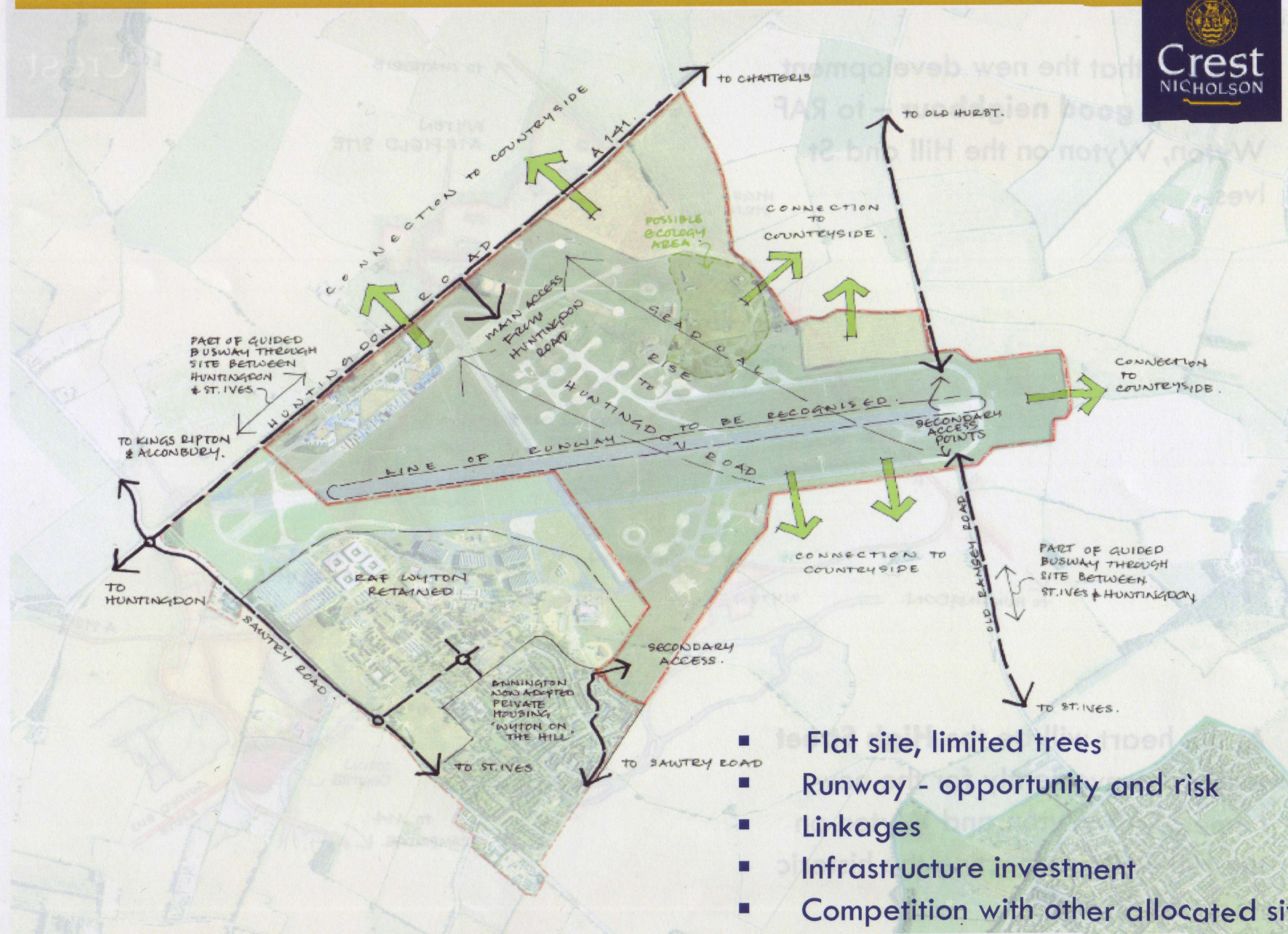
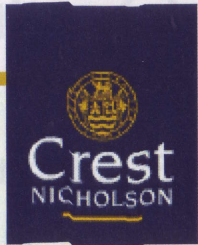
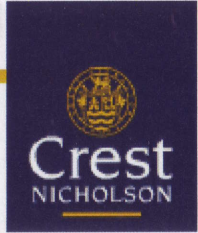


Our Initial Understanding of the Site

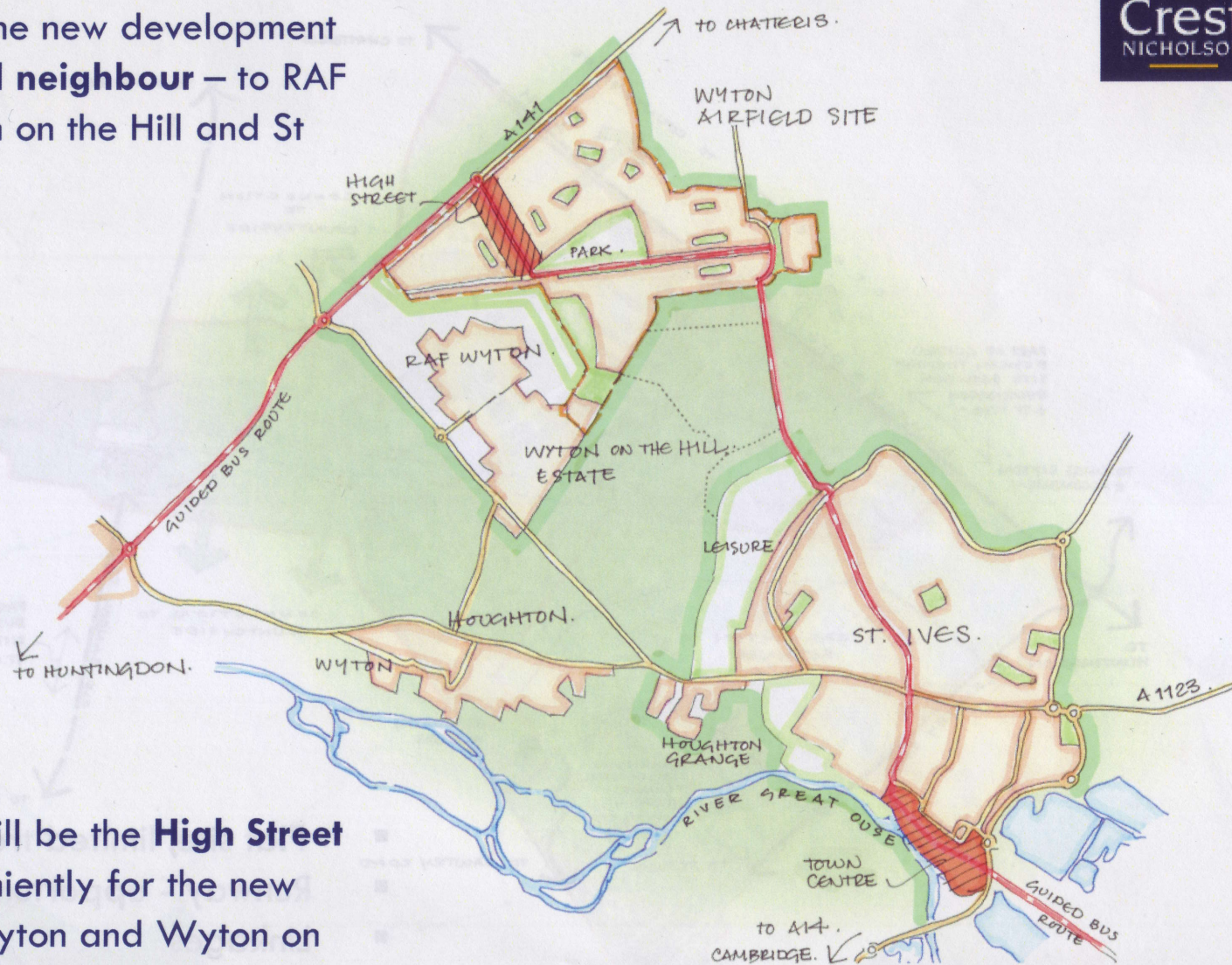


- Flat site, limited trees
- Runway - opportunity and risk
- Linkages
- Infrastructure investment
- Competition with other allocated sites

Our Initial Thoughts – the Surroundings

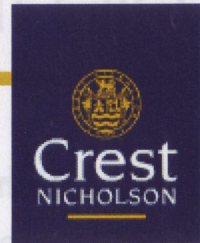


Ensuring that the new development will be a **good neighbour** – to RAF Wyton, Wyton on the Hill and St Ives.



At the heart will be the **High Street** located conveniently for the new homes, RAF Wyton and Wyton on the Hill while respecting the historic heart of St Ives

Initial Thoughts – Social and Physical Infrastructure

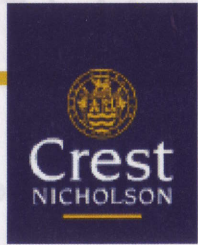


Our initial concept started with the **Garden Village** principle – a large central civic park and each home within 5 minutes walk of a local village green



ST. IVES

Initial Thoughts – Social and Physical Infrastructure

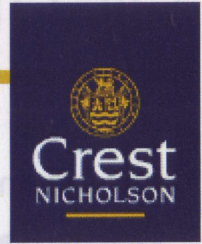
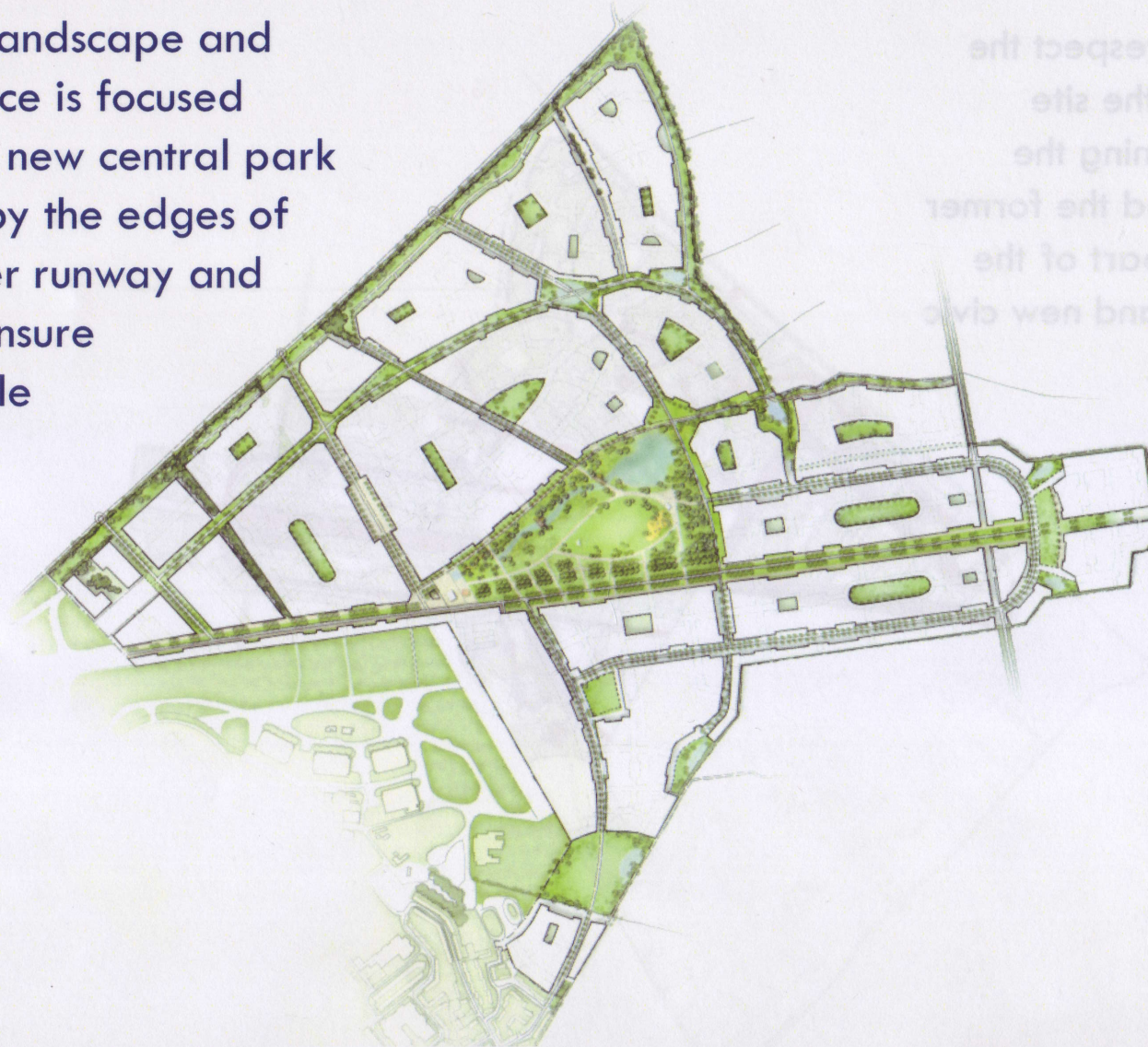


New Schools – We envisage supporting two new primary schools and a secondary school

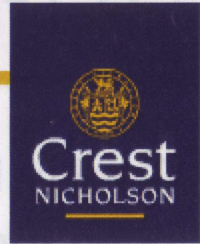


Initial Thoughts – A Garden Village Approach

Quality Landscape and open space is focused around a new central park defined by the edges of the former runway and used to ensure sustainable drainage



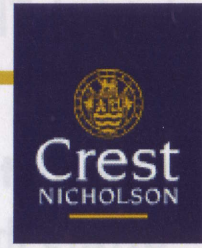
Initial Thoughts – A Garden Village Approach



We plan to respect the **Heritage** of the site through planning the design around the former runways as part of the High Street and new civic Park



Initial Thoughts – Creating an Inclusive Community

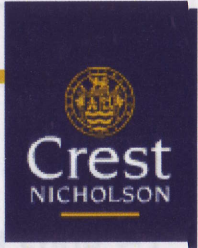


Density – 4500 homes,
14 units per net acre on average
assuming 50% net to gross
making a secondary school
viable and supporting all other
uses



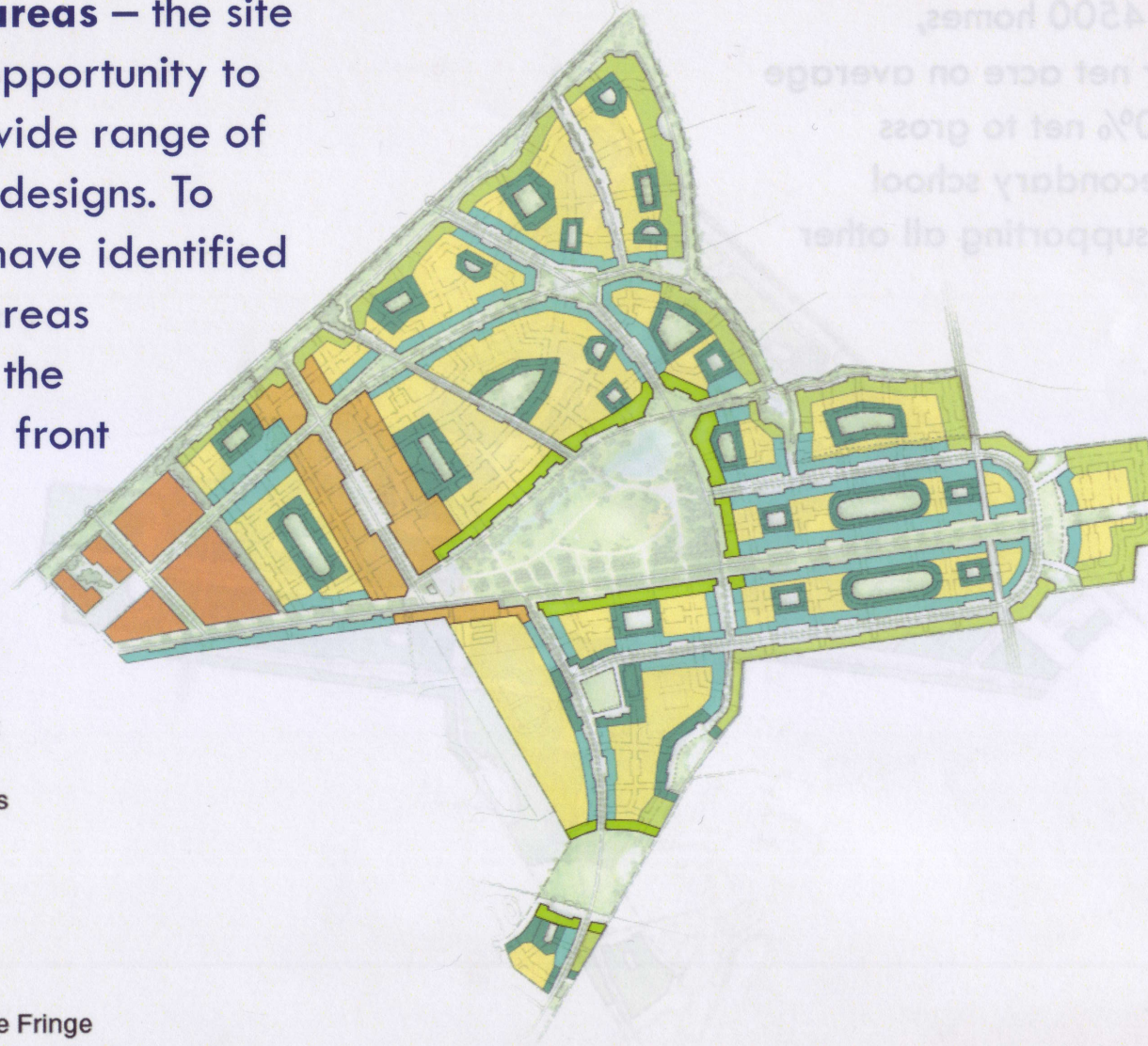
- The High Street
- Garden Square
- The Lanes
- The Park Front
- The Courtyards Fringe

Initial Thoughts – Creating an Inclusive Community

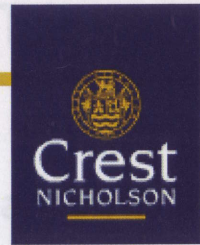


Character areas – the site offers the opportunity to provide a wide range of homes and designs. To do this we have identified character areas defined by the spaces they front

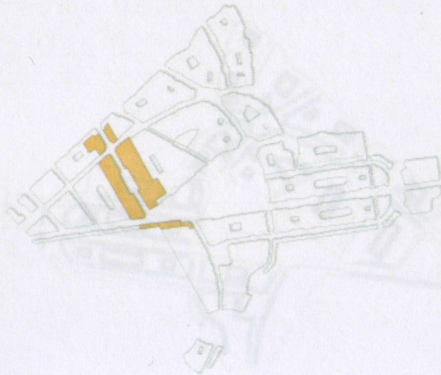
-  The High Street
-  Garden Squares
-  The Lanes
-  The Park Front
-  The Countryside Fringe



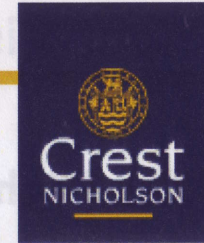
Our Vision - Creating distinctive character and quality



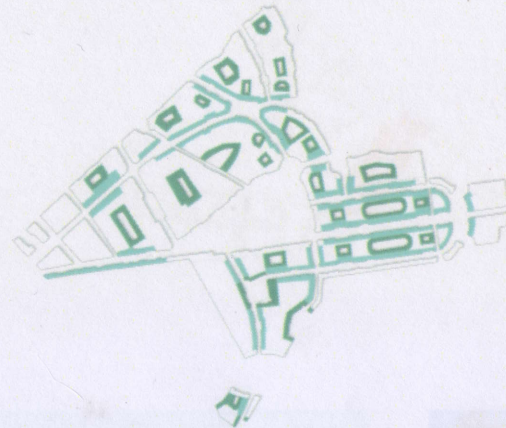
The High Street – The central hub of the new development will take inspiration in scale and form from market High Streets. Homes here will be town houses, terraces and flats



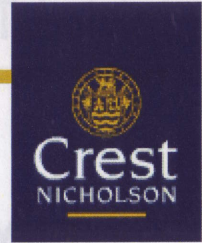
Initial Thoughts - Creating distinctive character and quality



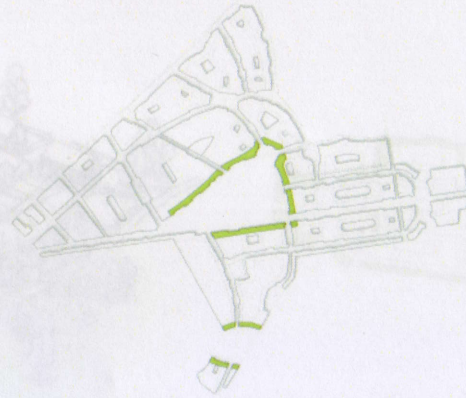
Garden squares –
homes arranged
formally around local
green squares and
open spaces. Home
here will be semi-
detached and detached
larger homes



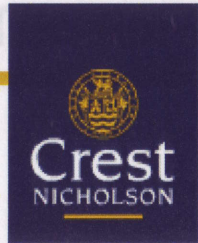
Initial Thoughts - Creating distinctive character and quality



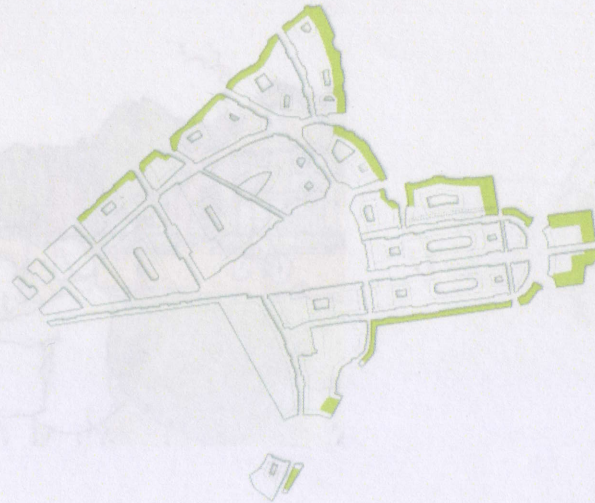
Park edges - The homes around the park will be arranged in more organic sweeping curves. Homes here will typically be link detached



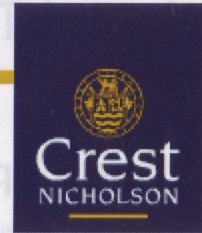
Initial Thoughts - Creating distinctive character and quality



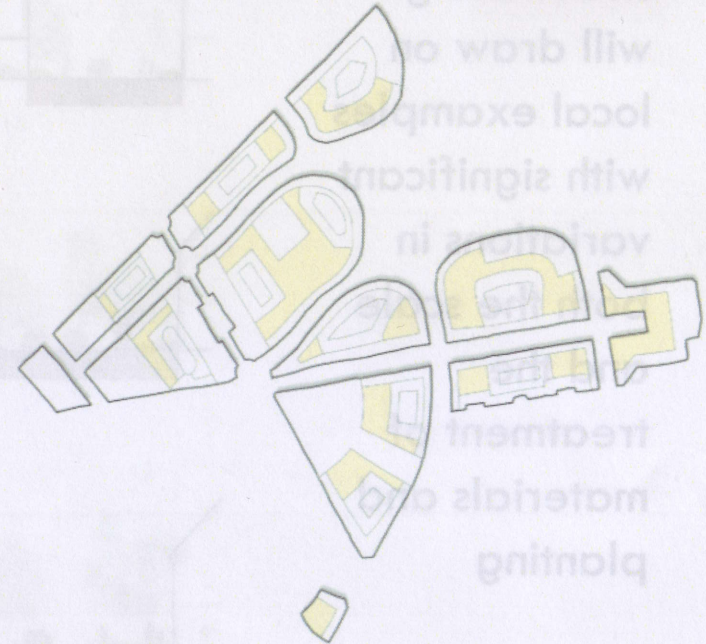
Countryside fringe –
around the edges of the site the homes will be most dispersed and lowest



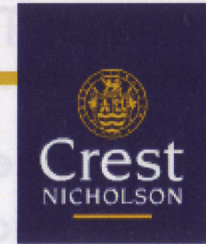
Initial Thoughts - Creating distinctive character and quality



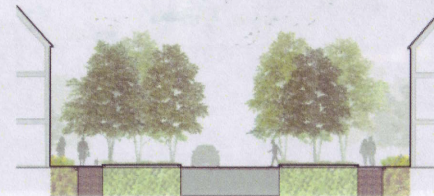
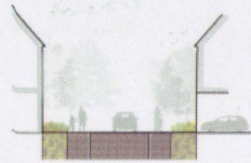
The Lanes – Smaller scale and more pedestrian friendly spaces will be fronted by typical two storey homes in terraces or semis



Initial Thoughts - Creating distinctive character and quality

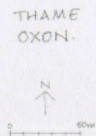
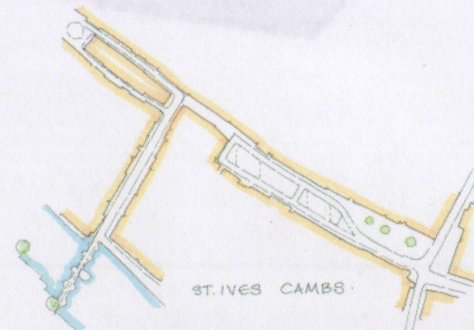
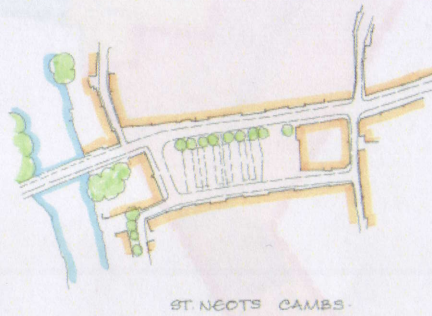
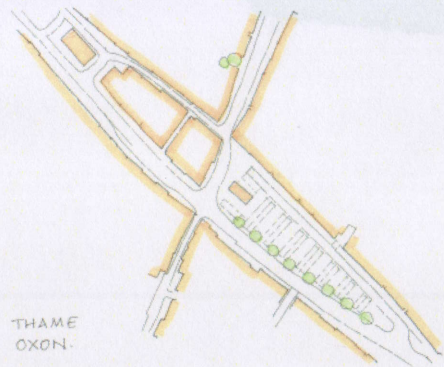
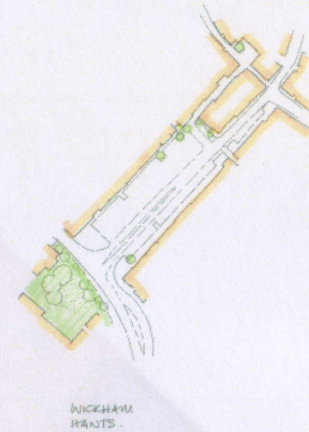
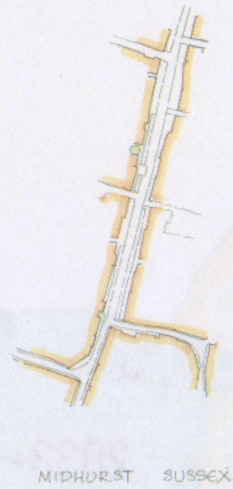
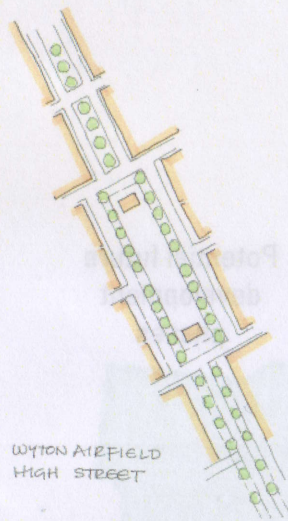
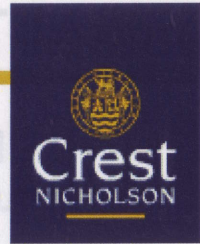


Landscape and street design will draw on local examples with significant variations in both the scale and the treatment of materials and planting



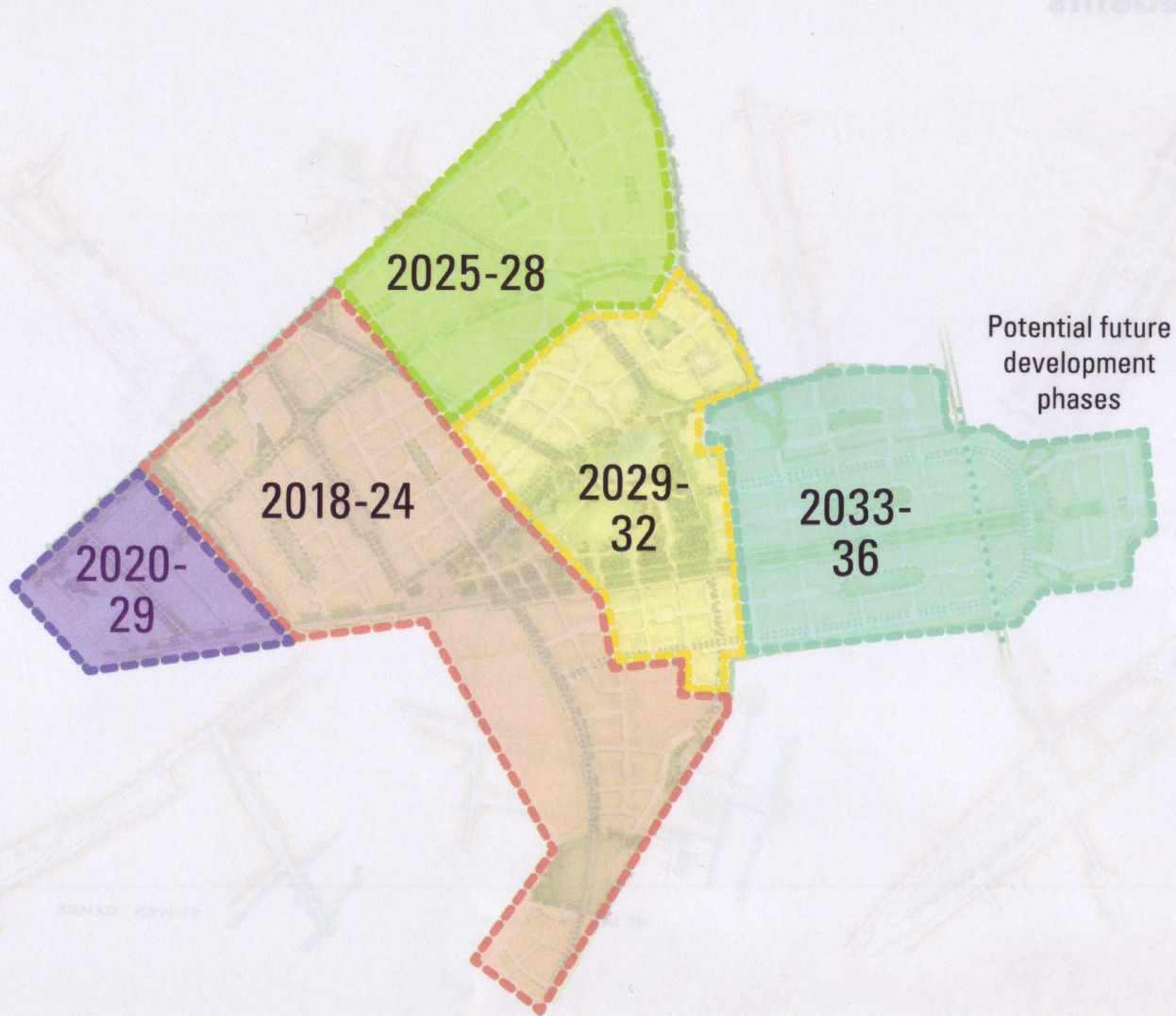
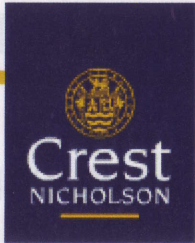
Initial Thoughts - Creating distinctive character and quality

Landscape and open space will be developed through analysis of **historic precedents**



Initial Thoughts – Infrastructure Improvements

Phased approach - Four main phases have been considered in developing our infrastructure plan leading to a preliminary date for completion in 2036



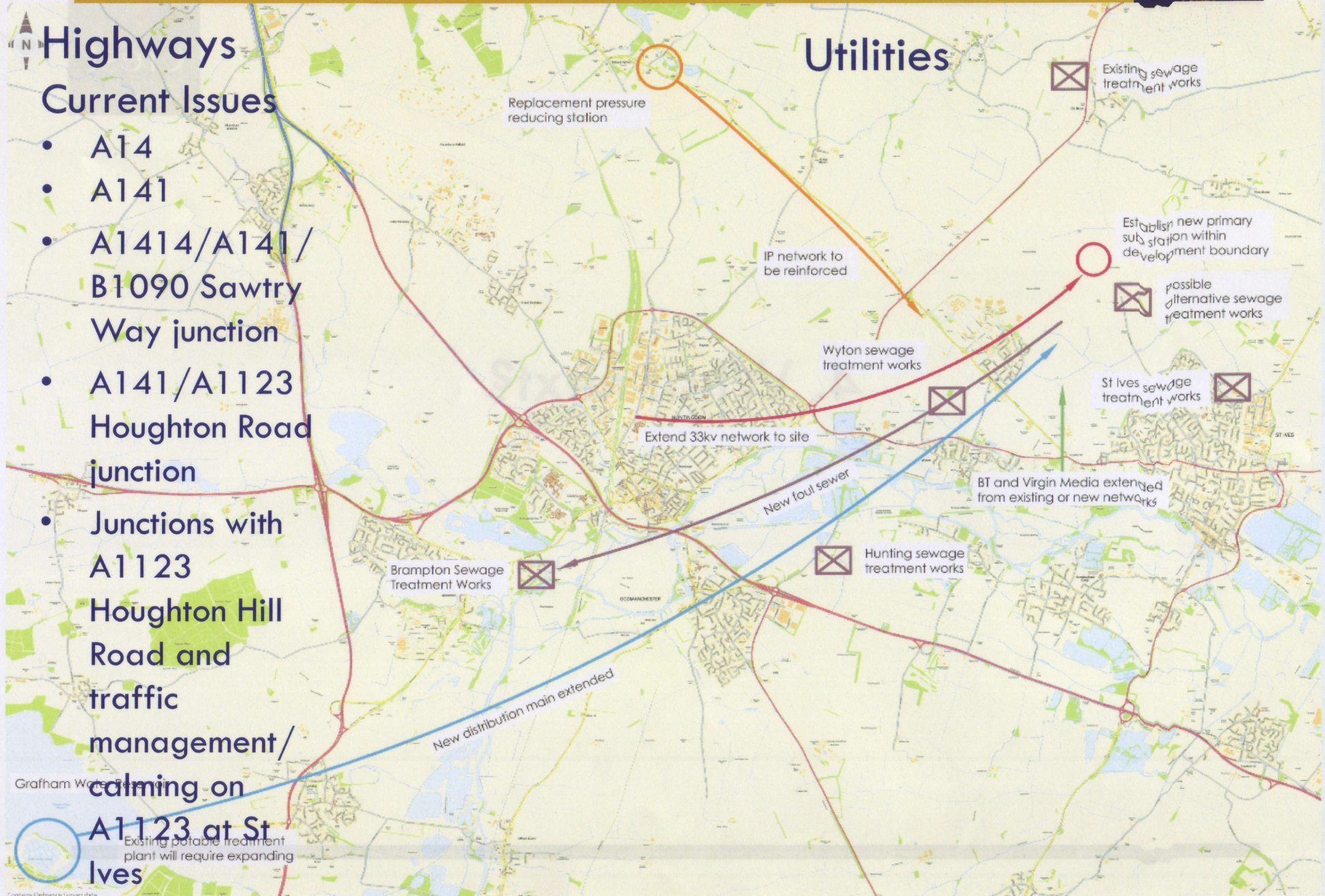
Initial Thoughts – Infrastructure Improvements

Highways

Current Issues

- A14
- A141
- A1414/A141/
B1090 Sawtry
Way junction
- A141/A1123
Houghton Road
junction
- Junctions with
A1123
Houghton Hill
Road and
traffic
management/
calming on
A1123 at St
Ives

Utilities



Grafham Water

Contains Ordnance Survey data