

# **SITE PROMOTION DOCUMENT (UPDATE FEBRUARY 2020)**

**FOR**

**MARTIN GRANT HOMES LTD**

**REGARDING**

**LAND AT AMBROSE WAY, IMPINGTON  
(SOUTH CAMBRIDGESHIRE)**

Pegasus Group



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**PLANNING** | **DESIGN** | **ENVIRONMENT** | **ECONOMICS**

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## **1. INTRODUCTION**

- 1.1 This report has been prepared by Pegasus Group, on behalf of Martin Grant Homes Ltd, who are promoting the land at Ambrose Way, Impington. This document has been produced in response to Greater Cambridge Local Plan (GCLP) Issues and Options consultation and provides an update on the 'Call for Sites' submission made by our client in March 2019. Since the March 2019 submission our client has undertaken significant technical work in relation to: surface water drainage, site access, landscape impact, ecology, Green Belt appraisal and heritage matters.
- 1.2 The Issues and Options consultation represents the first stage in the preparation of the GCLP. The GCLP comes forward in accordance with the early review requirement set out in Policy S13 of the adopted South Cambridgeshire Local Plan.
- 1.3 The preparation of the GCLP allows both Councils the opportunity to plan proactively and positively for economic and housing growth that will come forward in the next plan period. Indeed, the economic growth and associated housing growth is exceptional and is of regional and national importance.
- 1.4 The Issues and Options document indicates that based on indicative calculations from the Cambridgeshire and Peterborough Independent Economic Review (CPIER), that around 2,900 homes a year would need to be built in Greater Cambridge, creating an indicative total of 66,700 homes over 2017-2040. This compares with the adopted 2018 Local Plans target of 1,675 homes per year, and 1,800 homes per year to meet local needs using the Government's standard method. Based on the CPIER 66,700 housing need figure the Issues and Options document states that the Local Plan will need to allocate housing sites capable of delivering an additional 30,000 dwellings over and above the sites already in the pipeline to be built out between 2017-2040. A large percentage of the housing growth will have to be met in South Cambridgeshire given the limited capacity in the urban area of Cambridge City.
- 1.5 Given the District's previous reliance on strategic scale residential led developments that have taken years to deliver, there is clearly a need for smaller scale development sites in sustainable locations to meet future housing need.

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- 1.6 The Ambrose Way, Impington site has a capacity of up to 190 dwellings and would be accessed via Ambrose Way and Mill Lane. The submitted Framework Plan makes provision for significant landscaping on open space that would promote social wellbeing, help integrate the development into the local landscape and help define the boundaries of the village.
- 1.7 This document demonstrates how the site is capable of achieving one of the fundamental objectives of the NPPF, sustainable development, through the delivery of homes in one of the District's most sustainable settlements.
- 1.8 This document should be read alongside the following documents appended to this document:
- **Site Location Plan -Pegasus**
  - **Framework Plan - Pegasus**
  - **Flood Modelling Position Statement - PFA**
  - **Transport Strategy Overview - iTransport**
  - **Landscape and Visual Appraisal - EDP**
  - **Ecology Briefing Paper - EDP**
  - **Archaeological and Heritage Assessment – EDP**
  - **Green Belt Appraisal - EDP**
  - **Updated Call for Sites Forms - Pegasus**

## 2. THE SITE

- 2.1 The site lies to the north east of the centre of the village of Impington. The site itself measures approximately 8.72ha and is bounded by the residential curtilages of properties on Ambrose Way, Mill Lane, Paddock Close and Drake Way to the west. To the east there is a complex of agricultural buildings surrounded by fields, some of which form part of the site. There are almost continuous hedged boundaries to the north, east and south of the site interspersed with some mature trees.
- 2.2 Whilst Mill Lane is historically linear in nature Ambrose Way, Paddock Lane and Drake Way represent modern cul-de-sac developments extending eastwards that were built in the latter half of the twentieth century. Where Mill Lane meets Impington Lane there is a central green space with the village pond, which is seen as the centre of the village. Impington Lane then extends eastwards to the south of the site with residential properties either side of the highway. To the north of Impington Lane the large residential curtilages of the dwellings are separated from the site by agricultural land.
- 2.3 There is an existing agricultural access between 60 and 62 Mill Lane that forms part of the site proposal. Other than that the westernmost part of this access, the site falls outside the Impington village framework and within the Cambridge Green Belt.

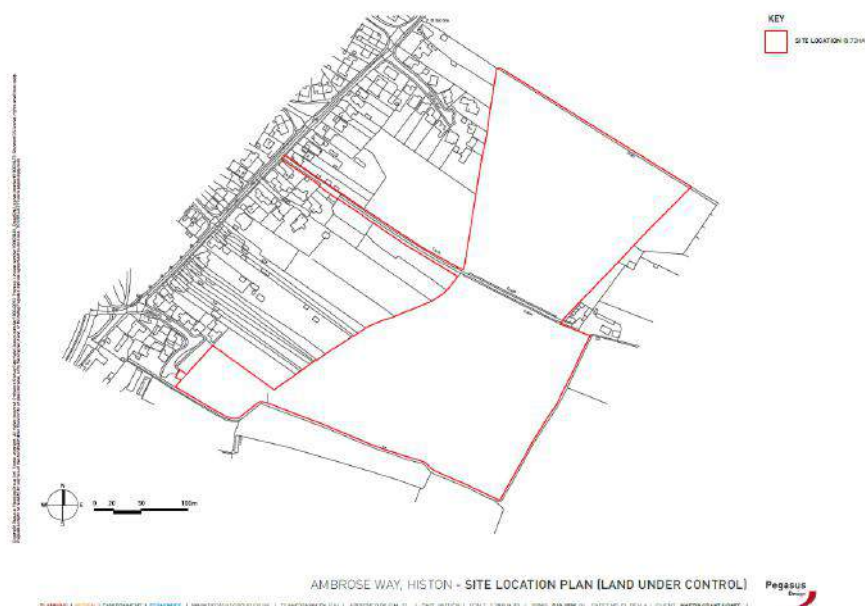


Figure 1 Site Location Plan

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2.4 Other than the trees interspersed in the boundary hedges there are no trees within the agricultural fields that make up the main area of the site.

### 3. PLANNING POLICY CONTEXT

#### The Development Plan

- 3.1 The South Cambridgeshire Local Plan 2018 superseded the documents of the South Cambridgeshire Local Development Framework 2007. Policy S/8 of the Local Plan identifies Histon and Impington as a Rural Centre. Rural Centres are the largest, most sustainable villages of the District where development without any limit on individual scheme size will be permitted within development frameworks.
- 3.2 Rural Centres are the highest classification of villages in the Local Plan reflecting their relative sustainability. Directing development to the more sustainable villages is an important element of the sustainable development strategy for the district. It is expected that this strategy will continue though to the new Local Plan in accordance with the overachieving aims of the NPPF to achieve sustainable development.
- 3.3 The Adopted Proposals Map extract confirms that the site currently lies within the Cambridgeshire Green Belt, outside of the Settlement Boundary and is partially affected by a Minerals Safeguarding Area (sand and gravel).

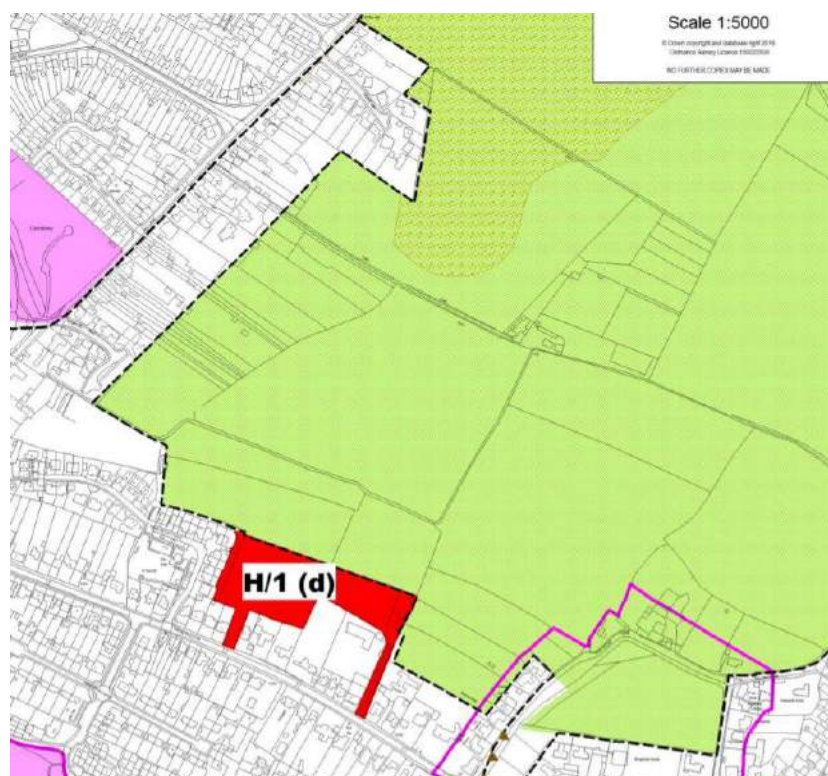


Figure 2 – Adopted Proposals Map

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## **Neighbourhood Planning**

- 3.4 On 9<sup>th</sup> September 2014 the 'Histon and Impington Neighbourhood Area' was designated. In October 2018, Histon and Impington Parish Council formally consulted on its pre-submission Neighbourhood Plan in accordance with regulation 14 of the Neighbourhood Planning (General) Regulations 2012.
- 3.5 The Neighbourhood Plan was submitted for examination on the 2<sup>nd</sup> of August 2019. At the time of writing the Examination is yet to conclude with Inspector raising several points of clarification regarding policies and proposal in the Plan.
- 3.6 The Vision and Priorities document (August 2018) identified a number of key issues for the Neighbourhood Plan including:
- Maintaining the 'village character' of the community
  - Tackling the blight of the B1049
  - Providing sufficient (and top quality) healthcare and education
  - Supporting older and young people
  - Addressing crime and anti-social behaviour
  - Maintaining the roads, cycle paths and footways
  - Improving public transport
  - Addressing house prices and the shortage of affordable housing
- 3.7 The survey results from the Neighbourhood Plan Public briefing and workshop of 8<sup>th</sup> December 2016, showed that opinion about building on the Green Belt was divided. The survey showed that 38% of respondents were in favour of building on the Green Belt where it resulted in a significant delivery of affordable housing.
- 3.8 When asked about where new housing developments should be located, the most popular location chosen by respondents was to the north east of Impington and Impington.

#### 4. SITE SUSTAINABILITY

- 4.1 As Histon and Impington is designated as a Rural Centre in the adopted Local Plan, as such, it is one of the most sustainable villages in the district with good cycle and public transport connectivity with Cambridge.
- 4.2 Tables 1 and 2 below provides a schedule of key local services and their approximate distance from the site.

Table 1 - Local Services and Employment

Service	Facility	Distance from Site and Journey time.
<i>Social Infrastructure</i>		
Pre-School	Histon Early Years Centre, New School Road, Impington, Cambridge CB24 9LL	0.80 Km 10 minute walk
Primary School	Histon and Impington Junior School, The Green, Impington, CB24 9JA	0.48 Km 5 minute walk
	Histon and Impington Infant School, New School Road, Impington, CB24 9LL	0.96 Km 11 minute walk
	Proposed primary school (re-location of above infant school) – Buxhall Farm, Impington, Mill Lane, Impington, Cambridge, CB24 9HW	0.48 Km 7 minute walk
Secondary School	Impington Village College, New Road, Impington, CB24 9LX	0.96 Km 12 minute walk
Sixth Form College	Impington Sixth Form College, New Road, Impington, CB24 9LX	0.96 Km 12 minute walk
GP Surgery	Firs House Surgery, Firs House, Station Road, Histon, Cambridge CB24 9NP	0.96 Km 12 minute walk
Dentist	Histon Dental Surgery, 66 Station Road, Histon, CB24 9LF	0.96 Km 11 minute walk
	Histon Dental Clinic, 10a Station Road, Impington, Cambridge CB24 9LQ	0.64 Km 8 minute walk
Hospital	Addenbrooke's Hospital, Hills Road, Cambridge, CB2 0QQ	11.42 Km 23 minute car 59 minute bus
<i>Shops and Services</i>		
Convenience stores /Supermarkets	Co-op Food, Station Road, Histon, Cambridge CB24 9LQ	0.48 Km 6 minute walk

	Tesco Express, 30 High Street, Histon, Cambridge, CB24 9JD	0.64 Km 8 minute walk
	Tesco Superstore, Cambridge Road, Milton, Cambridge CB24 6AY	5.14 Km 10 minute car 37 minute bus
Banks	Cambridge Building Society, 2 High Street, Histon, Cambridge, CB24 9LG	0.48 Km 5 minute walk
	Barclays Bank, 15/17 High Street, Histon, Cambridge CB24 9US	0.48 Km 6 minute walk
Pharmacy	Well Impington, Station Road, Impington, Cambridge, CB24 9NP	0.96 Km 12 minute walk
Public House	The Rose and Crown, 2 Glebe Way, Impington, Cambridge, CB24 9JB	0.32 Km 3 minute walk
	The Red Lion, 27 High Street, Histon, Cambridge, CB24 9JD	0.64 Km 7 minute walk
Restaurant / Café / Takeaways	The Boot, 1 High Street, Histon, Cambridge, CB24 9LG	0.48 Km 5 minute walk
	St Andrew's Café, School Hill, Histon, Cambridge, CB24 9JE	0.64 Km 9 minute walk
	Histon Village Fryer, 6 Station Road, Histon, Cambridge, CB24 9JZ	0.48 Km 6 minute walk
<i>Recreation &amp; Leisure</i>		
Playing Fields	Histon and Impington Recreation Ground, Impington, Cambridge, CB24 9EL	1.44 Km 18 minute walk 5 minute cycle
Allotments	Gatehouse Allotments, Histon, Cambridge, CB24 9YZ	2.09 Km 5 minute car 7 minute cycle
Sports Facilities	Histon and Impington Recreation Ground, Impington, Cambridge, CB24 9EL	1.44 Km 18 minute walk 5 minute cycle
	Impington Sports Centre, New Road, Impington, Cambridge, CB24 9LX	1.12 Km 14 minute walk 4 minute cycle
<i>Employment Uses</i>		
Industrial Estate / Commercial Premises	Vision Park, Chivers Way, Histon, Cambridge, CB24 9ZR	1.28 Km 4 minute car 17 minute bus
	High Street, Histon Cambridge	0.48 Km 6 minute walk

Table 2 – Public Transport Connections

Transport	Location	Travel Time from the Ambrose Way site
Bus	<p><b>Cambridge Guided Busway,</b> Impington, Cambridge, CB24 9YS</p> <p>Services to and from: Royston, Cambridge, Science Park, St Ives, Huntingdon, Peterborough.</p> <p>Frequency every 5-10 minutes Monday-Friday with a reduced service every 7-15 minutes on a weekend.</p>	1.6km- to bus stop 19-minute walk
	<p><b>Bus Service – Citi 8</b> Histon High Street</p> <p>Services to and from: Cottenham, Histon and Cambridge.</p> <p>Frequency every 20 minutes Monday-Friday during the daytime dropping to hourly service in the evening. The service runs every 20 and 30 minutes on Saturday and Sunday respectively, with reduced services in the evening.</p>	1km- to bus stop 10- minute walk
Rail Links	<p><b>Cambridge North Station,</b> Cowley Road, CB4 0WZ</p> <p>Services to and from: Norwich, Ely, London Kings Cross and Cambridge.</p>	6.75 km 10-minutes via the Guided Busway

Summary

- 4.3 Tables 1 and 2 demonstrate that residents of any development would have convenient access to an excellent range of shops and services which can be reached via sustainable modes of transport.
- 4.4 The village is also served by a direct bus link to Cambridge city centre and its public transport hubs (Cambridge Rail Station and Cambridge North Rail Station). These excellent connections offer sustainable travel options to major employment hubs and recreation/leisure destinations in Cambridge and further afield. The presence of the Guided Busway is a unique piece of infrastructure for the region and significantly enhances the sustainability of the settlements it serves.
- 4.5 Impington is a settlement capable of accommodating future development at the scale put forward through both Call for Sites submissions. The potential re-location of the primary school to the north east edge of Impington, within

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convenient walking distance of the site further strengthens the site's sustainability credentials.

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## 5. GREEN BELT RELEASE

- 5.1 The adopted development plan confirms that the site is currently located in the Cambridgeshire Green Belt.
- 5.2 Paragraph 136 of the National Planning Policy Framework (NPPF) confirms that Green Belt boundaries should only be altered where exceptional circumstances are fully evidenced and justified, through the preparation or updating of plans. The Green Belt was defined many years ago and the opportunity can now be taken through the preparation of the GCLP to refresh those existing Green Belt boundaries.
- 5.3 Over the next plan period and beyond, significant investment and growth will come forward in Cambridge and the surrounding area within the district boundary of South Cambridgeshire. The Issues and Options document estimates that an additional 30,000 new homes need to be delivered by the GCLP, over and above the Government's standard method figures. This additional housing growth is required to support the economic growth of the area. As explained in our client's representations to the Issues and Options consultation, it is evident that the investment and growth in Cambridge and South Cambridge represent exceptional circumstances. The scale of economic and housing growth required in the region is highly unlikely to be delivered in a sustainable manner without the suitable and evidenced release of Green Belt land. On this basis, it is strongly recommended that the preparation of the GCLP includes a detailed review of the Cambridge Green Belt boundary.
- 5.4 Central to the release of land from the Green Belt is how that land performs against the five purposes of the NPPF set out at paragraph 134 of the NPPF. In respect of the Land at Ambrose Way, our clients have commissioned a Green Belt Appraisal of the site. The Appraisal, produced by EDP, is appended to these representations and evidences the following conclusions in respect of the Ambrose Way sites contribution to the Green Belt purposes:
- Purpose 1: To check the unrestricted sprawl of large built-up areas. Site Contribution is assessed as Low/Moderate.
  - Purpose 2: To prevent neighbouring towns merging into one another. Site Contribution is assessed as Low/No contribution
  - Purpose 3: To assist in safeguarding the countryside from encroachment. Site Contribution is assessed as Moderate.

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- Purpose 4: To preserve the setting and special character of historic towns. Site Contribution is assessed as No Contribution.
  - Purpose 5: To assist in urban regeneration, by encouraging the recycling of derelict and other urban land. Site Contribution is assessed as n/a.

5.5 In light of the specific assessment against each Green Belt purpose the Green Belt Appraisal provides an overarching conclusion which confirms that the Ambrose Way site provides a low contribution to the NPPF Green Belt purposes.

5.6 Sustainable sites for housing growth which are found to not contribute to the five purposes of the Green Belt should be released and subsequently allocated for development. It is strongly contested that this is the case for the Land at Ambrose Way, Impington. The evidenced and justified release of this land from the Green Belt will allow development to come forward which will meet the objectives of achieving sustainable development as set out at paragraph 8 of the NPPF and assist in delivering growth of regional and national importance.

## 6. OTHER SITE CONSIDERATIONS

### Flooding and Drainage Modelling Work

6.1 As set out in our previous Call for Sites submission, the GOV.UK flood mapping currently identifies the following in respect the Ambrose Way site:

- The southern parcel of land is currently identified as being at medium to low risk of flooding from rivers (see Figure 4).
- A considerable area of the southern parcel of land, along with a much smaller area of the northern parcel of land is currently identified as being at high-medium flood risk from surface water flooding (Figure 5).



Figure 4 – Rivers Flood Risk

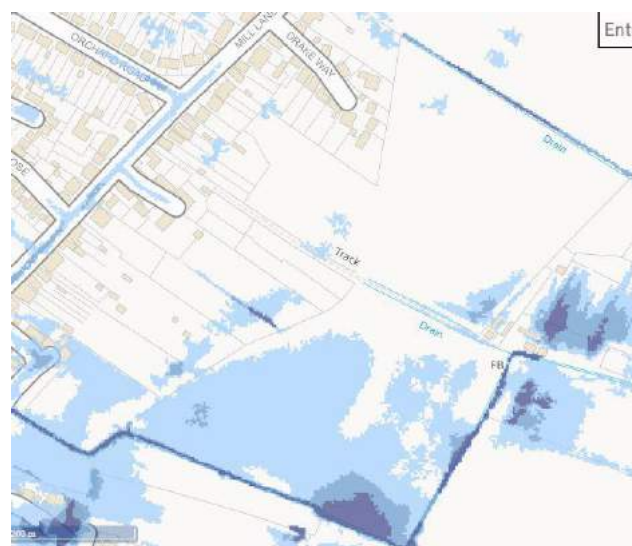
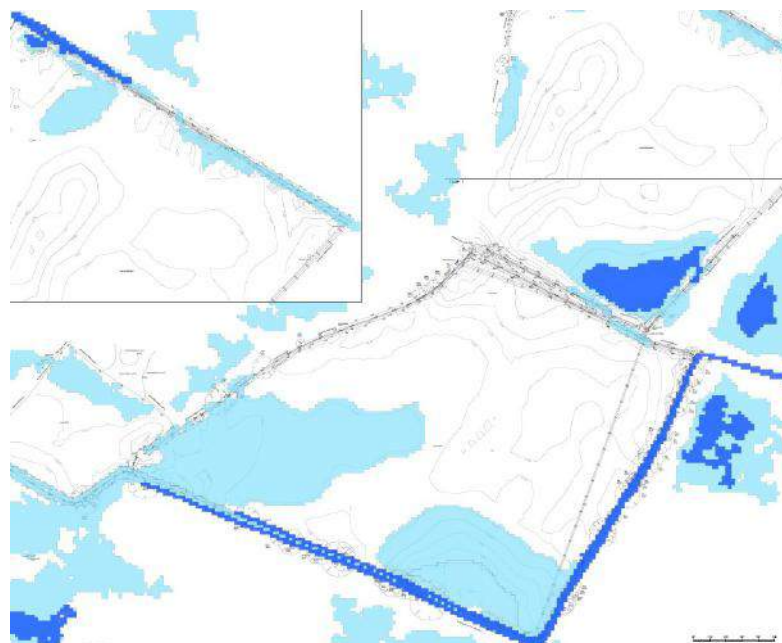


Figure 5 – Surface Water Flood Risk

6.2 Since the March 2019 Call for Sites submission, Martin Grant Homes Ltd, have commissioned further technical work to review the flood mapping constraints shown on the GOV.UK mapping. Engagement with the Environment Agency has revealed that the current GOV.UK flood mapping is indicative only and is based on broad data, with more detailed evidence, verification and studies required to confirm the extent of the flood zone in this area for land use planning purposes.

6.3 Hydraulic modelling has since been undertaken to further assess the flood risk at the site. The Environment Agency has agreed in principle to the use of this type of modelling. The work undertaken using this more detailed site-specific modelling has seen the areas of flood risk reduce in size significantly (see Figure 6).



*Figure 6 – PFA Remodelling of Flood Zones*

- 6.4 The exact reduction in flood zone areas is still to be confirmed and is subject to the final outcome of the modelling exercise, further soil infiltration testing and the review of the Environment Agency. However, the new extents of the flood zone, based on the current PFA modelling work, are overlaid on the submitted Framework Plan. No residential development is shown in the amended flood zones.
- 6.5 Once all the modelling work is complete a formal Flood Map Challenge will be submitted to the Environment Agency. The Flood Map Challenge will be completed in advance of the next Greater Cambridge Local Plan consultation. Further detail regarding flood modelling and correspondence with the Environment Agency can be found in the submitted 'Position Statement Regarding Ongoing Hydraulic Modelling of Existing Onsite Flood Risk', prepared by engineers PFA Consulting.
- 6.6 The feedback from the Environment Agency regarding the broad-brush detail of the current flood mapping adds background as to how the land immediately to the south of the Ambrose Way site received planning permission. A development of 31 dwellings at Land West of Merrington Place, Impington was approved in June 2011 (Ref: S/1847/10). This development, which has since been built out, is located to the south of the promotion site and lies entirely within Flood Zone 2

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and 3. This approval further indicates the potential for a flooding and drainage solution at the Ambrose Way site.

6.7 To inform the Council's review of the site and demonstrate its sustainability and suitability, my client will make future submissions on this matter at a later date. My client is confident that there is a technical solution to this matter which would allow a development of up to 190 dwellings to come forward whilst not exposing residents of the site or existing residents of the village to an increased level of flood risk.

### **Highways**

#### *Site Access*

6.8 The site has a direct frontage onto Ambrose Way and Mill Lane. The Transport Strategy document supporting this submission reviews site access options and confirms that:

- A new vehicular and pedestrian access off Ambrose Way can be provided to serve the proposed development.
- A pedestrian/cycle and emergency access only access can be provided utilising the existing track running east of Mill Lane.

6.9 A safe and robust access can be delivered to serve the site and all of its potential users.

6.10 For further details regarding highways access and impact please see the submitted Transport Strategy document prepared by iTransport.

#### *Highways Impact*

6.11 The Transport Strategy document also provides a high-level appraisal of the potential traffic impacts arising from the development of a scheme of 200 dwellings; 10 dwellings higher than the capacity shown on the Framework Plan. The Strategy documents confirms that junctions on the local highway network are operating within capacity.

6.12 Any planning application at the site would be supported by a detailed Transport Assessment. The scope of such an Assessment would be agreed with Cambridgeshire County Council and include a detailed assessment of how local junctions operate. If the increase in vehicle movements arising from the proposed

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development results in junctions operating over capacity, then suitable mitigation would be investigated and provided as necessary.

### **Heritage and Archaeology**

- 6.13 This submission is supported by an Archaeological and Heritage Assessment prepared by EDP which assesses potential built heritage and archaeological constraints. The appraisal confirms that there are no built designated heritage assets on site or in its immediate vicinity.
- 6.14 The Appraisal considered the impact of any development upon: a Moated Site (Scheduled Monument) located 640m to the west of the site, Village Cottage (Grade I listed building) located 370m to the south of the site, 2 Mill Lane (Grade II listed building) located 60m to the west of the site, 11 Church Street, Stone Corner Cottage 59 and 61 Cottenham Road (a loose collected of Grade II listed houses and cottages) located 730m to 750m to the west of the site. The Histon and Impington Conservation Area located 100m to the south west of the site and the St Andrew's Conservation Area located 160m to the south east of the site. The Heritage Assessment confirms that the designated heritage assets are not a constraint to the development of the site.
- 6.15 In respect of archaeology the site is considered to have a low potential to contain archaeological remains of greater than 'local' interest that would constrain development. As such, it is considered that no pre-determination archaeological fieldwork would be required.
- 6.16 Further details regarding Heritage and Archaeology can be found in the submitted Archaeological and Heritage Assessment document prepared by EDP.

### **Ecology**

- 6.17 This submission is supported by an ecology desk study and an Extended Phase 1 Habitat survey prepared by EDP, which assesses the potential impact on statutory designations, habitats and species and advises upon suitable measures to deliver ecological enhancements.
- 6.18 There are three statutory designations of international value within a distance of 15km, which includes Wicken Fen/Fenland located 11km to the north-east of the site; Ouse Washes located 12km to the north-west of the site; and Eversden and Wimpole Woods. Due to the distance between the sites and lack of obvious receptor-effect pathways and habitat connection, the proposed scheme is not

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considered to be directly or indirectly constrained by off-site designations. Whilst there are two statutory sites of national value within 5km of the Ambrose Way site, these are designated for geological reasons, and so not directly relevant to this proposed development.

- 6.19 The on-site habitats comprise predominantly of improved grassland, a network of hedgerow and ditches. The habitats present on-site which are mostly low in their intrinsic value and are likely to support protected and Priority Species, such as badgers and bats rather than any unique species. Concerning off-site habitats, there are two ponds within 250m of the site, however the ponds are separated from the site by Glebe Way (B1049), which would act as a barrier to Great Crested Newt dispersal.
- 6.20 Developing the site for housing provides an opportunity to deliver net biodiversity gains, such as planting to enhance the boundary network and appropriate design of sustainable urban drainage systems (SUDs) to increase biodiversity value. On-site mitigation can be achieved through the incorporation of bat boxes and wildflower grassland in open spaces. A future planning application for the site would be supported by a focused suite of Phase 2 Surveys and an Ecological Assessment.
- 6.21 Further details about Ecology can be found in the submitted Ecology Briefing Paper prepared by EDP.

### **Landscaping**

- 6.22 A preliminary Landscape and Visual Appraisal (LVA) has been prepared by EDP to assess the potential impact of the proposed development on the surrounding landscape and to outline the potential opportunities for mitigation and enhancement. The appraisal has been informed by a desk-based review and a field assessment.
- 6.23 The desk-based study found that the site: is not located within, or near, a national landscape designation; lies within the Cambridge Green Belt; and there are no Public Rights of Way (PRoW) running through the site that provides access to the wider landscape. The submitted Green Belt Appraisal found that the development site makes a 'low' contribution to the NPPF's Green Belt purposes, and should be considered for release from the Green Belt as part of the preparation of the GCLP.

- 6.24 The field assessment considers that views of the proposal would be significantly screened by field boundary vegetation, the site's flat topography and the site's close relationship with the developed area of Histon and Impington. As a result, the effect of the proposal is likely to be experienced in the immediate context of the site. The site has the capacity for the incorporation of further landscaping measures such as the retention and enhancement of existing boundary vegetation, which includes the creation of a defensible northern landscape boundary (approx. 15m depth). As a result, from a landscape and visual perspective that there are no 'in principle' constraints with bringing forward proposals for residential development at this site.
- 6.25 Further details regarding landscape impact can be found in the submitted Preliminary LVA prepared by EDP.

### **Trees**

- 6.26 There are no TPOs on or in close proximity to the site. Any vegetation at the site would be retained as far as practically possible, any removals would be replaced with new planting to ensure any development delivered a net gain in trees.

### **Minerals**

- 6.27 The adopted proposals map reveals that the northern parcel of the site is subject to a Minerals Safeguarding Area (sand and gravel) designation.
- 6.28 By virtue of its proximity to existing residential dwellings on Mill Road the area of the site affected by this designation would likely be unsuitable for any kind of standalone extraction operation, as such, we do not believe this to be a significant constraint. Subject to consultation with the Minerals and Waste authority, if necessary, a level of extraction could be deliverable as part of the development/ build out of the site.

## 7. PROPOSALS

### The Proposal

- 7.1 Central to achieving 'good growth' is ensuring the most sustainable and suitable sites are allocated for residential development through the emerging GCLP. It is vital that the GCLP allocates sites for residential development in sustainable locations where residents have convenient access to local shops, services and recreation opportunities; and sustainable travel links to larger centres which offer a comprehensive range of facilities and major public transport links. As evidenced in this document the Ambrose Way site is a sustainable location for growth in respect of its proximity to a comprehensive service provision, proximity to Cambridge and access to high quality public transport links which include the Cambridge Guided Busway.
- 7.2 It is acknowledged that the site is currently located in the Cambridge Green Belt, however, as set out in our representations the growth and investment coming forward in the area over the plan period represent exceptional circumstances to modify the Green Belt boundary through the preparation of the GCLP. The submitted Green Belt Appraisal of the Ambrose Way site evidences that the land does not effectively contribute to the five Green Belt purposes set out in the NPPF.
- 7.3 Given the sustainable location of the site, the suitability of the land for release from the Green Belt and the lack of any insurmountable on-site constraints it is recommended that the Ambrose Way site is allocated for residential development in the emerging GCLP.
- 7.4 The submitted Framework Plan (also submitted separately) provides an indicative Layout for a residential development of up to 190 dwellings.



7.5 The Development Framework Plan provides the following:

- Up to 190 dwellings of which up to 40% would be affordable in order to comply with current policy requirements in the district;
- Development at an indicative density of 35 dph (the indicative developable area equates to 5.5ha);
- An indicative Layout capable of providing a range of house types and sizes to meet local needs and create an inclusive balanced community;
- A main vehicular and pedestrian access off Ambrose Way and a secondary pedestrian, cycle and emerging access only off Mill Lane;
- A new defensible northern landscape boundary. This boundary will form a firm edge to the settlement at the point which it meets the newly re-defined Green Belt boundary;
- Indicative perimeter blocks of development which respect the amenity of neighbouring residential development to the south and the west;
- New dwellings are not located in the revised Flood Zones, based on the PFA hydraulic modelling, and significant opportunities exist for attenuation space in the most appropriate locations on site.
- Significant on-site open space, play space, walking routes and landscaping to ensure that the site provides on-site recreation space; and
- The retention of the vast majority of on-site trees and vegetation.

7.6 The development of the Ambrose Way would deliver a scheme capable of delivering on all four 'Big Themes' of the emerging GCLP.

- **Climate Change:** Any scheme would provide modern high-quality living with housing that meets Building Regulation requirements in respect of energy and water consumption. In addition, the site is located in a highly sustainable settlement, within walking distance of a range of shops, services, community infrastructure and major sustainable travel opportunities such as the Cambridge Guided Busway. The site's location and proximity to the local service provision and wider array of services in Cambridge would assist in reducing travel by the car and thus assist in reducing climate change.

- **Wellbeing & Social Inclusion:** Any scheme would provide a range of housing types and tenures to meet local needs and the needs of the wider district. This would include a provision of affordable housing which would be tenure blind in terms of design and be well integrated into the scheme to enhance social cohesion and generate community spirit. The site's location in an established sustainable settlement and in close proximity to Cambridge will also ensure residents of the scheme have good access to employment and leisure opportunities; and access to key social infrastructure such as school, GPs and hospitals.
- **Biodiversity & Green Spaces:** Any scheme would come forward with the aim of achieving a net gain in biodiversity through the retention, protection and enhancement of any on-site habitats, provision of extensive new public open space and high-quality landscaped areas. Existing vegetation at the Ambrose Way site would be retained and enhanced through new planting to enhance the potential for habitat creation. In addition, drainage attenuation basins, required as part of the surface water drainage solution, offer further potential to boost on-site biodiversity.
- **Great Places:** Our client prides itself on delivering well-designed and high-quality residential developments for all to enjoy. Place-making and creating a sense of identity is at the heart of the scheme design shown on the submitted Framework Plan. New dwellings would be modern, but sensitively designed to complement the character of the local area and public open space would be delivered to a high standard to stimulate on-site recreation and interaction between residents. The development would be a positive and environmentally friendly place to live, work and play.

## **8. DELIVERY**

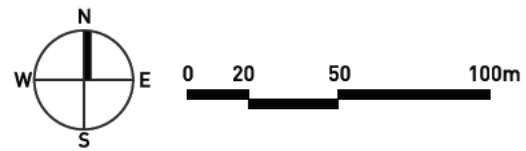
- 8.1 As confirmed on the Call for Sites Forms and accompanying letter from the landowner, the site is available for development.
  
- 8.2 In terms of implementation and delivery, it is estimated that development at the site could be completed in 48 months following the formal allocation in the Local Plan and the subsequent approval of all necessary planning applications.

## **9. CONCLUSION**

- 9.1 This submission demonstrates that the Land at Ambrose Way, Impington is a sustainable, suitable and deliverable site for residential development.
- 9.2 By virtue of its comprehensive service provision, excellent public transport connections and size Histon and Impington is designated as a Rural Centre in the adopted Local Plan settlement hierarchy. It is one of the most sustainable settlements in what is a largely rural district, as such, it is clear that the settlement should be a focus for housing growth in the GCLP.
- 9.3 In progressing the GCLP the exceptional circumstances exist whereby the Council would be fully justified in undertaking a review of the Cambridgeshire Green Belt in order to deliver much needed housing growth at the most sustainable and suitable sites in the District.
- 9.4 The Land at Ambrose Way, Impington performs poorly when assessed against the purposes of Green Belt as set out in the NPPF. On this basis, the site should be subject to a detailed appraisal through the Council's Green Belt review process. Indeed, in our assessment, the site should be released from the Green Belt as part of the GCLP.
- 9.5 The submitted Framework Plan and technical documents demonstrate that a sensitively designed scheme of up to 190 dwellings can come forward at the site. Any scheme will reinforce the boundaries of the site through significant landscaping to create a new defensible boundary to the settlement and Green Belt.
- 9.6 The Land at Ambrose Way, Impington is suitable, available and achievable and should be allocated for residential development in the GCLP. It is recommended that the Council have regard for the evidence prepared on behalf of Martin Grant Homes Ltd in the preparation of the GCLP.

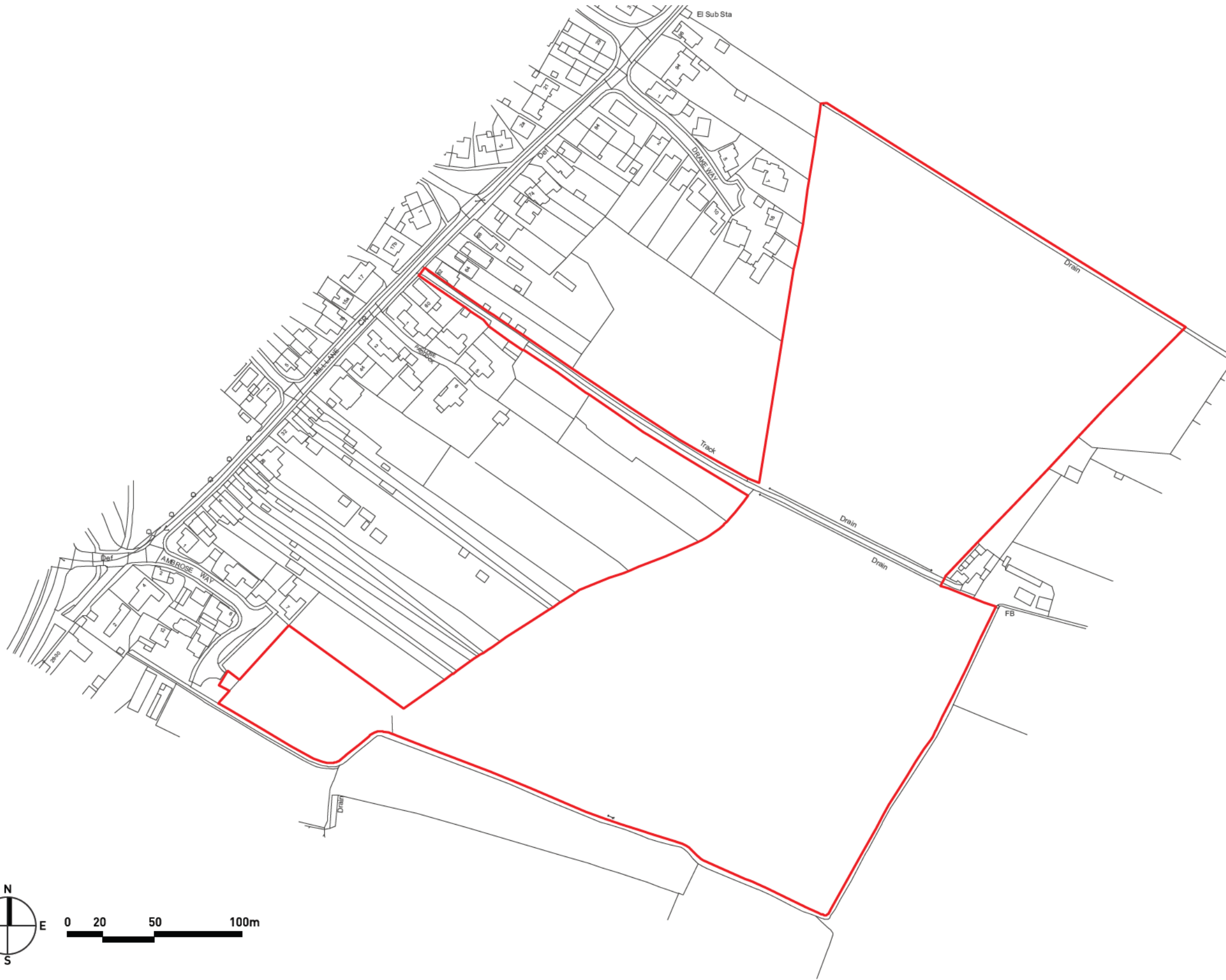
## **Appendix 1 - Site Location Plan**

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**KEY**

 **SITE LOCATION (8.72HA)**



## AMBROSE WAY, IMPINGTON - SITE LOCATION PLAN



## **Appendix 2 - Framework Plan**

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KEY			
	SITE LOCATION (8.72HA)		1 IN 100 FLOOD ZONE (SEE DETAILED DRAINAGE INFORMATION)
	INDICATIVE RESIDENTIAL PARCELS (APPROX 145 DWELLINGS AT 30 DPH) (APPROX 190 DWELLINGS AT 35 DPH)		1 IN 100 +CC FLOOD ZONE (SEE DETAILED DRAINAGE INFORMATION)
	PUBLIC OPEN SPACE - APPROX 3.0HA (PROVISION TO INCLUDE ATTENUATION AREA & LEAP)		1 IN 1000 FLOOD ZONE (SEE DETAILED DRAINAGE INFORMATION)
	POTENTIAL KEY FRONTAGES TO NODAL BUILDINGS (SUBJECT TO DETAILED DESIGN)		EXISTING VEGETATION TO BE RETAINED AND REINFORCED WITH NEW PLANTING (SUBJECT TO TREE SURVEY)
	INDICATIVE LOCATION FOR ATTENUATION AREA (SUBJECT TO DETAILED DESIGN)		PROPOSED DEFENSIBLE LANDSCAPE BOUNDARY - APPROX 15M DEPTH (SUBJECT TO LANDSCAPE PROPOSALS)
	INDICATIVE LOCATION FOR ATTENUATION AREA (SUBJECT TO DETAILED DESIGN)		INDICATIVE LOCATION FOR 'LEAP' PLAY AREA (400SQM WITH 20M OFFSET) (SUBJECT TO DETAILED DESIGN)
	INDICATIVE VEHICULAR ACCESS (SUBJECT TO DETAILED DESIGN)		PROPOSED LOCATION OF PEDESTRIAN & CYCLE LINK / EMERGENCY ACCESS (SUBJECT TO DETAILED DESIGN)
	POTENTIAL RADIAL PEDESTRIAN FOOTPATH THROUGH OPEN SPACE (SUBJECT TO DETAILED DESIGN)		

## AMBROSE WAY, IMPINGTON - FRAMEWORK PLAN

## **Appendix 3 - Drainage Position Statement**



## LAND AT AMBROSE WAY, IMPINGTON

### POSITION STATEMENT REGARDING ONGOING HYDRAULIC MODELLING OF EXISTING ONSITE FLOOD RISK

#### Introduction and Baseline Conditions

- 1.1. A number of drainage ditches, field drains and manmade channels cross and bound the site. The drainage ditches form the Site's northern, eastern and southern boundaries and another drainage ditch crosses the southern area of the site. The drainage ditches have generally flat gradients but tend to flow towards the Site's southwestern corner in the direction of Ambrose Way.
- 1.2. The site is located at the head of two different catchments; one flowing southwest towards Ambrose Way and the other flowing to the north/north-east. Drainage patterns in the vicinity of the site are heavily modified due to the generally flat topography of the area.
- 1.3. South Cambridgeshire and Cambridge City's Level 1 Strategic Flood Risk Assessment (SFRA), dated September 2010, is a living document which aims to set out flood risk constraints for the study area. The SFRA for the area of the site does not include any detailed hydraulic modelling and the Environment Agency's (EA) Flood Zones have been used to inform the SFRA.
- 1.4. The EA's Flood Map for Planning shows parts of the site located within Flood Zones 1, 2 and 3. On first inspection the Flood Zones shown on the Flood Map for Planning do not appear realistic given the site's topography and the limited size of the upstream catchment.
- 1.5. Planning permission was granted for residential development on land located immediately to the south of the site in 2011 (application reference S/1847/10). This land is located entirely within Flood Zone 3. The planning application for this development was supported by a Flood Risk Assessment that demonstrated that the Flood Zones in this location were generated using upstream catchment information that was based on inaccurate ground level data.
- 1.6. Enquiries were made to the Environment Agency in 2017 to determine what current hydraulic information was available and if any updates to the Flood Zones were planned in this location.
- 1.7. The Environment Agency's response is reproduced in **Appendix 1**. With regards to the accuracy of the modelling data available the EA's response included the following:-

*"The Flood Zones for this area pre-dates 2010. It is the most up to date mapping we have for this area."*

*"The Flood Zones are generated using 2D JFlow modelling package. The Flood Zones are indicative of the natural undefended floodplain (i.e. without defences) as well as incorporating the combined extents from historic flooding."*

*"...the JFlow modelling for this area is using relatively coarse modelling and digital terrain, it only looks at local general topography and indicates where water may go during a flood event if the terrain is unimpeded. It is not accurate enough to determine site specific flood risk at that location and only shows areas that may be at risk but require further study."*

*"We currently have no plans to update the flood map in this area."*

- 1.8. A further request for updated hydraulic modelling data was made to the Environment Agency in 2019. The EA confirmed that no updated modelling was available. A copy of the EA's response is reproduced in **Appendix 2**. With regards to data available in this location the response from the Environment Agency's technical team included the following:

*"Unfortunately, we do not hold detailed modelling for the Ordinary Watercourse in this area. The flood map here is the only information available. The flood zones are the result of broadscale JFLOW modelling and this is the best information we have available."*

*However, please note that JFLOW modelling is indicative only and is not suitable for identifying whether an individual property will flood, for detailed decision making or for use in site specific Flood Risk or Strategic Flood Risk Assessments. Where this data is used for anything other than broad catchment or Shoreline Management Plan scale further evidence, verification and studies should be undertaken."*

- 1.9. On the basis of the Environment Agency's responses it is considered that the current Flood Map for Planning in this location is not suitable to inform land use planning decisions.

#### **Initial Hydraulic Modelling**

- 1.10. Initial modelling has been undertaken to assess the flood risk to the site.
- 1.11. Due to the location of the site being relatively high up the river catchment along with the heavily modified drainage patterns within the catchment (evidenced by the large number of ditches, field drains and manmade channels) it is unlikely that a standard hydrological analysis will yield accurate hydrological estimation. FEH catchment descriptors were assessed for the site and found to provide a poor fit for the surrounding topography.
- 1.12. The initial modelling has therefore been undertaken using direct rainfall modelling onto a two dimension model domain. Rainfall data has been obtained from the FEH web service. Topographical data has been obtained from Lidar and site specific topographical survey data. Soil parameters, including infiltration, have been obtained from the European database.
- 1.13. The initial outputs from this modelling generate significantly smaller Flood Zone 2 and 3 extents compared to the current Flood Map for Planning.
- 1.14. Initial model outputs for the 1 in 100 year (equivalent to Flood Zone 3) and 1 in 1000 year (equivalent to Flood Zone 2) return periods are shown on drawing number M384/6 in **Appendix 3** and have been included on the Framework Plan, Pegasus Design's drawing number P18-1588\_03 Rev B, a copy of which is reproduced in **Appendix 4**. These outputs are subject to change following further discussions with the Environment Agency and as more information on soil infiltration rates becomes available.
- 1.15. An enquiry has been made to the Environment Agency's Partnership and Strategic Overview team regarding the suitability of the above approach to modelling flooding from the ordinary watercourses in the vicinity of the site.
- 1.16. The Environment Agency's response indicates that, in principle, a direct rainfall modelling approach would be suitable to provide evidence to challenge the current flood map. A copy of the Environment Agency's email is reproduced in **Appendix 5**. The Environment Agency's response includes the following:-

*"We agree to your direct rainfall modelling approach in principle, but we would need to review all your evidence before we can give a definitive answer on the flood map update."*

*“We would then review the data and would need to be satisfied the evidence you have provided is better and more relevant than already exists before making any changes to the Flood Map for Planning.”*

- 1.17. In order to challenge the existing Flood Zones outlined in the Flood Map for Planning a formal Evidence Based Review will be raised with the Environment Agency. Once the data has been submitted the EA will then review the submission and would need to be satisfied that the information provided is better and more relevant than already exists before making any changes to the Flood Map for Planning.

**Conclusions**

- 1.18. The Flood Map for Planning in the vicinity of the site is based on a pre-2010 JFlow model that uses coarse terrain data and modelling.
- 1.19. The Flood Map for Planning in this location is not suitable to be used to inform land use planning decision making.
- 1.20. The Environment Agency has agreed in principle that a direct rainfall modelling approach to generating more accurate Flood Zones in this location would be acceptable.
- 1.21. Initial modelling outputs show a reduction in the extent of Flood Zones 2 and 3 on the site. This modelling will be further refined as more information becomes available.
- 1.22. Once the model is finalised it will be submitted to the Environment Agency as evidence to support a Flood Map Challenge in this location.
- 1.23. This Position Statement document will be incrementally updated as future model runs complete and more information becomes available.



## Natalia Glowacka

---

**From:**

**Sent:** 19 April 2017 11:27

**To:**

**Subject:** REF: 42413 Land at Ambrose Way, Histon

Dear Natalia,

Many thanks for your enquiry on 27 March 2017 regarding flood risk information for the land at Ambrose Way, Histon, and grid reference TL4445963681.

As requested, I am providing further information regarding the flood map produced for this surrounding area.

- The Flood Zones for this area pre-dates 2010. It is the most up to date mapping we have for this area.
- The Flood Zones are generated using 2D JFlow modelling package. The Flood Zones are indicative of the natural undefended floodplain (i.e. without defences) as well as incorporating the combined extents from historic flooding.
- We hold no records of flooding in this area. However, we can only show flooding where we have adequate records. So, just because an area of land is shown outside the extents of recorded flooding, doesn't mean it has never flooded. Water causing flooding can come from different places, for example from rivers or the sea; surface water (i.e. rainwater flowing over or accumulating on the ground before it is able to enter rivers or the drainage system); overflowing or backing up of sewer or drainage systems which have been overwhelmed or from groundwater rising up from underground aquifers. This area is in an area at high risk of surface water flooding. For more information about how surface water flooding is managed in your local area please contact Cambridgeshire County Council.
- I have sourced the planning application that you have referred to – S/1847/10. It is my understanding that the modelling provided for that application was site specific. This would have been reviewed during the planning application and in conjunction with other site specific factors. As such, I am unable to comment fully on that application. However, as the JFlow modelling for this area is using relatively coarse modelling and digital terrain, it only looks at local general topography and indicates where water may go during a flood event if the terrain is unimpeded. It is not accurate enough to determine site specific flood risk at that location and only shows areas that may be at risk but require further study.
- We currently have no plans to update the flood map in this area. You may wish to complete an Evidence Review Request if you believe the current information for this area is not appropriate. We can only make changes based on appropriate evidence. For us to consider a change to Flood Zone 3 and 2 shown on the Flood Map for Planning (Rivers and Sea) you will need to provide us with a model, supporting data, and results. New evidence provided may not change a map but we may be able to provide more detailed information in a letter about the level of risk. We can only update the Flood Map for Planning (Rivers and Sea) if modelling is submitted for an evidence based review and not just under the planning process.
- A simple outline of what is required is provided below:
  - Estimate the flow (derive hydrology) using Flood Estimation Handbook methods
  - Gather Global Positioning System (GPS) derived ground survey (for all in channel sections and beach profiles) or GPS derived ground survey or LiDAR (Light Detection and Ranging) data for floodplain areas
  - Produce a hydraulic model to current best practice
  - Run the model to produce water level results and a mapped flood extent for specified annual probabilities.
  - Test the model against recorded events where data is available
  - Supply all supporting data, results, a modelling report and mapped outlines
- We are able to offer pre-application advice on Flood Risk Assessments about a proposed development, or change of use, for a specific plot of land. Developers needing more detailed technical advice, may be charged for planning advice.

If you have any queries or would like to discuss the content of this letter further please contact the Partnership and Strategic Overview Team at the Environment Agency on the details given at the bottom of this letter.

I hope that we have interpreted your request for information correctly.

Kind regards,

**Rachel Kilgallon**

**FCRM Officer, Partnerships and Strategic Overview**

**East Anglia Area (Great Ouse catchment)**

Environment Agency, Bromholme Lane, Brampton, Cambridgeshire, PE28 4NE.

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**From:** [Enquiries\\_EastAnglia](#)  
**To:** [Daniel Buciak](#)  
**Subject:** EAn/2019/144925 Final response to your Product request for Land at Histon  
**Date:** 25 October 2019 14:37:27  
**Attachments:** [144925 letter.pdf](#)  
[East\\_Anglian\\_External\\_Climate\\_Change\\_Allowances\\_Guidance\\_Oct2016.pdf](#)  
[144925\\_Cott\\_Lode\\_08\\_10\\_2019\\_FL.XLS](#)  
[FRA\\_advisory\\_note.pdf](#)

---

Dear Daniel,

Thank you for your request of the 3<sup>rd</sup> October 2019.

We respond to requests under the Freedom of Information Act 2000 and Environmental Information Regulations 2004.

I have attached a letter regarding Flood Product data you requested. Furthermore, please read below for the response from the technical team-

*Unfortunately, we do not hold detailed modelling for the Ordinary Watercourse in this area. The flood map here is the only information available. The flood zones are the result of broadscale JFLOW modelling and this is the best information we have available.*

*For your information, JFLOW datasets are available for download under an open licence. Please find below a link to the 1% AEP and 0.1% AEP JFLOW outlines for the TL national grid square;*

- 1% AEP - <https://data.gov.uk/dataset/modelled-fluvial-flood-depth-data-created-2004-1-percent-annual-chance-for-grid-reference-tl>
- 0.1% AEP - <https://data.gov.uk/dataset/modelled-fluvial-flood-depth-data-created-2004-0-1-percent-annual-chance-for-grid-reference-tl>

*The section of relevance to this area is: TL46SW*

*However, please note that JFLOW modelling is indicative only and is not suitable for identifying whether an individual property will flood, for detailed decision making or for use in site specific Flood Risk or Strategic Flood Risk Assessments. Where this data is used for anything other than broad catchment or Shoreline Management Plan scale further evidence, verification and studies should be undertaken.*

### **Historic Event Information**

*We have no historic flood event information for this area. It is possible that other flooding may have occurred that we do not have records for, and other organisations such as local authorities may have records.*

### **Surface Water**

*The Risk of Flooding from Surface Water Flood Map (RoFSW) can be viewed and downloaded as a PDF file on GOV.UK by following this link: <https://flood-warning-information.service.gov.uk/long-term-flood-risk/map>*

*The outputs from the RoFSW mapping are also available as open data to download as GIS layers from [data.gov.uk](https://data.gov.uk).*

*This includes:*

- *Risk of Flooding from Surface Water Suitability*
- *Risk of Flooding from Surface Water Depth (3.3, 1 and 0.1 percent annual chance)*
- *Risk of Flooding from Surface Water Speed (3.3, 1 and 0.1 percent annual chance)*
- *Risk of Flooding from Surface Water Hazard (3.3, 1 and 0.1 percent annual chance)*
- *Risk of Flooding from Surface Water Direction (2m) (3.3, 1 and 0.1 percent annual chance)*
- *Risk of Flooding from Surface Water Direction (25m) (3.3, 1 and 0.1 percent annual chance)*

The 1% chance depth can be found [here](#). (See related datasets for additional scenarios)

We are unable to provide model input data and model files for the RoFSW mapping as we do not own the intellectual property rights to the datasets.

While the EA hosts this modelled data, it has been produced on behalf of Lead Local Flood Authorities (LLFA). Any queries regarding surface water flooding should be addressed to the LLFA (Cambridgeshire County Council).

Lead Local Flood Authorities (LLFA) are responsible for managing local flood risk from ordinary watercourses, surface water flooding and groundwater flooding. They **may** be able to provide additional information relating to this area.

### **Flood Map for Planning (Rivers and Sea)**

The Flood Map for Planning (Rivers and Sea) can be viewed and downloaded as a PDF file on GOV.UK by following this link: <https://flood-map-for-planning.service.gov.uk>

### **Long Term Flood Risk Information**

Long term flood risk mapping including: **Risk of Flooding from Rivers or the Sea**, **Flood Risk from Surface Water** and **Flood Risk from Reservoirs** can be viewed on GOV.UK: <https://flood-warning-information.service.gov.uk/long-term-flood-risk/map>

Please refer to the Open Government Licence available here: <http://www.nationalarchives.gov.uk/doc/open-government-licence/version/3/> which explains the permitted use of this information.

Please get in touch if you have any further queries or contact us within two months if you would like us to review the information we have sent.

Please do contact me if I can be of further help.

Kind regards

Lisa Ecclestone

Customers & Engagement Officer, Customers & Engagement Team, East Anglia Area  
**Environment Agency** | Bromholme Lane, Brampton, Huntingdon, Cambridgeshire, PE28 4NE  
**Environment Agency** | Icen House, Cobham Road, Ipswich IP3 9JD



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*Preliminary*  
These drawings are produced for initial discussion and illustrative purposes only, and should not be relied upon for tender or pricing purposes.

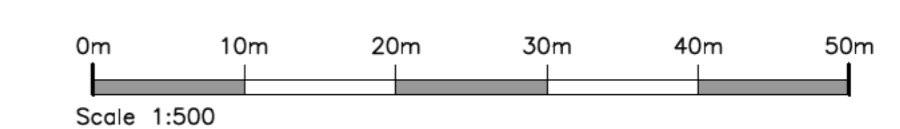
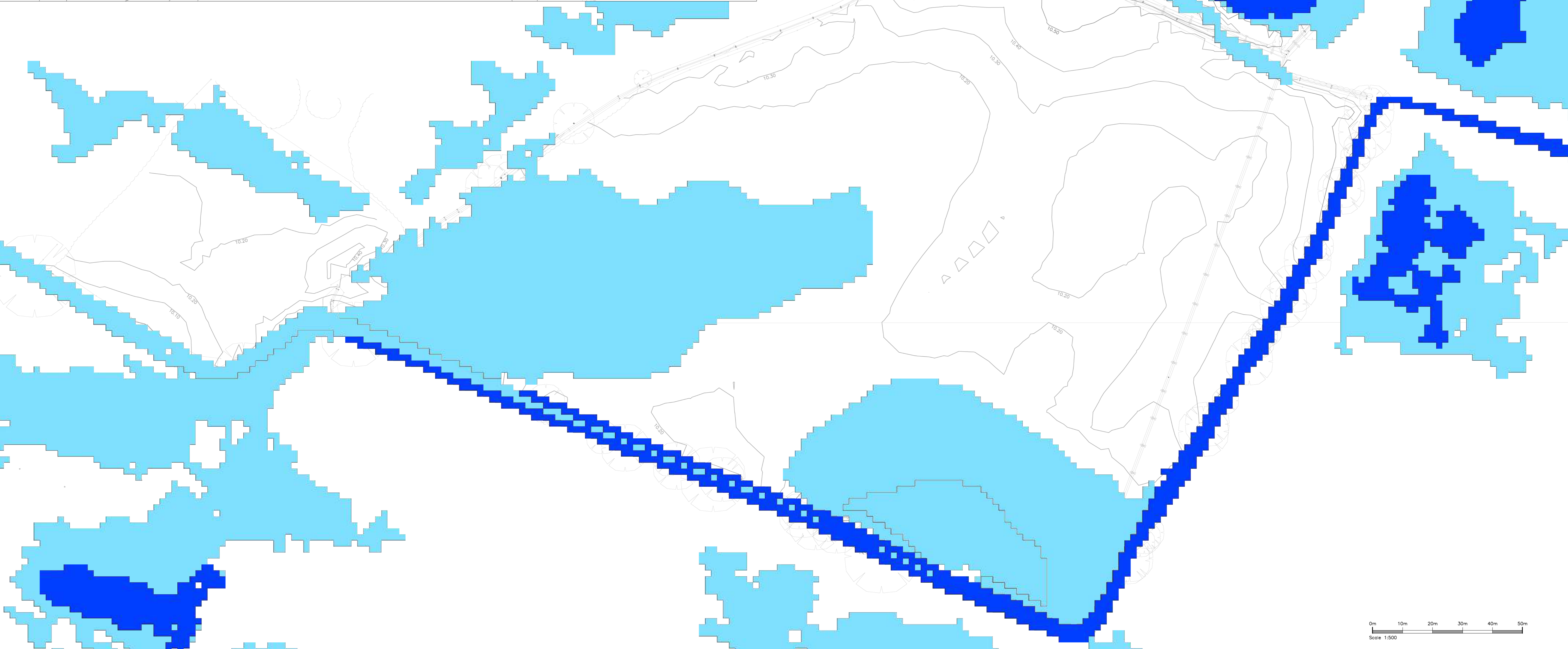
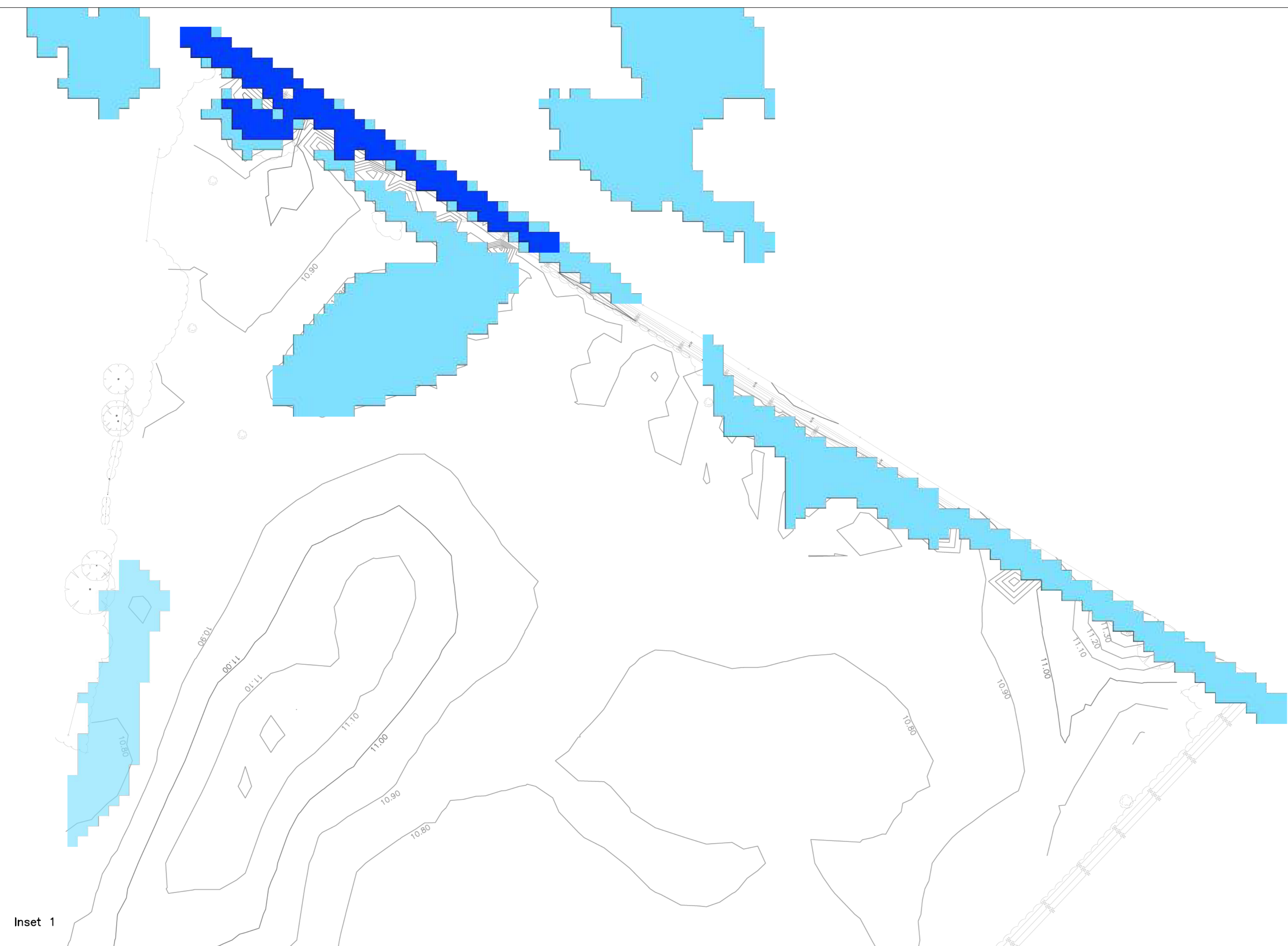
**NOTES**

1. Based on Topographical Survey by Infemap Surveys & Mapping Ltd, dated October 2017, Drawing Number 1591.
2. Drawing for information only with flood outlines shown used for preliminary information and are subject to change.
3. Flood outlines subject to change as flood modeling progresses.

**KEY**

1 in 100 year Flood Extent, Equivalent to Flood Zone 3

1 in 1000 year Flood Extent, Equivalent to Flood Zone 2



N

R N R N HO

W

P

O



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KEY			
	SITE LOCATION (8.72HA)		1 IN 100 FLOOD ZONE (SEE DETAILED DRAINAGE INFORMATION)
	INDICATIVE RESIDENTIAL PARCELS (APPROX 145 DWELLINGS AT 30 DPH) (APPROX 190 DWELLINGS AT 35 DPH)		1 IN 100 +CC FLOOD ZONE (SEE DETAILED DRAINAGE INFORMATION)
	PUBLIC OPEN SPACE - APPROX 3.0HA (PROVISION TO INCLUDE ATTENUATION AREA & LEAP)		1 IN 1000 FLOOD ZONE (SEE DETAILED DRAINAGE INFORMATION)
	POTENTIAL KEY FRONTAGES TO NODAL BUILDINGS (SUBJECT TO DETAILED DESIGN)		EXISTING VEGETATION TO BE RETAINED AND REINFORCED WITH NEW PLANTING (SUBJECT TO TREE SURVEY)
	INDICATIVE LOCATION FOR ATTENUATION AREA (SUBJECT TO DETAILED DESIGN)		PROPOSED DEFENSIBLE LANDSCAPE BOUNDARY - APPROX 15M DEPTH (SUBJECT TO LANDSCAPE PROPOSALS)
			INDICATIVE LOCATION FOR 'LEAP' PLAY AREA (400SQM WITH 20M OFFSET) (SUBJECT TO DETAILED DESIGN)
			INDICATIVE VEHICULAR ACCESS (SUBJECT TO DETAILED DESIGN)
			PROPOSED LOCATION OF PEDESTRIAN & CYCLE LINK / EMERGENCY ACCESS (SUBJECT TO DETAILED DESIGN)
			POTENTIAL RADIAL PEDESTRIAN FOOTPATH THROUGH OPEN SPACE (SUBJECT TO DETAILED DESIGN)

## AMBROSE WAY, IMPINGTON - FRAMEWORK PLAN



**From:** [REDACTED]  
**Subject:** Flood Map Challenge.  
**Date:** 03 February 2020 16:00:54

---

Hi Daniel,

Thank you for your enquiry.

We agree to your direct rainfall modelling approach in principle, but we would need to review all your evidence before we can give a definitive answer on the flood map update.

The Flood map challenge process is an internal one and you would need to submit a request for an evidence based review. You would need to provide the environment agency with the model files and all outputs from the new model you have had made. As a minimum we will require a flood outline for the 1% and 0.1% AEP in GIS format (ESRI shapefiles are preferable) as well as node point locations and extracted levels and flows which can be provided externally to customers. We would then review the data and would need to be satisfied the evidence you have provided is better and more relevant than already exists before making any changes to the Flood Map for Planning. You can either send the information to us by hard drive or we can send you a sharefile link and you could upload the data that way. We currently hold no plans to review/update the flood map in this area.

Kind Regards

Andrew Fryer.

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## **Appendix 4 - Transport Strategy Overview**



# Technical Note

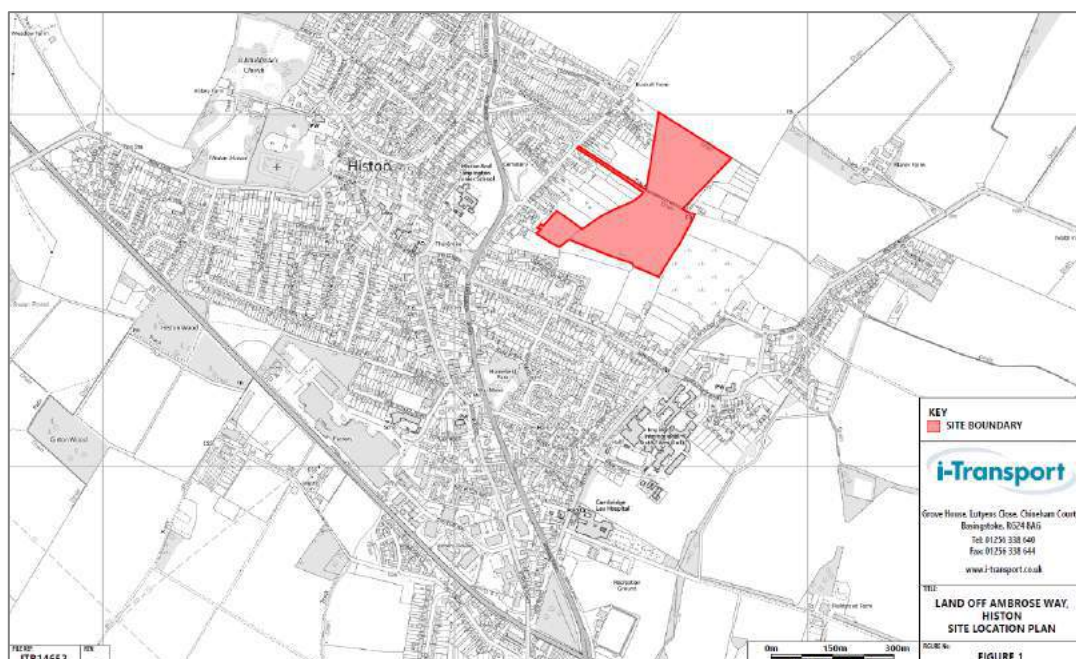
Project No: ITB14652  
Project Title: Land Off Ambrose Way, Impington  
Title: Overview Transport Strategy  
Ref: ITB14652-001D  
Date: 19 February 2019

## Executive Summary

Martin Grant Homes are promoting Land off Ambrose Way, Impington, for a residential development of up to 190 dwellings. The 'Greater Cambridge Local Plan – The First Conversation' (Issues and Options 2020), consultation is currently open, through which, there is the opportunity to put forward housing sites for consideration in the next Local Plan. This report has been prepared to demonstrate that early consideration has been given to transport and access elements of the proposed development site, to ensure that it is deliverable and to demonstrate how the Site can be developed in a manner that satisfies local and national policy considerations.

The Site is located to the east of the Village of Histon and to the north-west of Impington. The site lies to the east of Mill Lane and Ambrose Way. The site location is shown below as **Image 1.1**.

**Image 1.1: Site Location**



Source: Pegasus Design

Vehicular access can be achieved to the site from Ambrose Way in the vicinity of the turning head. The new access would form the minor arm of a simple priority junction with Ambrose Way. An initial access design has been drawn up, which complies with both local and national design guidance. Pedestrian and cycle access is proposed alongside the vehicular access on Ambrose Way and a second pedestrian / cycle / emergency access to Mill Lane is also proposed to provide a permeable and well connected development with the surrounding residential areas.

A review of the site in relation to everyday services and facilities that local residents are likely to access has also been undertaken, which demonstrates that the site benefits from the good connections to education, retail and employment facilities within walking and cycling distance of the site and there are good public transport links to access other key destinations such as Cambridge Science Park and Cambridge City Centre. Thus, the site offers a significant opportunity to create a sustainable and integrated development without relying upon the private car.

A Transport Assessment for the proposed development would be produced and submitted alongside any planning application. The TA would assess the impact of the proposed development traffic on the local highway network. At this early stage, a review of recent junction capacity assessments available within the public domain has revealed that there is currently spare capacity at the junctions within proximity to the site, however, should the addition of development traffic to the network cause the junctions to exceed capacity then suitable mitigation schemes would be explored. The site also benefits from significant improvements to Junction 32 of the A14 to the south of the site, which are currently underway and are anticipated to be completed by the end of 2020.

Consequently, it is concluded that the proposed development site provides:

- Safe and sustainable access for all people;
- Opportunities for sustainable transport modes to be taken up; and
- Early indications suggest that no severe residual cumulative transport impacts will arise from the development.

As such, the site can be delivered in a manner that satisfies local and national policy and there are no highway or transport reasons that the proposed development should not be allocated in the Greater Cambridge Local Plan.

## SECTION 1 Introduction

- 1.1.1 Martin Grant Homes are promoting Land off Ambrose Way, Impington, for a residential development of up to 190 residential dwellings.
- 1.1.2 The administrative districts of Cambridge and South Cambridgeshire are starting to prepare a new joint Greater Cambridge Local Plan, as set out in the adopted Greater Cambridge Local Development Scheme. The Council is currently undertaking a consultation on the 'Greater Cambridge Local Plan – The First Conversation' (Issues and Options 2020) (between 13 January 2020 and 24 February 2020), through which, there is the opportunity to put forward housing sites for consideration as part of the next Local Plan.
- 1.1.3 i-Transport have been appointed to provide highway and transport advice in relation to the development Site and specifically the impact of developing the site for circa 190 dwellings.
- 1.1.4 This Transport Overview Strategy has been prepared to provide early transport and access guidance and to demonstrate how the Site can be developed in a manner that can satisfy policy considerations, particularly the three key transport tests set out in paragraph 108 of the National Planning Policy Framework (NPPF), which require development proposals to ensure that:
- Safe and sustainable access is provided for all people;
  - Opportunities for sustainable transport modes have been taken up; and
  - There is no severe residual cumulative transport impact.

## 1.2 Report Structure

- 1.2.1 The remainder of this transport overview strategy is presented as follows:
- Section 2 - Policy Context;
  - Section 3 – Site Access;
  - Section 4 – Sustainable Transport Strategy Principles;
  - Section 5 – Traffic Impacts; and
  - Section 6 – Summary and Conclusions.

## SECTION 2 Policy Overview

### National Planning Policy Framework (Feb 2019)

2.1.1 The NPPF sets out the Government's planning policies and provides information on how these are expected to be applied.

2.1.2 The NPPF confirms that at the forefront of planning is the 'presumption in favour' of sustainable development:

***"at the heart of the Framework is a presumption in favour of sustainable development (paragraph 11)."***

2.1.3 Paragraph 108 requires that all developments that generate significant amounts of movement should be supported by a Transport Statement or Transport Assessment. Paragraph 108 also outlines the primary transport tests for new development proposals, stating that plans and decisions should consider whether:

- ***"appropriate opportunities to promote sustainable transport modes can be – or have been – taken up, given the type of development and its location;***
- ***safe and suitable access to the site can be achieved for all users; and***
- ***any significant impacts from the development on the transport network (in terms of capacity and congestion), or on highway safety, can be cost effectively mitigated to an acceptable degree."***

2.1.4 Paragraph 109 states that proposals should only be refused on transport grounds if there would be an unacceptable impact on highway safety or the residual cumulative impacts on the road network would be severe.

### Cambridgeshire Local Transport Plan 2011-2031 (LTP3)

2.1.5 Cambridgeshire County Council's third Local Transport Plan (LTP3) covers the period from 2011-2031 and sets out the overarching vision for the county:

***"Creating communities where people want to live and work: now and in the future"***

2.1.6 The LTP3, seeks to address existing transport challenges as well as setting out policies and strategies to ensure that planned large-scale development can take place in the county in a sustainable way.

2.1.7 Eight main transport challenges have been identified as part of the Local Transport Plan, these are as follows:

- ***“Improving the reliability of journey times by managing demand for road space, where appropriate and maximising the capacity and efficiency of the existing network;***
- ***Reducing the length of the commute and the need to travel by private car;***
- ***Making sustainable modes of transport a viable and attractive alternative to the private car;***
- ***Future-proofing our maintenance strategy and new transport infrastructure to cope with the effects of climate change;***
- ***Ensuring people – especially those at risk of social exclusion – can access the services they need within reasonable time, cost and effort wherever they live in the county;***
- ***Addressing the main causes of road accidents in Cambridgeshire;***
- ***Protecting and enhancing the natural environment by minimising the environmental impact of transport;***
- ***Influencing national and local decisions on land-use and transport planning that impact on routes through Cambridgeshire.”***

#### **South Cambridgeshire Local Plan (2018)**

2.1.8 The South Cambridgeshire Local Plan replaces the South Cambridgeshire Local Development Framework; the Local Plan’s policies and proposals cover the period from 2011-2031.

2.1.9 Policy S/1 of the Local Plan sets out the vision for the development across South Cambridgeshire, as follows:

***“South Cambridgeshire will continue to be the best place to live, work and study in the country. Our district will demonstrate impressive and sustainable economic growth. Our residents will have a superb quality of life in an exceptionally beautiful, rural and green environment.”***

2.1.10 In order to achieve this, a set of six objectives have been developed within the Local Plan, set out below:

- To support economic growth by supporting South Cambridgeshire's position as a world leader in research and technology based industries, research, and education; and supporting the rural economy;
- To protect the character of South Cambridgeshire, including its built and natural heritage, as well as protecting the Cambridge Green Belt. New development should enhance the area, and protect and enhance biodiversity;

- To provide land for housing in sustainable locations that meets local needs and aspirations, and gives choice about type, size, tenure and cost;
- To deliver new developments that are high quality and well-designed with distinctive character that reflects their location, and which responds robustly to the challenges of climate change;
- To ensure that all new development provides or has access to a range of services and facilities that support healthy lifestyles and well-being for everyone, including shops, schools, doctors, community buildings, cultural facilities, local open space, and green infrastructure; and
- To maximise potential for journeys to be undertaken by sustainable modes of transport including walking, cycling, bus and train.

2.1.11 Chapter 10 relates to promoting and delivering sustainable transport infrastructure. Policies TI/2: Planning for Sustainable Travel and TI/8: Infrastructure and New Developments are relevant to the potential development site.

2.1.12 Policy TI/2: Planning for Sustainable Travel states that:

- **1. Development must be located and designed to reduce the need to travel, particularly by car, and promote sustainable travel appropriate to its location.**
- **2. Planning permission will only be granted for development likely to give rise to increased travel demands, where the site has (or will attain) sufficient integration and accessibility by walking, cycling or public and community transport [...]**
- **3. Developers will be required to demonstrate they will make adequate provision to mitigate the likely impacts (including cumulative impacts) of their proposal [...]**
- **4. Developers of 'larger developments'<sup>1</sup> or where a proposal is likely to have 'significant transport implications'<sup>2</sup> will be required to demonstrate they have maximised opportunities for sustainable travel and will make adequate provision to mitigate the likely impacts through provision of a Transport Assessment and Travel Plan. [...]**

2.1.13 Policy TI/8: Infrastructure and New Developments states that:

- **1. Planning permission will only be granted for proposals that have made suitable arrangements for the improvement or provision of infrastructure necessary to make the scheme acceptable in planning terms. The nature, scale and phasing of any planning obligations and/or Community Infrastructure Levy (CIL) contributions sought will be related to the form of the development and its potential impact upon the surrounding area.**
- **2. Contributions may also be required towards the future maintenance and upkeep of facilities either in the form of initial support or in perpetuity in accordance with Government guidance.**

### Greater Cambridge Local Development Scheme (Oct 2018)

- 2.1.14 The Local Development Scheme (LDS) was produced in line with the Planning and Compulsory Purchase Act (2004) and provides information on the documents that Councils intend to produce to form their planning policy framework. It also sets out a timetable for their production.
- 2.1.15 The LDS is prepared and agreed by both Cambridge City Council and South Cambridgeshire District Council and contains a list of Development Plan Documents (DPDs) to be produced by both Local Planning Authorities.

### Transport Strategy for Cambridge and South Cambridgeshire (2014)

- 2.1.16 The Transport Strategy for Cambridge and South Cambridgeshire (TSCSC) focuses on the sustainable transport capacity and what needs to be provided in around the city and within the communities where people live and access services.
- 2.1.17 The purpose of the TSCSC is to:
- ***“provide a detailed policy framework and programme of schemes for the area, addressing current problems, and consistent with the policies of the LTP3;***
  - ***support the Cambridge and South Cambridgeshire Local Plans, taking into account the committed and predicted growth levels, detailing the transport infrastructure and services necessary to deliver this growth”.***

- 2.1.18 A series of eight objectives have been identified within the strategy, as follows:

- ***“To ensure that the transport network supports the economy and acts as a catalyst for sustainable growth.***
- ***To enhance accessibility to, from and within Cambridge and South Cambridgeshire (and beyond the strategy area).***
- ***To ensure good transport links between new and existing communities, and the jobs and services people wish to access.***
- ***To prioritise sustainable alternatives to the private car in the strategy area, and reduce the impacts of congestion on sustainable modes of transport.***
- ***To meet air quality objectives and carbon reduction targets, and preserve the natural environment.***
- ***To ensure that changes to the transport network respect and conserve the distinctive character of the area and people’s quality of life.***

- ***To ensure the strategy encourages healthy and active travel, supporting improved wellbeing.***
- ***To manage the transport network effectively and efficiently.”***

2.1.19 These objectives are designed to mitigate the challenges set out in the strategy including accessibility, managing demand, safety, travel information, environment and sourcing funding to deliver transport improvements.

2.1.20 The most relevant policies in the TSCSC document are policies 7 and 12.

2.1.21 **Policy 7** (Supporting sustainable growth) states that the transport network shall be developed to provide capacity while still protecting the area’s distinctive character and environment. New developments will improve transport infrastructure and maximise access by walking, cycling, and public transport where appropriate.

2.1.22 **Policy 12** (encouraging cycling and walking) states that the capacity, quality and safety of walking and cycling networks should be increased to promote healthy travel. The highest possible standard of cycling and walking infrastructure will be pursued when appropriate. All new development must provide safe and convenient pedestrian and cyclist environments including cycle parking and ensuring integration with the wider network.

#### **Transport Assessment Guidelines (June 2017)**

2.1.23 The Transport Assessment Guidelines document has been produced by Cambridgeshire County Council and sets out the guidance to applicants, developers, their agents and local authority officers on when a Transport Assessment (TA) is required and what it should contain. Guidance is also included on what information should be provided for smaller applications that require a Transport Statement (TS).

2.1.24 The guidance regarding a residential development, land use C3, states that a Transport Assessment and Travel Plan are required for sites containing >80 dwellings.

## SECTION 3 Site Access Strategy

### 3.1 Strategy

3.1.1 The site benefits from direct frontage onto:

- Ambrose Way; and
- Mill Lane.

3.1.2 Ambrose Way is a residential cul-de-sac serving around 12 dwellings with a circa 5.5m carriageway and footways on both sides. It is street lit and subject to a 30mph speed limit. Ambrose Way forms a priority junction with the B1049 Glebe Way to the north west which provides access to the wider highway network.

3.1.3 Mill Lane has a circa 4.8m carriageway (wide enough for a large vehicle to pass a car) and footways on at least one side of the road (mainly on the west side). It is street lit and subject to a 30mph speed limit. Its northern end runs into a private road accessing Mill Lane Farm. There is on-street parking at the southern end of Mill Lane reducing its effective width. Traffic accessing the wider highway network (Glebe Way and beyond) has the choice of the southern end of Mill Lane or Orchard Road.

3.1.4 In terms of acceptable road widths, the Manual for Streets (at Figure 7.1, and re-produced below) identifies that a carriageway width of 5.5m is required for two large vehicles to pass, while 4.1m allows for two cars to pass. A width of 4.8m allows for a car and large vehicle to pass.

**Image 3.1 – Carriageway widths (Figure 7.1 Manual for Streets)**

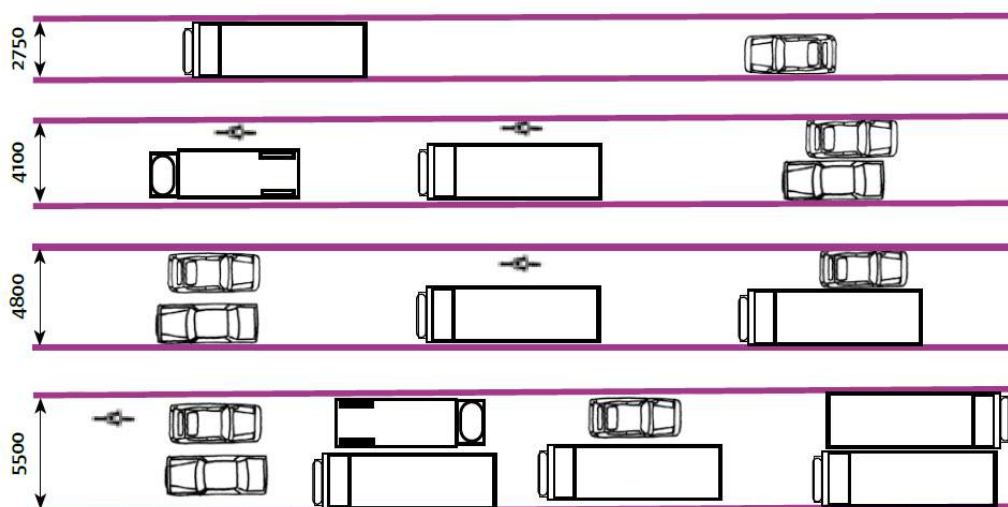


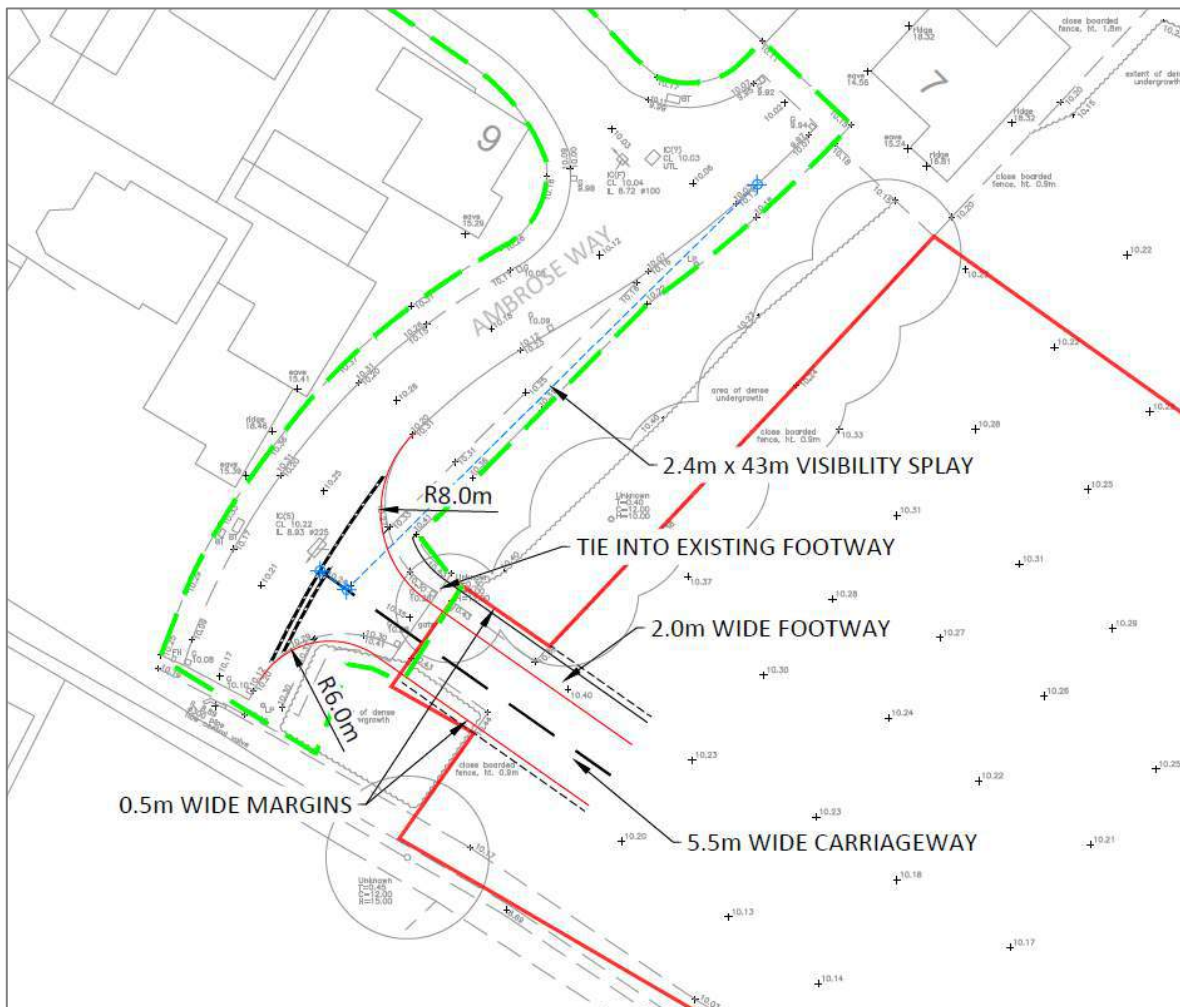
Figure 7.1 Illustrates what various carriageway widths can accommodate. They are not necessarily recommendations.

Source: MfS

### 3.2 Vehicular Access

- 3.2.1 It is proposed to take vehicular access from Ambrose Way.
- 3.2.2 Access can be achieved to the site from the eastern side of Ambrose Way in the vicinity of the turning head. The new access would form the minor arm of a simple priority junction with Ambrose Way. A 5m carriageway (wide enough for a large vehicle to pass a car) and a 1.5m wide footway on the north/western side of the carriageway (wide enough for a wheelchair user) can be delivered.
- 3.2.3 Within the site it is proposed to increase the width of the access road to 5.5m with a 2.0-3.0m wide footway / shared footway-cycleway on at least one side of the carriageway.
- 3.2.4 This potential site access arrangement is shown on drawing **ITB14652-GA-001 Rev D** and is extracted as **Image 3.2**.

**Image 3.2: Potential Access Arrangement from Ambrose Way**



Source: i-Transport Drawing ITB14652-GA-001 Rev D

3.2.5 The potential access design is in line with Cambridgeshire’s design principles set out in ‘Cambridgeshire Design Guide for Streets & Public Realm’ (2007), which set out that:

- Carriageway widths for secondary and tertiary roads in rural areas typically measure 5.0m (range 4.5m-5.5m); and
- Footway widths for secondary and tertiary roads in rural areas typically measure between 1.5m - 2.0m.

### 3.3 Pedestrian and Cycle Access

3.3.1 To deliver a permeable, connected and integrated development, a number of pedestrian and cycle accesses are proposed as part of the strategy comprising:

- Pedestrian and cycle facilities at the proposed vehicular access off Ambrose Way; and
- A pedestrian / cycle access onto Mill Lane. This access could also be used as an emergency access if required.

### 3.4 Development Concept

3.4.1 The development concept is shown on **Image 3.3** and included at **Appendix A**.

**Image 3.3: Site Access Strategy and Development Concept**



Source: Pegasus Design (Drawing: 18-1588-03B)

### 3.5 Summary

3.5.1 A summary of the of access strategy is shown in **Table 3.1**.

**Table 3.1: Summary Table**

Summary	
Vehicular Access	The site has direct frontage onto Ambrose Way and Mill Lane. Vehicular access can be provided to Ambrose Way. It is proposed to provide a new 5.0m wide access road (to widen to 5.5m within the site) which forms the minor arm of a priority junction with Ambrose Way; or Junction Capacity Assessments would be undertaken as part of the Transport Statement produced and submitted alongside a planning application to ensure that proposed accesses operate within capacity.
Pedestrian and Cycle Access	Pedestrian and cycle access is proposed alongside the vehicular access on Ambrose Way. A second pedestrian / cycle / emergency access to Mill Lane could also be provided.
<b>Conclusion</b>	<b>The access strategy can deliver safe access for all users, including pedestrians and cyclists.</b>

## SECTION 4 Sustainable Transport Strategy

### 4.1 Journey Purpose and Key Destinations

4.1.1 In promoting sustainable transport, it is important to consider the reasons why future residents of the proposed development will make journeys.

4.1.2 The Department for Transport’s (DfT) National Travel Survey identifies the reasons why people travel. The proportion of all trips by purpose (by all modes) is summarised in **Table 4.1**.

**Table 4.1: Proportion of Trips per Year by Journey Purpose (all modes)**

Journey Purpose	Proportion of Trips
Leisure	26%
Shopping	19%
Commuting/Business	18%
Education/Escort Education	12%
Personal Business	9%
Other Escort	9%
Other	6%

Source: Table NTS0409 Average number of trips by purpose and main mode: England NTS – 2017 Edition

4.1.3 It is evident that travel demand is well spread between a number of journey purposes including leisure, shopping, commuting / business and education / escort education trips which account for around two thirds of all journeys.

### 4.2 Walking Distances

4.2.1 Paragraph 4.4.1 of the Manual for Streets identifies that ***“Walkable neighbourhoods are typically characterised by having a range of facilities within 10 minutes’ (up to about 800 m) walking distance of residential areas” and “this is not an upper limit and PPG13 states that walking offers the greatest potential to replace short car trips, particularly those under 2km.”***

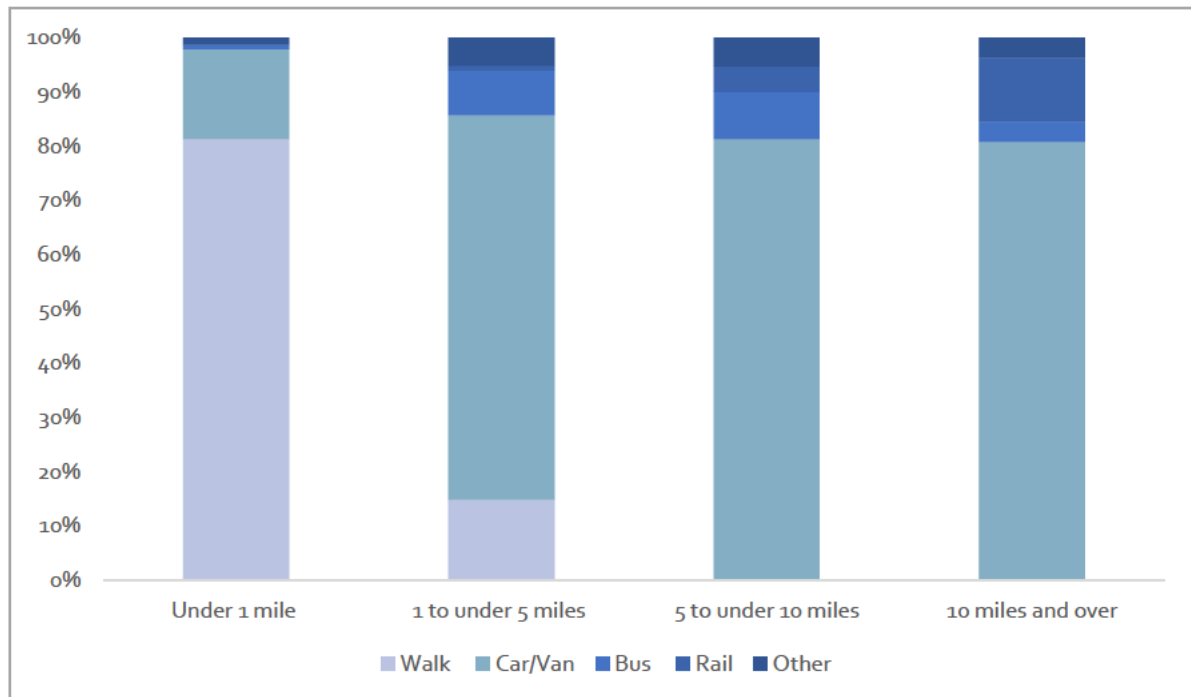
4.2.2 It is important to note that 2km is not however a maximum walking distance. Historically, the Design Manual for Roads and Bridges (DMRB) TD91/05 “Provision for Non-Motorised Users” at paragraph 2.3 has stated that:

***“Walking is used to access a wide variety of destinations including educational facilities, shops, and places of work, normally within a range of up to 2 miles. Walking and rambling can also be undertaken as a leisure activity, often over longer distances”.***

4.2.3 Whilst TD91/05 has been superseded there is no evidence to suggest that isn’t still the case.

4.2.4 In fact, this is corroborated by the National Travel Survey (NTS) 2017 which identifies the mode share journeys of different lengths (Image 4.1) and confirms that the vast majority (80%) of trips of up to one mile (1.6km) are undertaken on foot.

**Image 4.1: Mode Share of Trips by Main Mode for Different Trip Lengths**



Source: National Travel Survey: England 2017

4.2.5 Providing new homes within one mile (1.6km) of facilities and services will provide the greatest opportunity for a significant proportion of trips to be made by walking.

4.2.6 That is not to say that a mile is the maximum that people are prepared to walk, or that development must be located within a mile of everything and the NTS data (Image 4.1) identifies that a significant proportion (around 31%) of journeys between one and two miles are undertaken on foot i.e. a significant proportion of people are prepared to walk for journeys of up to 2 miles (3.2km). This demonstrates that walking is a realistic and viable travel option for many people for such journeys.

4.2.7 Against this background, the following distances have been used for assessing the likelihood of walking journeys to and from the site:

- 800m – Comfortable walking distance;
- 2km – reasonable walking distance; and
- 3.2km – maximum walking distance.

4.2.8 As shown in **Table 4.2**, a large range of local services and facilities are within a reasonable walking distance of the centre of the site including education, employment, retail and leisure opportunities.

### 4.3 Cycle Distances

4.3.1 Paragraph 1.5.1 of the DfT Document LTN 02/08 Cycle Infrastructure Design discusses typical cycle trip distances and states that local highway networks are primarily for local journeys and many utility cycle journeys are under three miles (4.8km) although for commuter journeys a trip distance of 5 miles (8km) is not uncommon.

4.3.2 Historically, the Design Manual for Roads and Bridges (DMRB) TD91/05 “Provision for Non-Motorised Users” at paragraph 2.11 has stated that:

*“Cycling is used for accessing a variety of different destinations, including educational facilities, shops and places of work, up to a range of around 5 miles. Cycling is also undertaken as a leisure activity, often over much longer distances. As well as being a mode of transport in its own right, cycling frequently forms part of a journey in combination with cars and public transport.”*

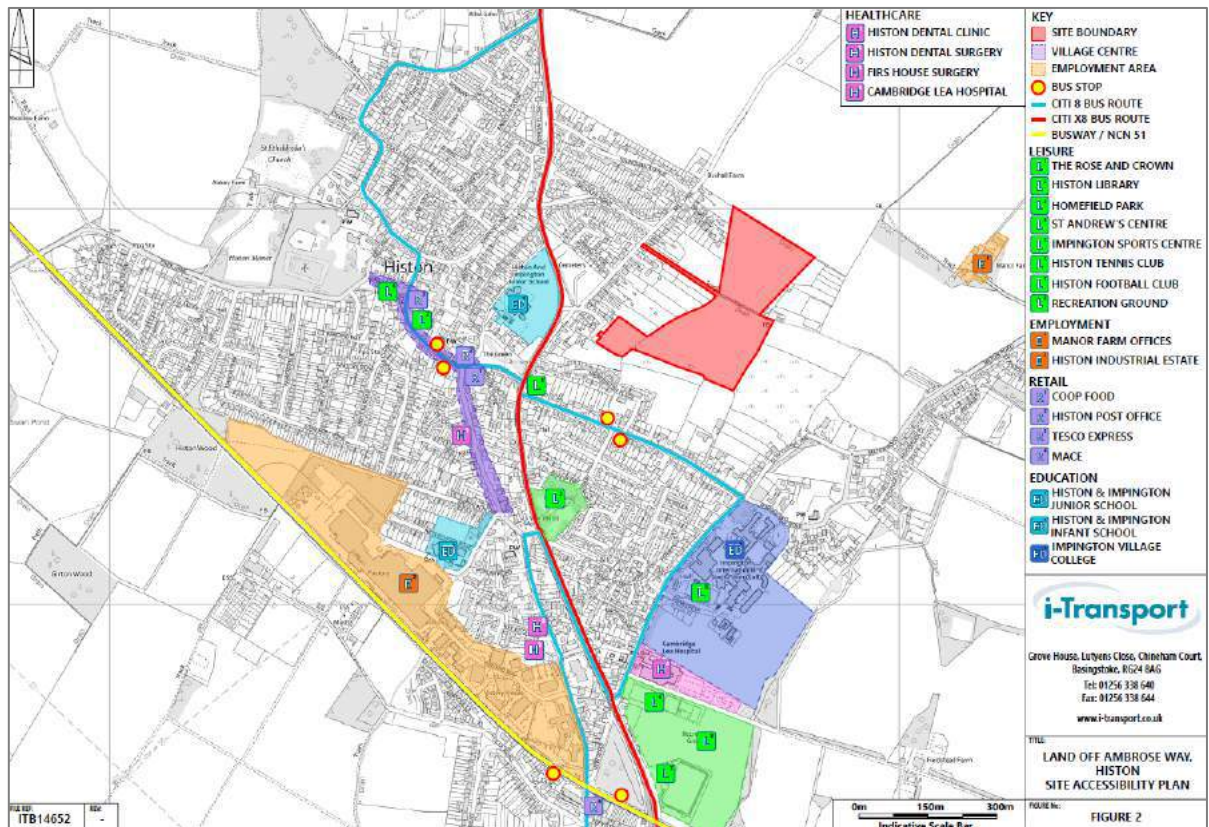
4.3.3 Whilst TD91/05 has been superseded there is no evidence to suggest that isn’t still the case.

4.3.4 A cycling distance of up to around 5km (3 miles) therefore offers the greatest potential to replace car trips and is therefore a “reasonable” cycling distance although a number of cycle journeys may be longer at 8km (5 miles). Cycling also frequently forms part of a longer journey in combination with public transport.

### 4.4 Proximity to Local Facilities and Services

4.4.1 The site would provide a sustainable north eastern extension to Impington and would be well located to a variety of everyday services and facilities. The location of these facilities is shown on **Figure 2** extracted as **Image 4.2**.

Image 4.2: Extract of Local Facilities and Services Plan



4.4.2 A preliminary review of the proximity of the site to local facilities has been carried out and is presented in **Table 4.2**. The assessment has considered the distance to each facility from the centre of the site as well as the estimated walking and cycling time.

**Table 4.2: Local Services and Facilities**

Essential facilities				
Type	Name	Distance to (m)	Walking time (mins)	Cycle time (mins)
Education	Histon & Impington Junior School	1,000	12	4
	Histon & Impington Infant School	1,400	17	5
	Impington Village College	1,500	18	6
Health	Histon Dental Clinic	1,100	13	4
	Histon Dental Surgery	1,400	17	5
	Firs House Surgery	1,500	18	6
	Cambridge Lea Hospital	1,800	21	7
Supermarkets / Food Stores	Coop Food	950	11	4
	Tesco Express	1,100	13	4
	Mace	1,900	23	7
Transport Link	Cambridgeshire Busway and NCN 51	1,900	23	7
Employment	Impington Industrial Estate	1,800	21	7
Leisure	The Rose and Crown	750	9	3
	Histon Library	1,100	13	4
	Homefield Park	1,100	13	4
	St Andrew's Centre	1,200	14	5
	Impington Sports Centre	1,600	19	6
	Histon Tennis Club	1,800	21	7
	Histon Football Club	1,900	23	7
	Histon Recreation Ground	1,900	23	7

Source: Consultant Estimates (measured from the centre of the site)

4.4.3 As shown in **Table 4.2**, the site is well located to a variety of leisure, retail, healthcare and education services with a large industrial estate providing employment opportunities located within both walking and cycling distances of the centre of the site.

4.4.4 Additional services and facilities are located in Cambridge approximately 6km to the south, accessible via local bus services, the Guided Busway and/or by bike on the NCN51.

## 4.5 Walking and Cycling Facilities

- 4.5.1 Ambrose Way is located at the southwestern extent of the site and currently serves as a residential cul-de-sac. Footways are provided on both sides of the carriageway and tie into existing footways on Mill Lane and Glebe Way to the west. Street lighting is present throughout the local highway network in the vicinity of the site.
- 4.5.2 Mill Lane provides footways on both sides of the carriageway southbound towards the centre of Histon and Cambridge. Mill Lane also routes north, providing a connection to a number of residential streets via a single footway on the western side of the carriageway.
- 4.5.3 Glebe Way forms part of the main north-south link through Histon, becoming Cottenham Road to the north and Water Lane and Bridge Road to the south. The carriageway is approximately 7.8m in width with an on-road cycle lane situated on the northbound lane. Dropped kerbs and tactile paving are provided at the majority of the crossing points between Glebe Way and the residential streets it serves. Furthermore, there is a pedestrian refuge island on Ambrose Way at the junction with Glebe Way. To the south of the site, at the signalised junction between Glebe Way, The Green and Water Lane, pelican crossings are provided on all arms of the junction.
- 4.5.4 Footways and cycle lanes are provided on both sides of the carriageway southwards along Water Lane. A puffin crossing is provided just south of the priority junction between Water Lane, Station Road and Bridge Road. An additional crossing in the form of an uncontrolled pedestrian refuge island with dropped kerbs and tactile paving is accessible approximately just to the north of School Lane. Continuing south, a pelican crossing is provided on Bridge Road at the signalised junction between Bridge Road and Chequers Road. Finally, a toucan crossing is available to the south of the New Road/Bridge Road junction which pedestrians and cyclists can use to access Histon Tennis Club, Football Club and Recreation Ground on the eastern side of Bridge Road and can access the Busway via New Road to the south west. Continuing along Bridge Road to the South, a single footway is provided on the western side of the carriageway, over the Busway and National Cycle Route (NCN) 51.
- 4.5.5 NCN 51 is accessible approximately 1.9km to the southwest of the site, just to the south of the junction between Station Road and New Road. The NCN 51 is a circa 209 mile cycle route that connects Oxford to Bedford and Huntingdon to Colchester via Felixstowe. Between St Ives and Cambridge the cycleway follows the Guided Busway and is blacktopped over its entire length and can be used by horse riders (St Ives to Milton Road, Cambridge only), pedestrians and cyclists. Furthermore, there are 40 covered, well-lit and CCTV monitored cycle parking spaces available at the Histon Busway stop, therefore linked trips by bike and bus could occur.

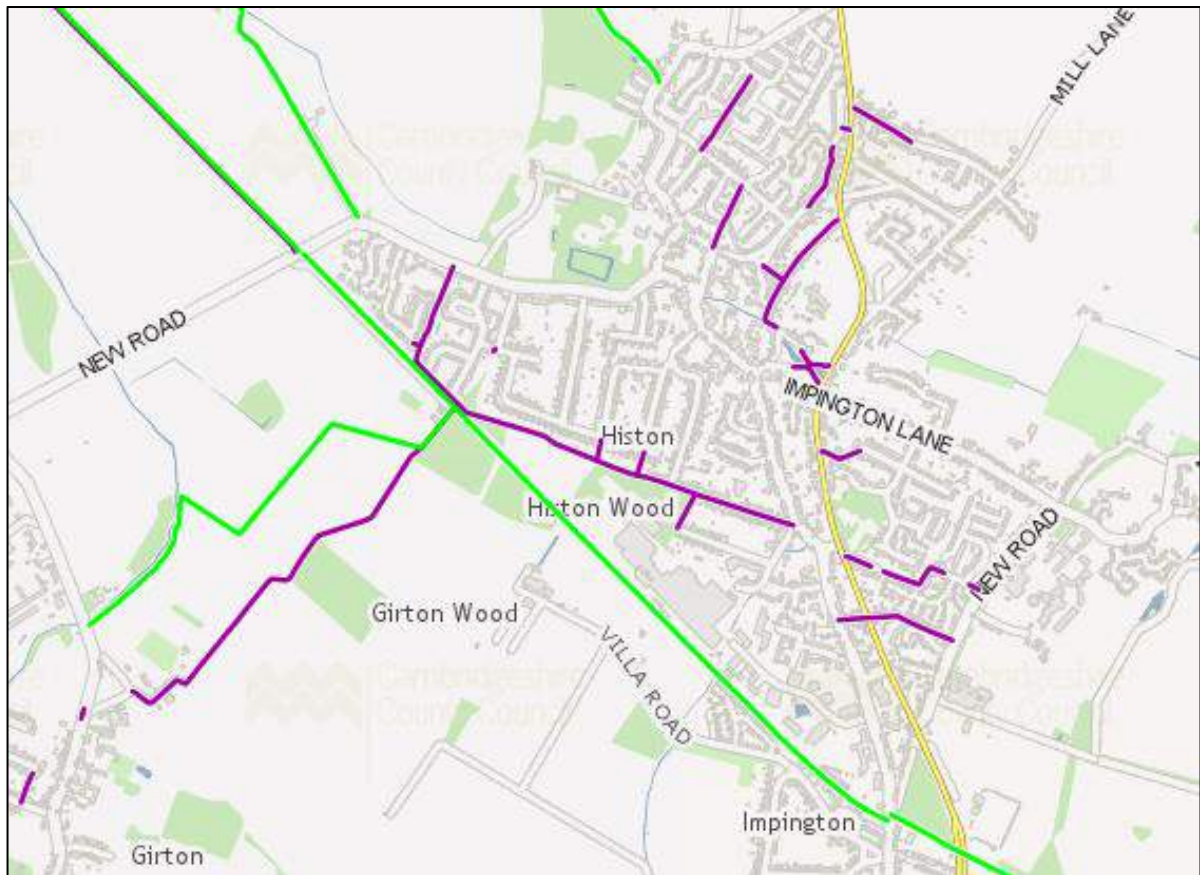
4.5.6 The cycle facilities in Histon and Impington are shown on the 'Histon and Girton' Cycle Map produced by Cambridgeshire County Council, an extract of which is shown below on **Image 4.3**.

**Image 4.3: Extract of Histon and Girton Cycle Map**



Source: Cambridgeshire County Council

4.5.7 In addition to the local walking and cycling facilities outlined above, a number of public rights of way (PROW) are also available in the vicinity of the site as shown in **Image 4.4**.

**Image 4.4: Local PROW Network**

Source: Cambridgeshire County Council

- 4.5.8 Given the good pedestrian and cycle connectivity to and from the site, the internal layout can be designed to maximise walking and cycling opportunities and minimise journey distances. A permeable network of streets will be provided to promote use by sustainable modes of travel.

## 4.6 Access to Public Transport

- 4.6.1 The closest bus stop to the site is located circa 500m from the centre of the site on Glebe Way. This stop provides a direct morning service to the centre of Cambridge on Monday to Saturdays in time to reach Cambridge at start of the typical working day (9am).
- 4.6.2 The closest regular bus service to the site is located circa 1km from the centre of the site on Histon High Street. This stop is served by the Citi 8 bus service which connects Cambridge and Cottenham and has a service frequency of approximately 20 minutes throughout the day.
- 4.6.3 The Cambridge Busway is also accessible from the site. The stops are located approximately 1.9km south for westbound services and 2km to the south for eastbound services. The stops are served by routes A, B and D.

4.6.4 **Table 4.3** outlines the times and frequencies for the local bus services.

**Table 4.3: Local Bus Service Details**

Service	Route	Typical Frequency		
		Monday - Friday	Saturdays	Sundays
Citi 8	Cambridge - Histon - Cottenham	Every 20 minutes between 07:14 and 19:09; a service at 19:36 then hourly between 20:06 and 00:36	Every 20 minutes between 07:54 and 18:40, half hourly between 18:39 and 20:36 and hourly between 20:36 and 00:36	Every 30 minutes First service 09:54 Last service 18:24
	Cottenham – Histon – Cambridge	Every 20 minutes between 06:05 and 18:50; a service at 19:33 then hourly between 20:03 and 00:03	Every 20 minutes between 06:44 and 18:44, a service at 19:36 and then hourly between 20:03 and 00:03	Every 30 minutes First service 09:21 Last service 17:51
Citi X8	Cottenham – Histon – Cambridge	One Service per day 07:48	No Service	No Service
A, B, D the busway	Royston – Cambridge – St. Ives - Huntingdon - Peterborough	Every 5-10 minutes First service (B) 06:52 Last service (B) 23:42	Every 7-15 minutes First service (A) 07:37 Last service (B) 23:42	Every 15 minutes First service (B) 09:36 Last service (B) 18:06
	Peterborough – Huntingdon – St. Ives – Cambridge – Royston	Every 5-10 minutes First service (B) 06:06 Last service (B) 23:01	Every 7-15 minutes First service (A) 06:38 Last service (B) 23:01	Every 15 minutes First service (B) 09:00 Last service (B) 17:30

Source: Traveline

4.6.5 **Table 4.3** demonstrates there are a number of frequent bus services within a walkable distance from the site, providing access to central Cambridge to the south and destinations further afield such as Huntingdon and St. Ives to the north west. Future residents will therefore have a realistic opportunity to use sustainable modes of transport as a viable alternative to private vehicle use.

4.6.6 While the identified bus stops may be outside of the typical 400m walk distance it is evident that public transport users are likely to walk substantially further than 400m to access a frequent service, especially one which is at a ‘turn up and go’ frequency, as is provided from the Busway. This is confirmed by a recent paper on walking and cycling distances summarised in Local Transport Today, based on data extracted from the National Travel Survey which identifies that the mean walking distance to a bus stop is 580m while the 85th percentile walking distance to a bus stop is some 810m, both of which are notably longer than the much quoted CIHT guidance.

## 4.7 Sustainable Transport Strategies

- 4.7.1 The location of the site relevant to local facilities and benefiting from the good sustainable connections described in Sections 3.1 - 3.3, means that the development offers a significant opportunity to create a sustainable and integrated development that will not rely upon the private car.
- 4.7.2 To build on the site's excellent location relevant to local services, the development will be brought forward alongside a Sustainable Transport Strategy comprising a package of improvements to enhance access opportunities by all modes of travel.
- 4.7.3 The detail of the Sustainable Transport Strategy will be developed as the proposal progresses, **Table 4.4** identifies a series of strategy principles which will be applied.

**Table 4.4: Sustainable Transport Strategy Principles**

Principle	Measure
Facilitate home working	Ensure dwellings provide adequate space for home working, and that they are provided with appropriate infrastructure (i.e broadband).
Improved Footway / cycleway provision	Undertake a non-motorised user audit and identify gaps in pedestrian and cycle network, especially towards Histon and Impington Village centres and the guided busway.
Facilitate improvements to public rights of way	Provide sensitive and appropriate surfacing and access improvements to local footpaths and bridleways to facilitate access to the countryside, and Histon and Impington Centre.
Promote Smarter Choices	Promote a package of travel incentives, travel planning services and travel information to encourage sustainable travel.

## 4.8 Summary

4.8.1 A summary of the Site Accessibility is shown in **Table 4.5**.

**Table 4.5: Summary Table**

Summary	
Proximity to Local Facilities and Services	Good access to local facilities and services within walking cycling distance from the centre of the site.
Walking and Cycling Facilities	Existing provision along Ambrose Way and Glebe Way providing a walking route to the local facilities on The Green and High Street. Signalised pedestrian crossing points are provided on all arms of the Glebe Way / Impington Lane / Water Lane / The Green junction. A number of suitable cycling routes within close proximity to the site, including signed cycle routes along Glebe Way, Water Lane, and Bridge Road which provide a link to the National Cycle Network Route 51.
Access to Public Transport	A bus stop on Glebe Way in close proximity to the site, served by the Citi 8 / X8 routes provide a frequent service (circa 20min) which connect Cambridge and Cottenham. The Cambridge Busway is also accessible from the site and provides frequent services (every 5-10 minutes during weekdays) to the center of Cambridge.
Sustainable Transport Strategy Principles	The development will be brought forward alongside a sustainable transport strategy comprising a package of improvements to enhance sustainable travel, including schemes identified within the IDP. Sustainable travel options will therefore be taken up.

## SECTION 5 Traffic Impact Assessment

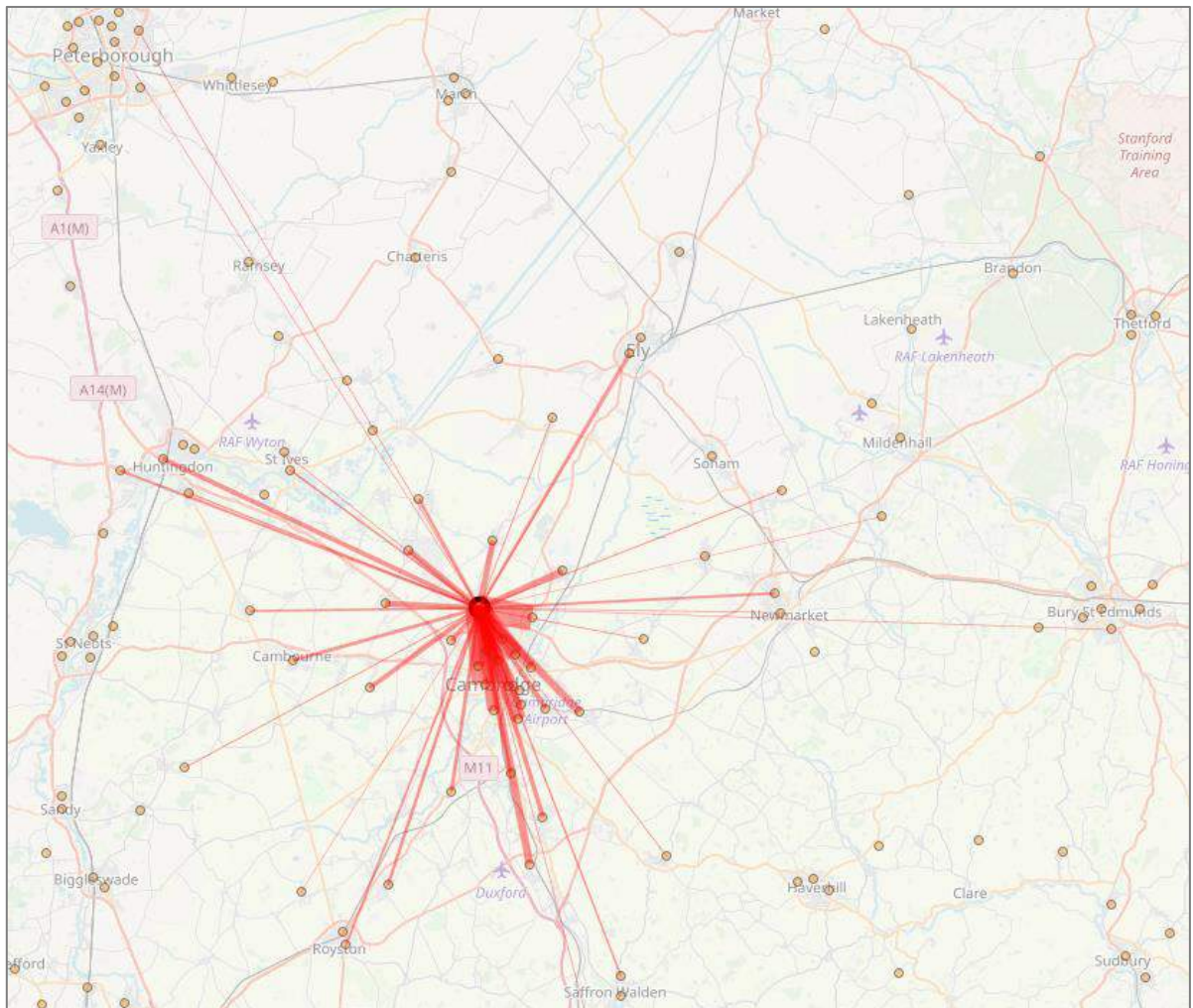
### 5.1 Overview

- 5.1.1 To consider the potential traffic impacts of the development of the Site, an initial and high-level appraisal has been carried out and is summarised in this section.
- 5.1.2 The assessment considers the delivery of up to 190 dwellings. The assessment concludes that the local highway network could adequately accommodate the additional traffic associated the proposed development.

### 5.2 Study Area

- 5.2.1 In view of the location of the site relative to local facilities and areas of employment, it is likely that the greatest impacts of development will be experienced to the south of the site.
- 5.2.2 A review of the Travel to Work Flows based on the 2011 census data for the South Cambridgeshire 006 Middle Super Output Area (which includes the proposed development site) has been undertaken, which shows that the majority of trips to/from the south of the site are to Cambridge. Other destinations identified include, Huntingdon, Peterborough, Ely, Newmarket, and Bury St Edmunds. The destinations for work trips are shown on **Figure 5.1**.

**Figure 5.1: Census Travel to Work Data – South Cambridgeshire 006.**



Source: <http://commute.datashine.org.uk/>

5.2.3 For this reason the initial traffic assessment has focussed on the A217 corridor, and particularly the following junctions:

- Ambrose Way / Glebe Way
- Glebe Way/ Impington Lane / Water Lane / The Green;
- Bridge Road / A14 / Cambridge Road.

### 5.3 Trip Generation

5.3.1 An initial assessment of the traffic impact on the local highway network has been undertaken using the TRICS database based upon a development of 190 dwellings.

5.3.2 Within the TRICS database is a residential development of 207 dwellings located in Bar Hill, South Cambridge, located less than 6km from the proposed development site. The site consists of 2-, 3- and 4-bedroom dwellings and was surveyed in September 2018. As such this site has been used to provide representative trip rates.

5.3.3 The results are summarised in **Table 5.1**.

**Table 5.1: Weekday Vehicle Trip Rates and Generation – 190 Dwellings**

Time	Morning Peak			Evening Peak		
	In	Out	Two-way	In	Out	Two-way
Private Dwellings Trip Rate (per dwelling)	0.184	0.401	0.585	0.348	0.140	0.488
Vehicle Movements (190 Dwellings)	35	76	111	66	27	93

Source: TRICS / Consultant’s calculations based on TRICS data

5.3.4 A development of some 190 dwellings would generate around 111 two-way vehicle movements during the morning peak hour and 93 two-way vehicle movements during the evening peak hour, which equates to less than two vehicles every minute.

5.3.5 Based on the 2011 Census Travel to work data it has been assumed that 90% of traffic would travel to/from the south of the proposed development site. This equates to circa 100 two-way vehicle movements during the morning peak hour and 84 two-way vehicle movements during the evening peak hour on Glebe Way to the south of Ambrose Way.

## 5.4 Junction Capacity Assessments

### Local Highway Network

5.4.1 Traffic surveys and junction capacity assessments have recently been undertaken in Histon and Impington to inform a Transport Assessment for a new 2 form-entry Primary School and 52-place Nursery at Buxhall Farm, Glebe Way, Histon prepared by MTC Engineering (Planning Reference: S/0101/18/CC).

5.4.2 As part of this application traffic count surveys were undertaken at the B1049 Glebe Way/Impington Lane/B1049 Water Lane/The Green signal junction, the B1049 Bridge Road/Chequers Road signal junction, and on the B1049 Glebe Way on Tuesday 12th June 2018 from 07:45 - 09:15 and 14:45 - 16:15. As this application is for a school, the evening peak hour used for the assessment is unlikely to be representative of peak hour on the local highway network. Nevertheless, the junction capacity assessments undertaken for the morning peak hour still provides useful information on how the local highway network is operating in the morning peak period (08:00-09:00).

5.4.3 The observed junction performance during the morning peak hour and the future assessment years (without development) for 2020 and 2025 (factored using TEMPRO growth rates) for the Glebe Way / The Green / Impington Lane / Water Lane signalised junction and the Bridge Road/Chequers Road signal junction are summarised in **Table 5.2** and **Table 5.3** below.

**Table 5.2: Morning Peak Hour Linsig Results for the Glebe Way / The Green / Impington Lane / Water Lane Signalised Junction**

Road / Link	2018		2020		2025	
	DOS	Queue	DOS	Queue	DOS	Queue
Glebe Way	80.3	22	82.4	23	87.0	26
The Green	79.8	10	81.8	10	86.5	11
Impington Lane	80.1	7	82.2	7	86.8	8
Water Lane	39.9	8	41	8	43.2	9

Source: LinSig 3 / MTC Engineering Transport Assessment for a New 2FE Primary School and Nursery at Buxhall Farm.

**Table 5.3: Morning Peak Hour Linsig Results for the Bridge Road / Chequers Road Signalised Junction**

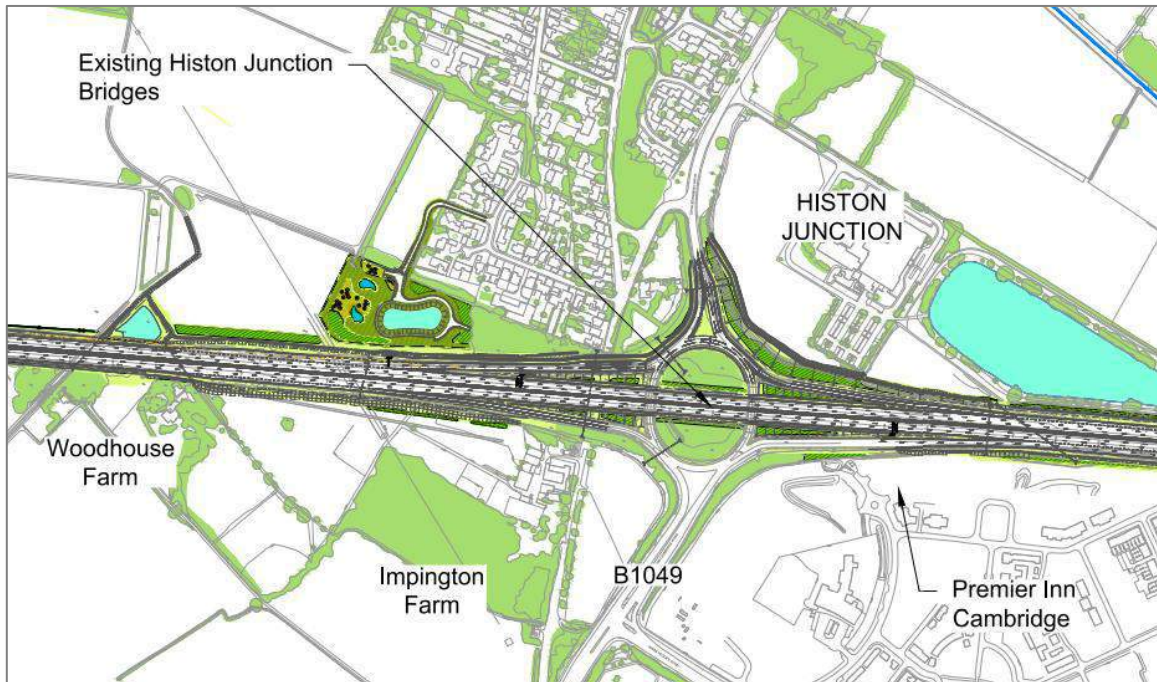
Road / Link	2018		2020		2025	
	DOS	Queue	DOS	Queue	DOS	Queue
Bridge Road (north)	52.2	8	53.5	8	56.6	9
Chequers Road	48.8	3	50.2	3	52.7	3
Bridge Road (south)	52.1	9	53.5	10	56.5	11

Source: LinSig 3 / MTC Engineering Transport Assessment for a New 2FE Primary School and Nursery at Buxhall Farm.

- 5.4.4 It can be seen from **Table 5.2** and **5.3** that the signalised junctions in Histon to the south of the proposed development are currently operating within capacity and are anticipated to do so in the future assessment years with the addition of background growth.
- 5.4.5 A Transport Assessment for the proposed development would be produced and submitted alongside any planning application. The TA would include junction capacity assessments and would include the impact of the proposed development traffic and any committed developments at the time of submission. It can be seen that there is currently spare capacity at the junctions within proximity to the site, however, should the addition of development traffic to the network cause the junctions to exceed capacity then suitable mitigation schemes would be explored.
- 5.4.6 Potential future mitigation for the B1049 Glebe Way/Impington Lane/B1049 Water Lane/The Green signal junction could comprise of upgrading signal equipment, localised widening and / or increasing the existing cycle time, therefore reducing the overall proportion of time 'wasted' between green phases when all lights are red to increase lane capacity on some of the arms.

### **Strategic Road Network**

- 5.4.7 Significant improvements to the strategic road network are currently being undertaken on the A14 between Cambridge and Huntingdon.
- 5.4.8 At the Histon Junction (Junction 32), the proposed improvements are as follows:
- Widen the A14 to a three-lane dual carriageway standard between the Girton interchange and the 'west facing slip roads' at Histon Junction;
  - Widen the B1049 Bridge Road on its approach to Histon Junction to increase capacity;
  - Provide improved non-motorised user facilities at Histon Junction.
- 5.4.9 An extract of the proposed improvement scheme is provided as **Image 5.2**.

**Image 5.2: Extract of A14 Junction 32 Improvement Scheme**

- 5.4.10 A Transport Assessment was prepared by Jacobs, Arup and AECOM (December 2014) to assess the impacts of the proposed improvements.
- 5.4.11 The results presented in the TA show that as a result of the proposed improvements on the A14 between Cambridge and Huntingdon and the improvements at Junction 32 (Histon), flows on B1049 Histon Road (through Impington) are anticipated to decrease as a result of A14 improvement scheme in the future assessment year of 2035.
- 5.4.12 Furthermore, the operational assessments indicate that all arms of the Histon signalised junction (Junction 32 of the A14) are forecasted to operate within capacity, with the exception of the entry to the A14 Westbound off-slip and the entry to Cambridge Road in the PM peak hour. Whilst one arm of the junction is expected to operate over capacity, as a whole the junction operates significantly better than the 'do-minimum' scenario in both the future assessment years of 2020 and 2035.
- 5.4.13 Consequently, there are significant improvements currently being implemented in the vicinity of the site on the Strategic Road Network which are anticipated to decrease flows in the future assessment year.

## SECTION 6 Summary and Conclusions

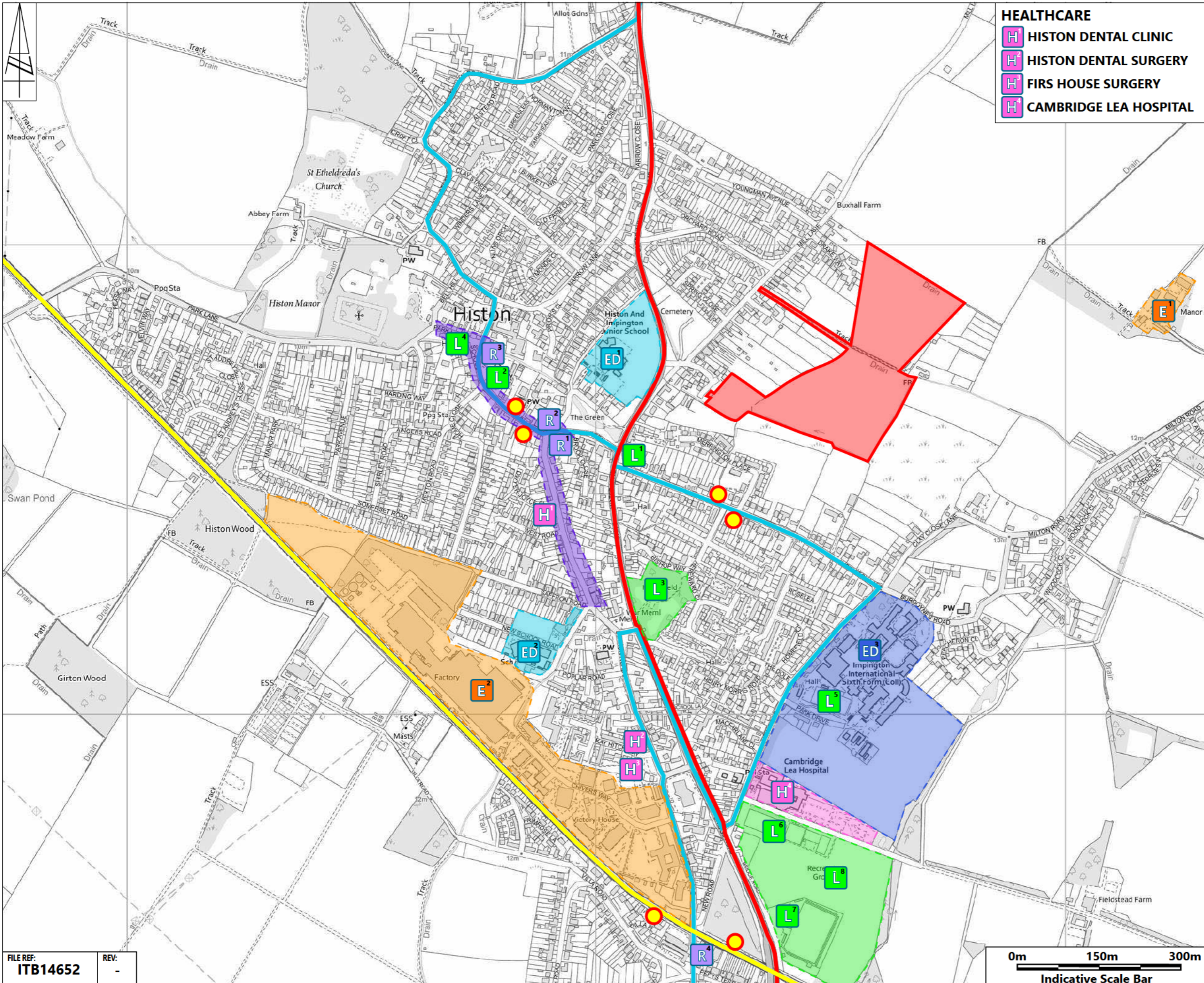
### Summary

- 6.1.1 Martin Grant Homes are promoting Land off Ambrose Way, Impington for a residential development for circa 190 dwellings. This Overview Transport Strategy has been prepared to consider whether the development of the site can be brought forward in a manner which delivers sustainable development and complies with relevant policy.
- 6.1.2 An initial appraisal of site access opportunities has identified a Site Access Strategy which could provide a suitable vehicular access to serve the site from Ambrose Way. The access can be designed in accordance with relevant design standards and would deliver safe and suitable accesses to the proposed development.
- 6.1.3 Pedestrian and cycle access can also be delivered to Ambrose Way, with a potential secondary access to Mill Lane.
- 6.1.4 The site is well located to local services and facilities in the village of Histon and benefits from good existing sustainable transport connections. The site also benefits from good connections to the Guided Busway and NCN 51 for public transport and cycling opportunities to further afield. These will be improved through the delivery of a Sustainable Transport Strategy to ensure that opportunities for sustainable travel are taken up and promoted at the site.
- 6.1.5 A review of existing traffic conditions has been undertaken which shows that junctions on the local highway network are operating within capacity. Detailed junction assessments would be undertaken as part of a Transport Assessment submitted alongside a planning application. If the increase in vehicle movements arising from the proposed development results in junctions operating over capacity, then suitable mitigation would be investigated, and proportional contributions provided towards the delivery of the scheme.

### 6.2 Conclusion

- 6.2.1 Against this background, it is concluded that the proposed development site can be delivered in a manner that satisfies the three key tests set out in paragraph 108 of the National Planning Policy Framework (NPPF) and there are no highway or transport reasons that the proposed development should not be allocated.

## FIGURES



- HEALTHCARE**
- HISTON DENTAL CLINIC
  - HISTON DENTAL SURGERY
  - FIRS HOUSE SURGERY
  - CAMBRIDGE LEA HOSPITAL

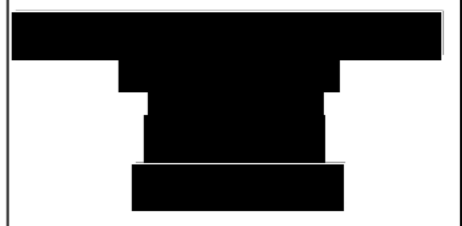
- KEY**
- SITE BOUNDARY
  - VILLAGE CENTRE
  - EMPLOYMENT AREA
  - BUS STOP
  - CITI 8 BUS ROUTE
  - CITI X8 BUS ROUTE
  - BUSWAY / NCN 51

- LEISURE**
- THE ROSE AND CROWN
  - HISTON LIBRARY
  - HOMEFIELD PARK
  - ST ANDREW'S CENTRE
  - IMPINGTON SPORTS CENTRE
  - HISTON TENNIS CLUB
  - HISTON FOOTBALL CLUB
  - RECREATION GROUND

- EMPLOYMENT**
- MANOR FARM OFFICES
  - HISTON INDUSTRIAL ESTATE

- RETAIL**
- COOP FOOD
  - HISTON POST OFFICE
  - TESCO EXPRESS
  - MACE

- EDUCATION**
- HISTON & IMPINGTON JUNIOR SCHOOL
  - HISTON & IMPINGTON INFANT SCHOOL
  - IMPINGTON VILLAGE COLLEGE



TITLE:  
**LAND OFF AMBROSE WAY,  
 HISTON  
 SITE ACCESSIBILITY PLAN**

FILE REF:  
**ITB14652**

REV:  
 -

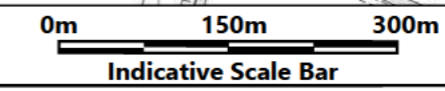
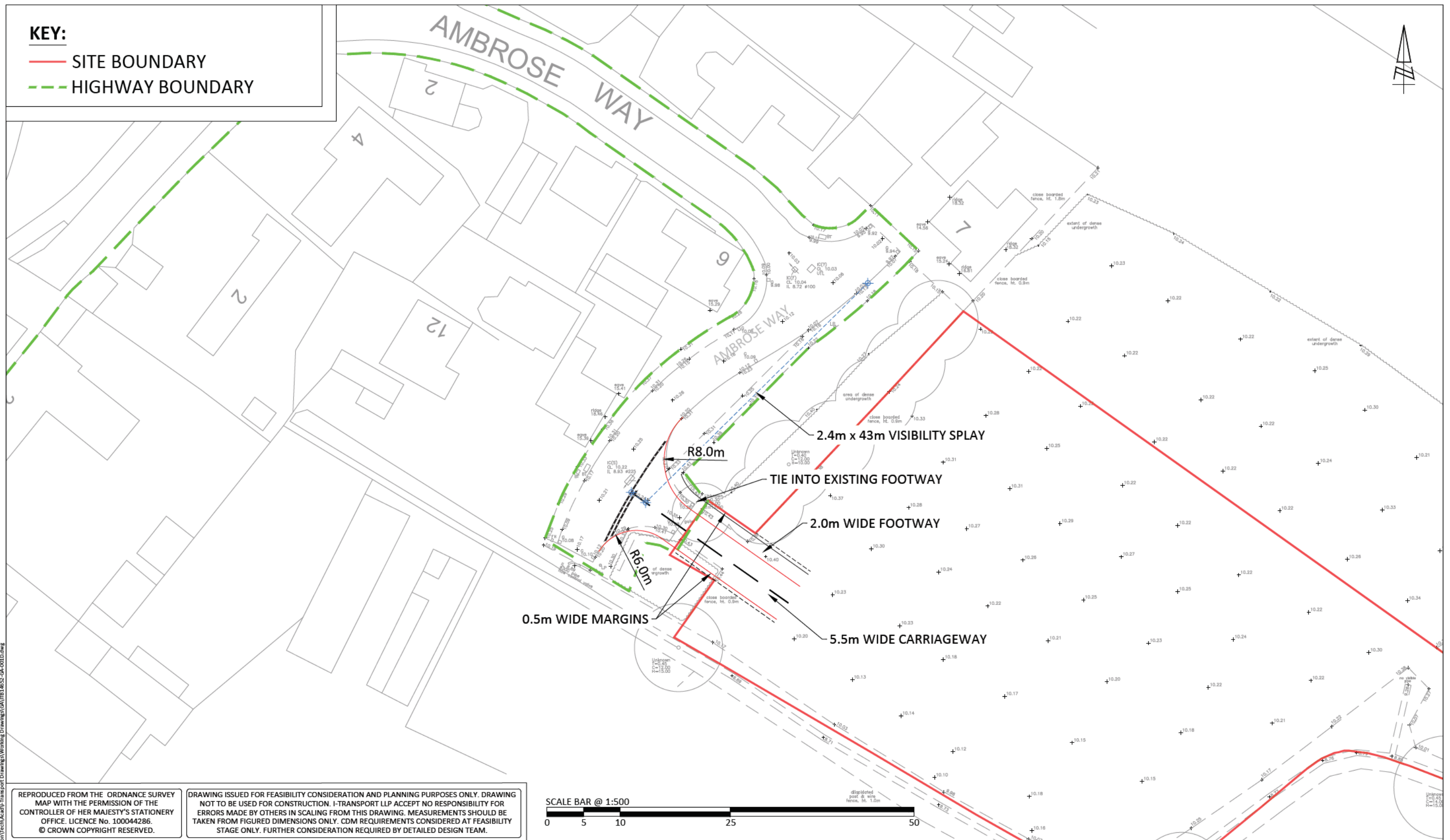


FIGURE No:  
**FIGURE 2**

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## **DRAWINGS**

**KEY:**  
 — SITE BOUNDARY  
 - - - HIGHWAY BOUNDARY



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REV	DATE	BY	DESCRIPTION	CHK	APD
D	07.02.20	JD	UPDATED HBD ADDED	IN	JDW
C	15.01.20	JD	UPDATED HBD ADDED	IN	JDW
B	21.10.19	JD	TOPO SURVEY ADDED	IN	JDW
A	13.09.19	JD	ACCESS AMENDMENTS	IN	JDW

STATUS: FOR INFORMATION

TITLE: SITE ACCESS - OPTION 1 EXTENSION OF AMBROSE WAY INTO THE SITE	
PROJECT: AMBROSE WAY, HISTON	CLIENT: MARTIN GRANT HOMES

SCALE @ A3: 1:500	CHECKED: IN	APPROVED: MG
FILE REF: ITB14341	DRAWN: JD	DATE: 18.03.19
DRAWING No: ITB14652-GA-001		REV: D
PROJECT No: ITB14652		

T:\Projects\14000Series\14652\ITB Land off Ambrose Way Histon\TechAcademy\Transport Drawings\Working Drawings\GA\ITB14652-GA-001D.dwg

## **APPENDIX A – DEVELOPMENT CONCEPT PLAN**

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KEY							
	SITE LOCATION (8.72HA)		1 IN 100 FLOOD ZONE (SEE DETAILED DRAINAGE INFORMATION)		EXISTING VEGETATION TO BE RETAINED AND REINFORCED WITH NEW PLANTING (SUBJECT TO TREE SURVEY)		INDICATIVE VEHICULAR ACCESS (SUBJECT TO DETAILED DESIGN)
	INDICATIVE RESIDENTIAL PARCELS (APPROX 145 DWELLINGS AT 30 DPH) (APPROX 190 DWELLINGS AT 35 DPH)		1 IN 100 +CC FLOOD ZONE (SEE DETAILED DRAINAGE INFORMATION)		PROPOSED DEFENSIBLE LANDSCAPE BOUNDARY - APPROX 15M DEPTH (SUBJECT TO LANDSCAPE PROPOSALS)		PROPOSED LOCATION OF PEDESTRIAN & CYCLE LINK / EMERGENCY ACCESS (SUBJECT TO DETAILED DESIGN)
	PUBLIC OPEN SPACE - APPROX 3.0HA (PROVISION TO INCLUDE ATTENUATION AREA & LEAP)		1 IN 1000 FLOOD ZONE (SEE DETAILED DRAINAGE INFORMATION)		INDICATIVE LOCATION FOR 'LEAP' PLAY AREA (400SQM WITH 20M OFFSET) (SUBJECT TO DETAILED DESIGN)		POTENTIAL RADIAL PEDESTRIAN FOOTPATH THROUGH OPEN SPACE (SUBJECT TO DETAILED DESIGN)
	POTENTIAL KEY FRONTAGES TO NODAL BUILDINGS (SUBJECT TO DETAILED DESIGN)		INDICATIVE LOCATION FOR ATTENUATION AREA (SUBJECT TO DETAILED DESIGN)				

## AMBROSE WAY, IMPINGTON - FRAMEWORK PLAN

**Pegasus**  
Design

## **Appendix 5 - Landscape and Visual Appraisal**



**Ambrose Way,  
Impington**

**Preliminary  
Landscape and Visual  
Appraisal**

Prepared by:  
**The Environmental  
Dimension Partnership  
Ltd**

On behalf of:  
**Martin Grant Homes**

February 2020  
Report Reference  
**edp5518\_r002b**

## Contents

<b>Section 1</b>	Introduction and Key Conclusions .....	<b>1</b>
<b>Section 2</b>	Findings of EDP Data Trawl .....	<b>3</b>
<b>Section 3</b>	Landscape Character Considerations .....	<b>9</b>
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<b>Section 5</b>	Summary and Conclusions.....	<b>21</b>

## Appendix

<b>Appendix EDP 1</b>	Methodology: Tables Defining the Thresholds and Definitions of Terminology used in this Appraisal
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## Plans

<b>Plan EDP L1</b>	Site Location and Context (edp5518_d012a 12 February 2020 GY/EW)
<b>Plan EDP L2</b>	Environmental Planning Context (edp5518_d013a 12 February 2020 GY/EW)
<b>Plan EDP L3</b>	Zone of Primary Visibility and Photoviewpoint Locations (edp5518_d014a 12 February 2020 GY/EW)
<b>Plan EDP L4</b>	Photoviewpoints EDP 1-6 (edp5518_d015a 12 February 2020 GY/EW)

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	Report Ref: edp5518_r002			
	Author	Formatted	Peer Review	Proofed by/Date
002_DRAFT	EW	NH	TR	-
002a	EW	-	TR	CR 120220
002b	EW	JM	-	-

## Section 1 Introduction and Key Conclusions

- 1.1 The Environmental Dimension Partnership Ltd (EDP) has been commissioned by Martin Grant Homes (MGH) to undertake a preliminary Landscape and Visual Appraisal (LVA) of land at Ambrose Way, Impington. The site is being promoted by MGH for residential uses – and is hereinafter referred to as ‘the site’. The site falls within South Cambridgeshire District Council (SCDC) Local Planning Authority (LPA) area, extends to 8.72 hectares (ha), and is briefly described below.
- 1.2 EDP is an independent environmental planning consultancy with offices in Cirencester, Shrewsbury, Cardiff and Cheltenham. The practice provides advice to private and public sector clients throughout the UK in the fields of landscape, ecology, archaeology, cultural heritage, arboriculture, rights of way and masterplanning. Details of the practice can be obtained at our website ([www.edp-uk.co.uk](http://www.edp-uk.co.uk)). EDP is a Registered Practice of the Landscape Institute<sup>(1)</sup> specialising in the assessment of the effects of proposed development on the landscape.
- 1.3 The proposals are for a development of up to 190 dwellings, open space, play space, landscaping and associated infrastructure.

### Purpose

- 1.4 To date, the purpose of EDP’s work has been to gain an early understanding of the landscape and visual issues likely to affect the ‘in principle’ suitability of the site for development, and its potential capacity for development considering landscape and visual constraints and opportunities for mitigation and enhancement. To this end, this appraisal has been informed by a desk-based review of available data, policy, landscape character publications and mapping and by a site visit undertaken by an experienced Chartered Landscape Architect during October 2019.
- 1.5 This appraisal then considers the potential development capacity of the site taking account of the constraints and opportunities identified through the above studies and then applies these findings to give an overview of masterplanning considerations.

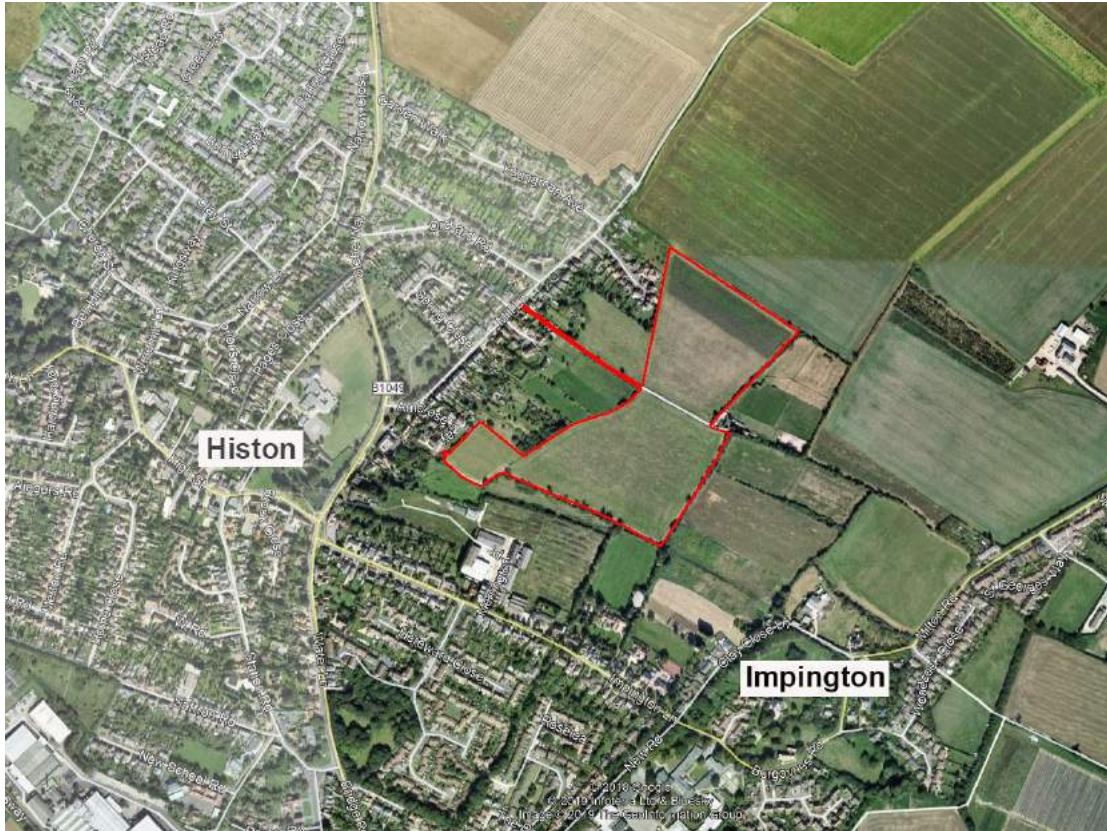
### The Site

- 1.6 The location and boundaries of the site subject to this study are illustrated on **Plan EDP L1** and shown in **Image EDP 1.1**. This image shows the site is located approximately 0.3km to the north-west of the centre of the village of Impington. It measures approximately 8.72ha and is bounded by the residential curtilages of properties on Ambrose Way, Mill Lane, Paddock Close and Drake Way to the west, and agricultural land to the north, east, and

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<sup>1</sup> LI Practice Number 1010

south. The site is made up of three medium-small field parcels of agricultural land. The site is divided north and south by an agricultural track, which is accessed between 60 and 62 Mill Lane to the west, and serves a small complex of agricultural buildings to the east.



**Image EDP 1.1:** Aerial view of the site (land within red line)

## Section 2 Findings of EDP Data Trawl

- 2.1 Following desk-based analysis of local landscape-related planning policy, designations and character, a site visit was undertaken by a Chartered Landscape Architect from EDP in October 2019. This involved walking and driving the local area to understand the character of the site and its context, and to consider the likely landscape and visual effects that might arise from development of the land.

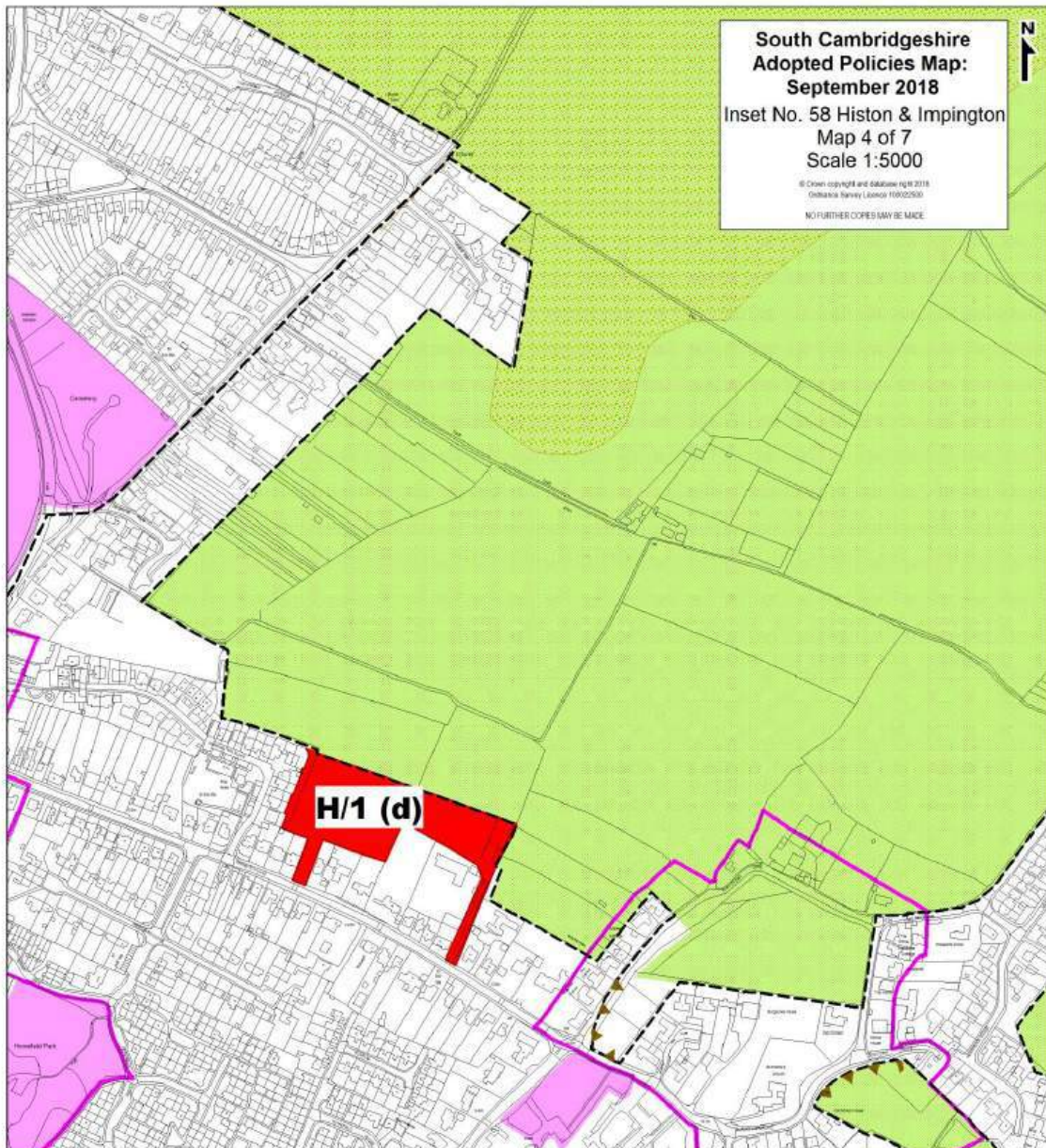
### **Landscape-related Designations, Policy and Considerations**

#### ***Landscape Designations***

- 2.2 The site is not located within, or near, and does not contain any national landscape designations.

#### ***Local Policy***

- 2.3 **Plan EDP L2** shows the landscape-related designations and considerations that would impose various levels of constraint on new development.
- 2.4 The site is located within SCDC. The Adopted Development Plan documents relevant to the site are:
- The *South Cambridgeshire Local Plan* (Adopted September 2018); and
  - The *Cambridgeshire and Peterborough Minerals and Waste Core Strategy* (Adopted July 2011).
- 2.5 The site falls within the area of South Cambridgeshire Adopted Policies Map: September 2018 Insert no. 58 Histon and Impington Map 4 of 7, an extract of which is included as **Image EDP 2.1**.



**Image EDP 2.1:** South Cambridgeshire Adopted Policies Map: September 2018 Inset no. 58 Histon and Impington Map 4, extract

2.6 The Histon and Impington policy map, read with the *Minerals and Waste Core Strategy*, shows that:

- The site falls within the Green Belt (Policy S/4); and
- The central area of the northern field falls within a Core Strategy Mineral Safeguarding Area Sand and Gravel (Policy CS26).

2.7 It also shows a housing allocation (Policy H/1 (d)), at the settlement edge to the south of the site, and two conservation areas set back, within the settlement area to the south-west and south-east of the site.

2.8 Relevant policies with regard to Green Belt are addressed within the *Green Belt Assessment*. They include:

- Policy S/4: Cambridge Green Belt aims to define and protect the Green Belt, stating that *“New development in the Green Belt will only be approved in accordance with Green Belt policy in the National Planning Policy Framework.”*
- Policy NH/8: Mitigating the Impact of Development in and Adjoining the Green Belt.

2.9 In addition, a number of over-arching policies are relevant, including:

- Policy HQ/1: Design Principles, which aims to ensure that development is of high-quality design, it states that all new development must:
  - “a. *Preserve or enhance the character of the local urban and rural area and respond to its context in the wider landscape;*
  - b. *Conserve or enhance important natural and historic assets and their setting;*
  - c. *Include variety and interest within a coherent, place-responsive design, which is legible and creates a positive sense of place and identity whilst also responding to the local context and respecting local distinctiveness;*
  - d. *Be compatible with its location and appropriate in terms of scale, density, mass, form, siting, design, proportion, materials, texture and colour in relation to the surrounding area;”*
- Policy NH/2: Protecting and Enhancing Landscape Character, which states that *“Development will only be permitted where it respects and retains, or enhances the local character and distinctiveness of the local landscape and of the individual National Character Area in which it is located.”*
- Policy NH/6: Green Infrastructure aims to conserve and enhance green infrastructure within the district.

### ***Histon and Impington Neighbourhood Plan***

2.10 The emerging *Histon and Impington Neighbourhood Plan 2019-2031 Version 3: Submission Version* (May 2019) was submitted for examination on 02 August 2019 but has not yet been adopted.

### **Local Guidance**

*District Design Guide, Landscape in New Developments and Histon and Impington Village Supplementary Design Guides*

- 2.11 To assist in retaining the distinctive nature of the South Cambridgeshire landscape, SCDC provides more detailed guidance about landscape character areas in the *District Design Guide Supplementary Design Guide* (Supplementary Planning Document; SPD)<sup>2</sup>, *Landscape in New Developments SPD*<sup>3</sup> and the emerging *Histon and Impington Village Draft Village Design Guide SPD*<sup>4</sup>. These have the aim of ensuring that development respects both the distinctiveness of the National Character Areas and the more detailed local landscapes. The SPDs note that, within the Local Plan, the SPDs will be reviewed to include the more detailed East of England Landscape Typology published by Landscape East, further refining the landscape character areas within the District. At present there is no District level landscape character assessment. The emerging *Histon and Impington Village Draft Village Design Guide SPD* is considered further in **Section 3**.

*Cambridgeshire Green Infrastructure Strategy (2011)*

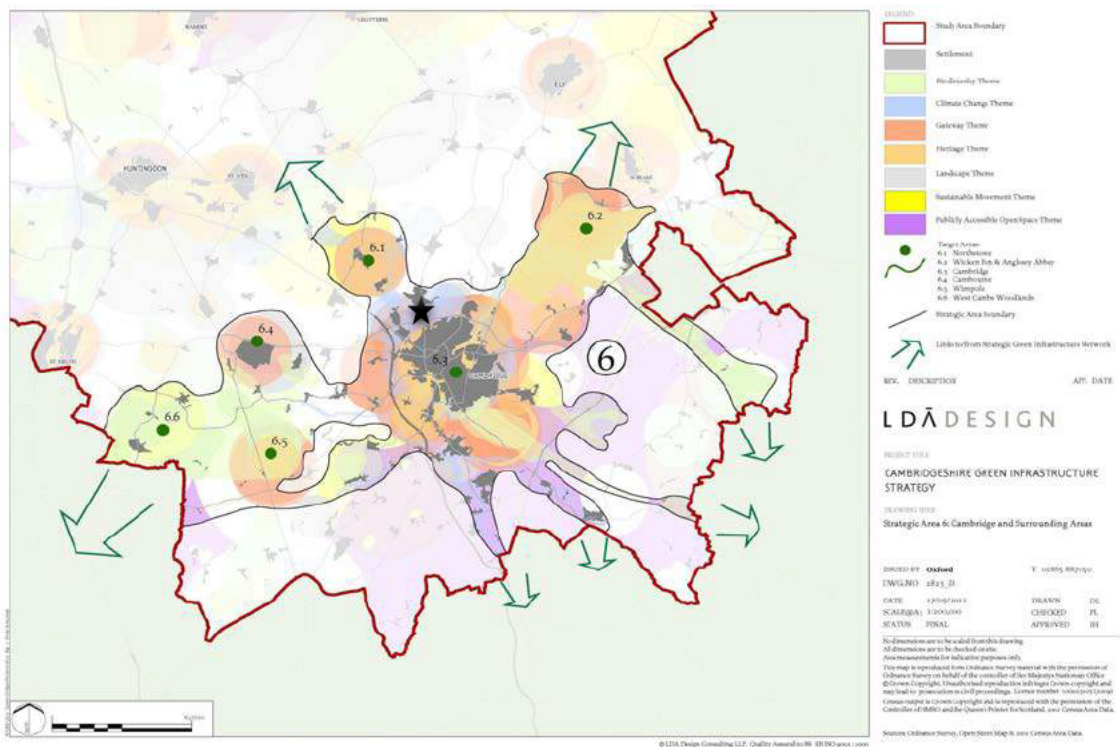
- 2.12 The Green Infrastructure Strategy is designed to assist in shaping and coordinating the delivery of Green Infrastructure in the county, to provide social, environmental and economic benefits now and in the future.
- 2.13 The area of Impington, where the site falls, is not identified as being one of the Green Infrastructure priorities for Cambridgeshire, however, is identified in **Image EDP 2.2** as part of the wider Strategic Area 6: Cambridge and Surrounding areas.

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<sup>2</sup> *District Design Guide: High Quality and Sustainable Development in South Cambridgeshire SPD* (adopted March 2010)

<sup>3</sup> *Landscape in New Developments SPD* (adopted March 2010)

<sup>4</sup> *Emerging Histon & Impington Village Design Guide Supplementary Planning Document Consultation* (Draft June 2019)



**Image EDP 2.2:** Cambridgeshire Green Infrastructure Strategy Strategic Area 6: Cambridge and Surrounding Areas. (Black star denotes approx location of site)

2.14 Within this Strategic Area, the site falls under the ‘Climate Change Adaption’ and ‘Landscape’ themes. These are defined below and should be design considerations where new development is proposed:

- “Climate Change Adaptation: include measures such as carbon sequestration, and flood storage and alleviation as well as urban cooling through tree planting and green space creation.”; and
- “Landscape: contribute to landscape character through the growth of Cambridge, and through improving and maintaining the key habitats of the area.”

**Summary of Findings of EDP Data Trawl**

2.15 **Plan EDP L2** shows the landscape-related designations and considerations that would impose various levels of constraint on new development. This plan shows that:

- The site is not located within, or near, and does not contain any national landscape designations;
- The site is subject to general local plan policies and SPDs that promote high-quality development that respects and retains, or enhances, local character and distinctiveness and aims to conserve and enhance green infrastructure within the district;

- The site lies within the Cambridge Green Belt but lies some way beyond the main settlement areas of Cambridge to the south, Milton to the east, Cottenham to the north and Oakington to the west. Whilst the Green Belt is important in terms of potential constraint, it is not a designation for the purposes of conserving landscape value; rather a spatial planning tool. The location of the land within the Green Belt does not confer or imply any elevated value or quality in landscape terms;
- Histon and St Andrews (Impington) Conservation Areas fall to the west and south-east of the site, respectively, and are separated from the site by intervening 20<sup>th</sup> century development;
- There are a number of Listed Buildings within the centre of Histon and Impington, primarily within the conservation areas;
- The central and northern areas of the northern field fall within the Core Strategy Mineral Safeguarding Area Sand and Gravel; and
- There are no Public Rights of Way (PRoW) running through the site and there are no PRoWs in close proximity that provide access to the wider landscape.

2.16 Following this initial review, it has been found that no part of the site is designated for its landscape value or scenic qualities at any level.

## Section 3 Landscape Character Considerations

### EDP's Field Assessment

- 3.1 The site comprises three field parcels, ranging from small to medium, making up approximately 8.72ha of agricultural land. The site is severed north-south by an agricultural track which connects from Mill Lane serving a group of agricultural buildings to the east.
- 3.2 At the time of the site visit (10 October 2019) the northern portion of the site was rough grassland with pockets of scrub throughout (**Image EDP 3.1**) with the southern two thirds of the site down to grazing pasture. **Image EDP 3.2** shows that the eastern and southern boundaries comprise dense mature hedgerow and trees. The western boundary abuts small horse paddocks and curtilages of residential dwellings off Mill Lane, and comprises a variety of disjointed pockets of mature trees with dense understorey to more open boundaries defined by low scrub and fence lines. The northern boundary is left open with small pockets of scrub and few un-established trees interspersed along a large open ditch, a common feature found around most field parcels within the local context.



**Image EDP 3.1:** The northern field parcel of rough grassland with pockets of scrub offers open 'blue sky' views across adjacent flat agricultural land to the north.



**Image EDP 3.2:** The eastern and southern boundaries in the southern portion of the site benefit from dense vegetated boundaries offering visual enclosure and limiting visibility to the urban housing of Histon found adjacent.

- 3.3 The site is level throughout with very few features outside the dividing agricultural track and man-made features such as overhead utilities following the northernmost boundary and running north-south in the southern field. Along its boundaries there are steep sided drainage ditches, see **Image EDP 3.3**.



**Image EDP 3.3:** Steep sided ditches line the field boundaries

- 3.4 The site falls between the urban areas of the merged settlements of Histon and Impington, generally bounded by urban influences immediately to the west and set back to the south and east. Between the site and the settlement edge, including intermittently along the western boundary, are small fields bounded by hedgerows and in places sub divided by fencing with a variety of agricultural and urban fringe uses. To the north, the site abuts low-lying, intensively managed, large agricultural fields.
- 3.5 Due to the relatively flat topography of the site and context, intervisibility with areas to the west, south, and east are limited by the dense vegetation, hedgerows, and groups of trees here, which allow only glimpses to residential properties found in close proximity.
- 3.6 In contrast, the open northern boundary allows 'blue sky' views across the adjacent flat, low-lying agricultural land. There are no intervening hillocks or defining landmarks to be seen, which strengthen the character and sense of place. Although views here are open, pockets of woodland, shelter belts, groups of trees and mature hedgerows across the wider landscape intervene and screen outlying villages from view bolstering the rural character.
- 3.7 Within the site the proximity of man-made features, glimpses of surrounding residential properties, the rough grassland to the north, and the noise from the general urban context, give the site a settlement edge character. These urban influences decrease considerably a short distance further north into the wider green belt.
- 3.8 The site does not represent any unique or rare features. The urbanising influences of the dense residential housing to the south and west edges and the proximity to the adjacent settlement, the site's character is further weakened in comparison to the wider agricultural landscape found to the north. It is, however, more generally, representative of several characteristics including the arable landscape of regular fields bounded by hedgerows and groups of trees, which contribute towards unifying the landscape character within the site.

## **Published Landscape Character Assessments**

### ***National Character Assessment***

- 3.9 At the national level, the character of England has been described and classified in the National Character Area (NCA) profiles published by Natural England. The site and its surroundings fall within NCA 88: Bedfordshire and Cambridgeshire Claylands<sup>5</sup>. This is a large character area stretching from Cambridge south-west to Milton Keynes and beyond. The area comprises a broad, gently undulating, lowland plateau dissected by shallow river valleys that gradually widen as they approach The Fens NCA in the east. The description of the landscape character is representative of the surrounding area but is at a broad scale of little relevance at the site level.

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<sup>5</sup> <http://publications.naturalengland.org.uk/publication/5091147672190976?category=587130> accessed 11.11.19

**Regional Landscape Character Assessment: The East of England Landscape Framework**

- 3.10 The *East of England Landscape Framework*<sup>6</sup> provides further detail on the local landscape character providing a finer grain of landscape assessment based on geology, landform, natural features, landscape patterns, vegetation, settlement patterns, and historic features and development.
- 3.11 The East of England Landscape Character Typology places the site within the Lowland Village Farmlands Landscape Type (LT).
- 3.12 Generally, the description of the LT is representative of the surrounding area, with points of particular relevance highlighted below:
- Landform – Generally **low lying**, gently rolling topography, although some areas adjacent to lower lying levels can appear elevated;
  - Natural/water features – The landscape is drained by small streams, which are visually indistinct;
  - Ecological character – **A productive, intensively farmed agricultural landscape**, with patches of wet woodland;
  - Primary land use – **Arable land use predominates** with some areas of pasture and orchards;
  - Tree cover – **Groups of trees**, often around farmsteads and **occasional small plantations**;
  - Cultural/enclosure pattern – **Medium/large scale, regular field pattern defined by well-trimmed hedgerows**. Field systems include a mix of rectilinear and sinuous patterns, reflecting the process of planned surveyor enclosure from common fields; and
  - Settlement pattern – A dense, largely nucleated, rural settlement pattern composed of small towns, villages and outlying farmsteads. **Larger towns often exert an urbanising influence on this landscape.**

- 3.13 The perception of tranquility is further described as:

*“Away from major transport routes this landscape has a greater sense of tranquillity although intensive farming activity and high-density settlement pattern mean that many areas retain a busy feel. Sparse woodland cover gives rise to open character and extensive views.”*

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<sup>6</sup> <http://landscape-east.org.uk/east-england-landscape-typology> accessed 11.11.19

- 3.14 As with the NCA, whilst the landscape typology is relevant to the wider site context, it does not consider the local settlement influences on the character of the site and its immediate context. At present there is no detailed level of landscape character assessment across the District, however, SCDC provides more detailed guidance about landscape character areas in their SPD.

**Emerging Histon and Impington Village Design Guide SPD Consultation Draft (June 2019)**

- 3.15 The emerging *Histon and Impington Village Design Guide SPD Consultation Draft* (June 2019) further defines the Village Character. **Image EDP 3.4** shows the varied character it identifies across the settlement. The site sits adjacent to areas with 'mixed residential character' to the west and south with 'Old Impington' set back to the south east.



**Image EDP 3.4:** Emerging *Histon and Impington Village Design Guide SPD Consultation Draft* (June 2019) Figure 15 – A village with a varied character and many special places, extract

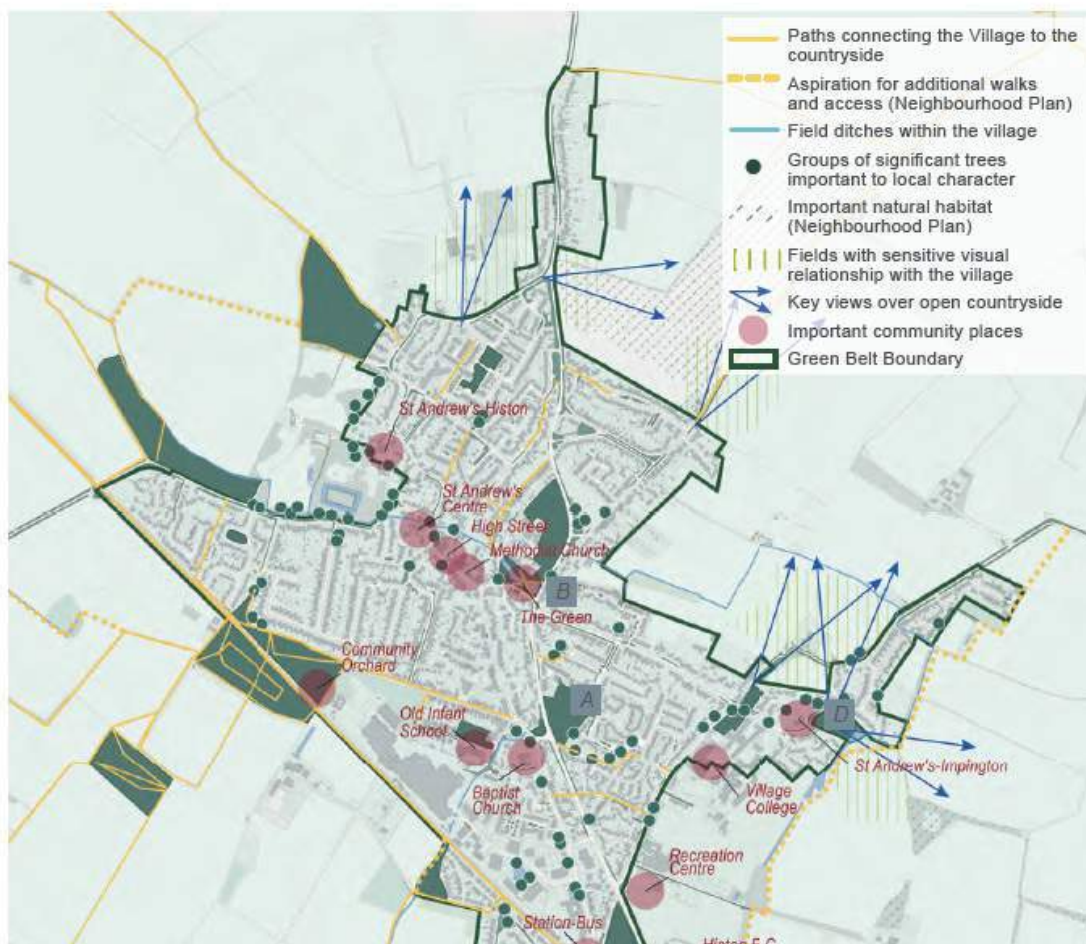
- 3.16 With regard to the character of the village the Design Guide notes at Section 4: Village Character, that:

*“The village of Histon & Impington has no overall uniform image and visual identity. The High Street, with its mix of building periods and styles - some attractive, some functional - is a reflection of what happens elsewhere: the character of the village derives more from its consistent low scale, relative compactness and variety of buildings, some with very fine detailing and forms typical of their time.*”

The majority of the village has a mixed residential character, with small groups of houses of similar design, often limited to a handful along a street, or a short cul-de-sac, typically with generous landscaping. The village community feels that the richness of the settlement is in the variety of streets and buildings, the lack of large groups of uniform design, the fine detailing at architectural level, and the exuberant landscape intermixed within the houses and mature trees that can grow over the roof line.

The nature of the village is also reinforced by its compactness where everything is within walk or cycle distance and by the proximity and immediate access to the countryside, with localised open views out (at Old Impington and towards Cottenham), the woodland-style planting and the field ditches.

3.17 **Image EDP 3.5** illustrates key landscape and visual considerations informing the design guidance with regard to 'enhancing access and relationship with the countryside'.



**Image EDP 3.5:** Emerging Histon and Impington Village Design Guide SPD Consultation Draft (June 2019) Figure 31 – A close relationship with the countryside, extract

3.18 Figure 31 feeds into design guidance (points 5.1 to 5.5) which state the aspiration to:

- “Improve access and provide additional pedestrian connections between the village and countryside;

- *Protect open views over sensitive fields (Fig. 31) where the countryside comes into contact with the village;*
- *Avoid hard edges to development and create a 'soft' transition between the village and countryside through landscaping and tree planting;*
- *Retain and provide new areas of natural green space within the village and new developments;*
- *Enhance the setting of field drains inside the village so they can be better appreciated."*

3.19 With regards to future development, the emerging *Histon and Impington Design Guide* SPD highlights the following as inappropriate to the landscape character, with emphasis added by EDP where they are of relevance in the local context of the site:

- *"The character of the village is in the diversity of buildings and in the overall dominance of two-storey buildings, tall trees and articulated roofs. It is therefore inappropriate to adopt repetitive continuous frontages, and buildings that dominate over the landscape.*
- *Featureless facades, bulky window-frames and heavy porches are inappropriate. **Prominent parking areas or garage doors on the street should be rejected as they significantly affect the visual quality of the village.***
- *The village has a woodland style of planting, so ornamental trees and garden shrubbery is generally inappropriate.*
- ***Bare verges, lack of integration of appropriate drainage ponds, suburban wide road detailing with standard lighting and minimal planting is to be avoided."***

### **Summary and Conclusions with Regard to Landscape**

3.20 In some respects, the site and its wider context are considered to be consistent with published landscape descriptions. An exception is that site assessment found, in contrast to the published assessment, that *"Sparse woodland cover gives rise to open character and extensive views"*, field boundary vegetation foreshortens views across the agricultural landscape to the north of the site.

3.21 However, published descriptions of the landscape beyond the settlement limits is broad scale and does not take into account the local influences, which create a settlement edge character across the site and near context, which reduces quickly across the landscape to the north.

- 3.22 While the residential development of the site would, inevitably, change the character of the site itself, the settlement edge character of the site, and immediate context would reduce the magnitude of change on these receptors.
- 3.23 The effect of residential development of the site on the character of the wider landscape would be limited by the limited visibility to the site, as detailed in **Section 4**. Notably, existing vegetation along the eastern boundary would *“Protect open views over sensitive fields ... where the countryside comes into contact with the village”*. While the northern site boundary is open, there is potential within the site to establish planting here that would contribute to the integration of the proposals and reduction in the magnitude of change to the character of the agricultural landscape to the north.
- 3.24 With this in mind, it is important that development of the site retains and enhances existing mature vegetation along the site boundaries. In addition, establishment of a suitable landscape buffer along the northern boundary, to *“create a ‘soft’ transition between the village and countryside through landscaping and tree planting”*, which is sympathetic and characteristic would ensure that the site is integrated with the wider landscape.
- 3.25 In addition to the above considerations the residential development of the site is compatible with the retention of the field ditches at the site boundary and offers the opportunity to *“Enhance the setting of field drains inside the village so they can be better appreciated.”* as set out in the emerging *Histon and Impington Village Draft Village Design Guide*. Further, the site offers the opportunity to *“Retain and provide new areas of natural green space within the village and new developments”*.
- 3.26 From a landscape perspective, it is EDP’s opinion that there are no ‘in principle’ constraints with regard to future residential development of the site. The location and nature of the site would mean that residential development would extend Histon and Impington within logical limits, without resulting in encroachment to the wider countryside. The site is closely related with the existing developed area, and as explained above, has a very limited influence on the wider rural setting that could be further reduced through careful site design.
- 3.27 To the north the land is open due to a lack of physical field boundary and development here would benefit from mitigation to manage effects on the wider agricultural landscape. Given the local character of well-trimmed hedgerow, groups of trees and scattered woodland, it is considered that structural planting along the northern boundary would substantially mitigate potential effects.
- 3.28 To the east and south the site is visually and physically contained by mature boundary vegetation and there is no inter-relationship with this, which would result in the land appearing as an illogical or unacceptable encroachment to this settlement edge landscape.

## Section 4 Visual Amenity Considerations

- 4.1 Visual amenity (as opposed to ‘visual character’ described in the previous section) is not about the visual appearance of the site, but has to do with the number, distribution and character of views towards, from or within the site. An analysis of visual amenity allows conclusions to be reached about who may experience visual change, from where and to what degree those views will be affected by the proposed development.
- 4.2 **Plan EDP L3** illustrates the findings of the preliminary visual appraisal. This plan shows the Zone of Primary Visibility (ZPV), based on the assumption of two-storey residential development across the site, identified from desk- and field-based assessments. The ZPV is where views of the proposed development would normally be close-ranging and open, whether in the public or private domain, on foot, cycling or in a vehicle.
- 4.3 **Plan EDP L3** shows the limited nature of the ZPV resulting from the enclosure created by the settlement and field boundaries across the site context, which heavily restrict the opportunity for visual receptors in this flat landscape. Receptors are, therefore, limited to the immediate vicinity of the site. The ZPV is contained, by settlement to the west and south and by settlement and field boundaries to the east, to within some 200m of the site. Visibility to the site from the north and north-east is limited by hedgerows, the screening effect of which is enhanced in this flat landscape, to within some 750m of the site.
- 4.4 Added to this, there are only limited number of PRoW, and no open access land, within the site context. In addition, there are only a limited number of roads in the site context beyond the settlement limits to the north of the site. Views to the site from roads within the settlement to the west, south, and east are substantially limited by intervening settlement and vegetation.
- 4.5 **Plan EDP L4** shows the photoviewpoints recorded during the site visit. Views towards the site from the settlement are limited due to intervening settlement and vegetation. However, there are limited views towards the site from Clay Close, at the north-western edge of Impington, represented by **Photoviewpoints EDP 1** and **2**. These Photoviewpoints are located in similar locations to the ‘Key Views over open countryside’ identified in the emerging *Histon and Impington Village Design Guide* SPD Consultation Draft (June 2019) Figure 31 (see **Image EDP 3.6**). However, the Photoviewpoints are orientated to the west, towards the eastern edge of Histon, whereas the identified emerging *Histon and Impington Village Draft Village Design Guide* views are orientated to the north.
- 4.6 **Photoviewpoints EDP 1** and **2** show that where views are available towards the site from the settlement edge they are substantially limited to the adjacent field by field boundary vegetation. However, **Photoviewpoint EDP 2** includes settlement infrastructure at the northern settlement edge. There are limited filtered views of residential development at the eastern edge of Histon, above the vegetation. While views to the site land are obscured by intervening vegetation, including at the site boundary, it is likely that there will be limited filtered views to the first storey and roofs of the proposals above. However, these will not

be a new, or incongruous element in the view, which is already urbanised to some degree. In addition, it should be noted that the 'Key Views over open countryside' to the north, identified in the emerging *Histon and Impington Village Draft Village Design Guide*, are limited and will not be interrupted by the proposals.

- 4.7 It is likely that there are filtered partial views to the site from surrounding residential properties in which new development would be apparent. However, visibility to the proposals would be limited by intervening vegetation at the site boundaries, within the gardens of existing properties, and along intervening field boundaries, where properties are set back from the boundary, which is generally the case.
- 4.8 Views towards the site from the wider agricultural context are limited due to intervening field boundary vegetation and hedgerows lining many routes, as is illustrated by **Photoviewpoints EDP 3 to 6**. There is no visibility to the site from these viewpoints despite the fact that the northern site boundary is open
- 4.9 However, should the site be developed there will be clear views to the development edge from the adjacent privately-owned agricultural land beyond the northern site boundary, which will diminish with distance and the number of intervening hedgerows. This is reflected by the extent of the ZPV. Visibility to the development could be mitigated by planting along the northern site boundary designed to reflect the hedgerows across the wider landscape so that it integrates with this context.

### **Summary of Visual Amenity Considerations**

- 4.10 Based on EDP's field assessment, the following is found with regard to visual matters:
- Overall:
    - It is considered that views of the proposal would be significantly screened and filtered by field boundary vegetation and settlement, and as a result would not be readily discernible;
    - The combination of flat topography and intervening landscape features effectively restricts potential views to the proposals from the public domain to the site boundaries with potential for visibility to the proposals limited to partial and filtered views to upper stories and roofs; and
    - If experienced, the site would be seen against the existing context of settlement, and not appear out of character or incongruous.
  - There are opportunities for views towards the site from the settlement at Clay Close Lane. This location affords views towards the site, to the west, and across agricultural land to the north. In views west, across the site, the eastern edge of Histon is apparent and so residential development of the site would not introduce new or incongruous features into the landscape;

- A limited number of residential receptors, restricted to some dwellings adjacent to the site, (properties east of Mill Lane, properties north of Impington Lane, and properties west of Clay Close Lane) are likely to have filtered partial views to the site from the rear of their property. However, visibility to the proposals and change to the view would be limited by intervening vegetation at the site boundaries, within the generally generous mature gardens of existing properties, and along intervening field boundaries, where properties are set back from the boundary – which is generally the case. For residential receptors, it is a clear planning principle that there is no right to an unchanged view. However, the location and nature of the site means that careful masterplanning, including sufficient offsets and fringe planting, could ensure that the visual amenity of the small number of receptors is respected;
- Should the site be developed there will clearly be views to the development edge from the adjacent privately-owned agricultural land beyond the northern site boundary. However, the site has the capacity to incorporate mitigatory by planting along the northern site boundary designed to reflect the hedgerows across the wider landscape so that it contributes to integration of the proposals with the site context; and
- The location and nature of the site means that residential development proposals present an opportunity to set proposed development within a suitable landscape framework. This will ensure that the site remains visually and physically contained and connected with the eastern edge of Histon and the wider agricultural landscape to the north while retaining views north from the western edge of Impington.

4.11 To summarise, this appraisal finds that the ZPV for the development would be very limited and the proposal would be visually well contained within the site boundary (and its immediate landscape fabric adjacent to the site). The effects of the development across the wider landscape would be further limited through the enclosed nature of the landscape setting. The effect of the proposal is likely to be experienced in the immediate context of the site, which could be further reduced with an appropriate landscape mitigation strategy. Therefore, it is considered that the development of the site would not represent unacceptable levels of visual impacts and the local landscape can accommodate the scheme.

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## **Section 5**

### **Summary and Conclusions**

#### **Summary**

- 5.1 The following summary points can be drawn from the above review of landscape and visual matters relevant to the site.
- 5.2 Main findings of the data trawl comprise:
- The site is not located within, or near, and does not contain any national or local landscape designations;
  - The site is subject to general local plan policies and SPDs that promote high-quality development that respects and retains, or enhances, local character and distinctiveness and aims to conserve and enhance green infrastructure within the district;
  - The site lies within the Cambridge Green Belt; and
  - There are no PRoW running through the site and there are no PRoWs in close proximity that provide access to the wider landscape.
- 5.3 Following this initial review, it has been found that no part of the site is designated for its landscape value or scenic qualities at any level.
- 5.4 The potential landscape and visual effects resulting from sympathetic residential development would be confined to the site itself and the immediate local area. This is primarily due to the restricted intervisibility between the site and its surroundings, and the compatibility of the proposals with the retention of key landscape elements, primarily vegetation at the site boundaries. The visual containment of the site is primarily due to the screening effect of field boundary vegetation, settlement, and flat topography combined with the limited number of receptors. The immediate local area with potential intervisibility to the proposals is largely defined by adjacent agricultural land to the north, a local road at the settlement edge to the south-east, and a small number of adjoining residential dwellings to the west.
- 5.5 The site has the capacity for the incorporation of landscaping measures, within any proposed residential development, that would provide further mitigation, where necessary, to promote integration of the proposals into the landscape at the northern edge of Histon and Impington. Primary measures for consideration within the masterplan should include:

- Retention and enhancement of existing mature vegetation along the western, eastern and southern site boundaries to strengthen these characteristic landscape elements, “create a ‘soft’ transition between the village and countryside” (emerging *Histon and Impington Village Draft Village Design Guide*) and contribute further to a new defensible Green Belt boundary. Enhanced vegetation along the southern and eastern boundaries will also “Protect open views over sensitive fields...where the countryside comes into contact with the village” (emerging *Histon and Impington Village Draft Village Design Guide*);
- Establishment of a hedgerow and tree buffer along the northern boundary, to “create a ‘soft’ transition between the village and countryside” (emerging *Histon and Impington Village Draft Village Design Guide*); which is sympathetic and characteristic. This would contribute to integration with the wider landscape, and contribute further to a new defensible Green Belt boundary along the existing ditch;
- Retain and enhance field ditches at the site boundary and “enhance [their] setting” “so they can be better appreciated.” (emerging *Histon and Impington Village Draft Village Design Guide*).
- Flood alleviation methods to be informed by existing characteristic drainage features, and integrated into the Green Infrastructure to contribute to landscape, visual, and recreational amenity and biodiversity; and
- “Retain and provide new areas of natural green space” (emerging *Histon and Impington Village Draft Village Design Guide*) that are multifunctional and linked to the wider green infrastructure across the site and context;
- Planting forms and species should integrate into the “village woodland style of planting” (emerging *Histon and Impington Village Draft Village Design Guide*);
- Existing and proposed vegetation to be brought into long-term management to ensure retention of healthy, effective green spaces and boundaries;
- “Improve access and provide additional pedestrian connections between the village and countryside” (emerging *Histon and Impington Village Draft Village Design Guide*);
- Proposed development to respect the characteristics of the surrounding built environment including with regard to massing, scale, and materials. In order to integrate with the settlement consideration should be given to reflection of village characteristics including:
  - “the diversity of buildings”;
  - “the overall dominance of two-storey buildings”; and
  - “tall trees and articulated roofs”.

Consideration should also be given to the avoidance of non-characteristic features including:

- *“repetitive continuous frontages”*;
- *“buildings that dominate over the landscape”*;
- *“featureless facades”*;
- *“prominent parking areas or garage doors on the street”*;
- *“bare verges”*; and
- *“suburban wide road detailing with standard lighting and minimal planting”*.

### **Conclusion**

- 5.6 From a landscape and visual perspective perspective it is EDP’s opinion that there are no ‘in principle’ constraints with regard to future residential development of the site. The location and nature of the site would mean that residential development would extend the merged settlements of Histon and Impington within logical limits, without resulting in encroachment to the wider countryside. The site is closely related with the existing developed area of the merged settlements of Histon and Impington, and as explained above, has a very limited influence on the wider rural setting that could be further reduced through careful site design.

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## Appendix EDP 1

### Methodology: Thresholds and Definitions of Terminology used in this Appraisal

A1.1 Landscape and visual assessments are separate, though linked procedures. Landscape effects derive from changes in the physical landscape fabric, which may give rise to changes in its character and how this is experienced. Visual effects relate to changes that arise in the composition of available views as a result of changes to the perception of the landscape, to people’s responses to the changes and to the overall effects with respect to visual amenity.

**Table EDP A1.1:** Defining the Sensitivity of the Landscape Baseline

EDP Assessment Terminology and Definitions	
Landscape Baseline - Overall Sensitivity	
<b>Very High</b>	<b>Value:</b> Nationally/internationally designated/valued countryside and landscape features; strong/distinctive landscape characteristics; absence of landscape detractors.
	<b>Susceptibility:</b> Strong/distinctive landscape elements/aesthetic/perceptual aspects; absence of landscape detractors; landscape receptors in excellent condition. Landscapes with clear and widely recognised cultural value. Landscapes with a high level of tranquillity.
<b>High</b>	<b>Value:</b> Locally designated/valued countryside (e.g. Areas of High Landscape Value, Regional Scenic Areas) and landscape features; many distinctive landscape characteristics; very few landscape detractors.
	<b>Susceptibility:</b> Many distinctive landscape elements/aesthetic/perceptual aspects; very few landscape detractors; landscape receptors in good condition. The landscape has a low capacity for change as a result of potential changes to defining character.
<b>Medium</b>	<b>Value:</b> Undesignated countryside and landscape features; some distinctive landscape characteristics; few landscape detractors.
	<b>Susceptibility:</b> Some distinctive landscape elements/aesthetic/perceptual aspects; few landscape detractors; landscape receptors in fair condition. Landscape is able to accommodate some change as a result.
<b>Low</b>	<b>Value:</b> Undesignated countryside and landscape features; few distinctive landscape characteristics; presence of landscape detractors.
	<b>Susceptibility:</b> Few distinctive landscape elements/aesthetic/perceptual aspects; presence of landscape detractors; landscape receptors in poor condition. Landscape is able to accommodate large amounts of change without changing these characteristics fundamentally.
<b>Very Low</b>	<b>Value:</b> Undesignated countryside and landscape features; absence of distinctive landscape characteristics; despoiled/degraded by the presence of many landscape detractors.
	<b>Susceptibility:</b> Absence of distinctive landscape elements/aesthetic/perceptual aspects; presence of many landscape detractors; landscape receptors in very poor condition. As such landscape is able to accommodate considerable change.

**Table EDP A1.2:** Defining the Sensitivity of the Visual Baseline

Visual Baseline - Overall Sensitivity	
<b>Very High</b>	<b>Value/Susceptibility:</b> View is: designed/has intentional association with surroundings; recorded in published material; from a publicly accessible heritage asset/designated/promoted viewpoint; nationally/internationally designated right of way; protected/recognised in planning policy designation.
	<b>Examples:</b> May include views from residential properties; National Trails; promoted holiday road routes; designated countryside/landscape features with public access; visitors to heritage assets of national importance; Open Access Land.
<b>High</b>	<b>Value/Susceptibility:</b> View of clear value but may not be formally recognised e.g. framed view of scenic value or destination/summit views; inferred that it may have value for local residents; locally promoted route or PRoW.
	<b>Examples:</b> May include from recreational locations where there is some appreciation of the visual context/landscape e.g. golf, fishing; themed rights of way with a local association; National Trust land; panoramic viewpoints marked on OS maps; road routes promoted in tourist guides and/or for their scenic value.
<b>Medium</b>	<b>Value/Susceptibility:</b> View is not widely promoted or recorded in published sources; may be typical of those experienced by an identified receptor; minor road routes through rural/scenic areas.
	<b>Examples:</b> May include people engaged in outdoor sport not especially influenced by an appreciation of the wider landscape e.g. pitch sports; views from minor road routes passing through rural or scenic areas.
<b>Low</b>	<b>Value/Susceptibility:</b> View of clearly lesser value than similar views from nearby visual receptors that may be more accessible.
	<b>Examples:</b> May include major road routes; rail routes; receptor is at a place of work but visual surroundings have limited relevance.
<b>Very Low</b>	<b>Value/Susceptibility:</b> View may be affected by many landscape detractors and unlikely to be valued.
	<b>Examples:</b> May include people at their place of work, indoor recreational or leisure facilities or other locations where views of the wider landscape have little of no importance.

### Magnitude of Change

A1.2 The magnitude of any landscape or visual change is determined through a range of considerations particular to each receptor. The three attributes considered in defining the magnitude are:

- Scale of change;
- Geographical extent; and
- Duration and reversibility/proportion.

A1.3 **Table EDP A1.3** provides an indication of the criteria by which the geographical extent of the area will be affected within this assessment.

**Table EDP A1.3:** Geographical Extent Criteria

Landscape Receptors	Visual Receptor Criteria
Large scale effects influencing several landscape types or character areas	Direct views at close range with changes over a wide horizontal and vertical extent.
Effects at the scale of the landscape type or character areas within which the proposal lies	Direct or oblique views at close range with changes over a notable horizontal and/or vertical extent.
Effects within the immediate landscape setting of the site	Direct or oblique views at medium range with a moderate horizontal and/or vertical extent of the view affected.
Effects at the site level (within the development site itself)	Oblique views at medium or long range with a small horizontal/vertical extent of the view affected.
Effects only experienced on parts of the site at a very localised level	Long range views with a negligible part of the view affected.

A1.4 The third, and final, factor, in determining the predicted magnitude of change is duration and reversibility. Duration and reversibility are separate but linked considerations. Duration is judged according to the defined terms set out below, whereas reversibility is a judgement about the prospects and practicality of the particular effect being reversed in, for example, a generation. The categories used in this assessment are set out in **Table EDP A1.4**.

**Table EDP A1.4:** Factors Influencing Judgements on Magnitude of Change

Duration	Reversibility
Long Term (20+ years)	Permanent with unlikely restoration to original state e.g. major road corridor, power station, urban extension, hydrocarbons.
Medium to long term (10 to 20 years)	Permanent with possible conversion to original state e.g. agricultural buildings, retail units.
Medium term (5 to 10 years)	Partially reversible to a different state e.g. mineral workings.
Short term (1 – 5 years)	Reversible after decommissioning to a similar original state e.g. renewable energy development.
Temporary (less than 12 months)	Quickly reversible e.g. temporary structures.

**Table EDP A1.5:** Defining the Magnitude of Change to the Landscape and Visual Baseline

Magnitude of Change	
(Considers Scale of Proposal/Geographical Extent/Duration and Reversibility/Proportion)	
<b>Very High</b>	<p><b>Landscape:</b> Total loss/major alteration to key receptors/characteristics of the baseline; addition of elements that strongly conflict or integrate with the baseline.</p> <p><b>Visual:</b> Substantial change to the baseline, forming a new, defining focus and having a defining influence on the view.</p>
<b>High</b>	<p><b>Landscape:</b> Notable loss/alteration/addition to one or more key receptors/-characteristics of the baseline; or addition of prominent conflicting elements.</p> <p><b>Visual:</b> Additions are clearly noticeable and part of the view would be fundamentally altered.</p>

Magnitude of Change	
<b>Medium</b>	<b>Landscape:</b> Partial loss/alteration to one or more key receptors/characteristics; addition of elements that are evident but do not necessarily conflict with the key characteristics of the existing landscape.
<b>Low</b>	<b>Landscape:</b> Minor loss or alteration to one or more key landscape receptors/- characteristics; additional elements may not be uncharacteristic within existing landscape.
	<b>Visual:</b> Proposed development will form a minor constituent of the view being partially visible or at sufficient distance to be a small component.
<b>Very Low</b>	<b>Landscape:</b> Barely discernible loss or alteration to key components; addition of elements not uncharacteristic within the existing landscape.
	<b>Visual:</b> Proposed development will form a barely noticeable component of the view, and the view whilst slightly altered would be similar to the baseline.
<b>Imperceptible</b>	In some circumstances, changes at representative viewpoints or receptors will be lower than 'Very Low' and changes will be described as 'Imperceptible'. This will lead to negligible effects.

### Predicted Effects

- A1.5 In order to consider the likely level of any effect, the sensitivity of each receptor is combined with the predicted magnitude of change to determine the level of effect, with reference also made to the geographical extent, duration and reversibility of the effect within the assessment. Having taken such a wide range of factors into account when assessing sensitivity and magnitude at each receptor, the level of effect can be derived by combining the sensitivity and magnitude in accordance with the matrix in **Table EDP A1.6**.

**Table EDP A1.6:** Determining the Predicted Levels of Effects to the Landscape and Visual Baseline

Overall Sensitivity	Overall Magnitude of Change				
	Very High	High	Medium	Low	Very Low
Very High	Substantial	Major	Major/- Moderate	Moderate	Moderate/- Minor
High	Major	Major/- Moderate	Moderate	Moderate/- Minor	Minor
Medium	Major/- Moderate	Moderate	Moderate/- Minor	Minor	Minor/- Negligible
Low	Moderate	Moderate/- Minor	Minor	Minor/- Negligible	Negligible
Very Low	Moderate/- Minor	Minor	Minor/- Negligible	Negligible	Negligible/- None

**Table EDP A1.7:** Definition of Effects

Definition of Effects	
<b>Substantial</b>	Effects that are in complete variance to the baseline landscape resource or visual amenity.
<b>Major or Major/Moderate</b>	Effects that result in noticeable alterations to much ( <i>Major effect</i> ) or some ( <i>Moderate/Major effect</i> ) of the key characteristics of the landscape resource or aspects of visual amenity.

Definition of Effects	
<b>Moderate</b>	Effects that result in noticeable alterations to a few of the key characteristics of the baseline landscape resource or aspects of visual amenity.
<b>Minor or Minor/Negligible</b>	Effects that result in slight alterations to some ( <i>Minor effect</i> ) or a few ( <i>Minor/Negligible</i> ) of the key characteristics of the landscape resource or aspects of visual amenity.
<b>Negligible or Negligible/None</b>	Effects that result in barely perceptible alterations to a few ( <i>Negligible effect</i> ) or some ( <i>Negligible/None effect</i> ) of the key characteristics of the landscape resource or aspects of visual amenity.
<b>None</b>	No detectable alteration to the key characteristics of the landscape resource or aspects of visual amenity.

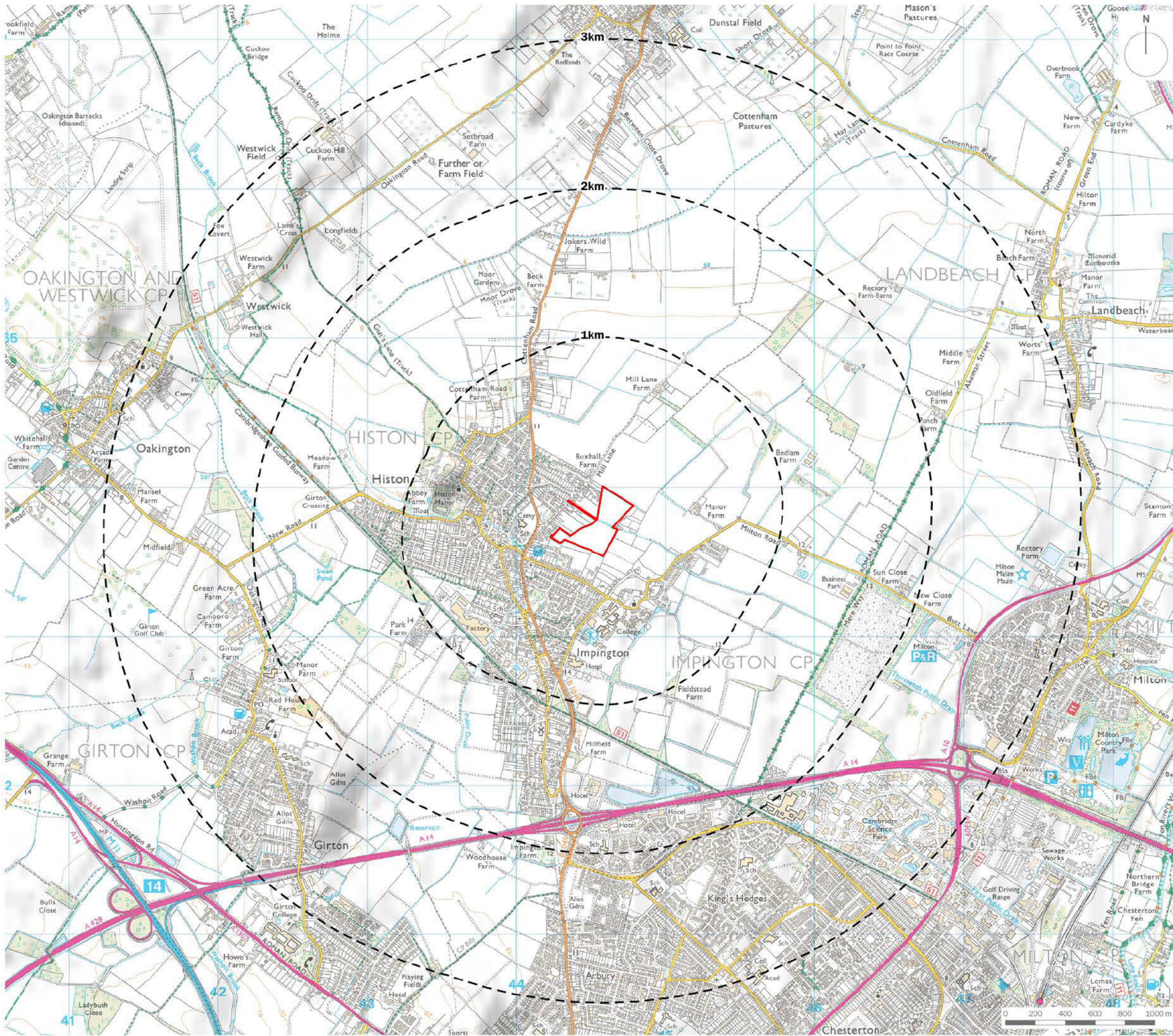
- A1.6 Effects can be adverse (negative), beneficial (positive) or neutral. The landscape effects will be considered against the landscape baseline, which includes published landscape strategies or policies if they exist. Changes involving the addition of large-scale man-made objects are typically considered to be adverse, unless otherwise stated, as they are not usually actively promoted as part of published landscape strategies.
- A1.7 Visual effects are more subjective as people’s perception of development varies through the spectrum of negative, neutral and positive attitudes. In the assessment of visual effects, the assessor will exercise objective professional judgement in assessing the level of effects and, unless otherwise stated, will assume that all effects are adverse, thus representing the worst-case scenario. Effects can be moderated by maturation of landscape strategies.
- A1.8 The timescale of each effect is also important, and effects are generally assessed at time stamps in the whole development life cycle: temporary (at a mid-point in construction), short-term (completion at year 1), medium-term (typically 15 years), medium- to long-term (15+ years). In some cases, the operational phase of a scheme could be considered ‘temporary’.

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## Plans

- Plan EDP L1**            Site Location and Context  
(edp5518\_d012a 12 February 2020 GY/EW)
- Plan EDP L2**            Environmental Planning Context  
(edp5518\_d013a 12 February 2020 GY/EW)
- Plan EDP L3**            Zone of Primary Visibility and Photoviewpoint Locations  
(edp5518\_d014a 12 February 2020 GY/EW)
- Plan EDP L4**            Photoviewpoints EDP 1-6  
(edp5518\_d015a 12 February 2020 GY/EW)

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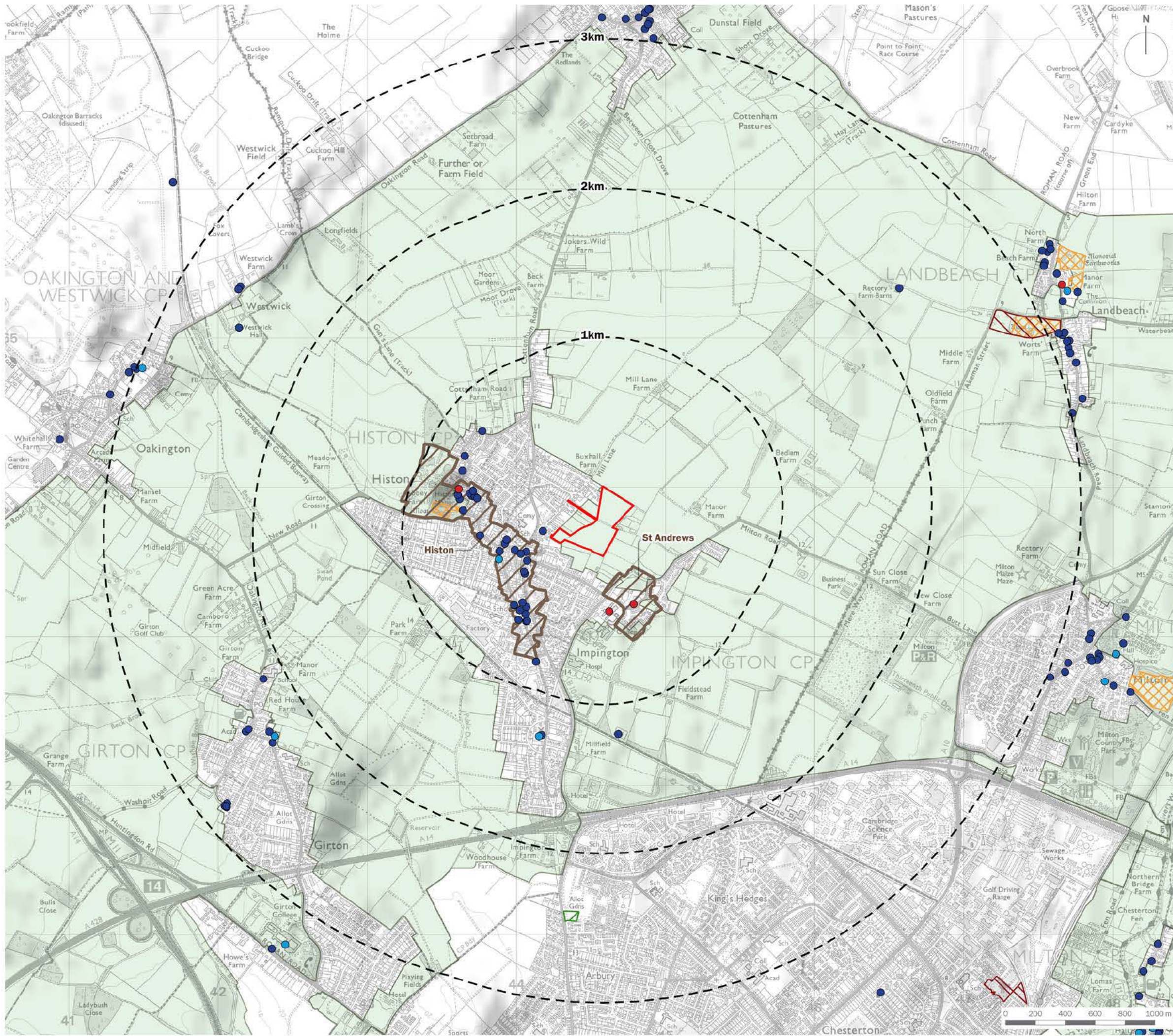
client  
**Martin Grant Homes**

project title  
**Ambrose Way, Impington**

drawing title  
**Plan EDP L1: Site Location and Context**

date **12 FEBRUARY 2020** drawn by **GY**  
drawing number **edp5518\_d012a** checked **EW**  
scale **1:25,000 @ A3** QA **CR**





- Site Boundary
- Range Rings (at 1km intervals)
- Planning**
- Green Belt
- Ecology**
- Local Nature Reserves
- Site of Special Scientific Interest (SSSI)
- Heritage**
- Conservation Area
- Grade I Listed Building
- Grade II Listed Building
- Grade II\* Listed Building
- Scheduled Monument

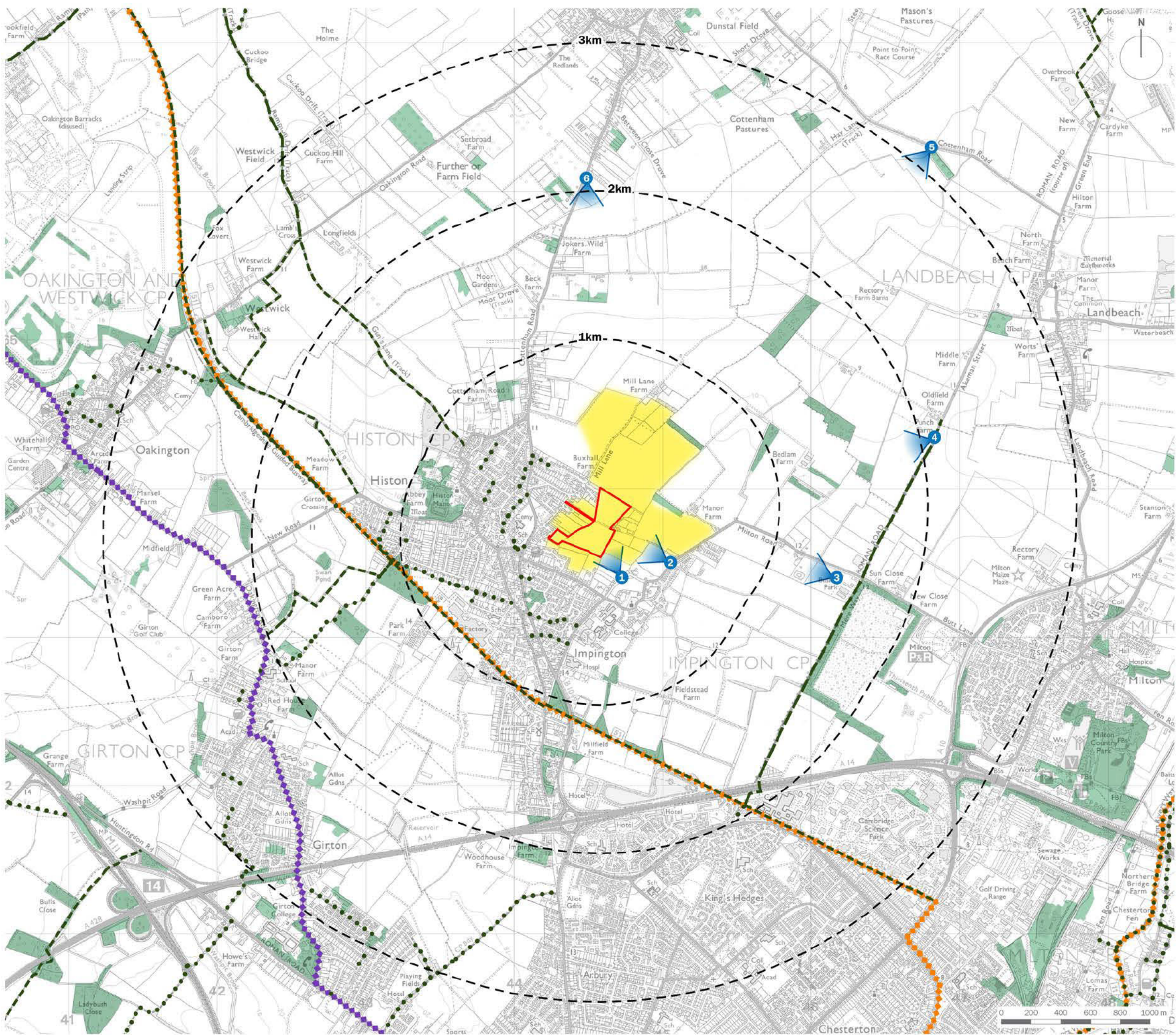
client  
**Martin Grant Homes**











project title  
**Ambrose Way, Impington**

drawing title  
**Plan EDP L2: Environmental Planning Context**

date **12 FEBRUARY 2020** drawn by **GY**  
drawing number **edp5518\_d013a** checked **EW**  
scale **1:25,000 @ A3** QA **CR**





-  Site Boundary
-  Range Rings (at 1km intervals)
- Access**
-  Bridleway
-  Byway
-  Footpath
-  National Cycle Network
-  Regional Cycle Route
- Vegetation**
-  National Forest Inventory
-  Photoviewpoint Locations
-  Zone of Primary Visibility

client  
**Martin Grant Homes**

project title  
**Ambrose Way, Impington**

drawing title  
**Plan EDP L3: Zone of Primary Visibility and Photoviewpoint Locations**

date	12 FEBRUARY 2020	drawn by	GY
drawing number	edp5518_d014a	checked	EW
scale	1:25,000 @ A3	QA	CR



Photoviewpoint EDP 1: Clay Close Lane south east of site



Approximate extent of site beyond site boundary vegetation

Photoviewpoint EDP 2: Milton Road east south east of site



Approximate extent of site filtered by field boundary vegetation



VP Location:	VP Bearing:	Distance to Site:	Date Taken:	Lens:	Viewing Distance:	date	drawing number
PVP 1: 544724, 263404	NNW	200m	10/10/19	50mm	300mm	12 FEBRUARY 2020	edp5518_d015a
PVP 2: 545052, 546170	WNW	435m	10/10/19	50mm	300mm		GY
							drawn by
							checked
							EW
							CR
							QA

client	Martin Grant Homes
project title	Ambrose Way, Impington
drawing title	Plan EDP L4: Photoviewpoints EDP 1 and 2

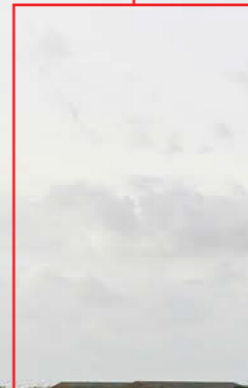
Photoviewpoint EDP 3: Eastern Edge of Evolution Business Park east south east of site

Approximate extent of site heavily filtered by intervening vegetation



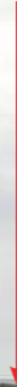
Photoviewpoint EDP 4: Byway Ref: 162/3 south of Akeman Street, Milton

Approximate extent of site hidden by intervening vegetation



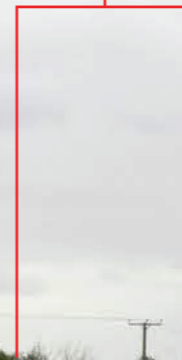
Photoviewpoint EDP 5: Cottenham Road north east of site

Approximate location of site not perceptible due to distance and intervening vegetation



Photoviewpoint EDP 6: Cycleway along Hilton Road north of site

Approximate extent of site heavily filtered by intervening vegetation



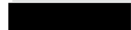
Local cycleway



CARDIFF



CHELtenham



CIRENCESTER



SHREWSBURY



[www.edp-uk.co.uk](http://www.edp-uk.co.uk)

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## **Appendix 6- Ecology Briefing Paper**

## **Ambrose Way, Impington Ecology Briefing Paper edp5518\_r004b**

### **1. Introduction**

- 1.1 The Environmental Dimension Partnership Ltd (EDP) was instructed by Martin Grant Homes to undertake an ecology desk study and an Extended Phase 1 Habitat survey of Ambrose Way, Impington (hereafter referred to as 'the Site'). This briefing paper provides the results of those studies, recommendations for future survey, any ecological constraints, and opportunities for mitigation and enhancement measures to ensure compliance with planning policy.
- 1.2 EDP is an independent environmental planning consultancy with offices in Cirencester, Cheltenham, Shrewsbury and Cardiff. The practice provides advice to private and public sector clients throughout the UK in the fields of landscape, ecology, archaeology, cultural heritage, arboriculture, rights of way and masterplanning. Details of the practice can be obtained at our website ([www.edp-uk.co.uk](http://www.edp-uk.co.uk)).

### **Site Context**

- 1.3 The Site is located to the east of Histon, off Ambrose Way. The Site is bounded by agricultural land to the north and east, with existing residential development to the west and recent residential development to the south of the Site. The Site measures 8.93 hectares (ha) and comprises two grassland fields that are bounded by hedgerows and ditches. The location and extent of the Site is illustrated on **Plan EDP C1**.



## 2. Planning Policy

### **National Policy**

2.1 There are several mechanisms through which habitats receive protection with the statutory and non-statutory designated site frameworks. For instance, certain habitats are identified in policies within National Planning Policy Framework (NPPF)<sup>1</sup>. Furthermore, the NPPF states:

*“175. when determining planning applications, local planning authorities should apply the following principles:*

*a) If significant harm to biodiversity resulting from a development cannot be avoided (through locating on alternative site with less harmful impacts), adequately mitigated, or, as a last resort, compensated for, then planning permission should be refused;*

*...*

*c) development proposals resulting in the loss or deterioration of irreplaceable habitats (such as ancient woodland and ancient or veteran trees) should be refused, unless there are wholly exceptional reasons and a suitable compensation strategy exists; and*

*d) development whose primary objective is to conserve or enhance biodiversity should be supported; while opportunities to incorporate biodiversity improvements in and around developments should be encouraged, especially where this can secure measurable net gains in biodiversity.”*

### **Local Policy**

2.2 The South Cambridge Local Plan<sup>2</sup> was adopted by South Cambridge District Council in 2018. Policy NH/4: Biodiversity of the South Cambridge Local Plan states that *“development proposals where the primary objective is to conserve or enhance biodiversity will be permitted”*.

2.3 In addition, the policy requires new development must aim to *“maintain, enhance, restore or add to biodiversity”*.

2.4 With regards to protected species and habitats, the policy states:

---

<sup>1</sup> Ministry of Housing, Communities and Local Government (February 2019) National Planning Policy Framework. [Online]. Available from: [https://assets.publishing.service.gov.uk/government/uploads/system/uploads/attachment\\_data/file/810197/NPPF\\_Feb\\_2019\\_revised.pdf](https://assets.publishing.service.gov.uk/government/uploads/system/uploads/attachment_data/file/810197/NPPF_Feb_2019_revised.pdf) [Accessed 28 November 2019].

<sup>2</sup> South Cambridge District Council (Adopted 2018) South Cambridge Local Plan. [Online] Available from: [https://www.scambs.gov.uk/media/12740/south-cambridgeshire-adopted-local-plan-270918\\_sml.pdf](https://www.scambs.gov.uk/media/12740/south-cambridgeshire-adopted-local-plan-270918_sml.pdf) [Accessed 28 November 2019].

*“If significant harm to the population or conservation status of a Protected Species, Priority Species or Priority Habitat resulting from a development cannot be avoided (through locating on an alternative site with less harmful impacts), adequately mitigated, or, as a last resort, compensated for, then planning permission will be refused.”*

### **3. Methodology**

- 3.1 A suitably experienced ecologist undertook an Extended Phase 1 survey on 01 April 2019 with reference to published guidance<sup>3</sup>. This was augmented with an ecological desk study using web-based sources and a request to Cambridgeshire and Peterborough Environmental Records Centre (CPERC) for non-statutory designations and species records within 2km of the Site and Annex II bat records<sup>4</sup> within 6km of the Site.
- 3.2 The purpose of these baseline investigations was to identify any potentially significant (‘in principle’) ecological constraints and opportunities to development proposed within the Site.
- 3.3 Based upon established geographical value systems<sup>5</sup>, value is assigned by EDP within this report on a scale of International/European (highest value) > National > County > District > Local > Site-level > Less than Local to ecological features.
- 3.4 Except where indicated otherwise, ‘Priority Species’ and ‘Priority Habitats’ refers to species and habitats of principal importance for nature conservation listed under Section 41 of the *Natural Environment and Rural Communities Act 2006*, to which Local Planning Authorities must have regard when exercising their functions under Section 40 of the Act.

### **4. Results**

#### ***Designations***

- 4.1 There are three statutory designations of International value within a distance of 15km of the Site, both designated for their wetland resource. Whilst there are two statutory sites of National value within 5km of the Site, these are designated for geological reasons and are therefore not discussed further in this report. There are no statutory sites of Local importance within 2km of the Site. Further information regarding these sites is shown in **Table EDP 4.1**.

---

<sup>3</sup> Joint Nature Conservation Council (2010) *Handbook for Phase 1 Habitat Survey – A Technique for Environmental Audit* (reprinted with minor corrections for original Nature Conservancy Council publication).

<sup>4</sup> Bat species listed in Annex II of the European Commission Habitats Directive, namely Greater horseshoe, Lesser horseshoe, Barbastelle and Bechstein’s bats

<sup>5</sup> CIEEM (2016). *Guidelines for Ecological Impact Assessment in the UK and Ireland: Terrestrial, Freshwater and Coastal*. Chartered Institute of Ecology and Environmental Management, Winchester.

**Table EDP 4.1:** Statutory Designations within the Site's Potential Zone of Influence

Name	Designation	Distance and Direction from Site	Main Interest Feature(s)
Wicken Fen/- Fenland	Ramsar, SAC  Overlapping designations of National Value (SSSI and National Nature Reserves (NNR))	11km north-east	Wetland of international importance. Vegetation includes rushes, sedges and orchids. There is a diverse assemblage of wetland plants, invertebrates and waterbirds. This includes teal ( <i>Anas crecca</i> ), pochard ( <i>Aythya farina</i> ) and tufted duck ( <i>Aythya fuligula</i> ).
Ouse Washes	Ramsar, Special Protection Area (SPA) and Special Area of Conservation (SAC)  Overlapping designations of National Value (SSSI)	12km north-west	Wetland of international importance, with an abundant breeding bird assemblage including teal, pochard, wigeon ( <i>Anas penelope</i> ), shoveler ( <i>Anas clypeata</i> ) and Bewick's swan ( <i>Cygnus bewickii</i> ). Also designated as containing Annex I species, spined loach ( <i>Cobitis taenia</i> ).
Eversden and Wimpole Woods SAC	SAC  Overlapping designations of National Value (SSSI)	14km south-west	Ancient semi-natural woodland designated for its population of barbastelle bats ( <i>Barbastella barbastellus</i> ).

- 4.2 The Site is situated within an Impact Risk Zone for the Histon Road Site of Special Scientific Interest (SSSI), however, this relates to aviation and mineral, oil and gas extraction and does not concern residential development.
- 4.3 On this basis, and due to reasons of distance and a lack of obvious receptor-effect pathways (such as connection via surface water course), EDP considers it is unlikely that the designated sites would require consideration as part of any future planning application, subject to consultation with Natural England.

- 4.4 There are two non-statutory designations of County-level value or less (or other designations that should be considered at this level), within 2km of the Site, as shown in **Table EDP 4.2**.

**Table EDP 4.2:** Non-statutory Designations within the Site's Potential Zone of Influence

Name	Designation	Distance and Direction from Site	Main Interest Feature(s)
Beach Ditch and Engine Drain	County Wildlife Site of County Value	1.7km north	Supports more than five submerged, floating and emergent plant species per 20m stretch (and more than 10 species per 20m if bank flora is included).
King's Hedges Hedgerow	City Wildlife Site of County Value	2km south-east	Supports hedgerow at least 100m in length and 2m in width at its widest point with four or more woody species, and with at least part of the hedge allowed to flower and fruit.

- 4.5 EDP considers it unlikely, due to reasons of distance and lack of obvious receptor-effect pathways (such as connection via surface water course) and habitat connection, that the two non-statutory sites would require consideration as part of any future planning application.
- 4.6 The Site contains no known Priority Habitat. However, two small areas of Priority Habitat (under one ha) occur within 500m. This includes an area of deciduous woodland to the south and a traditional orchard to the south-east of the Site.

### **Habitats and Species**

- 4.7 As shown on **Plan EDP C1**, the Site comprises predominantly improved grassland, with a hedgerow network of varying conditions, management and maturity. Species include hawthorn (*Crataegus monogyna*), elm (*Ulmus minor*) and elder (*Sambucus nigra*).
- 4.8 In terms of the semi-improved grassland, the northern field is more species diverse in comparison to the two southern fields. It contains species such as ox-eye daisy (*Leucanthemum vulgare*), bristly ox-tongue (*Helminthotheca echioides*), smooth tare (*Vicia tetrasperma*), meadow buttercup (*Ranunculus acris*), curled dock (*Rumex crispus*), false oat grass (*Arrhenatherum elatius*), cock's foot (*Dactylis glomerata*), spear thistle (*Cirsium vulgare*), cut-leaved and dove's-foot cranesbill (*Geranium dissectum*, *G. molle*), ribwort plantain (*Plantago lanceolata*), hard rush (*Juncus effusus*), tufted hair grass (*Deschampsia cespitosa*), red fescue (*Festuca rubra*), yarrow (*Achillea millefolium*) and knapweed (*Centaurea nigra*).
- 4.9 Additionally, two ditches which contain water are found along the southern and northern boundary. The southern ditch is shallow and choked with willowherb (*Epilobium* sp.) and bramble (*Rubus fruticosus* agg.). The northern ditch is a steep sided ditch with bramble along the banks. Within the ditch is branched bur-weed (*Sparganium erectum*), fool's water-cress (*Apium nodiflorum*) and algae. A dry ditch is located along the south-western boundary.



- 4.10 The on-site grasslands are considered by EDP to be of Local-level intrinsic nature conservation value or less, being limited in distinctiveness, extent, botanical species richness or a combination. EDP considers that none of these on-site habitats/land uses represent ‘in principle’ (significant) ecological constraints that otherwise may preclude development. However, the loss of large areas of semi-improved neutral grassland is likely to result in the need for significant mitigation and/or off-setting as a result of the requirement to achieve a net gain in biodiversity, in line with local and national planning policy.
- 4.11 On-site habitats are likely to support a range of protected and Priority Species populations/assemblages. With reference to CPERC results, this is likely to include reptiles and a variety of bird and invertebrate species. It may also include water vole (*Arvicola amphibius*) and/or other notable mammals (including brown hare (*Lepus europaeus*) and otter (*Lutra lutra*)).
- 4.12 During the Phase 1 survey, an active badger (*Meles meles*) sett with removed bedding was found within an area of scrub comprising of bramble on the southern boundary. Additionally, a tree along the southern boundary of the Site is considered to have moderate bat roosting potential. Features identified include flaking bark, dead wood and a woodpecker hole.
- 4.13 There appear to be two ponds within 250m of the Site, both of which are located to the west of the Site with the closest situated 180m away. The ponds are separated from the Site by existing development and the Glebe Way (B1049), which is a busy road with a kerbed pavement. This would act as a barrier to great crested newt dispersal. No records of great crested newts (*Triturus cristatus*) were returned by CPERC within 1km of the Site. The closest record was from approximately 1.8km south-west.
- 4.14 The position of the Site, next to existing residential development, and the management regime and limited intrinsic value of the southernmost fields will, in EDP’s opinion, limit the value of any protected species populations/assemblages; they are likely to be of only Local-level value or less.
- 4.15 The scope of further Phase 2 survey work for protected/Priority Species populations/assemblages will be required to support any future planning application. A focused and proportionate survey programme for the following species/species groups is likely to be required: foraging and roosting bats; badgers; water vole; and reptiles. The results of the Phase 2 survey work and consultations will influence the final masterplan proposals and will enable the design of appropriate and proportionate levels of ecological mitigation measures in relation to fauna species.

## 5. Opportunities and Constraints

- 5.1 The Site is not considered by EDP to be directly or indirectly constrained by other off-site designations. In addition, EDP considers that there are no ‘in principle’ (significant) ecological



constraints posed by the habitats present on-site which are mostly low in their intrinsic value and are unlikely to support either unique or exceptional species populations/assemblages.

- 5.2 In line with local policy NH/4, a focused suite of Phase 2 surveys and an ecological assessment will be required to support any planning application coming forward for the Site and to inform the design of a robust masterplan.
- 5.3 Given the relatively low intrinsic value of the habitats present, and dependent on sensitive habitat retention and mitigation measures, the Site represents an opportunity to enhance existing habitats, thereby delivering net biodiversity gain consistent with biodiversity targets for the district, ensuring planning policy compliance.
- 5.4 There are no obvious 'in principle' (significant) ecological constraints that would preclude development, and which cannot be avoided by good design. Moreover, EDP considers that the Site presents an opportunity to deliver a net gain to local biodiversity and access to nature for community wellbeing, ensuring local and national policy compliance.

## **6. Ecological Recommendations**

- 6.1 The 'Ambrose Way, Impington - Framework Plan' (as included as **Appendix EDP 1**) includes the retention and creation of key habitats and, as such, it is considered that a biodiversity net gain of more than 10% can be achieved and the majority of impacts on habitats and protected species (if present) can be avoided through proposed measures including the following:
  - New native tree/shrub/hedgerow planting to enhance the retained boundary network;
  - Ecological enhancement of the boundary ditch network;
  - Enhancement and management of areas of existing semi-improved neutral grassland to promote wildflower growth and diversity; and
  - Appropriate design of sustainable drainage scheme (Sustainable urban Drainage System (SuDS)) features (such as permanent ponds with varying shelf profiles and aquatic planting) to increase biodiversity value.
- 6.2 Further benefits can be achieved with the additional following recommendations and enhancement measures, which can be provided on-site:
  - Creation of additional wildflower grassland in open space within the south and west of the Site;
  - Incorporation of a range of bat and bird boxes on retained trees and new buildings to provide new roosting and nesting opportunities; and



- 
- Wildlife-sensitive lighting scheme to minimise the effects of artificial lighting on commuting and foraging bats and other nocturnal wildlife.



---

**Appendix EDP 1**  
**Ambrose Way, Impington - Framework Plan**

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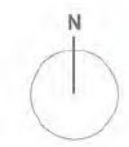
KEY			
	SITE LOCATION (8.72HA)		1 IN 100 FLOOD ZONE (SEE DETAILED DRAINAGE INFORMATION)
	INDICATIVE RESIDENTIAL PARCELS (APPROX 145 DWELLINGS AT 30 DPH) (APPROX 190 DWELLINGS AT 35 DPH)		1 IN 100 +CC FLOOD ZONE (SEE DETAILED DRAINAGE INFORMATION)
	PUBLIC OPEN SPACE - APPROX 3.0HA (PROVISION TO INCLUDE ATTENUATION AREA & LEAP)		1 IN 1000 FLOOD ZONE (SEE DETAILED DRAINAGE INFORMATION)
	POTENTIAL KEY FRONTAGES TO NODAL BUILDINGS (SUBJECT TO DETAILED DESIGN)		EXISTING VEGETATION TO BE RETAINED AND REINFORCED WITH NEW PLANTING (SUBJECT TO TREE SURVEY)
	INDICATIVE LOCATION FOR ATTENUATION AREA (SUBJECT TO DETAILED DESIGN)		PROPOSED DEFENSIBLE LANDSCAPE BOUNDARY - APPROX 15M DEPTH (SUBJECT TO LANDSCAPE PROPOSALS)
			INDICATIVE LOCATION FOR 'LEAP' PLAY AREA (400SQM WITH 20M OFFSET) (SUBJECT TO DETAILED DESIGN)
			INDICATIVE VEHICULAR ACCESS (SUBJECT TO DETAILED DESIGN)
			PROPOSED LOCATION OF PEDESTRIAN & CYCLE LINK / EMERGENCY ACCESS (SUBJECT TO DETAILED DESIGN)
			POTENTIAL RADIAL PEDESTRIAN FOOTPATH THROUGH OPEN SPACE (SUBJECT TO DETAILED DESIGN)

## AMBROSE WAY, IMPINGTON - FRAMEWORK PLAN



---

**Plan EDP C1**  
**Phase 1 Habitat Survey**  
(edp5518\_d016a 12 February 2020 GY/WC)



- Site Boundary
- Broadleaved Semi-natural Woodland
- Dense Continuous Scrub
- SI Semi-improved Neutral Grassland
- SI Poor Semi-improved Grassland
- Bare Ground
- Defunct Species-rich Hedgerow
- Intact Species-poor Hedgerow and Trees
- Intact Species-poor Hedgerow
- Defunct Species-poor Hedgerow
- Wet Ditch
- Dry Ditch
- Fence
- Scattered Trees (Broad-leaved)
- Scattered Scrub
- Outlying Badger Sett

client  
**Martin Grant Homes**

project title  
**Ambrose Way, Impington**

drawing title  
**Plan EDP C1: Phase 1 Habitat Survey**

date	<b>12 FEBRUARY 2020</b>	drawn by	<b>GY</b>
drawing number	<b>edp5518_d016a</b>	checked	<b>WC</b>
scale	<b>1:2,500 @ A3</b>	QA	<b>CR</b>



## **Appendix 7 - Archaeological and Heritage Assessment**



**Ambrose Way,  
Impington**

**Archaeological  
and Heritage  
Assessment**

Prepared by:  
**The Environmental  
Dimension  
Partnership Ltd**

On behalf of:  
**Martin Grant Homes**

February 2020  
Report Reference  
**edp5518\_r005a**

## Contents

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<b>Section 3</b>	Methodology.....	7
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<b>Section 5</b>	Conclusions.....	27
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## Images

### Images EDP 1-5

## Plans

<b>Plan EDP 1</b>	Designated Heritage Assets (edp5518_d018a 13 February 2020 EJ/MM)
<b>Plan EDP 2</b>	Known Non-designated Heritage Assets (edp5518_d019a 13 February 2020 EJ/MM)
<b>Plan EDP 3</b>	Extract from (a) Histon and Impington Inclosure Map (1806); and (b) First Edition Ordnance Survey map (1886) (edp5518_d020a 13 February 2020 EJ/MM)

*This version is intended for electronic viewing only*

	Report Ref: edp5518			
	Author	Formatted	Peer Review	Proofed by/Date
005_DRAFT	MM	CL	EO	LL 100220

## Non-technical Summary

- S1 This Archaeological and Heritage Assessment has been prepared by The Environmental Dimension Partnership Ltd (EDP) on behalf of Martin Grant Homes to inform the promotion of land at Ambrose Way, Impington (hereafter referred to as 'the site') in the South Cambridgeshire Local Plan for residential development.
- S2 The site does not include, nor does it form any part of, any designated heritage assets, as defined in Annex 2 of the National Planning Policy Framework (NPPF). The adoption of the site for residential development is unlikely to result in a change to the setting of any designated heritage assets outside of the site, such that would result in harm to their significance.
- S3 Therefore, the site complies with the relevant legislation, and national and local planning policy regarding the treatment of designated heritage assets in the planning system.
- S4 In terms of non-designated heritage assets, the site is considered to have a low potential to contain archaeological remains of greater than 'local' interest. As such, whilst further work may be required in the future when the site becomes the subject of a planning application, there is no evidence to suggest that it contains remains of such significance as to warrant preservation *in situ* and that would affect the masterplan process.
- S5 Therefore, with regard to non-designated archaeological assets, the allocation of the site would comply with the relevant paragraphs of the NPPF and policies contained within the *Local Plan*.
- S6 In summary, there is no reason to believe that designated and non-designated heritage assets would form a constraint to the capacity of the site or its overall deliverability, and there is no reason in this regard as to why it should not be adopted in the Local Plan for the quantity of housing proposed.

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## **Section 1 Introduction**

- 1.1 This report has been prepared by The Environmental Dimension Partnership Ltd (EDP) on behalf of Martin Grant Homes and presents the results of an archaeological and heritage assessment of land at Ambrose Way, Impington (hereafter referred to as 'the site'). This document has been produced to support the promotion of the site for residential development in the South Cambridgeshire Local Plan.
- 1.2 The first aim of this assessment is to identify and assess potential changes to designated heritage assets, either directly or through changes within their setting as a result of the allocation of the site for residential development, and to determine whether, and to what extent, those changes will affect their heritage significance.
- 1.3 The second aim of this assessment is to consider the available historical and archaeological resources for the site and to establish its likely potential in accordance with the requirements of the *National Planning Policy Framework* (NPPF; MHCLG, 2019) and local planning policy.
- 1.4 In accordance with best practice guidance, desktop sources have been augmented through the completion of a site walkover survey, which was undertaken in May 2019.

### **Location, Boundaries, Topography and Geology**

- 1.5 The site is located on the north eastern edge of Histon and is centred on National Grid Reference (NGR) 544539, 263686. It comprises three fields, which are currently either scrub or grassland, the total size of which is c.8.8ha.
- 1.6 It is bounded to the west by Mill Lane and a mixture of modern and older properties marking the north-east edge of Histon. To the north, east and south is farmland, beyond which to the south and east are Impington and further areas of Histon.
- 1.7 The site is broadly flat and lies at c.10m above Ordnance Datum (aOD). It is located on mudstone of the Gault Formation, which is overlain at the northern end by River Terrace Deposits (3) of sand and gravel ([www.bgs.ac.uk](http://www.bgs.ac.uk)).

### **Proposed Allocation**

- 1.8 The proposed allocation is for up to 190 dwellings, open space, play space, landscaping and associated infrastructure

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## Section 2 Legislation and Planning Guidance

- 2.1 This section summarises the key elements of the legislative and planning policy context, relating to the promotion of the site, at both national and local levels.

### Legislation

- 2.2 Sections 66(1) and 72(1) of the *Planning (Listed Buildings and Conservation Areas) Act 1990* set out the duties of Local Planning Authorities (LPAs), in respect of the treatment of listed buildings and conservation areas through the planning process.
- 2.3 Section 66(1) of the *Planning (Listed Buildings and Conservation Areas) Act 1990* sets out the statutory duty of the decision-maker, where proposed development would affect a listed building or its setting.
- 2.4 The “*special regard*” duty of the 1990 Act has been tested in the Courts and confirmed to require that “*considerable importance and weight*” is afforded by the decision-maker to the desirability of preserving a listed building along with its setting.
- 2.5 Furthermore, insofar as conservation areas are concerned, Section 72(1) of the 1990 Act identifies the following:
- “In the exercise, with respect to any buildings or other land in a conservation area...special attention shall be paid to the desirability of preserving or enhancing the character or appearance of that area.”*
- 2.6 It must be recognised that: (1) there is **no** statutory duty to enhance the character or appearance of a conservation area – the Courts have confirmed that development that ‘preserves’ them is acceptable; and (2) the statutory duty only covers development that is within a conservation area – the ‘setting’ of a conservation area is addressed by planning policy.
- 2.7 Paragraph 194 of the NPPF (see MHCLG 2018) transposes s66(1) and s72(1) of the 1990 Act into national planning policy.
- 2.8 The balancing exercise to be performed – between the harm arising from a proposal and the benefits which would accrue from its implementation – is then subsequently presented in paragraphs 195 and 196 of the NPPF.

### National Planning Policy Framework (NPPF)

- 2.9 The NPPF was revised in February 2019. Section 16 sets out the government’s approach to the conservation and management of the historic environment, including both listed

buildings and conservation areas, through the planning process. The opening paragraph, 184, recognises that heritage assets are an irreplaceable resource, and should be conserved in a manner proportionate to their significance, so that they can be enjoyed for their contribution to the quality of life of existing and future generations.

2.10 Paragraph 189 concerns planning applications, stating that:

*“In determining applications, local planning authorities should require an applicant to describe the significance of any heritage assets affected, including any contribution made by their setting. The level of detail should be proportionate to the assets’ importance and no more than is sufficient to understand the potential impact of the proposal on their significance. As a minimum the relevant historic environment record should have been consulted and the heritage assets assessed using appropriate expertise where necessary. Where a site on which development is proposed includes, or has the potential to include, heritage assets with archaeological interest, local planning authorities should require developers to submit an appropriate desk-based assessment and, where necessary, a field evaluation.”*

2.11 Paragraph 193 considers the weighting given within the planning decision with regard to impacts on designated heritage assets, stating that:

*“When considering the impact of a proposed development on the significance of a designated heritage asset, great weight should be given to the asset’s conservation (and the more important the asset, the greater the weight should be). This is irrespective of whether any potential harm amounts to substantial harm, total loss or less than substantial harm to its significance.”*

2.12 Paragraph 194 considers the level of harmful effects on designated heritage assets and states that:

*“Any harm to, or loss of, the significance of a designated heritage asset (from its alteration or destruction, or from development within its setting), should require clear and convincing justification. Substantial harm to or loss of:*

- a) Grade II listed buildings, or grade II registered parks or gardens, should be exceptional;*
- b) Assets of the highest significance, notably scheduled monuments, protected wreck sites, registered battlefields, Grade I and II\* listed buildings, Grade I and II\* registered parks and gardens, and World Heritage Sites, should be wholly exceptional.”*

2.13 With regard to the decision-making process, paragraphs 195 and 196 are of relevance. Paragraph 195 states that:

*“Where a proposed development will lead to substantial harm to (or total loss of significance of) a designated heritage asset, local planning authorities should refuse consent, unless it can be demonstrated that the substantial harm or total loss is necessary*

*to achieve substantial public benefits that outweigh that harm or loss, or all of the following apply:*

- a) the nature of the heritage asset prevents all reasonable uses of the site; and*
- b) no viable use of the heritage asset itself can be found in the medium term through appropriate marketing that will enable its conservation; and*
- c) conservation by grant-funding or some form of not for profit, charitable or public ownership is demonstrably not possible; and*
- d) the harm or loss is outweighed by the benefit of bringing the site back into use.”*

2.14 Paragraph 196 states that:

*“Where a development proposal will lead to less than substantial harm to the significance of a designated heritage asset, this harm should be weighed against the public benefits of the proposal including, where appropriate, securing its optimum viable use.”*

2.15 With regard to non-designated heritage assets, paragraph 197 states that:

*“The effect of an application on the significance of a non-designated heritage asset should be taken into account in determining the application. In weighing applications that directly or indirectly affect non-designated heritage assets, a balanced judgement will be required having regard to the scale of any harm or loss and the significance of the heritage asset.”*

2.16 Additionally, paragraph 201 states that:

*“Not all elements of a Conservation Area or World Heritage Site will necessarily contribute to its significance.”*

## **Local Planning Policy**

### **South Cambridgeshire Local Plan 2018**

2.17 The *South Cambridgeshire Local Plan*, which was adopted in 2018, contains Policy NH/14: Heritage Assets, which is relevant to this proposed allocation:

*“Policy NH/14: Heritage Assets*

*1. Development proposals will be supported when:*

- a. They sustain and enhance the special character and distinctiveness of the district’s historic environment including its villages and countryside and its building traditions and details;*

*b. They create new high quality environments with a strong sense of place by responding to local heritage character including in innovatory ways.*

*2. Development proposals will be supported when they sustain and enhance the significance of heritage assets, including their settings, as appropriate to their significance and in accordance with the National Planning Policy Framework, particularly:*

*c. Designated heritage assets, i.e. listed buildings, conservation areas, scheduled monuments, registered parks and gardens;*

*d. Non-designated heritage assets including those identified in conservation area appraisals, through the development process and through further supplementary planning documents;*

*e. The wider historic landscape of South Cambridgeshire including landscape and settlement patterns;*

*f. Designed and other landscapes including historic parks and gardens, churchyards, village greens and public parks;*

*g. Historic places;*

*h. Archaeological remains of all periods from the earliest human habitation to modern times.”*

2.18 The plans and policies listed above have all been considered in the preparation of this assessment.

## **Section 3**

### **Methodology**

- 3.1 This report has been produced in accordance with the *Standard and Guidance for Historic Environment Desk-Based Assessment* issued by the Chartered Institute for Archaeologists (CIfA, 2017). These guidelines provide a national standard for the completion of desk-based assessments.
- 3.2 The assessment principally involved consultation of readily available archaeological and historical information from documentary and cartographic sources. The major repositories of information comprised:
- Cambridgeshire Historic Environment Record (HER) on known archaeological sites, monuments and findspots within the vicinity of the site;
  - Maps and documents held by the Cambridgeshire Archives and online data sources; and
  - The National Heritage List for England (NHLE) curated by Historic England.
- 3.3 This report provides a synthesis of relevant information for the site derived from a search area extending up to 1km from its centre, hereafter known as the ‘study area’, to allow for additional contextual information regarding its archaeological interest and/or potential to be gathered.
- 3.4 The information gathered from the repositories and sources identified above was checked and augmented through the completion of a site visit and walkover, completed in May 2019. This walkover considered the nature and significance of known and/or potential archaeological assets within the site, identified visible historic features and assessed possible factors that may affect the survival or condition of known or potential assets.
- 3.5 The report thereafter concludes with an assessment of the site’s likely archaeological potential, made with regard to current best practice guidelines.

#### **Setting Assessment Methodology**

- 3.6 When assessing the impact of proposals on designated heritage assets through changes within their ‘setting’, it is not a question of whether there would be a direct physical impact on that asset, but instead whether change within the ‘setting’ would lead to a loss of ‘significance’.
- 3.7 In simple terms, setting is defined as “*the surroundings in which a heritage asset is experienced*” (MHCLG 2019). It must be recognised from the outset that ‘setting’ is not a

heritage asset and cannot itself be harmed. Its importance relates to the contribution it makes to the significance of the designated heritage asset.

- 3.8 Historic England guidance identifies that *“change to heritage assets is inevitable, but it is only harmful when significance is damaged”* (HE 2015).
- 3.9 In that regard, ‘significance’ is defined in Annex 2 of the NPPF as *“the value of a heritage asset to this and future generations because of its heritage interest. That interest may be archaeological, architectural, artistic or historic.”*
- 3.10 As such, when assessing the indirect impact of proposals on designated heritage assets, it is not a question of whether setting would be affected, but rather a question of whether change within an asset’s ‘setting’ would lead to a loss of ‘significance’ based on the above ‘heritage interest’ as defined in the NPPF.
- 3.11 Set within this context, it is necessary to first define the significance of the asset in question, and the contribution made to that significance by its ‘setting’, in order to establish whether there would be a loss and therefore harm. The guidance identifies that change within a heritage asset’s setting need not necessarily cause harm to that asset, it can be positive, negative or neutral.
- 3.12 In light of the above, the assessment of potential setting effects, arising from the proposed scheme, has followed the guidance set out in *Historic Environment Good Practice Advice in Planning Note 3: The Setting of Heritage Assets* published by Historic England in 2017. This guidance (HE 2017) observes that:
- “The NPPF makes it clear that the extent of the setting of a heritage asset ‘is not fixed and may change as the asset and its surroundings evolve.”*
- 3.13 The guidance also observes that:
- “Elements of a setting may make a positive or negative contribution to the significance of an asset, may affect the ability to appreciate the significance or may be neutral.”*
- 3.14 The guidance states that the importance of setting *“lies in what it contributes to the significance of the heritage asset or to the ability to appreciate that significance.”*
- 3.15 It goes on to note that:
- “All heritage assets have significance, some of which have particular significance and are designated. The contribution made by their setting to their significance also varies. Although many settings may be enhanced by development, not all settings have the same capacity to accommodate change without harm to the significance of the heritage asset or the ability to appreciate it.”*
- 3.16 Whilst identifying that elements of an asset’s setting can make an important contribution to its significance, the guidance states that *“Setting is not itself a heritage asset, nor a*

*heritage designation, although land comprising a setting may itself be designated*". It continues by adding that *"Conserving or enhancing heritage assets by taking their settings into account need not prevent change; indeed change may be positive..."*.

3.17 On a practical level, the Historic England guidance (2017) identifies an approach to assessing setting in relation to development management that is based on a 5-step procedure, i.e.:

1. Identify which heritage assets and their settings are affected;
2. Assess the degree to which these settings and views make a contribution to the significance of the heritage asset(s) or allow significance to be appreciated;
3. Assess the effects of the proposed development, whether beneficial or harmful, on the significance or on the ability to appreciate it;
4. Explore ways to maximise enhancement and avoid or minimise harm; and
5. Make and document the decision and monitor outcomes.

3.18 As far as Step 2 is concerned, the guidance makes the following observations:

*"The second stage of any analysis is to assess whether the setting of a heritage asset makes a contribution to its significance and the extent and/or nature of that contribution...this assessment should first address the key attributes of the heritage asset itself and then consider:*

- *The physical surroundings of the asset, including its relationship with other heritage assets;*
- *The asset's intangible associations with its surroundings, and patterns of use*
- *The contribution made by noises, smells, etc to significance, and*
- *The way views allow the significance of the asset to be appreciated."*

3.19 Thereafter, the guidance notes that *"This assessment of the contribution to significance made by setting will provide the baseline for establishing the effects of a proposed development on significance, as set out in 'Step 3' below."*

3.20 Having established the baseline, the following guidance is provided in respect of an assessment of the effect upon 'setting', i.e.:

*"In general...the assessment should address the attributes of the proposed development in terms of its:*

- *Location and siting;*

- *Form and appearance;*
- *Wider effects;* and
- *Permanence.”*

3.21 In light of the above, the assessment of potential setting effects, employed in the preparation of this report, focused on the completion of site surveys, which were undertaken in May 2019 and concentrated on the following three main areas:

1. Identifying those heritage assets that could potentially be affected by the proposed scheme and the manner (if any) in which they would be affected;
2. Defining the contribution made to their *significance* by their setting; and
3. Assessing the likely impact upon their *significance* as a result of the form of development proposed being implemented.

3.22 As far as identifying the heritage assets potentially affected by the proposed scheme is concerned, considering (1) the site is located on the built edge of Histon, and (2) the relatively flat topography and built and planted environment, a study area of 1km was considered reasonable.

3.23 In light of the above, the heritage setting assessment at **Section 4** of this report has been prepared in a robust manner, employing current best practice professional guidance and giving due regard to the methodology detailed above.

## Section 4 Existing Information

### Introduction

- 4.1 The site does not contain, nor does it form part of, any designated heritage assets (as defined in Annex 2 of the NPPF).
- 4.2 In the site's 'wider zone of influence' (i.e. 1km radius, see paragraph 3.22), there is a single scheduled monument and 35 listed buildings, the majority of which are contained within two conservation areas (those of Histon and Impington, and St Andrew's). The locations of these assets are shown on **Plan EDP 1**. There are no world heritage, registered parks and gardens sites or registered battlefields.
- 4.3 Other than cropmarks indicating medieval or later furlongs within the site, there are no previously recorded non-designated heritage assets within the site, as contained on the Cambridgeshire Historic Environment Record (HER). There are a number in the wider study area, relating to remains from the prehistoric to modern periods, the locations of which are identified on **Plan EDP 2**.

### Designated Heritage Assets

- 4.4 In the first instance, a desk-assessment of information contained within the National Heritage List for England, combined with observations during the site visit and data gathered as part of this assessment (e.g. cartographic sources), were utilised to identify which designated heritage assets were most likely to be affected by the development of the site (i.e. Step 1 of HE 2017).

### Scheduled Monuments

#### *Moated Site 140m south west of Histon Manor*

- 4.5 The single scheduled monument within the study area comprises a moated site (**1019181**), located c.640m to the west of the site. The NHLE scheduling information describes the monument as a sub-rectangular island measuring 84m east-west by up to 44m north-south, which is enclosed by a water filled ditch. It is accessed by a modern bridge on the north side, which may be located in the position of an earlier bridge. Some brick and cement revetment is evident, as are some modern brick sluices within the moat. Two associated fish ponds are located east of the moat, but have been backfilled.
- 4.6 These remains are described in the NHLE as 'believed' to represent the manor of Histon Denny, which was replaced in the early post-medieval period by a second manor house nearby and its location included in 18<sup>th</sup> century parkland landscaping.

- 4.7 The NHLE describes the ‘reasons for designation’ that are specific to this monument as follows:

*“The moated site 140m south west of Histon Manor survives well. The island remains largely undisturbed and will retain buried evidence for structures and other features relating to the period of occupation.*

*The fishponds, adjacent to the moat, would have formed an integral part of the manorial site providing a valuable source of income and food all year- round, and will retain sealed deposits from the medieval and post-medieval period.*

*Comparison between this site, and others both locally and more widely, will provide valuable insights into the nature of settlement and society in the medieval period.”*

- 4.8 As such, this scheduled monument primarily derives its significance from its archaeological and historic interest, as a medieval and early post-medieval manor site. There is no known artistic interest and, as buried remains, there is no identified architectural interest.
- 4.9 It is located c.640m distant from the site and is separated from it by a large intervening area of modern housing, interspersed with earlier buildings. As such, there is no visual link between the two and no opportunity to appreciate the significance of the monument from the site. There are no known historic or functional relationships, but – regardless – there is nothing in the form and appearance of the site today that would demonstrate any such links.
- 4.10 Therefore, it is not identified that the allocation of the site for residential development could result in a change to the setting of this asset, such that would result in harm to its significance. This scheduled monument will not be considered further.

### **Listed Buildings**

- 4.11 The majority of listed buildings are contained within the two conservation areas within the study area, discussed below. Through site observations and a review of their character, the setting of these listed building is dominated by their location within these wider designated areas and, therefore, it is considered reasonable to include them within the assessment of the conservation areas.
- 4.12 The remaining listed buildings that lie outside of these conservation areas are discussed in this section below.

#### *Grade I Listed Village College*

- 4.13 This school (**1331296**) was built in 1938-9 by Walter Gropius and E Maxwell Fry, and is located c.370m to the south of the site. It comprises of a brick cross-wall construction, with some steel roof trusses and a steel framed assembly hall. It is faced with rough-textured yellow bricks and dark brown brick plinths, with chimney stacks and piers carrying the steel girders.

- 4.14 It includes “a very early example” of “a simple building device” comprising steel roof trusses supported on internal walls, so that the external walls can be mostly glazed. With Finsbury Health Centre, this building is noted in the NHLE description as popularising the ‘fan shaped’ plan of halls and entertainment buildings that became more common in the 1950s.
- 4.15 The NHLE description notes further architectural and stylistic touches, including its main entrance, formed by triple paired doors in blue tiled surrounds, and a rippling pattern of bay windows under deep timber eaves. The treatment of the facades is identified as anticipating “the architectural idiom of the 1950s”.
- 4.16 The college was part of a county council building programme between 1927 and 1940 to promote ideas of community education, which became popular after World War II. The NHLE describes that this college, which was the fourth built, “is the most significant...for suggesting a loose-knit, relaxed style of building, understated, modern yet user-friendly and incorporating traditional materials, that inspired the post-war school building boom that was England's most significant architectural achievement internationally”.
- 4.17 It is also noted that the original building is little altered and “has been well maintained”. The NHLE includes a quote from an architectural book that also identifies the setting among the trees of Impington Hall Estate as an important aspect of the design.
- 4.18 Therefore, it is identified that this listed building primarily draws its significance from its architectural and historic interests, as a pioneering design and an early example of a community college, as well as being an example of a building by Walter Gropius, who only worked in Britain between 1934-7. It also has artistic interest, in its careful façade treatment and architectural embellishments. Given that it is little altered, there is no archaeological interest identified. The setting within the school grounds that previously formed part of Impington Hall Estate also contributes positively to its significance.
- 4.19 The site is fairly distant from this asset and has no known links with it, including no visual relationship due to the intervening built and vegetated environment. It is not identified that the allocation of the site for residential development would result in a change to the setting of this asset, or its significance, and it will not be discussed further.

#### *Grade II Listed 2 Mill Lane*

- 4.20 The Grade II listed 2 Mill Lane (**1178580**) is located c.60m to the west of the site and comprises a two-storey 18<sup>th</sup> century house. It is built of three bays with exposed timber frame, a plain tile roof, central ridge stack and casement windows. There is also a modern gabled porch and door.
- 4.21 The listed building predominantly derives its significance from its historic and, to a lesser extent, architectural interest as a post-medieval house built in the local vernacular. There is no identified artistic interest, given the simplistic style of architecture and minimal embellishment. There is also no archaeological interest, due to the relatively simple phasing suggested by the NHLE listing description.

- 4.22 Whilst it is described as being of 18<sup>th</sup> century date, no building in this location is noted on the Histon and Impington Inclosure Map of 1806 (see **Plan EDP 3a**), whilst the farm complex immediately to its south (which partly survives) is shown. The listed building is depicted on the First Edition Ordnance Survey (OS) map of 1886, where it is annotated as 'Laurel House' and shown as contained within private grounds with a second building to its south. Apart from the roadway to its west and the farm complex to its south, it was surrounded by farmland. It is unclear from the cartographic evidence whether or not it was associated with the farm (which appears to pre-date it, based on the inclosure map), and there is nothing in the NHLE information that suggests a connection.
- 4.23 This historic setting contrasts with its surroundings today. Whilst some of the farm complex to the south survives, the road to the west has been bypassed so that it now only forms a layby/driveway to the house. The size of the private grounds has been reduced and a dense development of modern houses located immediately to the north and east, arranged along Ambrose Way. The building to the south, evident on the First Edition OS map, has been demolished.
- 4.24 The contribution of the setting of the asset to its significance is therefore identified as the stub road that reflects the alignment of the post-medieval precursor, which provided access to the house, and the reduced private gardens, both of which have historic and functional links with the building. These two elements also provide space in which to appreciate the significance of the listed building, as demonstrated in its outward form.
- 4.25 As mentioned above, it is unclear whether the listed building was associated or not with the farm complex to its south, which may pre-date it. Regardless, there is no tangible link between the two today, or indeed between the listed building and any farmland, from which it is all but entirely physically and visually separated by modern development.
- 4.26 Indeed, in this regard the site is separated from the listed building by modern housing and has no visual links with it. There are also no known historic or functional links and, even if there were, there is nothing in its form today that would suggest any. As such, there is no identified potential for change to the setting of this listed building as a result of the allocation of the site for residential development, such that would affect its significance. It will not be considered further in this report.

*Grade II Listed 11 Church Street, Grade II Listed Stone Corner Cottage and Grade II Listed 59 and 61 Cottenham Road*

- 4.27 This loose collection of houses and cottages (**1331269**, **1178497** and **1331270**), the earliest of which date to the 14<sup>th</sup> century, are located c.730m to 750m to the west of the site.
- 4.28 Their character, as residential dwellings from the medieval and post-medieval periods, and locations on residential streets, separated from the site by a large amount of modern housing, do not suggest that they and their settings are capable of experiencing change as a result of the allocation of the site for residential development. Indeed, there are no known

links between them and the site, including any visual relationship. As such, they will not be discussed further.

### **Conservation Areas**

#### *Histon and Impington Conservation Area*

- 4.29 The Histon and Impington Conservation Area is located c.100m to the south west of the site, at its closest. There is no identified conservation area appraisal for this asset and therefore the following is based on observations made during the site visit.
- 4.30 Broadly speaking, the conservation area covers the historic core of Histon and Impington, from Histon Manor and its grounds in the north-west, to the more heavily developed Station Road to the south-east. As such, its character and appearance varies quite markedly. Examples of buildings within it range from two-storey white washed and thatched cottages, as well as 19<sup>th</sup> century brick terraced houses, to cul-de-sacs of semi-detached yellow brick and pitched roof 20<sup>th</sup> century houses and flat-roofed shops.
- 4.31 The north-west end is verdant, with many mature trees and large areas of open grass, representing the grounds of Histon Manor. The Homefield Park off Water Lane and The Green also provide additional areas of publicly accessible and well-treed green space, but otherwise the conservation area is densely developed with mostly 19<sup>th</sup> and 20<sup>th</sup> century residential properties.
- 4.32 The part closest to the site reflects this variety of built style, being a group of post-medieval and 20<sup>th</sup> century houses on the corner of Glebe Lane, as well as the Grade II listed Rose and Crown public house (**1178509**), the earliest elements of which are 16<sup>th</sup>/17<sup>th</sup> century. The large tarmacked car park of the public house, defined by low hedges, is also a notable feature of this part of the conservation area.
- 4.33 In terms of architectural style, the earliest building within this part of the conservation area, the Rose and Crown public house, is timber framed with a slate roof and end gable stack, and with an attached thatched and white-rendered building. The post-medieval buildings are brick with sash windows and pitched roofs, also with end stacks, and one example of a first floor projecting bay window. By contrast, the semi-detached 20<sup>th</sup> century houses within this part of the conservation area are also brick with concrete pantile roofs and a central shared stack.
- 4.34 These buildings face onto Glebe Way, beyond which to the west is the well-treed Green, with a large duck pond as its central feature. The tightly developed frontage of Glebe Way allows all but no appreciation of the private gardens behind the buildings, or the landscape beyond (including the site).
- 4.35 As such, views in this area are inward focussed, along the street frontage arrangement of Glebe Way (see **Image EDP 1**) and the open space of The Green. Views east along Impington Lane take in the largely modern and densely developed residential street outside of the conservation area.

- 4.36 Therefore, the character and appearance of this part of the conservation area is identified as predominantly deriving from:
- The mix of architectural styles of the constituent buildings, including medieval, post-medieval and modern structures, and their arrangement along Glebe Way;
  - The open space formed by the Rose and Crown public house car park;
  - The public open space provided by The Green, as an undeveloped space with a duck pond, mature trees and paths;
  - The views channelled along Glebe Way, in which to appreciate the built form of this part of the conservation area, and The Green to the west; and
  - The enclosed and inwardly focussed nature of Glebe Way.
- 4.37 From the farmland to the east, including the site, there is all but no appreciation of the conservation area – other than glimpsed views of tree tops, etc - due to the built and vegetated environment. It is not considered therefore that the site contributes to the significance of the conservation area. Indeed, it is notable that an area of farmland directly adjoining the conservation area was granted permission in the early 2010s for 31 dwellings (Ref: S/1847/10), the completed form of which contributes to the separation of this part of the conservation area from the farmland beyond.
- 4.38 Therefore, it is not considered that the allocation of the site for residential development would result in a change to the setting of this asset, such that would result in harm to its significance, and it will not be considered further.

#### *St Andrew's Conservation Area*

- 4.39 This conservation area is located c.160m to the south-east of the site. There is no known adopted conservation area appraisal for this asset and the following is based on observations made during the site walkover.
- 4.40 The conservation area is essentially sub-circular in plan, broadly following the loop made by Clay Close Lane and Burgoynes Road. It also includes the off-shoot cul-de-sac of Percheron Close, which entirely comprises of modern houses and makes-up approximately a third of the conservation area. This is located in the former position of the now demolished Impington Hall.
- 4.41 In this regard, the southern end of the conservation area (formed by Percheron Close) is characterised by densely developed modern housing in a suburban style, and with examples of gable end chimneys, pitched and hipped roofs. There are all but no gaps to the streetscenes and little appreciation of the landscape beyond. Whilst the plot sizes are quite constrained, they are notably larger for those houses around the 'outside' of the grouping.

- 4.42 The remainder of the conservation area, formed by the loop of Burgoynes Road and Clay Close Lane, is characterised by ‘clumps’ of houses interspersed with undeveloped gaps. Unlike Percheron Close, the houses along these roads have developed over time in an ad hoc manner, and the styles and material are more variable, with examples of brick and stone built, some with exposed brickwork and others painted, and bungalows and two-storey houses. Modern infill development is common, particularly in the centre and on the western edge.
- 4.43 The oldest element of the conservation area, and the only listed building within it, is the Grade I listed Church of St Andrew, the earlier parts of which date from the 13<sup>th</sup> century and can be clearly appreciated from the corner of Burgoynes Road to their south, where they are dominant features, but otherwise are largely obscured further away by the built and planted form of the landscape.
- 4.44 In terms of views, as mentioned above, the southern end of the conservation area, formed by Percheron Close, has views channelled tightly along the roadways, with all but no appreciation of the wider landscape. The northern end of the conservation area also has views channelled along the road by the built environment, or the tall and dense hedgerows that line the roads in places (see **Image EDP 2**). However, in this part of the asset there are more frequent gaps that afford views into the adjoining fields outside of the conservation area, or inwards, to the central green field the roads surround. Apart from some glimpsed views of distant tall trees, these views tend to terminate in the middle distance, constrained by the planted edges of fields and flat topography (see **Image EDP 3**).
- 4.45 The character and appearance of the conservation area is therefore identified as predominantly deriving from:
- The densely developed and overwhelmingly modern southern end of the conservation area, formed by Percheron Close;
  - The more dispersed nature of the buildings in the northern part of the conservation area, arranged along the distinct ‘loop’ formed by Burgoynes Road and Clay Close Lane;
  - The central Grade I listed church and its graveyard, albeit appreciation of this from the wider conservation area is limited;
  - The central green space defined by mature and dense hedgerows and trees, which Burgoynes Road and Clay Close Lane surround;
  - The varied built character, deriving from medieval, post-medieval and modern buildings; and
  - The channelled views along roads, which in the northern half occasionally open out where there are undeveloped gaps in the streetfrontage, allowing moderately distant views into the farmed landscape and which contributes to a rural character.

- 4.46 The setting of this conservation area is defined as open fields to the north, north-west and south-east, the school grounds of the Grade I listed Village College to the south, and modern housing along Woodcock Close and Milton Road to the east.
- 4.47 As mentioned above, the rural character of the north end of the conservation area is identified as positive, and views into the farmland are key to the appreciation of this. The school grounds to the south are identified as having a limited positive contribution, given the association between this educational facility and the surrounding villages. The modern housing to the east has eroded the rural character in this direction, but are mostly obscured, and are therefore a limited negative contributor to the significance of the conservation area.
- 4.48 The view toward the site from the north west edge of the conservation area is all but completely obscured by the intervening vegetated form of the landscape (see **Image EDP 4**). Views back from the site toward the conservation area allow all but no appreciation of the asset, apart from tree tops and roof ridges (see **Image EDP 5**). These views from the site are not considered to contribute to, or allow appreciation of the significance of, the conservation area.
- 4.49 As such, there is no reason to believe that the allocation of the site for residential development would result in a change to its setting, such that would result in harm to its significance. It will not be considered further in this report.

### **Summary**

- 4.50 In summary, none of the designated heritage assets in the study area are identified as presenting a constraint to the capacity or overall deliverability of the site. They are also not identified as having the potential to be affected by the allocation of the site for residential development – of the form demonstrated in the illustrative masterplan that accompanies the promotion - through changes to their setting, such that would result in harm to their significance.

### **Non-designated Heritage Assets**

#### ***Palaeolithic to Iron Age (c.500,000 BC-AD 43)***

- 4.51 There are no records for previously identified prehistoric archaeology within the site and there are 10 in the wider study area, as recorded on the Cambridgeshire HER.
- 4.52 A trial trench evaluation and excavation in 2008 (**ECB2864**), c.880m to the south west of the site, located the earliest recorded archaeology in the study area. This comprised evidence of a sub-circular post-built structure, which was potentially indicative of seasonal Late Bronze Age activity. A Middle Iron Age curvilinear ditch was also located during this investigation.

- 4.53 An evaluation in 2009 (**ECB3186**), c.60m to the south of the site, located a number of Late Iron Age field ditches, which were 're-established' in the mid-1<sup>st</sup> to mid-2<sup>nd</sup> century AD. It was noted during this later stage that there was a greater density of ditches at the south end of the investigation area (i.e. at the opposite end to the site), which contained pottery that was interpreted as suggesting an area of settlement was located nearby (**MCB18457**).
- 4.54 Subsequent to this trial trench evaluation, an excavation (**ECB19427**) identified Middle to Late Iron Age activity in the form of a pit containing 248 sherds of pottery and the southern end of a possible ring ditch, as well as two further ditches. Roman period features were also located.
- 4.55 A small complex of Iron Age or Roman period cropmarks, possibly indicating round houses and enclosures (**11453**), were identified c.210m to the north. Although the HER description notes that the cropmarks are 'not wholly convincing', a fieldwalking club noted a concentration of Roman period pottery in this location (**ECB2773**).
- 4.56 Otherwise, the remaining recorded archaeology comprises a series of cropmarks that may indicate buried remains, but which have not been 'tested':
- A complex of cropmarks that appear to indicate an Iron Age or Roman settlement and field system (**MCB22578**), c.220m to the north;
  - Cropmark 'enclosures' of possibly Iron Age or Roman date (**MCB24376**), c.900m to the north-east;
  - Cropmarks of linear features that may represent Iron Age or Roman period enclosures (**MCB25690**), c.790m to the north;
  - Possible Iron Age or Roman rectilinear enclosure and associated ditches, seen as cropmarks (**MCB25691**) c.990m to the north east; and
  - Possible Iron Age or Roman rectangular enclosure system, seen as cropmarks (**08321**), c.710m to the north east.
- 4.57 Given the low density of recorded archaeology that pre-dates the Iron Age, it is considered that the site has a low potential to contain remains from the early or mid-prehistoric.
- 4.58 The proximity of the southern edge of the site to recorded Middle and Late Iron Age archaeology suggests that there is a moderate potential for further such archaeology to extend into it.
- 4.59 However, given that the identified remains represented a low density of features, indicative of a small farmstead, and given that their spread suggested a focus of activity to the south (i.e. away from the site), it is most likely that any remains within the site would comprise field systems with some evidence for edge of settlement activity. There is no indication for widespread remains, such as through cropmark analysis. In addition, any remains present

are likely to have been truncated by modern ploughing and the tree/orchard cultivation identified in the cartographic sources (see below).

- 4.60 Therefore, any prehistoric remains present are unlikely to be of sufficient significance to warrant preservation *in situ* and are unlikely to be of more than 'local' interest.

***Romano-British (AD43-410)***

- 4.61 There are no records for previously identified Roman archaeology within the site and seven in the wider study area, as recorded on the Cambridgeshire HER.
- 4.62 The aforementioned evaluation in 2009 (**ECB3186**), c.60m to the south of the site, located Late Iron Age field ditches that were re-established in the early Roman period (**MCB18457**). The subsequent excavation (**ECB3232**) identified not only Middle to Late Iron Age activity, but also evidence for Roman settlement, small scale industry and farming.
- 4.63 During these investigations, a Roman period field system and an enclosure containing pits were identified, with a particular concentration identified in the south-west. A boundary ditch was located in the south east of the site, which contained a concentration of Roman pottery that suggested the focus for a settlement lay nearby. Some Roman period pits were found containing hammerscale, which also suggested that low-level industrial activity had been undertaken in the vicinity. The northern end of the investigated area (i.e. toward the site) had "*much less evidence for settlement*" apart from a watering hole or oven/hearth. Late Roman activity was focussed to the east and comprised three ditches, one of which may have been associated with a beam slot (**MCB19427**).
- 4.64 Therefore, there is some potential for the south end of the site in particular to contain remains associated with this activity, albeit most likely related to 'edge of settlement' and agricultural remains.
- 4.65 A watching brief (**ECB2064**) found residual Roman pottery, three stray coins and four undated linears that may date to that period (**MCB16770**) c.530m to the north of the site. The same watching brief also recorded a pit, shallow spread and nine linear features (**MCB16772**) c.660m to the north, some of which produced Roman period finds. Other features were tentatively interpreted as Roman due to their spatial arrangement to the dated features.
- 4.66 Otherwise, recorded archaeological remains from this period relate to cropmarks and unstratified finds:
- Two undated ring ditches, which could be barrows (**MCB22694**), were identified as cropmarks c.900m to the north-east - a spread of Roman pottery was also found nearby by a fieldwalking club (**ECB2773**);
  - Find of a stray coin (**05198**), c.900m to the north; and
  - Roman roof tiles (**05189**) collected from field surfaces c.970m to the west.

4.67 Similar to the late prehistoric period, given the proximity to known Roman period archaeology to the south, the site has a moderate potential to contain remains from this period. However, given the lack of any indication for widespread activity within or near the site (e.g. through cropmarks) and the spread of known remains, any archaeology present is likely to be edge of settlement activity and agricultural features and deposits. These have probably been truncated by modern ploughing and tree/orchard cultivation, and are unlikely to be of more than 'local' interest or warrant preservation *in situ*.

#### **Early Medieval (AD 410-1066)**

4.68 There are no records for previously identified early medieval archaeology within the site and just one in the wider study area, comprising the unstratified find of a Saxon loomweight (**05196**), which was recovered during the construction of a school c. 180m to the west. Given the lack of evidence to the contrary, the site is identified as having a low potential to contain remains from this period.

#### **Medieval (AD 1066-1485)**

4.69 Where recorded within the site, cropmarks interpreted as medieval or later furlongs are displayed on **Plan EDP 2**, and indicate that it was farmland throughout this period. Numerous similar cropmarks for furlongs and ridge and furrow cultivation, as well as examples identified through intrusive investigation, are recorded in the wider study area, but are not annotated separately.

4.70 Apart from cropmarks related to medieval or later furlongs, there are no records for previously identified medieval archaeology within the site. There are 11 in the wider study area, as recorded on the HER.

4.71 The site is located outside of recorded areas of settlement and related activity, comprising:

- Six sherds of Saxo-Norman pottery recovered during an evaluation (**ECB638**), c.380m to the south-east in 1994, which may indicate an area of occupation;
- Earthworks that may relate to medieval or later settlement at Histon (**00649**), comprising house platforms, banks and enclosures, which are located c.850m to the west. The former site of St Etheldreda's Church (**05327**) is located close by, as are two possible depressions (**10843**) that are of uncertain origins but identified as possibly medieval in the HER;
- Earthworks of a possible field boundary, house platform and "amorphous earthworks" (**10307**), c.470m to the south-east. The HER notes that these are "undecipherable and may even be natural";
- An evaluation in 2005 (**ECB2016**) recorded remains "peripheral to the medieval settlement", comprising quarry pits and field systems and some post holes (**MCB16851**), c.90m to the south;

- The Histon Manor complex, which includes the aforementioned scheduled monument of a moat, as well as possible earthworks of gardens (**12290**), lies c.710m to the west. The earthworks of a possible grange (**05326**) are also located nearby;
  - An earthwork that is thought to be the centre of the original village of Impington (**11246**), c. 400m to the south east; and
  - A village green and pond (**11247**), c.230 to the west.
- 4.72 Otherwise, a trial trench evaluation in 2011 (**ECB3657**) c.440m to the south-west, located a medieval pit, as well as some modern features (**MCB19577**) and medieval or later enclosure cropmarks (**MCB24375**) were recorded c.390m to the north.
- 4.73 Based on later cartographic sources (see below) and evidence for former furlongs within the site, it was most likely located within the farmed hinterland of surrounding settlements in this period. There is therefore a low potential for it to contain medieval archaeological remains, other than 'negligible' value deposits and features related to former farming practices.

#### ***Post-medieval to Modern (AD 1485-present)***

- 4.74 There are no records for previously identified post-medieval to modern archaeology within the site, as recorded in the HER, but there are several in the wider study area.
- 4.75 These records relate to features that are well understood, in terms of their extent and location, and are not considered to contribute to the site's potential to contain hitherto unrecorded remains. They comprise:
- The former extent of Impington Hall non-designated park and garden (**12129**), c.330m to the south-east of the site. The former location of the post-medieval manor house is a separate entry in the HER (**05287**), as is a contemporary boundary ditch (**11243**);
  - The former extent of the non-designated deer park at Histon Park (**MCB17528**) c.600m to the west;
  - An evaluation in 2006 (**ECB2170**), found a brick floor, trackway, post holes, and quarry pit (**MCB17320**), c.810m to the north-west;
  - World War II air raid shelters (**MCB25704**) are recorded c.610m to the south west;
  - The location of Mill Lane Farm (**MCB22579**) is recorded c.740m to the north;
  - The location of a Victorian field barn (**MCB24370**) is recorded c.410m to the east;
  - The former location of a brickworks (**MCB24371**) is recorded c.550m to the east;
  - The location of Manor Farm (**12130**) is recorded c.330m to the south-east;

- An archaeological evaluation (**ECB4446**), c.330m to the south east, located post-medieval ditches and a modern wall (**MCB20428**);
  - The location of an early post-medieval manor house (**10308**) is recorded c.290m to the south east;
  - Possible modern earthworks, which may be the result of landscaping (**05287**), are recorded c.350m to the south;
  - The location of a former fruit preserving factory (**MCB24360**) is recorded c.990m to the south;
  - A number of extant and demolished post-medieval and Victorian houses located in Histon and Impington (**MCB24365**, **MCB24372**, **MCB24364**, **MCB24373**, **MCB24362**, **MCB24363**, **MCB17426**, **MCB24366**, **MCB24374**, **MCB24367**, **MCB22582**, **MCB22580**, **MCB24374**, **MCB22581**, **MCB22583**, **MCB22584**, **MCB22585**, **MCB16983**, **MCB24368**, **MCB22588** and **MCB22587**);
  - The location of a pillbox (**CB15199**) is recorded c.980m to the south-west;
  - The location of a Victorian and modern burial ground (**MCB22586**) is recorded c.150m to the west; and
  - Quarry pits (**MCB25703**) are recorded c.860m to the west.
- 4.76 The site continued in agricultural use throughout these periods and has a low potential to contain post-medieval to modern remains, other than those of ‘negligible’ value related to former farming practices.

#### **Undated**

- 4.77 There are no records of previously identified undated archaeology within the site, but there are three in the wider study area, as recorded on the HER.
- 4.78 These undated assets comprise the following:
- Cropmarks of ‘incomplete’ enclosures, which are noted as “*not wholly convincing*” and possibly relating to geology (**MCB16216**), c.880m to the north-west;
  - Undated ‘earthworks’ (**11244**) c.400m to the south-east;
  - Undated ‘irregular earthworks’ (11245) that may be the result of modern landscaping, c. 300m to the south; and

- An evaluation in 2008 (**ECB3077**) found an undated pit and ditch, the latter containing a residual sherd of Roman pottery (**MCB18175**), c.710m to the north-west.

4.79 None of these remains are considered to influence the archaeological potential of the site, as identified in the period specific sections above.

#### **Previous Archaeological Investigations**

4.80 A section of the site has been previously investigated as part of a watching brief during the installation of a water main (**ECB1499**) in 1991. There is no indication from the records included in the HER that any significant archaeological finds (if any at all) were located within the site.

4.81 Otherwise, the following investigations are recorded in the study area:

- An archaeological evaluation (**ECB5069**), c.270m to the north, found no archaeological remains;
- An archaeological evaluation in 2006 (**ECB2356**), c.770m to the south-west, found no archaeological remains;
- An archaeological evaluation in 2012 (**ECB3794**), c.890m to the south-west, found no archaeological remains; and
- A magnetometer and resistivity survey in 2016 (**ECB2706**) c.30m to the south of the site only identified ridge and furrow.

4.82 These investigations are not considered to influence the archaeological potential of the site, as identified in the period specific sections above.

#### **Cartographic Sources**

4.83 The earliest cartographic source assessed was the Histon and Impington Inclosure Map of 1806 (see **Plan EDP 3a**). This depicts the site as divided into ten fields, with an access track leading to them from Mill Lane to the west. The names of the fields suggest agricultural uses, apart from 'Charcoal Close' (Plot 94) which may suggest woodland and/or charcoal processing.

4.84 The First Edition Ordnance Survey map of 1886 (see **Plan EDP 3b**) shows the site divided into only four fields, with an area of woodland in the north west corner. By 1902, the entire northern half of the site was used as woodland or orchards, with the further areas in the south turned over to this use by 1927. By 1969, all of the trees had been cleared and the site was arranged in the layout evident today.

4.85 This review of historic cartographic evidence therefore demonstrates the use of the site as agricultural land and woodland/orchards in the late 19<sup>th</sup> to early 20<sup>th</sup> centuries, and the impact that the cultivation and later removal these are likely to have had. This further

underlines that the site has a low potential to contain archaeological remains of more than 'local' interest.

#### **Site Walkover**

- 4.86 The site was visited in May 2019 to assess the current ground conditions and topography within it, as well as to confirm the continuing survival of any known archaeological remains, and to identify any hitherto unknown remains of significance.
- 4.87 No features of archaeological and heritage interest were identified, and the previously recorded furlongs within the site were not evident as above ground features.

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## **Section 5 Conclusions**

- 5.1 This Archaeological and Heritage Assessment was produced by EDP Ltd on behalf of Martin Grant Homes, to inform the promotion of land at Ambrose Way, Impington (i.e. 'the site') for residential development in the South Cambridgeshire Local Plan.
- 5.2 The site does not include, nor does it form part of, any designated heritage assets, as defined in Annex 2 of the NPPF. In the wider study area, there is one scheduled monument, five listed buildings (not including those within the conservation areas) and two conservation areas.
- 5.3 These designated heritage assets in the study area were assessed in-line with national guidance (HE 2017) and none were identified as capable of experiencing change to their setting – as a result of the allocation of the site for residential development, in the form demonstrated in the illustrative masterplan accompanying the promotion- such that would result in harm to their setting.
- 5.4 Therefore, the allocation would align with legislation, and national and local policy regarding the treatment of designated heritage assets in the planning system.
- 5.5 In terms of non-designated heritage assets, the site is considered to have a moderate potential to include Iron Age and Roman period remains related to edge of settlement activity and cultivation, none of which is likely to be greater than 'local' value. The site is otherwise considered to have a low potential to contain remains from any other period, apart from 'negligible' value remains related to medieval and later cultivation practices.
- 5.6 As such, whilst further work may be required in future when the site becomes the subject of a planning application, there is no evidence to suggest that it contains remains of such significance as to warrant preservation *in situ* and that would affect the masterplan process.
- 5.7 Therefore, with regard to non-designated archaeological assets, the allocation of the site would comply with the relevant paragraphs of the NPPF and policies contained within the *Local Plan*.
- 5.8 In summary, there is no reason to believe that designated and non-designated heritage assets would form a constraint to the capacity of the site or its overall deliverability, and there is no reason in this regard as to why it should not be adopted in the Local Plan for the quantity of housing proposed.

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## **Section 6**

### **References**

Chartered Institute for Archaeologists (CIfA), 2017. *Standard and Guidance for Historic Environment Desk-based Assessment*. Reading.

Historic England (HE), 2015. *Managing Significance in Decision-Taking in the Historic Environment: Historic Environment Good Practice Advice in Planning Note 2*. London.

Historic England (HE), 2016. *Conservation Area Designation, Appraisal and Management: Historic Advice Note 1*. London.

Historic England (HE), 2017. *Historic Environment Good Practice Advice in Planning Note 3: The Setting of Heritage Assets (Second Edition)*. London.

Ministry of Housing, Communities and Local Government (MHCLG), 2018. *The National Planning Policy Framework*. London.

#### List of Consulted Maps

Histon and Impington Inclosure Map, 1806  
Ordnance Survey map 1886 Edition  
Ordnance Survey map 1902 Edition  
Ordnance Survey map 1927 Edition  
Ordnance Survey map 1969-1970 Edition  
Ordnance Survey map 1973 Edition  
Ordnance Survey map 1982 Edition

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## Images



**Image EDP 1:** View east along Glebe Way.



**Image EDP 2:** View northwards along Burgoynes Road on the eastern edge of St Andrew's Conservation Area.



**Image EDP 3:** Example view northwards from the north edge of the conservation area, constrained by the planted boundaries of the fields and the flat topography.



**Image EDP 4:** View from the north-west corner of St Andrew's Conservation Area toward the site, which, apart from some tree tops along the eastern boundary of the site, is not appreciable.



**Image EDP 5:** View from site toward St Andrew's Conservation Area, looking south east. The asset is all but obscured, except from some tree tops and a roof ridge.

## **Plans**

- Plan EDP 1** Designated Heritage Assets  
(edp5518\_d018a 13 February 2020 EJ/MM)
- Plan EDP 2** Known Non-designated Heritage Assets  
(edp5518\_d019a 13 February 2020 EJ/MM)
- Plan EDP 3** Extract from (a) Histon and Impington Inclosure Map (1806); and (b) First Edition Ordnance Survey map (1886)  
(edp5518\_d020a 13 February 2020 EJ/MM)

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