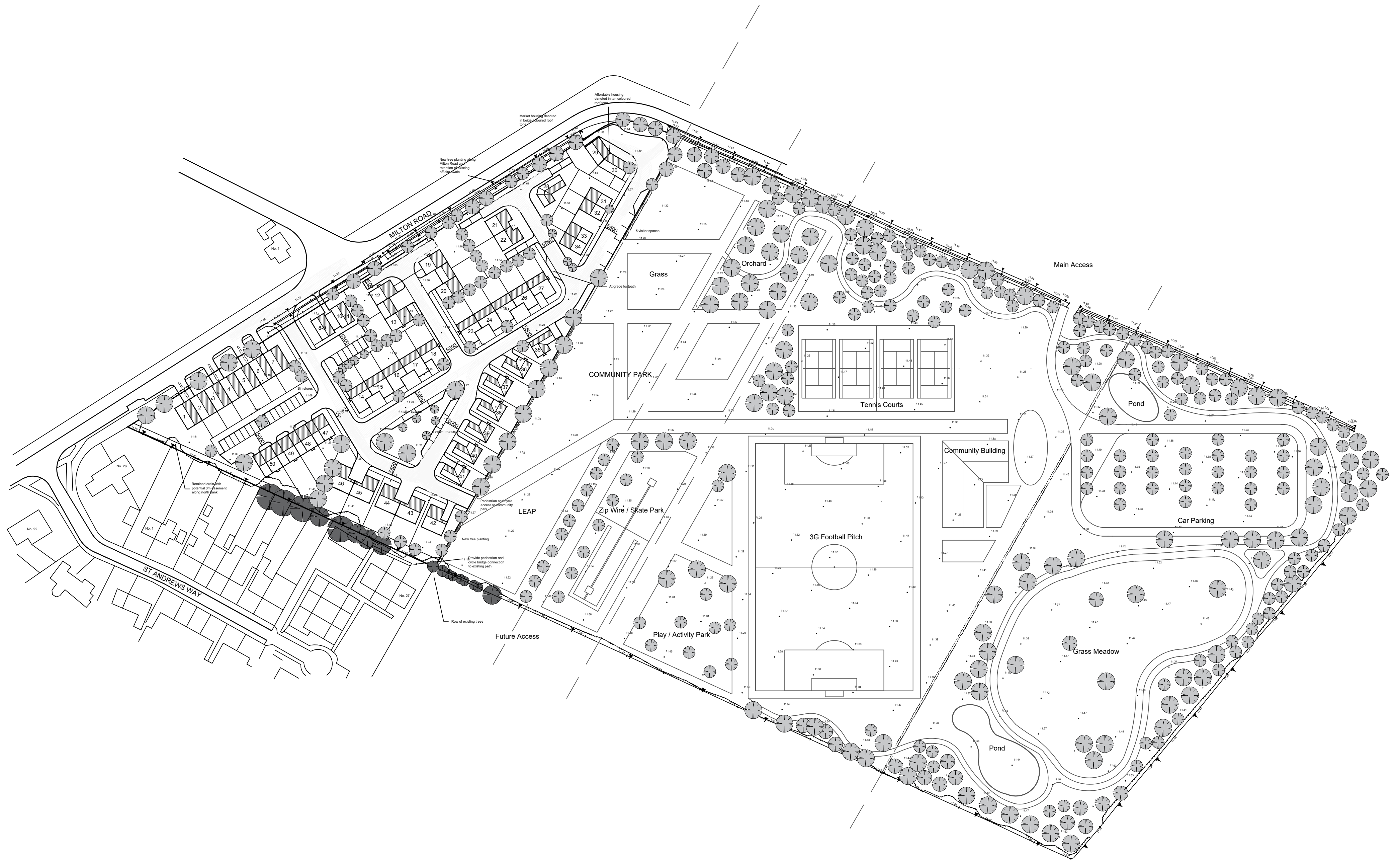


The images on this board show the initial design evolution of the site including early feasibility studies for the housing as well as examples of housing developed by Flagship elsewhere.

5. THE PROPOSALS

Carter Jonas

MILTON ROAD, IMPINGTON



HEADLINES

The illustrative masterplan includes the following key headlines:

- A community park oriented east-west to ensure appropriate pitch and tennis court layout along with generous areas of open space, walking trails and play
- Car parking for at least 120 vehicles associated with the community park
- 50 dwellings including at least 20 affordable units
- Two site access points, one from the north-south part of Milton Road serving housing and one from the east-west part serving the park
- Houses which largely front onto Milton Road and so address the public realm
- Easy access into the park with a direct pedestrian & cycle connection from Milton Road to and from the main part of the village
- A variety of house types
- Retained and supplemented trees and landscape
- Low-speed streets

Provision of Community Park including the following aspirational facilities (as listed in the Histon and Impington Parish Council Victor Unwin Community Park Project Update Report (November 2017)):

- Locally Equipped Area of Play (LEAP)
- Activity park including skatepark
- Croquet lawn
- Open grass spaces for informal community recreation
- 4 no. tennis courts
- 3G football pitch
- Wildlife pond(s)
- Area of open species rich grass meadow with mown paths
- Circular walk around perimeter of community park
- Community building and associated car parking

6. NEXT STEPS

Carter Jonas

MILTON ROAD, IMPINGTON



NEXT STEPS

The Flagship Group, together with the project team, will consider all comments provided carefully in further developing the proposals shown on these boards. We will continue to work with representatives of the Parish Council and ensure that the future proposals address as many comments as possible and meet the requirements of the village as well as providing high quality community facilities and housing.

We would be grateful if you would complete a comment form setting out your thoughts on what has been presented.

Thank you for your attendance!

The Flagship Group & Histon and Impington Parish Council

We welcome your comments and suggestions and ask that you provide us with feedback either by completing a comments form today or by submitting your comments by email to:

kimberley.brown@carterjonas.co.uk