

Masterplan Strategy Document

Station Road, Soham

Proposed Concept
Masterplan Strategy for SOH2

F.J Pistol Holdings Ltd
November 2015



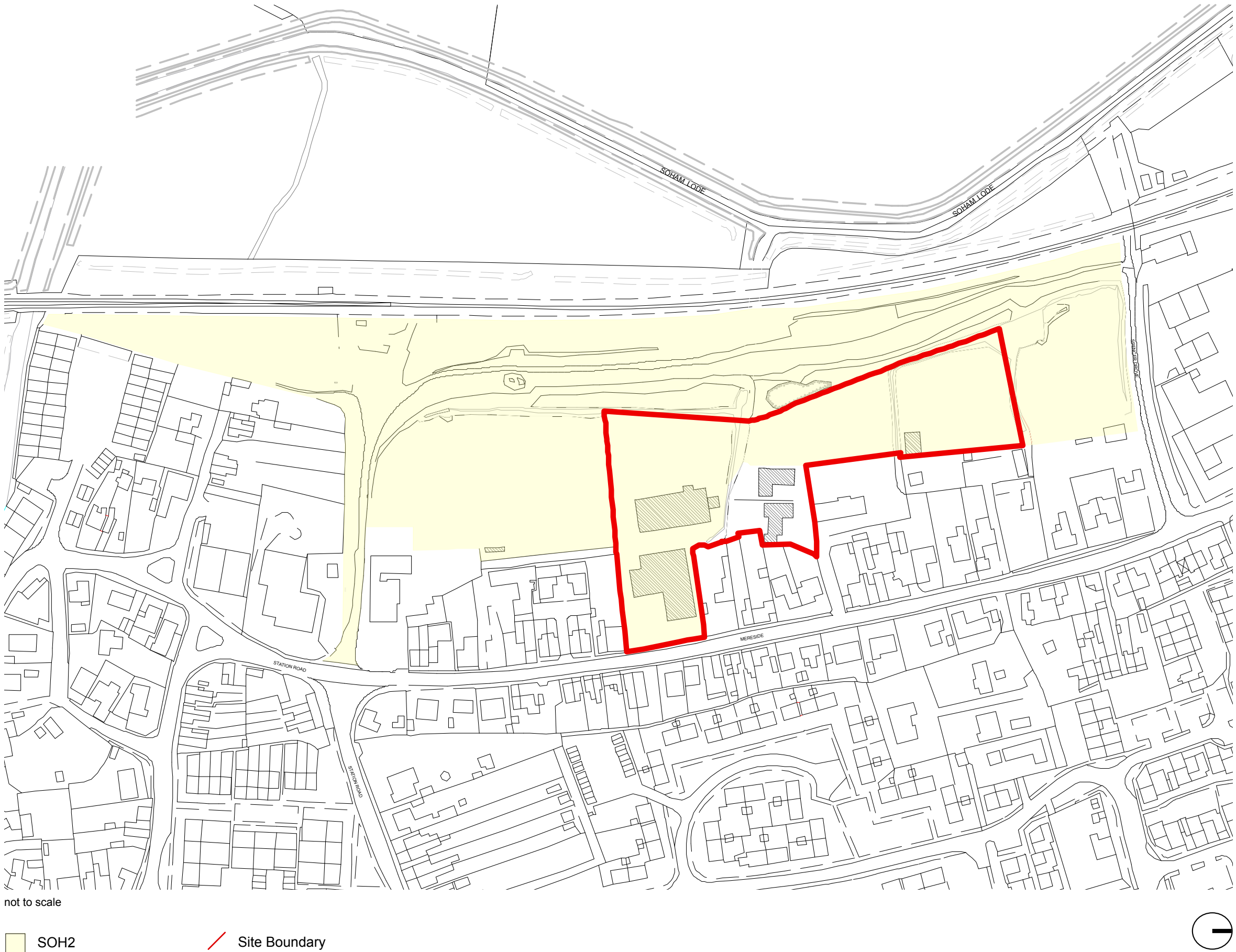
1.0 Project Introduction

The plan opposite indicates East Cambridgeshire District Councils (ECDC) SOH2 policy site allocation at Station Road, Soham. (SOH2 area 3.93 Hectares)

The site boundary line indicated in red is the extent of land under the control of F.J. Pistol Holdings Ltd and their partners (FJPH). FJPH land 1.15 hectares).

The Client has been working for nearly three years with Williams Griffiths architects and the consultant team to prepare integrated proposals for the whole of the SOH2 site taking into account the extensive survey data collected for the entire site area and the comprehensive consultant design input commissioned to date.

The following sectors of this report illustrate the 'real' physical and policy constraints that influence the entire policy site and how these have been managed to maximise development opportunities across the land parcel.



Site Location Plan - SOH2

Other Reports

In support of the principle Consultant team, other reports have been commissioned and these include:

- **Contaminated Land Investigation** -
B&D Environmental
- **Heritage Statement**
Mark Saunders Associates
- **Archaeology Report**
- **Structural Investigation**
AFP Engineers
- **Noise & Vibration**
Acoustic Associates
- **Statement of Community Involvement**
GL Hearn
- **Utilities and Services**
Clarke Services Group
- **Unexploded Ordnance**
Survey Commissioned

williams griffiths

Maddox Associates

LDA DESIGN

WE WATER | ENVIRONMENT
GUY LAISTER | ENVIRONMENTAL

ATKINS

2.0 Site Investigations & Design Team

The Client has commissioned the following professional team:

Architects:

Williams Griffiths
Martin Williams and his team at Williams Griffiths Architects has been involved in the project from its inception and has been instrumental in the development of the design team and the design direction of the project.

Planning Consultant:

Maddox Associates
David Phillips and his team at Maddox Associates have been advising the client from project inception.

They have been instrumental in the highly successful Pre- Planning negotiations with ECDC. David is leading the overall project planning strategy.

Landscape and Ecology:

LDA
Chris Laine and his team at LDA, and their sub-consultant ecologists BSG and arboricultural consultants, David Brown Associates have managed the highly complex ecological and landscape constraints on the project. Understanding these complex factors has allowed the site to be best utilised.

Flood Risk and Hydrology:

Water Environment
Guy Laister and the hydrology team at Water Environment have analysed the entire site, the flood risk mitigation strategy that has emerged for the whole site is logical and economically deliverable.

Transport & Infrastructure

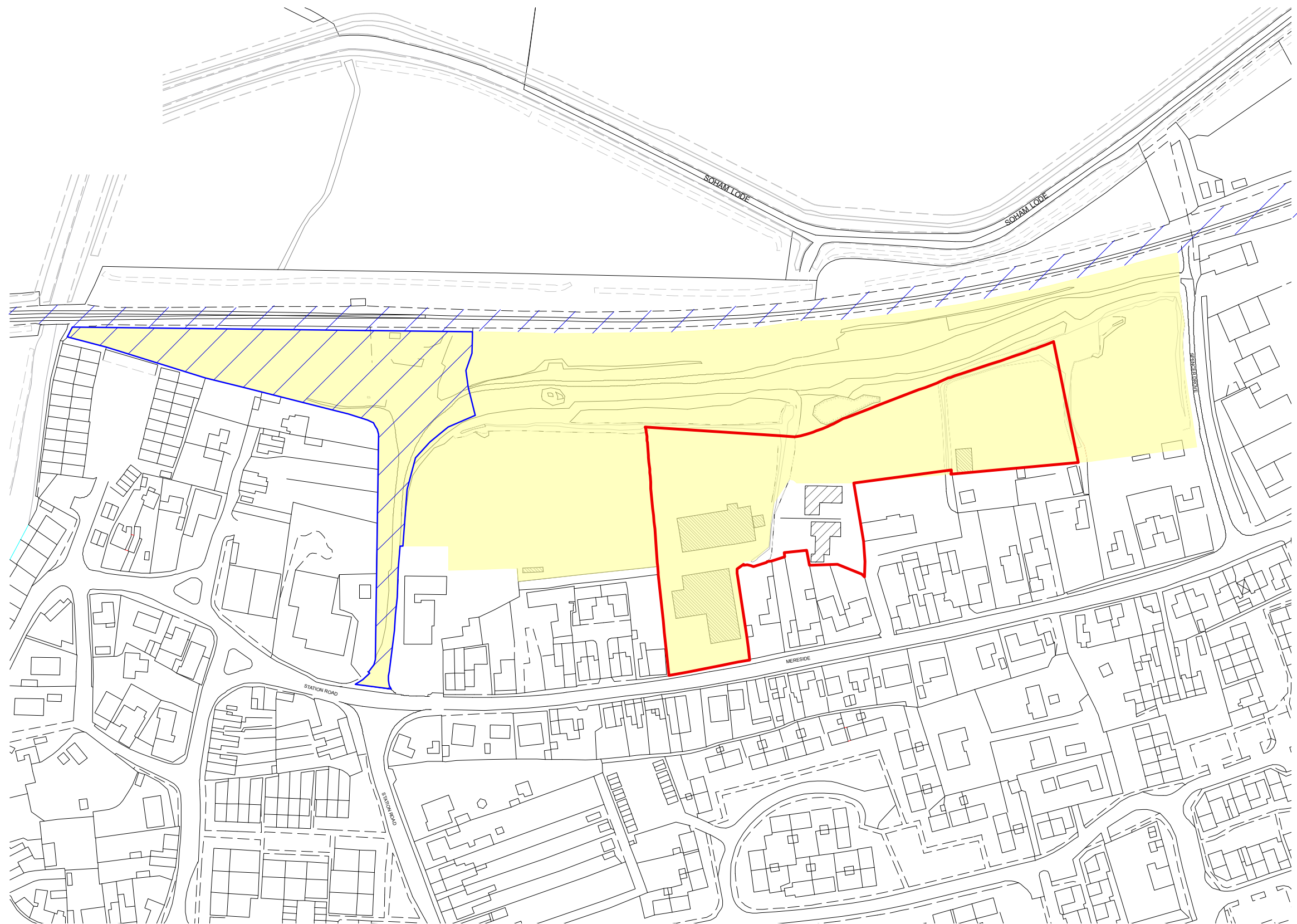
Peter Crowther at Atkins has assisted greatly in respect to providing Land effective infrastructure to the entire development site, ensuring that future access demands can be met and that all local authority benchmarks have been achieved.

williams griffiths

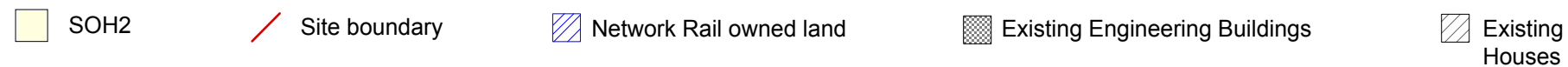
3.0 Ownership

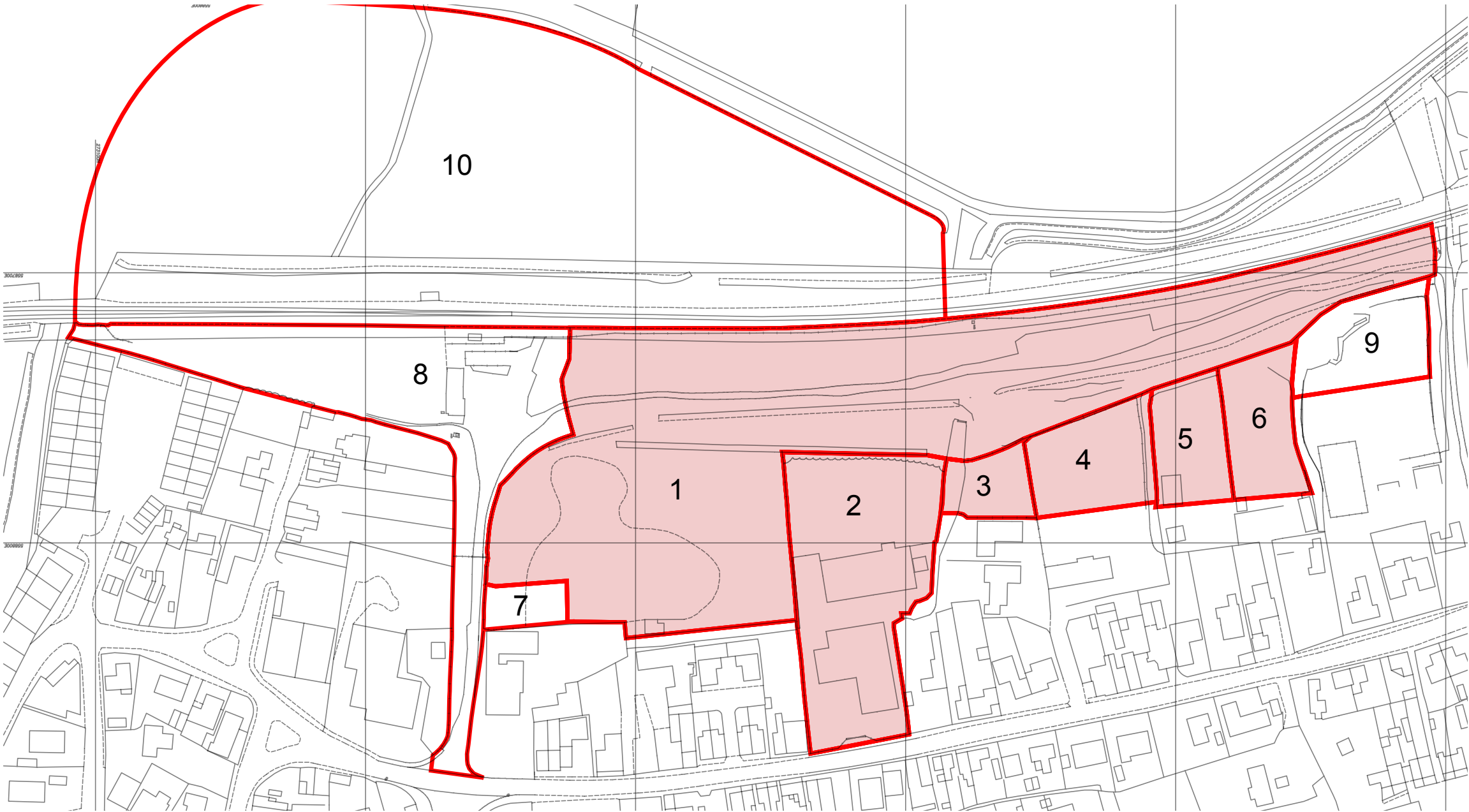
The plan opposite indicates the current understanding of land ownership at November 2015.

The main in yellow is the full SOH2 land parcel, the area hatched in blue is land under the control of Network rail, area boarded in red land controlled by F.J Pistol Holdings Ltd. Remaining land under the control of Lavignac Securities Ltd.



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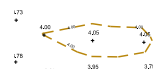
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- | | | | | |
|---------------------------|-----------------------------------|-------------------------|---------------------------|-------------------------------|
| 1. Brownfiel land 2.00 Ha | 2. 25 Mereside 0.50 Ha | 3. 37c Mereside 0.08 Ha | 4. 39 Mereside 0.16 Ha | 5. 51 Mereside 0.13 Ha |
| 6. 53 Mereside 0.14 Ha | 7. Fier View Nursing Home 0.04 Ha | 8. Network Rail | 9. Land off Spencer Drove | 10. Land west of railway line |





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Contours



4.0 Survey

4.1 Existing Digital Survey

The plan opposite indicates the extent of detail of the existing digital survey produced by Associated Survey Consultants

5.0 Proposed Masterplan Strategy

5.1 Constraints - 01

The plan opposite indicates the land parcel divisions within SOH2.



— SOH 2 Allocation — Application Site (FJ PISTOL HOLDINGS)






 Railway


 Acoustic zone



5.0 Proposed Masterplan

5.2 Constraints - 02 Acoustic Boundary

The plan opposite indicates the 15 m exclusion zone for construction running parallel with the existing single track railway line that serves Cambridge and Newmarket.

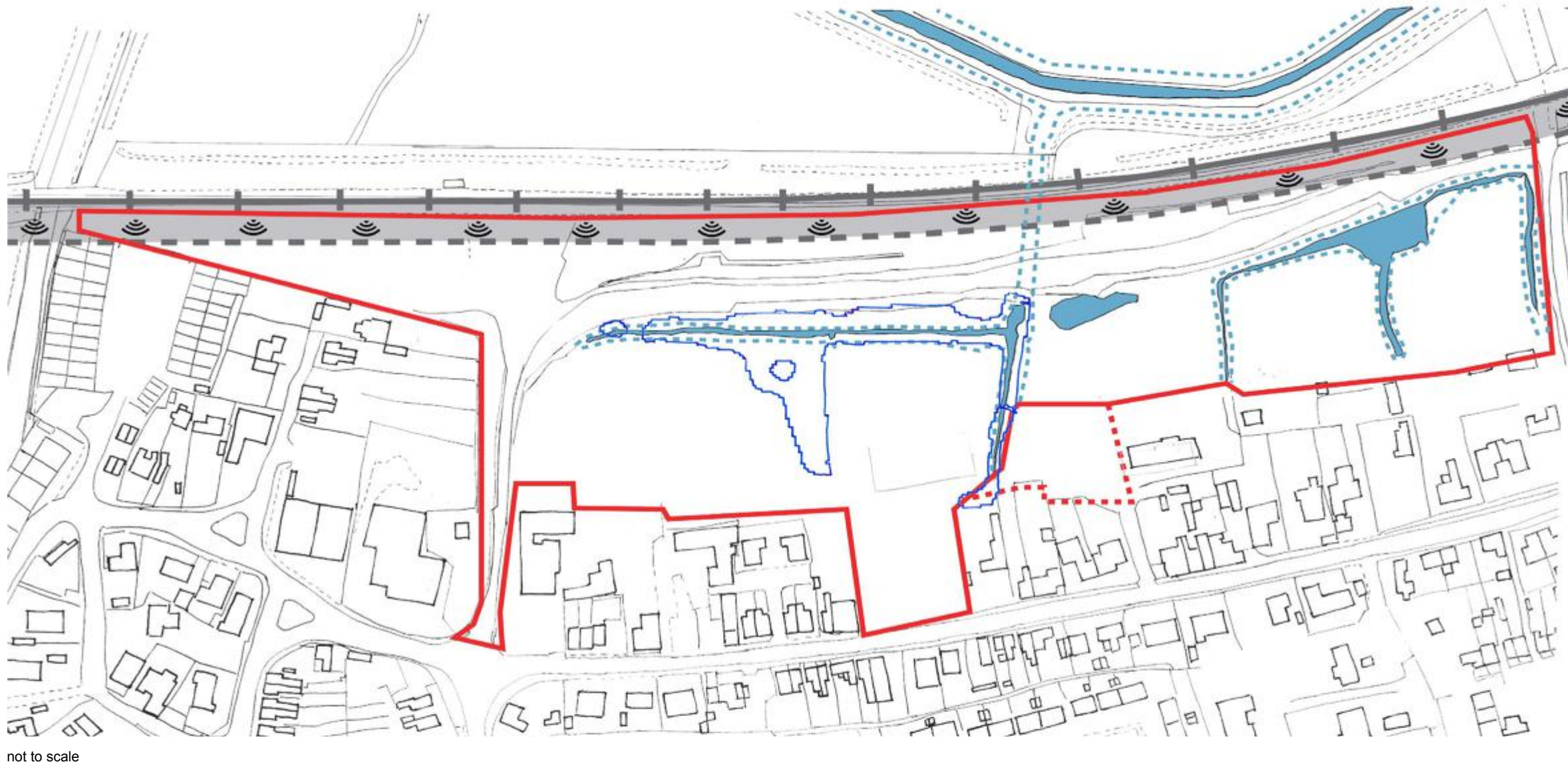
Paths and Landscape elements can be set within this zone, but no building.

5.0 Proposed Masterplan

5.3 Constraints - 03 Hydrology & Flood Risk

This plan indicates the location of the existing water courses and water features within the site and the existing impact of the 1:100 year event plus climate change of the whole land parcel.

The drawing is overlaid with the acoustic boundary limitations as noted previously.



5.0 Proposed Masterplan

5.4 Constraints - 04 Aboriginal Issues

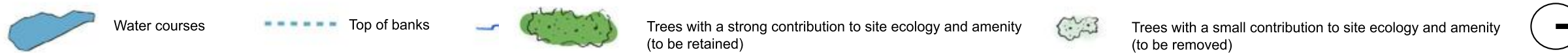
The plan opposite indicates the general arrangement of trees within the land parcel that are Category A & B and are considered to be a significant contribution to the site's ecology and landscape.

All other trees are not considered contributory.

The aboriginal information has been overlaid over the hydrology, Flood Risk and acoustic boundary limitations.



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5.0 Proposed Masterplan

5.5 Constraints - 05 Ecology

This plan takes into account all survey works undertaken by LDA and sub-consultants in determining the extent of habitat required by discovered species under protection.

This plan indicates the 'minimum' habitat required for a successful outcome and the most economic placement of that habitat to facilitate maximum future development.

This plan overlays ecology with arboriculture, hydrology, flood risk and acoustic limitations.



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Water courses



Ecology and Open Space Network:
focus of ecology and amenity assets
(to be retained and enhanced)



Acoustic zone as part of
Ecology and Open space Network



Boundary of
Ecology and Open space Network



6.0 Opportunities - 01

6.1 Opportunities Plan 01

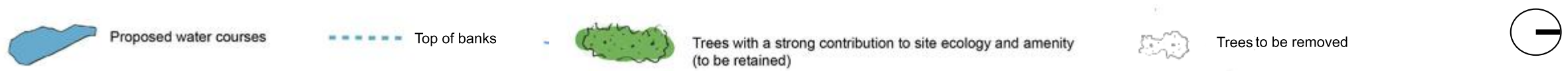
Relocation of Watercourses / Trees

The plan opposite indicates the accepted principle that the primary North - South watercourse can be relocated closer to the acoustic buffer zone, helping to compress & consolidate the ecology corridor partly within the acoustic buffer.

The plan also indicates the extent of Category A and category B trees that need to be retained in their current position, noting additional mature tree planting will be required as a future consideration.



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6.0 Opportunities - 02

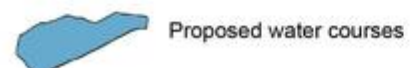
6.2 Opportunities Plan 02

Ecology Zone

This plan shows the integration between Ecology and Hydrology indicating the requirement to open up the existing culvert to the West of Soham Lode (EA requirement), the repositioning of the North-South watercourses, and the use of the acoustic barrier as ecological mitigation land.



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Proposed water courses



Ecology and Open Space Network:
focus of ecology and amenity assets
(to be retained and enhanced)



Trees with a strong contribution
to site ecology and amenity
(to be retained)



Trees to be removed



6.0 Opportunities - 03

6.3 Opportunities Plan 03

Development Extent

This plan indicates the maximum extent of the developable site area when taking into account all physical natural constraints and after landscape alterations.



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Maximum extent of available zones for development



6.0 Opportunities - 04

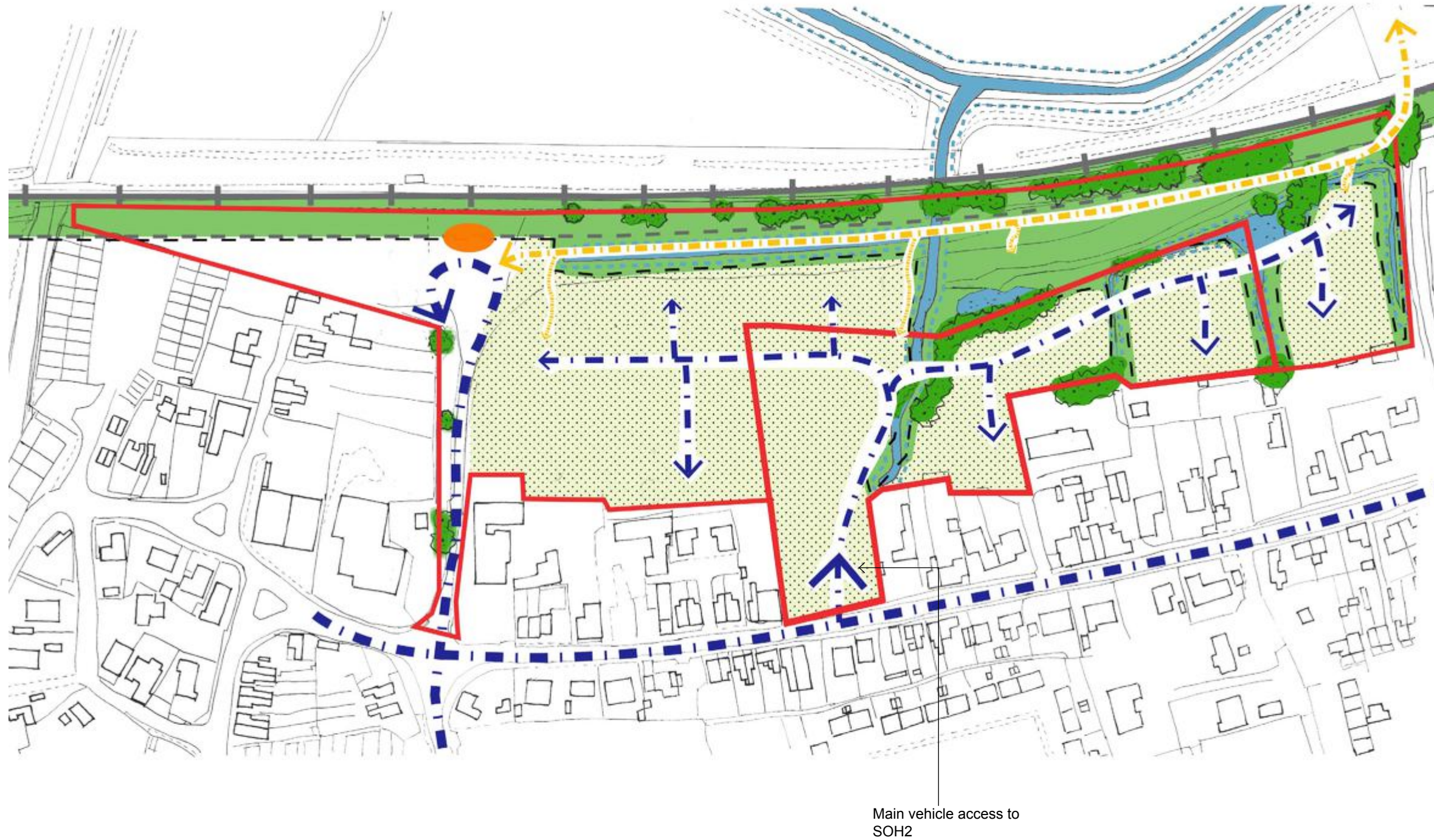
6.4 Opportunities Plan 04

Infrastructure

This plan focuses on access & routes within the site.

At present the only vehicular access to the site is from Mereside, through the F.J Pistol (FJHP) zone.

The strategy is to provide a network of roads, footpaths and cycleways within FJP land that serves to minimise hardstanding areas on adjacent land, but also allows full and flexible future connectivity to the developing masterplan and ensuring future ambitions are not frustrated.



6.0 Opportunities - 05

6.5 Opportunities Plan 05

Housing

This plan brings together the full site strategy.

SOH2 policy sites the New station Halt as a crucial component to the development, its associated parking and mixed use functions.

It would seem most logical that these be placed along Station Road serving the station drop-off and forming an urban edge to Station road.

It should be possible for cyclists and pedestrians to pass through these buildings to the development beyond.

The principle arrangements are houses with gardens to the East of the access road and flats to the West.

This should allow for higher building development closer to the ecology zone and potentially provide less roadway access within this part of the site.



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Proposed Site Drawings



