
APPENDIX 4

SOUTH CAMBRIDGESHIRE MAJOR RURAL CENTRES PROFORMAS AND AUDITS



COMPOSITION:

Number of Units:-

- **Convenience** 1 unit
- **Comparison** 1 unit
- **Services** 11 units
- **Vacant** 3 units
- **Other** 2 units

TOTAL – 18 units

Foodstores	Morrison's – modern foodstore with a number of fresh food counters. Limited range of non-food goods. Café and toilets. Morrison's opened in 2002.
Other Retail Uses	Mainly service uses including a pharmacy, estate agents, building society, hairdressers, takeaways and Indian restaurant. There is also a site reserved for a DIY and garden centre.
Other Uses	Health Centre/Doctor's surgery and Library, School, Park, Hotel, Public House, Offices/Business Park
Description of Unit Sizes	Modern purpose built units but generally small in size with the exception of Morrison's

ACCESSIBILITY:

Public Transport	Local buses Plenty of cycle parking
Pedestrian Linkages	There are good links to the surrounding residential areas
Car Parking	Morrison's has a large surface car park. There is also on-street parking along the High Street.

ENVIRONMENTAL QUALITY:

Built Environment & Landscaping	The centre has developed as part of a new housing development and has a very attractive environment. The environment is clean and well maintained and there are several big open spaces. Soft landscaping is limited. There is a sculpture in the square outside Morrison's.
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SUMMARY & RECOMMENDATIONS:

Cambourne is a new village lying approximately eight miles to the west of Cambridge consisting of up to 3,300 dwellings, a local centre and various other uses. The scope for change is very limited given that the centre has only just developed in the last decade. The centre has a good range of uses, although there are several units which remain vacant.



COMPOSITION:

Number of Units:-

- **Convenience** 4 units
- **Comparison** 8 units
- **Services** 9 units
- **Vacant** 0 units
- **Other** 3 units

TOTAL – 24 units

Foodstores

Co-Op as well as an independent butcher and greengrocers.

Other Retail Provision

Mainly independent specialist retailers including a grand piano shop, antique dealer, art gallery and florists. There is also a range of service uses including a hairdressers and several takeaways.

Other Uses

Public House, Health Centre, School, Community Centre, Library.

Description of Unit Sizes

Small. Converted historic buildings.

ACCESSIBILITY:

Public Transport

Frequent local bus services due to its proximity to the Cambridge urban area.

Pedestrian Linkages

Pavements are good. There no pedestrian crossings although the road running through the village is fairly quiet.

Car Parking

On-street parking as well as a very small car park to the rear of the Co-Op.

ENVIRONMENTAL QUALITY:

Built Environment & Landscaping

Quiet, pleasant village centre.

**SUMMARY &
RECOMMENDATIONS:**

Fulbourn lies only four miles from the centre of Cambridge. Despite its proximity to the urban area of Cambridge, Fulbourn retains a rural character and possesses a range of shops and services which means it continues to function as a village and not as a suburb of Cambridge.



COMPOSITION:

Number of Units:-	
▪ Convenience	9 units
▪ Comparison	11 units
▪ Services	22 units
▪ Vacant	1 unit
▪ Other	3 units
	<u>TOTAL – 46 units</u>
Foodstores	Co-Op, Spar, McColls Newsagents
Other Retail Provision	Post office, independent butchers, bakers, delicatessens. There is a bank, building society and several estate agents. There are also several specialist comparison retailers including Cambridge Cycles, a children's shoe shop and Eaden Lilley department store.
Other Uses	Primary School, Health Centre, Village Hall and Community Centre with extensive sports facilities.
Description of Unit Sizes	Generally small although there are several larger units.

ACCESSIBILITY:

Public Transport	Local buses run fairly regularly and trains run from Shelford station to and from Cambridge
Pedestrian Linkages	Good. There are no pedestrian crossings but roads are not busy and dangerous for pedestrians to navigate.
Car Parking	Small car park to the rear of McColls. Some on street car parking limited to one hour.

ENVIRONMENTAL QUALITY:

Built Environment & Landscaping	Attractive village location. Shops fronts are generally well maintained.
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**SUMMARY &
RECOMMENDATIONS:**

The villages of Great Shelford and Stapleford are physically joined and lie approximately four miles south of Cambridge. Both villages are surrounded by Green Belt and high-grade agricultural land. There are several areas of back land which are ripe for development, although this would be more suitable for residential uses. Overall, it is important to maintain the local distinctiveness of Great Shelford and Stapleford.



COMPOSITION:

Number of Units:-

- **Convenience** 6 units
- **Comparison** 15 units
- **Services** 27 units
- **Vacant** 1 unit
- **Other** 5 units

TOTAL – 54 units

Foodstores

Tesco Express (with a cash point) in Histon and Co-Op in Impington. There is a smaller Mace store in Impington. There is also an independent butchers.

Other Retail Provision

There is a range of high quality independent retailers in Histon and Impington including a gift shop, a toy shop and a fireplace showroom. There is also a good range of local services such as banks, hairdressers and takeaways.

Other Uses

Infant and junior schools, a doctor's surgery, and a post office in each village. There is a library in Histon and in Impington there is a factory quarter, where there are several offices.

Description of Unit Sizes

There is a mix of unit sizes.

ACCESSIBILITY:

Public Transport

Local buses.

Pedestrian Linkages

Good. Footpaths link surrounding residential areas.

Car Parking

There is a surface car park at the rear of Tesco Express. There is also limited on-street parking.

ENVIRONMENTAL QUALITY:

Built Environment & Landscaping

The centre is very attractive. Many of the properties

SUMMARY & RECOMMENDATIONS:

The villages of Histon and Impington are two linked villages, which lie on to the north of Cambridge on the B1049.



COMPOSITION:

Number of Units:-

- **Convenience** 8 units
- **Comparison** 16 units
- **Services** 30 units
- **Vacant** 2 units
- **Other** 1 units

TOTAL – 57 units

Foodstores Budgens and Spar as well as an independent baker, butchers/delicatessens and greengrocers.

Other Retail Provision Good range of shops and services including several comparison shops such as an electrical retailer, ladies clothing, card shop, a charity shop and a bookshop. There is also a range of services,.

Other Uses Public Houses

Description of Unit Sizes Mix of sizes, mainly with residential uses above. There is one purpose built arcade called the Morley's Place Precinct.

ACCESSIBILITY:

Public Transport Good bus links

Pedestrian Linkages Good with a pedestrian crossing at either end of the main street.

Car Parking There is a surface car park to the rear of Budgens which was busy and well used at the time of the site visit. Limited on-street parking.

ENVIRONMENTAL QUALITY:

Built Environment & Landscaping There is a mix of building styles in Sawston ranging from historic buildings to more modern in-fill additions. Landscaping is minimal and it is considered that this could be improved with the provision of more planting and street furniture designed to be in-keeping with the character of the village.

**SUMMARY &
RECOMMENDATIONS:**