

# HARDWICK Village Plan 1973

## HARDWICK VILLAGE PLAN

### POPULATION

1970 Private household population	470
1981 Estimate	2,290

### EXISTING FACILITIES

Church of England Church  
Village Hall  
General Stores  
General Stores/Post Office  
Filling Station  
2 Transport Cafes  
Public House.

### PLAN PERIOD

This plan covers the period up to 1981 ; it has, however, been considered necessary to consider the potential for development after that date, so that any development which may take place during the plan period will not prejudice long-term possibilities.

### RESIDENTIAL DEVELOPMENT

There is an opportunity in Hardwick to unify the two halves of the village - 'main road' and 'old village' - and provide new and improved social facilities which will serve an enlarged community. To that end it is proposed that part of the Limes Estate - much of which is underused or derelict - should be developed for housing together with sites provided for a primary school, recreation ground, new village hall and additional shops. Some 70 acres of land have been allocated for primarily residential purposes during the period up to 1981.

The residential development must be carried out in a comprehensive and co-ordinated manner and sites for the other facilities must be provided as an integral part of any overall scheme. The net density of the development shall not exceed 8 dwellings per acre and shall contain a variety of house types and range of accommodation. The principal vehicular circulation system will for the most part follow the lines of the private unmade roads which at present serve the area.

In Hardwick village development will be restricted to the implementation of existing planning permissions and minor plot infill within the existing framework of the village. No further extension of development on the east side of the village street will be permitted.

If outstanding approvals for residential development in Hardwick village are implemented a further 120 persons could be added to the population. Development on the Limes Estate at the density already stated could accommodate 1,700 population leading to a parish total of 2,290 by the end of the plan period.

In the areas fronting the main A45 road generally no intensification of residential use will be permitted. Whilst public highway safety will be the primary concern along the main road frontage, applications for replacement of existing dwellings will be dealt with on merit.

If approved they may be required to be set back to a deeper building line, with access from internal estate roads where possible. The generally restrictive policy towards development alongside the Trunk Road will be reconsidered in the light of any future plans for improvement of the A45.

### INDUSTRY AND EMPLOYMENT

Hardwick is primarily a commuter village for Cambridge. In addition to agriculture local employment within the village is provided by Messrs Weatherheads agricultural engineering business and smaller local service concerns. Hardwick is within the Cambridge Study Area where the County Council's policy is to encourage development in "growth" villages including the establishment of new industries related to, or dependent upon, facilities available in the University or concerned primarily with research and development rather than production.

The development envisaged in this plan confers the status of a growth village upon Hardwick. No specific site has been allocated in the plan but applications for industrial or commercial development will be considered on merit.

### EDUCATION

The former primary school was closed several years ago and children now travel to Comberton Meridian School. Secondary education is also provided in Comberton at the Village College.

In the plan a 4½ acre site has been reserved for a new primary school and the Education Authority have indicated that the first stage will become necessary as the population approaches 800.

### ROADS

The future of the A45 Trunk Road has not yet been determined, but the possibility of bypassing the Hardwick stretch of the A45 will be examined when improvements to the Trunk Road are being considered. Until that time, however, it is proposed that a policy of reducing sources of potential highway hazard on the Trunk Road will be vigorously pursued.

The network of private roads that serves the Limes Estate at present will be largely improved by new roads serving the additional residential areas. The opportunity will be presented to close at least two significant private road junctions with the Trunk Road.

Minor road improvements to the road through Hardwick Village during the plan period will have to be carefully designed to ensure that the rural character of the village street is not impaired.

### RECREATION

Hardwick has no recreation ground at present, but a site of approximately 8½ acres is reserved in the plan for this purpose. This will form part of the comprehensive development of the Limes Estate area, which will also include small play areas for children.

### SHOPS

A site has been indicated in the plan for additional shop units should they be required as a result of the proposed expansion. This adjoins the existing shop in Cambridge Road and any new units must provide adequate off-street parking and servicing arrangements.

### SOCIAL FACILITIES

The Village Hall is situated on the A45 remote from the bulk of the existing population. A site for a new hall has been allocated as part of the comprehensive development of the Limes Estate in a location that would be reasonably accessible from all parts of the village.

### LANDSCAPING

Although trees are important to the character of the old village of Hardwick, the Limes Estate area is practically devoid of significant tree groups.

Nevertheless, care will be taken to protect existing trees and hedgerows during development in that area and, although no specific locations have been suggested for additional planting, a landscape scheme will be required as part of any formal submission for development.

### PHASING

New development in the Limes Estate area will be concurrent with the provision of mains drainage. From the starting date building will be phased over the remainder of the plan period in three stages.

Precise timing of the phases will depend upon the consideration of the details of any formal application that may be submitted for determination.

### PARTICIPATION

This Village Plan reaffirms the recommendations of the Hardwick/Caldecote Feasibility Study published in May 1971. After full public debate and consultation with all interested parties, and the incorporation of certain amendments, the Feasibility Study was approved on behalf of the County Council on 26th January, 1972.

Map based on the Ordnance Survey with the sanction of the Controller of H.M. Stationery Office  
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