

- Site Boundary
- 1km Study Area
- Scheduled Monument
- Listed Building**
- ▲ Grade I
- ▲ Grade II*
- ▲ Grade II
- Conservation Area

client
Martin Grant Homes

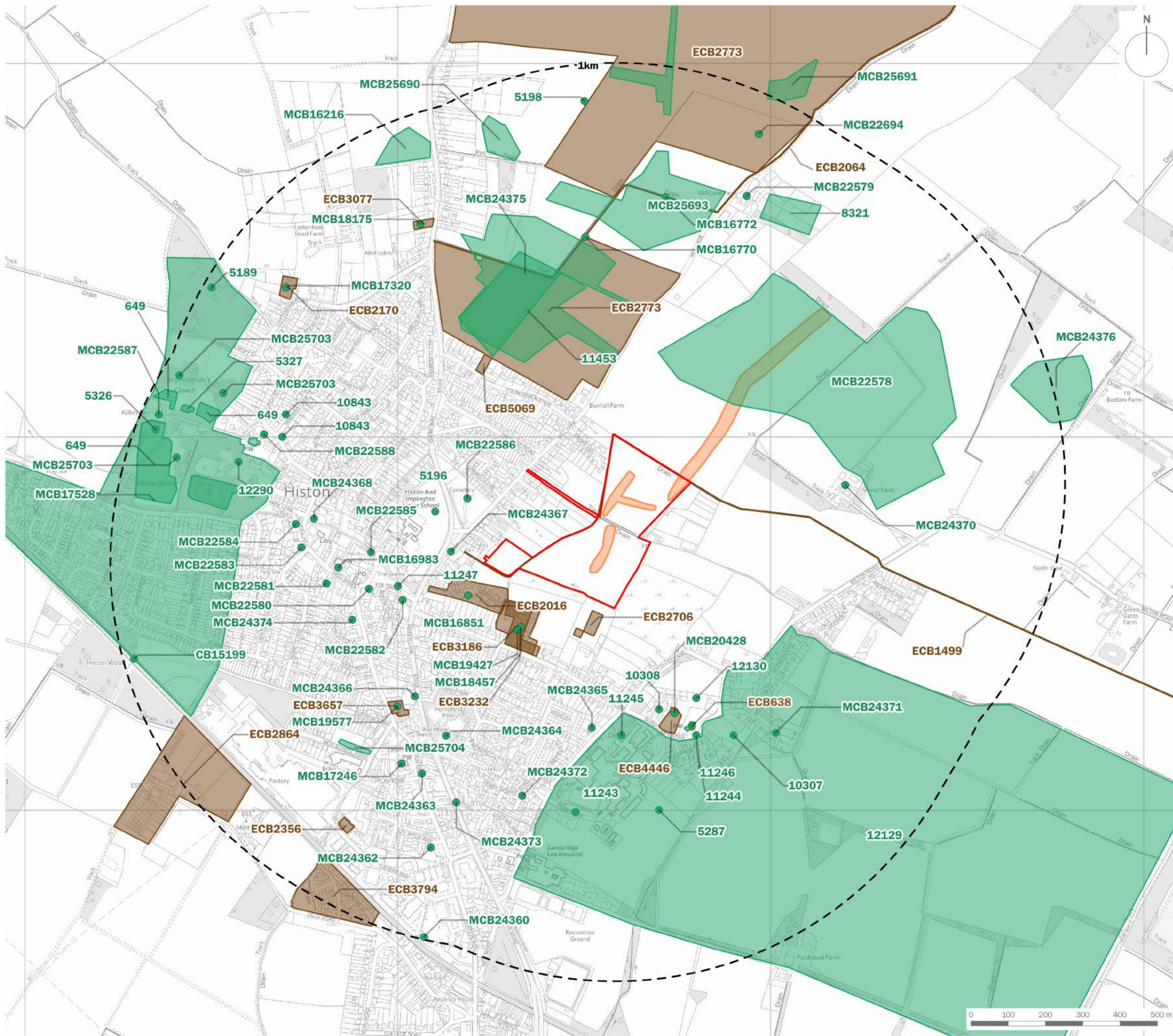
project title
Ambrose Way, Impington

drawing title
Plan EDP 1: Designated Heritage Assets

date **13 FEBRUARY 2020** drawn by **EJ**
drawing number **edp5518_d018a** checked **MM**
scale **1:10,000 @ A3** QA **CR**



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- Site Boundary
- 1km Study Area
- HER Monument
- HER Event
- Furlong Identified on HER

client		
Martin Grant Homes		
project title		
Ambrose Way, Impington		
drawing title		
Plan EDP 2: Known Non-designated Heritage Assets		
date	13 FEBRUARY 2020	drawn by EJ
drawing number	edp5518_d019a	checked MM
scale	1:10,000@ A3	QA CR

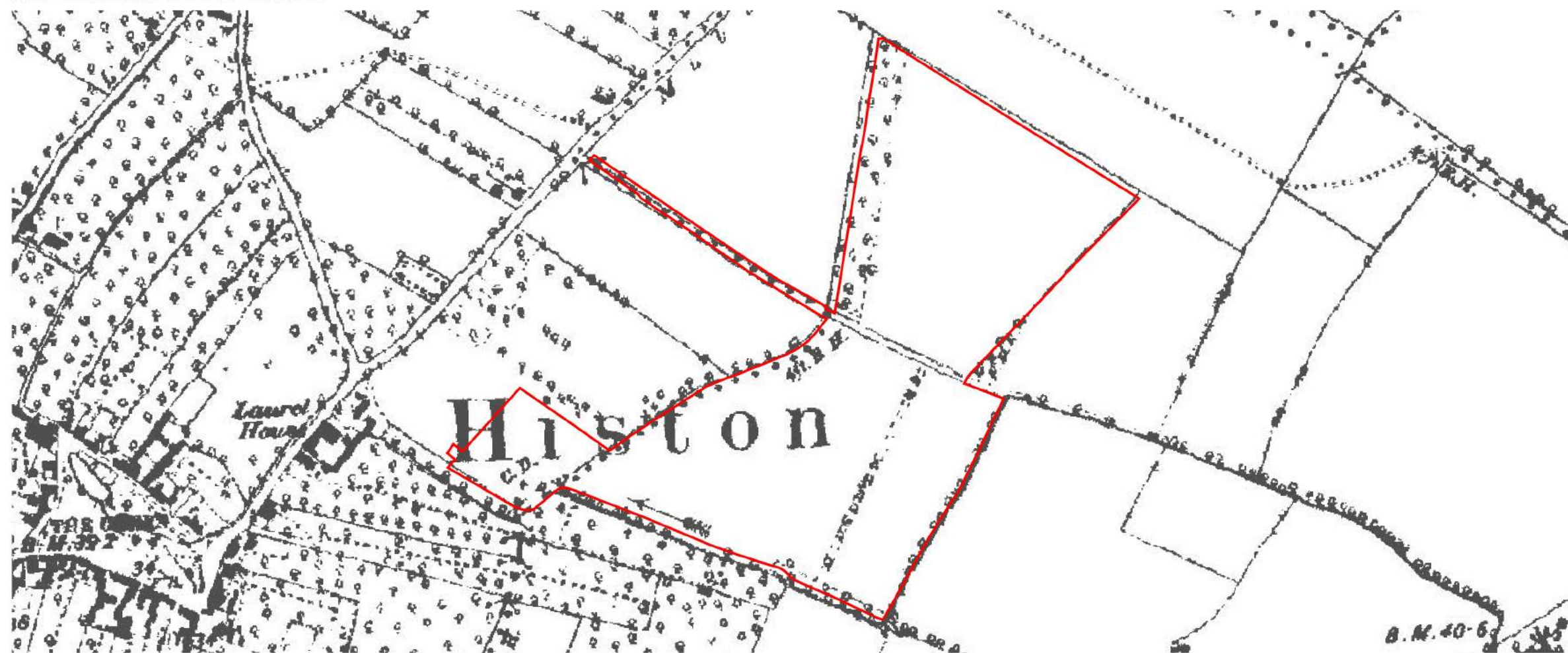


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 Approximate Site Boundary

(a) Histon and Impington Inclosure Map (1806)



(b) First Edition Ordnance Survey Map (1886)



client
Martin Grant Homes

project title
Ambrose Way, Impington

drawing title **Plan EDP 3: Extract from (a) Histon and Impington Inclosure Map (1806); and (b) First Edition Ordnance Survey map (1886)**

date	13 FEBRUARY 2020	drawn by	EJ
drawing number	edp5518_d020a	checked	MM
scale	1:4,000 @ A3	QA	CR



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Appendix 8- Updated Call for Sites Forms

Greater Cambridge Local Plan

Additional Sites and Broad Locations

Response Form – Issues and Options 2020



Guidance

Cambridge City Council and South Cambridgeshire District Council are preparing a new joint Greater Cambridge Local Plan to provide a sustainable vision for the future of the area. This includes planning for new housing and economic development to meet our needs and protect and enhance our environment. An early step in the plan preparation process is to gather information on what land is available and suitable for development. We undertook a 'Call for Sites' in Spring 2019 and are now providing another opportunity for you to tell us about potential development sites and broad locations as part of the Issues and Options consultation.

This response form may be used to put forward potential sites and broad locations for housing or economic development across the Greater Cambridge Local Plan area which is made up of the administrative districts of Cambridge and South Cambridgeshire. An understanding of land availability for development across Greater Cambridge will ensure that the new Local Plan allocates enough land in appropriate locations to meet identified needs. A Strategic Housing Land Availability Assessment (SHELAA) will be prepared to help the Councils choose the right sites from a large number of potential alternatives having assessed their suitability, availability and achievability.

Please complete a separate form for each site being submitted for consideration. For sites to be considered all of the form must be completed.

Housing development includes market housing for sale, affordable housing (including entry level exception sites), housing for rent, student housing, housing for people with disabilities, housing for people receiving care, service family housing, sites for travellers and travelling showpeople, and sites for people wishing to commission or build their own homes. It does NOT however include sites intended for the provision of rural exception site housing.

Economic development includes development for B1 (Business), B2 (General Industrial) and B8 (Storage and Distribution) uses. It does NOT include retail, hotels, leisure or recreation development.

Only submit sites and broad locations that are capable of delivering 5 or more dwellings or economic development on sites of 0.25 hectares (or 500 square meters of floor space) and above.

Please do not resubmit sites that you have already told us about through the 2019 'Call for Sites'. If you do resubmit a site with an amended site boundary or

description, please let us know if this is a replacement submission or an additional submission.

If you need assistance completing the form contact the Planning Policy Team at Localplan@greatercambridgeplanning.org or call us on 01954 713183.

COMPLETED FORMS MUST BE RECEIVED BY 5PM ON 24 FEBRUARY 2020

Wherever possible the Call for Sites form should be completed online at: <https://cambridge.oc2.uk>.

If you do not have access to the internet, **you can submit forms by:**

Email: Localplan@greatercambridgeplanning.org, or by **post** to:

Greater Cambridge Shared Planning Policy Team
c/o South Cambridgeshire District Council
Cambourne Business Park
Cambourne
Cambridge
CB23 6EA

For more information about the call for sites see our webpages at: www.scams.gov.uk/gclpcallforsites and www.cambridge.gov.uk/gclpcallforsites

Data Protection

We will treat your data in accordance with our [Privacy Notices](#). Information will be used by South Cambridgeshire District Council and Cambridge City Council solely in relation to the SHELAA and the Greater Cambridge Local Plan. Please note that all responses will be available for public inspection and cannot be treated as confidential.

Representations, including names, are published on our website. **By submitting this response form you are agreeing to these conditions.**

The Councils are not allowed to automatically notify you of future consultations unless you 'opt-in'.

Do you wish to be kept informed of future stages of the SHELAA and the Greater Cambridge Local Plan?

Please tick: Yes No

Disclaimer: The assessment of potential housing and employment sites through the Strategic Housing and Economic Land Availability Assessment process and the identification of sites with the potential for development does not indicate that planning permission will be granted for development, or that the sites(s) will be allocated for development in the Greater Cambridge Local Plan (GCLP). The SHELAA will be an important evidence source to inform future plan making but it will be for the GCLP to determine which sites are most suitable to meet identified needs.

For office use only
Response number:

Date received:

A - Contact Details

Name:	c/o agent	Agent's name:	Robert Barber
Name of organisation: (if applicable)	Martin Grant Homes Ltd	Name of Agent's organisation: (if applicable)	Pegasus Group
Address:	c/o agent	Agent's Address:	Suite 4, Pioneer House, Vision Park, Histon, Cambs
Postcode:	c/o agent	Postcode:	CB24 9NL
Email:	c/o agent	Email:	Robert.Barber@pegasusgroup.co.uk
Tel:	c/o agent	Tel:	01223 202100

Signature: Robert Barber	Date: 18.2.20
---------------------------------	----------------------

If you are submitting the form electronically, no signature is required.

B - Your status

Status (please tick all that apply):	
<input type="checkbox"/> Landowner	<input type="checkbox"/> Developer
<input type="checkbox"/> Land Agent	<input type="checkbox"/> Registered Provider (Housing Association)
<input checked="" type="checkbox"/> Planning Consultant	<input type="checkbox"/> Other, please indicate:

C - Land Ownership

If you are not the landowner, please provide the details of all landowners:
(If there are more than two landowners please provide the contact details of the additional landowners on a separate sheet)

LANDOWNER 1:
Stephen Graves & Julie Sale
Organisation (if applicable): n/a

Addresses: Stephen Grave, Mill Lane Farm, Mill Lane, Histon, Cambridgeshire and Julie Sale, Station Farm, Lode Fen, Lode, Cambridgeshire

Postcode:
CB24 9HW / CB25 9HD

Telephone Number:

Email:

LANDOWNER 2:

Messers Ambrose and Mrs Hazel

Organisation (if applicable): n/a

Address: Messers Ambrose, New Farm, Station Road, Longstanton and Mrs Hazel, Buxhall Farm, Hill Lane, Histon

Postcode:

Telephone Number:

Email:

If you are not the landowner, please confirm the landowner(s) has been informed of this submission:

Yes

No

Does the landowner(s) support the submission? If yes, please provide evidence of their support e.g. a letter.

Yes

No

Don't know

Are there any issues that would prevent officers of the Council undertaking a site visit unaccompanied? A site visit may be required to enable a full assessment of the site. Site visits will be conducted unaccompanied wherever possible.

Yes

No

If necessary, please provide details of the person to be contacted to arrange access to the site or for an accompanied site visit:

Title: Ms **First Name:** Isabella **Last Name:** Holt

Organisation (if applicable): Martin Grant Homes

Address: Grant House, Felday Road, Abinger Hammer, Dorking

Postcode: RH5 6QP

Telephone Number: 01306 730822

Email: isabella.holt@martingranthomes.co.uk

D - Site details

SITE DETAILS

Site location, address and post code: Land east of Ambrose Way, Impington, CB24 9US

Site Area: 8.72 in hectares

Site Map: Provide a location map clearly showing site boundaries and land ownership. The site to be edged in red and include all land necessary for the proposed development. Any other land in the same ownership close to or adjoining the site to be edged in blue.

Site Location Plan include in Site Promotion Document (Appendix 1)

E - Current and recent land uses

CURRENT AND MOST RECENT USE	
What is the current use of the site?	Agriculture
If the site is developed but not currently in use, what was the last use of the site and when did it cease?	N/a
Please provide details of any relevant historic planning applications including application number if known	An outline planning application for 'approximately 10 acres' of residential development at land to the rear of 96 Mill Lane, Impington was refused planning permission in July 1963 (Ref: C/0422/63). This application related to the northern parcel of land currently being promoted by MGH.
Is the site previously developed land, greenfield or a mixture?	Greenfield

F - Proposed future uses

Description of your proposed development:	Residential development of up to 190 dwellings, open space, landscaping and associated infrastructure.
--------------------------------------------------	--------------------------------------------------------------------------------------------------------

Please indicate which of these uses you consider suitable for the future use of the site or broad location:

Use	Yes or No
Market and affordable housing	Yes
Key worker housing	No
Older persons housing	No
Residential care home	No
Student accommodation	No
Custom or self build housing	No
Other forms of housing (please specify)	No
Gypsy and traveller pitch	No
Travelling showpeople pitch	No
Employment (B1) office	No
Employment (B1b) research and development	No
Employment (B1c) light industrial	No
Employment (B2) general industrial	No
Employment (B8) storage and distribution	No
Employment (other)	No

What accompanying uses are you proposing:

Schools and education	No
Public open space	Yes
Community facilities	No
Recreation and leisure	No
Healthcare	No
Hotel	No
Retail	No
Other	Yes Equipped play facilities

Please describe any benefits to the local area that the development could provide:

The site could provide new market and affordable housing in a district where there is a pressing and rising housing need. Any scheme would make provision for accessible open space, play space and landscaping to serve residents of the scheme and the wider community.

Subject to compliance with CIL Regulations at the planning application stage any development may also need to provide planning appropriate obligations towards

	improving local infrastructure e.g. schools, GPs and community facilities.
Please provide and explain your estimate of the potential number of residential units of all types and / or potential employment floor space in square meters that can be accommodated:	<p>The dwelling estimate is informed by the submitted Framework Plan and detailed technical work relating to: highways, landscape impact, Green Belt release, ecology, drainage and heritage.</p> <p>A desk-based assessment has been made of other potential constraints to inform the Framework Plan.</p>

G - Suitability – site features and constraints

Site features and constraints

Are you aware of any physical or environmental or other limitations which may constrain development of the site? If so, describe the extent of the constraint and whether it can be addressed or mitigated to enable the site to be suitable for development:	Proposed mitigation (please attach any available evidence such as studies or surveys)
<p>Site access Is there a current means of vehicular access to the site from the public highway and does this access need to be improved or an additional access created to enable development?</p> <p>Yes: <input checked="" type="checkbox"/> (please give details) No: <input type="checkbox"/></p> <p>Details:</p> <p>(Indicate the location of the access on the site map)</p>	<p>See Framework Plan and Highways Strategy Document</p>
<p>Physical constraints Are there any slopes, significant changes in ground levels or unstable ground on the site which could constrain its development in whole or part?</p> <p>Yes: <input type="checkbox"/> (please give details) No: <input checked="" type="checkbox"/></p> <p>Details:</p>	<p>n/a</p>

<p>Environmental constraints Is the site affected by flood risk, drainage, contamination, biodiversity, heritage or other constraint or risk which could constrain its development in whole or part?</p> <p>Yes: <input checked="" type="checkbox"/> (please give details) No: <input type="checkbox"/></p> <p>Details: 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.</p> <p>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.</p> <p>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.</p> <p>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</p>	<p>Please see Site Promotion Document which contains the following documents:</p> <ul style="list-style-type: none"> • Site Location Plan • Framework Plan • Drainage Position Statement • Transport Strategy Overview • Landscape and Visual Appraisal • Ecology Briefing Paper • Archaeological and Heritage Assessment

<p>The submitted technical work in relation to ecology, landscape impact, Green Belt release and heritage confirm that there are no constraints associated with the site.</p>	
<p>Infrastructure Does the site have access to key utilities? Will provision need to be made or capacity created or reinforced to enable development? (mains water supply, mains sewerage, electricity supply, gas supply, broadband internet).</p> <p>Is the site crossed or adjacent to a key utility such as a pipeline or by pylons? (Indicate the location of the constraint on a map).</p> <p>Yes: <input checked="" type="checkbox"/> (please give details) No: <input type="checkbox"/></p> <p>Details: It is envisaged that any scheme would be served by the full range of utilities required to serve a residential development of this scale.</p> <p>At the planning application stage, technical work would confirm the capacity of local infrastructure and the applicant would work with providers to establish a robust solution to serve the scheme without having a detrimental impact on the existing community.</p>	<p>n/a</p>

H - Availability

<p>When could the site become available for development?</p>	<p>Available now <input checked="" type="checkbox"/></p>	<p>Next 5 years <input type="checkbox"/></p>	<p>Next 6-10 years <input type="checkbox"/></p>	<p>10+ years <input type="checkbox"/></p>
<p>Please give your reasons:</p>	<p>The site is available for development now and is under option by a housebuilder. Subject to achieving a site allocation in the Local Plan and all the necessary permissions development would be able to commence.</p>			
<p>Please choose the most appropriate category to indicate what level of</p>	<p><input type="checkbox"/> Site owned by a developer <input type="checkbox"/> Site is being marketed</p>			

<p>market interest there is / has recently been on the site:</p>	<p><input checked="" type="checkbox"/> Site is under option by a developer <input type="checkbox"/> Enquiries received <input type="checkbox"/> None <input type="checkbox"/> Don't know</p>
<p>In your opinion, what is the market attractiveness of the site at the current time?</p>	<p>Martin Grant Homes Ltd are a housebuilder and are promoting the land, as such, the market attractiveness of the site has been demonstrated.</p>
<p>Are there any legal / land ownership constraints on the site that might prohibit or delay development (such as ransom strips, unresolved multiple ownerships, covenants or long tenancies)</p>	<p>No</p>
<p>If the site has been allocated for development in previous Local Plans and remains undeveloped or has a record of unimplemented planning permissions please provide the reasons why.</p>	<p>n/a</p>

I - Deliverability

<p>Please indicate the likely year when the proposed development will begin to deliver completed buildings, and the year when the development is likely to be completed.</p>	<p>Start of delivery: Assuming that the site is allocated for residential development in an adopted GCLP by the end of 2023, it is anticipated all the necessary planning consents could be achieved by the end of 2024. On this basis, delivery would likely begin in 2025</p> <p>Completed development: 2029</p> <p>Development period in years: 48 months</p>
<p>To the best of your knowledge, are there abnormal cost factors which could affect delivery of the site? (such as site preparation costs, infrastructure costs, demolition or ground conditions).</p>	<p><input type="checkbox"/> Yes <input checked="" type="checkbox"/> No</p>
<p>How could any issues be overcome?</p>	<p>n/a</p>

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J - Viability

<p>Do you consider that the site is currently viable for its proposed development taking into account any and all current planning policy considerations and known development costs associated with the site?</p>	<p><input checked="" type="checkbox"/> Yes</p> <p><input type="checkbox"/> No</p>
---------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------	-----------------------------------------------------------------------------------

K - Supporting evidence

<p>Is there any other factual information regarding the site that we should be aware of?</p>
<p>Please see the following reports and documents submitted alongside these forms:</p> <ul style="list-style-type: none"> • Framework Plan • Drainage Position Statement • Transport Strategy Overview • Landscape and Visual Appraisal • Ecology Briefing Paper • Archaeological and Heritage Assessment

Guidance Notes

A	Contact details	Please include details of the person who should be the main contact regarding the site if we have any queries.
C	Land ownership	If there are multiple owners provide details for them all on attached sheets.
D	Site details	Make sure that we can accurately locate the site and understand its boundaries. Do not assume we have as much local knowledge as you do.
F	Proposed future uses	If you have any evidence or studies to support your use preferences and site capacity estimates please provide a copy as an attachment.
G	Suitability	It would be helpful if you could provide details of proposed mitigations to overcome identified constraints.
H	Availability	Only select 'available now' if the site is vacant and unused and has no constraints on its development.
I	Deliverability	Please be as realistic as possible when estimating when development can start and be completed.
J	Viability	If you have any evidence or studies regarding the viability of the site please provide a copy as an attachment.

Appendix 9- Green Belt Appraisal



**Ambrose Way,
Impington**

Green Belt Appraisal

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

On behalf of:
Martin Grant Homes

February 2020
Report Reference
edp5518_r003a

Contents

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Appendices

Appendix EDP 1	EDP Green Belt Assessment Methodology and Criteria
Appendix EDP 2	Detailed Green Belt Assessment

Plan

Plan EDP GB1	Landscape Planning Context (edp5518_d017a 12 February 2020 JTF/EW)
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This version is intended for electronic viewing only

	Report Ref: edp5518_r003			
	Author	Formatted	Peer Review	Proofed by/Date
003_DRAFT	TR	AV	JBu	-
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Section 1

Introduction

- 1.1 The Environmental Dimension Partnership (EDP) Ltd has been appointed by Martin Grant Homes (MGH) to undertake a Green Belt Appraisal to inform potential residential development on land at Ambrose Way, Impington ('the site'), located within South Cambridgeshire District Council.
- 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). EDP is a Registered Practice of the Landscape Institute⁽¹⁾ 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.
- 1.4 The site is located at the northern edge of the merged settlements of Histon and Impington, and falls within the South Cambridgeshire District Council (SCDC) Local Planning Authority (LPA), as illustrated at **Plan EDP GB1** and **Image EDP 1.1**. The site extends to 8.72 hectares (ha) and is situated entirely within the Cambridgeshire Green Belt, which washes over most of the site context, as illustrated by **Plan EDP GB1**.

¹ LI Practice Number 1010

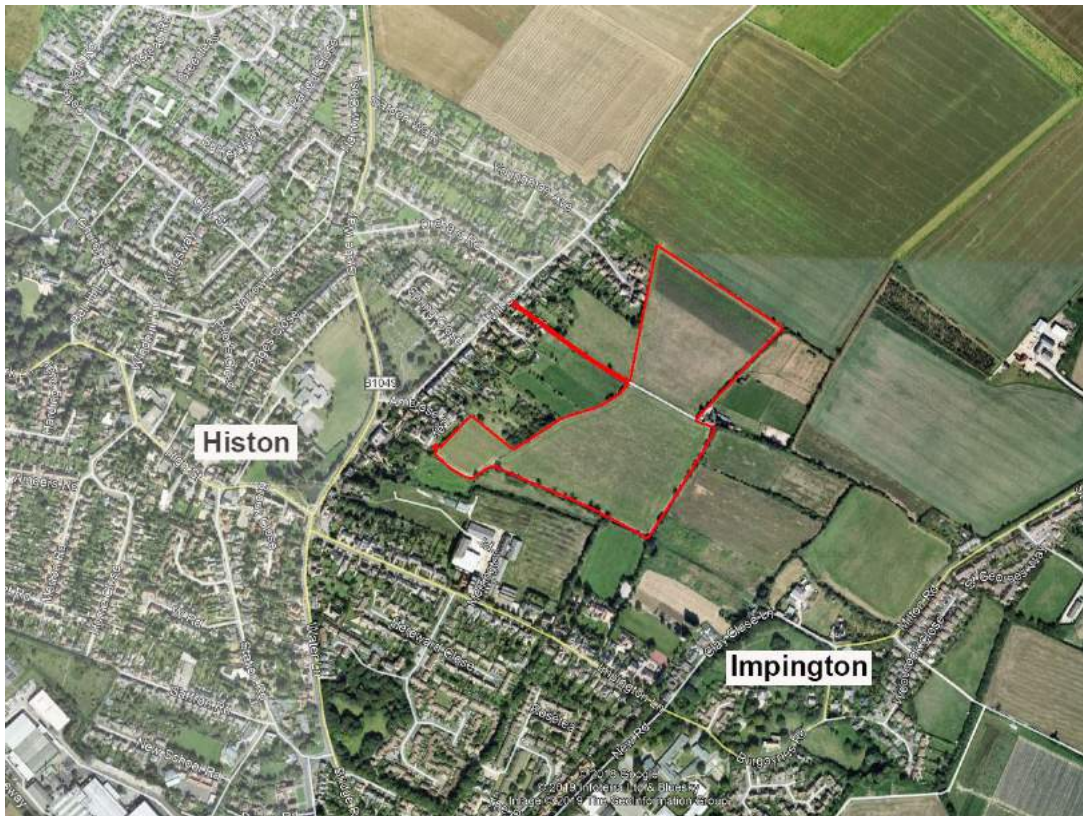


Image EDP 1.1: Aerial view of the site

Purpose and Structure of this Green Belt Review

- 1.5 The purpose of this Green Belt Appraisal is to test whether bringing forward sustainable development on this site would allow the key purposes of the Green Belt, in the context of the wider merged settlements of Histon and Impington, to be maintained, or possibly even enhanced.
- 1.6 In undertaking the assessment EDP has:
- Reviewed relevant designations and background documents, in **Section 2**;
 - Assessed the existing (baseline) landscape character and visual context of the site and its setting, within the Landscape and Visual Appraisal (LVA; edp5518_r002), which, for the sake of brevity, has not been repeated here;
 - Undertaken an appraisal of the extent to which the site performs against the National Planning Policy Framework (NPPF) Green Belt fundamental aim “to prevent urban sprawl by keeping land permanently open”, and purposes, at **Section 3**. This has been undertaken by a qualified Landscape Architect and follows a bespoke methodology and assessment criteria prepared by EDP (see **Appendix EDP 1**);

- Undertaken an appraisal of the extent to which the site performs against the South Cambridgeshire Local Plan (adopted September 2018) Cambridge Green Belt purposes, at **Section 3**; and
- Reached overall conclusions in **Section 4**.

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Section 2 Policy Context and Considerations

National Policy

2.1 The NPPF states at paragraph 133 that:

“The fundamental aim of Green Belt policy is to prevent urban sprawl by keeping land permanently open; the essential characteristics of Green Belts are their openness and their permanence.”

2.2 The NPPF (paragraph 134) states that Green Belt serves five purposes:

1. To check the unrestricted sprawl of large built-up areas;
2. To prevent neighbouring towns merging into one another;
3. To assist in safeguarding the countryside from encroachment;
4. To preserve the setting and special character of historic towns; and
5. To assist in urban regeneration, by encouraging the recycling of derelict and other urban land.

Local Policy

2.3 The South Cambridgeshire Local Plan was adopted in September 2018 in which Policy S/4 – Cambridge Green Belt is relevant. Policy NH/8 – Mitigating the Impact of Development in and adjoining the Green Belt, is partly relevant where it applies to development of land at the edge of settlements, surrounded by the designation. This would be the resulting case to re-drawing the Green Belt boundary to align with the edge of the site.

2.4 Policy S/4 is clear in stating that the designation chiefly relates to Cambridge and not surrounding villages:

“A Green Belt will be maintained around Cambridge that will define the extent of the urban area”

2.5 In the lower-case text relating to Policy S/4 the Local Plan lists the purposes of the Cambridge Green Belt (paragraph 2.30) as being to:

- *“Preserve the unique character of Cambridge as a compact, dynamic city with a thriving historic centre;*
- *Maintain and enhance the quality of its setting; and*

- *Prevent communities in the environs of Cambridge from merging into one another and with the city.”*

2.6 The Local Plan lower-case text continues, at paragraph 2.31, to identify a “*number of factors define the special character of Cambridge and its setting, which include*

- *Key views of Cambridge from the surrounding countryside;*
- *A soft green edge to the city;*
- *A distinctive urban edge;*
- *Green corridors penetrating into the city;*
- *Designated sites and other features contributing positively to the character of the landscape setting;*
- *The distribution, physical separation, setting, scale and character of Green Belt villages; and*
- *A landscape that retains a strong rural character.”*

2.7 Local Plan lower-case text at paragraph 2.34 states that, in addition to land identified for release for development by the Inner Green Belt Review 2012 and the Inner Green Belt Review 2015:

“...land is released from the Green Belt at Sawston, Impington and Comberton (Policy H/1) to meet the overall need for housing and to provide a flexible and responsive package of sites that will best meet identified needs.”

2.8 This is of relevance here as this site is located at the northern settlement edge just to the south of the site. This parcel of land was assessed in 2011 and considered appropriate to remove from Green Belt for residential development. In relation to this site the councils hearing statement² Appendix 3³, page 98 states:

“Although currently in the Green Belt, the site is capable of integrating development into the village with minimal impacts to the historic and natural environment, landscape and townscape through careful design.”

² Planning Statement, Land North of Impington Lane, Impington, April 2018 prepared by Beacon Planning

³ Examination into the Soundness of the South Cambridgeshire Local Plan, Matter SC1 – Strategy for the Rural Area, South Cambridgeshire District Council, May 2017. (Page 98, Paragraph 451)

Other Relevant Considerations:

Cambridge Green Belt Studies

- 2.9 The Cambridge Green Belt Study (September 2002) describes the setting to Cambridge but was not intended to identify specific land parcels for release.
- 2.10 The Inner Green Belt Boundary Study (2012) draws on and reviews the 2002 Study, from which it identified land on the edge of Cambridge where it was considered that exceptional circumstances justified their release from the Green Belt. However, the study area focused on the land between Cambridge and the M11 to the west, the A14 and east Cambridge. It did not extend to the north of Cambridge and did not include Histon and Impington or the site.
- 2.11 A newer document, the Cambridge Inner Green Belt Boundary Study (LDA Design, 2015)⁴, reached similar conclusions to the previous 2012 Study. This too did not undertake a detailed assessment of the landscape north of Cambridge; however, it does make reference the 'Outer Rural Areas of the Green Belt' stating:

“4.14.24. These are areas of landscape from which distinct views of the city are scarce or absent. The function of this landscape is in providing a backdrop to views of the city, and in providing a setting for approaches to Connective, Supportive and Distinctive areas of townscape and landscape.

4.14.25. The remaining areas of landscape within the Green Belt provide a broader rural context to Connective, Supportive and Distinctive areas of the city. These are areas from where distinct views of the city are scarce or absent. The function of this landscape is in providing a backdrop to views of the city and in providing a setting for approaches to Connective, Supportive and Distinctive areas of townscape and landscape. Land beyond the Green Belt boundary would also fulfil this role, to a gradually diminishing extent with increasing distance from Cambridge.

4.14.26. Key points:

- *Extensive areas of Distinctive townscape and landscape including the historic core, the Grange Road and West Cambridge area, and the Cam corridor including the approaches from Grantchester and Fen Ditton.*
- *Supportive landscape around most of the west, south and east edges of the city, where the relationship of the city to the adjacent rural landscape is an important aspect of its setting.*
- *Areas of Supportive townscape including the Science Park and areas of Victorian/Edwardian housing.*

⁴ https://www.scambs.gov.uk/media/6596/a-cambridge-inner-green-belt-boundary-study_-main-report.pdf accessed 14.11.19

- *Areas of Connective townscape/landscape may still be important but, depending on individual circumstances, may have potential to accommodate change.”*
- 2.12 Histon and Impington and the site fall within the ‘Outer Rural Areas of the Green Belt’ in an area deemed to “*provide a broader rural context to Connective, Supportive and Distinctive areas of the city*”. The function of this landscape is “*in providing a backdrop to views of the city and in providing a setting for approaches to Connective, Supportive and Distinctive areas of townscape and landscape.*”
- 2.13 Aside from these documents there is currently no evidence base that tests inclusion of the land within the outer parts of the Cambridge Green Belt. Given this apparent absence of a formal consideration of the site as part of any evidence base, EDP has undertaken its own assessment, as set out in the following section.

Histon and Impington Conservation Areas

- 2.14 An understanding of the historic features of the site and context is relevant to understanding the contribution that the site makes to NPPF Green Belt Purpose 4 “*to preserve the setting and special character of historic towns.*”
- 2.15 As set out in the LVA, Histon and St Andrews (Impington) conservation areas (CAs) fall to the west and south-east of the site, respectively, and are separated from the site by intervening 20th century residential development. In addition, there are a number of Listed Buildings within the centre of Histon and Impington, primarily within the CAs and none with intervisibility with the site.
- 2.16 The extent to which the site impacts on the historic setting to the heritage assets falls outside of the remit of the Preliminary LVA or this Appraisal. The extent to which it contributes to its historic setting is therefore of limited relevance but is considered as part of the detailed assessment of the purposes of the site.

Landscape Character

- 2.17 An understanding of the character of the site and context is relevant to understanding the contribution that the site makes to NPPF Green Belt Purpose 3, “*to assist in safeguarding the countryside from encroachment.*”
- 2.18 The Preliminary LVA undertakes a review of published landscape character assessments and undertakes a desk and field-based appraisal of the character of the site and context. The findings of the LVA are summarised here.
- 2.19 Published landscape character assessments of relevance to the site and wider context include:
- National Character Area (NCA) 88: Bedfordshire and Cambridgeshire Claylands⁵;

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

- East of England Landscape Framework⁶ Lowland Village Farmlands landscape type (LT);
- South Cambridgeshire District Design Guide: High Quality and Sustainable Development in South Cambridgeshire SPD (adopted 02 March 2010)⁷;
- Emerging Histon and Impington Village Design Guide SPD Consultation Draft (June 2019).

2.20 The LVA finds that, in some respects, the site and its wider context are consistent with published landscape descriptions. An exception is that site assessment found that in contrast to the published assessment, which found 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. This is reflected in the South Cambridgeshire District Design Guide, which states “*This character area has a mostly flat, low-lying landscape with open views. However, scatterings of clumps of trees, poplar shelterbelts and occasional hedgerows sometimes merge together to give the sense of a more densely treed horizon.*” (paragraph 3.37)

2.21 In addition, 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.

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

⁷ <https://www.scambs.gov.uk/media/6686/adopted-design-guide-spd-final-contents-chapter.pdf> accessed 14.11.19

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Section 3 Green Belt Assessment

- 3.1 This Green Belt Assessment by EDP has been undertaken to provide further, focussed, appraisal of the extent to which the site performs against the aim and purposes of the Green Belt, as defined in the NPPF, paragraph 134, and the purposes of the Cambridge Green Belt as set out in the South Cambridgeshire Local Plan (adopted September 2018). It has been undertaken by a Chartered Landscape Architect experienced in undertaking Green Belt assessment.

EDP Green Belt Assessment against the NPPF Aim and Purposes

Methodology

- 3.2 EDP has developed a methodology for Green Belt appraisal against the NPPF Green Belt purposes, that is based on landscape and visual assessment methodology as relevant to the purposes of the Green Belt, as set out in the NPPF, 2019 (and included in **Section 3**), and EDP's experience of Green Belt reviews.
- 3.3 For each NPPF purpose, criteria have been determined that allows for a more comprehensive analysis to be undertaken, in landscape and visual terms, of the contribution the site makes to the function of the Green Belt in this location. The criteria for each purpose are listed and described in detail in **Appendix EDP 1**.
- 3.4 The grading of overall scores reflect the contribution the site makes towards meeting the purposes of the Green Belt. This ensures that, whilst the NPPF does not require all five purposes, or tests to be met simultaneously, the extent to which a site contributes to the criterion of a specific purpose will better inform the decision for it to be removed from, or retained within, the Green Belt.
- 3.5 This assessment does not include consideration of the potential of the site to address all NPPF paragraphs relating to the Green Belt. However, commentary is provided to give an indication of how the land could deliver development or associated benefits.

Summary of Findings of Green Belt Assessment Against the NPPF Aim and Purposes

- 3.6 The following paragraphs summarise the detailed findings of the EDP tests and considers these in light of the potential to remove the site from the Green Belt and redevelop it whilst ensuring the fundamental purpose of the adjoining Green Belt can be maintained.
- 3.7 The Green Belt Assessment has been undertaken at **Appendix EDP 2**. A summary of the findings in relation to each of criteria for examining the five purposes is provided in **Table EDP 3.1**.

Table EDP 3.1: Summary of EDP Site-specific Green Belt Assessment

Green Belt Purpose (NPPF)	EDP Methodology Criteria	Site Contribution
<u>Purpose 1</u> To check the unrestricted sprawl of large built-up areas.	What contribution does the site make to providing a contiguous open area between the settlement edge and the wider Green Belt?	Low
	What contribution do the site boundaries make to maintaining openness with the wider Green Belt?	Moderate
<u>Purpose 2</u> To prevent neighbouring towns merging into one another.	To what extent is the site associated with the existing settlement edge(s)?	Low
	Given the distance between the whole of the site and next nearest settlement edge, what is the effect of the perceived and actual intervisibility or potential for coalescence?	None
<u>Purpose 3</u> To assist in safeguarding the countryside from encroachment.	To what extent does the site represent the key characteristics of the countryside?	Moderate
	To what extent is the site urbanised, either by on-site or off-site features?	Moderate
<u>Purpose 4</u> To preserve the setting and special character of historic towns.	Does the site represent the special characteristics of the setting to the historic town?	None
	Is there intervisibility between the site and historic landmarks?	None
<u>Purpose 5</u> To assist in urban regeneration, by encouraging the recycling of derelict and other urban land.	Not tested.	N/A
Overall Weighting		Low

- 3.8 When reviewed against EDP’s methodology (refer to **Appendix EDP 1**) it is clear that the site makes a low contribution to the NPPF purposes of the Green Belt. It finds that development can occur in this location without compromising the fundamental aim of the NPPF, to keep land permanently open, and while continuing to serve the purposes of Green Belt at this northern edge of Histon and Impington; primarily to check the unrestricted sprawl, prevent merging of settlements and safeguard the countryside from encroachment.
- 3.9 These findings are due, primarily, to the location of the site entirely within an indent in the northern settlement edge, so being separated from Cambridge by the built development of Histon and Impington and the A14; its visual containment; and the comparatively effective defensible boundary that the site would provide. The LVA recommends retention and enhancement of vegetation along the southern, eastern, and western boundaries and the introduction of new, characteristic planting along the northern boundary so further the defensible boundaries.

- 3.10 By virtue of the site's existing defensible boundaries and proposed further boundary, which reduce the visual and physical association between the site and the wider countryside to the north and east, its removal from the Green Belt would not undermine the integrity of the Green Belt beyond.

Assessment of The Site against The Purposes of the Cambridge Green Belt

Methodology

- 3.11 In the lower-case text relating to Policy S/4 the Local Plan lists the purposes of the Cambridge Green Belt (paragraph 2.30) as being to (numbers added for ease of reference):
- 1 *“Preserve the unique character of Cambridge as a compact, dynamic city with a thriving historic centre;*
 - 2 *Maintain and enhance the quality of its setting; and*
 - 3 *Prevent communities in the environs of Cambridge from merging into one another and with the city.”*
- 3.12 With regard to these purposes the Local Plan notes that a *“number of factors define the special character of Cambridge and its setting”* (paragraph 2.31). These seven factors are set out in **Section 2**.
- 3.13 In order to assess the site against The Purposes of the Cambridge Green Belt, each of the factors that *“define the special character of Cambridge and its setting”*, and thereby feed into the purposes, are assessed in relation to the site. Each of the three purposes of the Cambridge Green Belt are then assessed with reference to the assessment of the factors and the NPPF purposes.

Summary of Findings of Green Belt Assessment Against the Cambridge Green Belt Factors and Purposes

- 3.14 Each of these factors that *“define the special character of Cambridge and its setting”* are reviewed below in relation to the site.

Factor i: Key Views of Cambridge from the Surrounding Countryside

- 3.15 The LVA finds that there are no in-combination views of the site and Cambridge. Any sequential views, of the site and Cambridge, would include the wider settlement area of Histon so that the effect on them would be minimal. Residential development of the site would not, therefore, alter key views of Cambridge from the surrounding countryside.

Factor ii: A Soft Green Edge to the City

- 3.16 The site is separated from the city by the built development of Histon and Impington, and by the A14 to the south. Residential development of the site would not, therefore, alter the soft green edge of the city.

Factor iii: A Distinctive Urban Edge

- 3.17 For the reasons given in relation to the two bullet points above, residential development of the site would not alter the distinctive urban edge of the city;

Factor iv: Green Corridors Penetrating into the City

- 3.18 The site is not located within a green corridor into the city so will not have an effect on this factor.

Factor v: Designated Sites and Other Features Contributing Positively to the Character of the Landscape Setting

- 3.19 With regard to designated sites and character:

- The preliminary LVA identifies that the site is not located within, and does not contain, a designated site;
- Local influences create a settlement edge character across the site and near context;
- The site does not contain any features that are rare in this landscape; and
- The visually contained nature of the site means that the changes to character that would result from residential development of this green field site would be limited to the site and its immediate context.

- 3.20 With regard the setting of Cambridge: the site makes a negligible, if not imperceptible, contribution due to the fact that:

- There are no in combination, and inconsequential sequential, views of the site and Cambridge from the wider landscape; and
- The site is separated from the city by the built development of Histon and Impington and the A14 to the south.

Factor vi: The Distribution, Physical Separation, Setting, Scale and Character of Green Belt Villages

- 3.21 The distribution of villages will remain unaltered by residential development of the site; the development of the site would not alter the physical separation of existing settlements.
- 3.22 While Histon and Impington were originally two villages within separate parishes they have merged over the years so that the division between them is difficult to discern on the ground. Broadly, settlement to the west of Mill Lane is within Histon Parish while that to the east, including the site, falls within Impington. The site falls within an indent at the northern edge of the combined settlement and does not extend the settlement boundary further north than the existing settlement edge. For both of these reasons development of the site will not reduce the physical separation between villages or parishes.
- 3.23 The site falls within an indent at the northern edge of the combined settlement, adjacent to settlement east of Mill Lane. However, it should be noted that the site does not entirely fill this indent, the agricultural land to the south and east will be retained as existing. In addition, the visual enclosure of the site along its southern and eastern boundaries means that development of the site would result in only limited change to the character of views across this remaining green indent.
- 3.24 The limited visibility to the site, and the potential within it to accommodate further visual mitigation, notably along the currently open northern boundary as detailed in the LVA, means that development of the site would result in only limited perceived change to the setting, scale, and character of the settlement.

Factor vii: A Landscape that Retains a Strong Rural Character.

- 3.25 The relatively small scale of the site in relation to the wider Green Belt, and limited visibility to it, as noted at Factor 6, would result in only limited perceived change to the strong rural character of the Cambridge Green Belt across the wider site context.
- 3.26 For all of these reasons it is concluded that residential development of the site, incorporating the key considerations as set out in the LVA, would be compatible with the protection of the “*special character of Cambridge and its setting*”.
- 3.27 Each of the purposes of the Cambridge Green Belt are assessed below in relation to the site and with reference to the special character of Cambridge and its setting, and the NPPF purposes and aim, as assessed above.

Purpose 1: Preserve the Unique Character of Cambridge as a Compact, Dynamic City with a Thriving Historic Centre

- 3.28 Preservation of the unique character of Cambridge is tied into the protection of the factors that “*define the special character of Cambridge and its setting*”. Preservation also overlaps with NPPF Purposes 1. “*To check the unrestricted sprawl of large built-up areas*”; 2. “*To prevent neighbouring towns merging into one another*”; and 3. “*To assist in safeguarding*

the countryside from encroachment”.

3.29 Assessment of these matters above finds that sympathetic residential development of the site will not lead to a perceived or physical change to the compact nature of the city due, primarily, to:

- The visual and physical separation of the site from the city by the intervening development of Histon and Impington, and the A14 beyond;
- The visual containment of the site that would limit changes to visual amenity and landscape character beyond the site and near context; and
- The fact that there are no in-combination or sequential views of the site and Cambridge from the landscape surrounding Cambridge. Residential development of the site would not, therefore, alter the perception of Cambridge as a compact city;

3.30 Consideration of effects on the dynamism of the city and on the health of the historic centre fall beyond the remit of this review.

Purpose 2: Maintain and Enhance the Quality of its Setting

3.31 Maintenance and enhancement of the quality of the setting of Cambridge is tied into the protection of the factors that *“define the special character of Cambridge and its setting”*, Preservation also overlaps with NPPF Purposes 1. *“To check the unrestricted sprawl of large built-up areas”*; 2. *“To prevent neighbouring towns merging into one another”*; and 3. *“To assist in safeguarding the countryside from encroachment”*.

3.32 Consideration of these matters above finds that residential development of the site is compatible with the maintenance and enhancement the quality of the setting of Cambridge due, primarily, to:

- The preliminary LVA identifies that the site is not located within, and does not contain a designated site;
- Local influences create a settlement edge character across the site and near context;
- The site does not contain any features that are rare in this landscape; and
- The visually contained nature of the site means that the changes to character that would result from residential development of this green field site would be limited to the site and its immediate context.

3.33 With regard to the contribution of the site to the landscape setting of Cambridge, this is negligible due to the fact that:

- There are no in combination or sequential views of the site and Cambridge from the landscape to the north of the site; and

- The site is separated from the city by the built development of Histon and Impington and the A14 to the south.

Purpose 3: Prevent Communities in the Environs of Cambridge from Merging into One Another and with the City

3.34 Prevention of communities in the environs of Cambridge from merging into one another and with the city ties into Cambridge and its setting factor five, *“the distribution, physical separation, setting, scale and character of Green Belt villages”* and NPPF Purpose 2: *“To prevent neighbouring towns merging into one another”*.

3.35 Consideration of these factors, above, finds that residential development of the site will not contribute to communities in the environs of Cambridge from merging into one another or with the city. This is primarily due to the fact that:

- The site is located within an indent in the northern edge of the settlement so does not extend beyond the existing settlement extents;
- The visually contained nature of the site means that there is no perception of settlements merging into one another; and
- The site is physically and visually separated from the city so there is no physical or perceived increase in proximity between Histon and Impington and the city.

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Section 4 Summary and Conclusions

- 4.1 EDP has been commissioned by Martin Grant Homes to undertake a Green Belt Appraisal that examines the performance of the site against the purposes of the Green Belt surrounding Histon and Impington, as illustrated on **Plan EDP GB1**.
- 4.2 The purpose of the Green Belt Appraisal is to test whether bringing forward sustainable development on this site, as informed by the LVA, would allow the key purposes of the Green Belt, in the context of the wider merged settlements of Histon and Impington, to be maintained, or possibly even enhanced.
- 4.3 The aim and purposes of Green Belt are set out in the NPPF para. 134 and the purposes of the Cambridge Green Belt are set out in South Cambridgeshire Local Plan (adopted September 2018) Policy S/4 – Cambridge Green Belt and associated lower case text.
- 4.4 Cambridgeshire Council and North Cambridge District Councils have undertaken a number of Green Belt reviews, but none directly review the contribution made by the site to the Cambridge Green Belt.
- 4.5 Consequently, EDP has conducted a site-specific Green Belt Appraisal of performance of the site against the NPPF Green Belt aim and purposes and the Local Plan Cambridge Green Belt purposes. This has been undertaken by a qualified Landscape Architect and, with regard to the NPPF purposes, follows a bespoke methodology and assessment criteria prepared by EDP (see **Appendix EDP 1**).
- 4.6 The Green Belt Assessment concludes the site provides a low contribution to the NPPF Green Belt purposes. It finds that development can occur in this location without compromising the fundamental aims of the NPPF to keep land permanently open and while continuing to serve the five of Green Belt at this northern edge of Histon and Impington; primarily to check the unrestricted sprawl, prevent merging of settlements and safeguard the countryside from encroachment.
- 4.7 These findings are due, primarily, to the location of the site entirely within an indent in the northern settlement edge, so being separated from Cambridge by the built development of Histon and Impington and the A14; its visual containment; and the comparatively effective defensible boundary that the site would provide. The LVA recommends retention and enhancement of vegetation along the southern, eastern, and western boundaries and the introduction of new, characteristic planting along the northern boundary so further the defensible boundaries.
- 4.8 By virtue of the site's existing defensible boundaries and proposed further boundary, which reduce the visual and physical association between the site and the wider countryside to the north and east, its removal from the Green Belt would not undermine the integrity of the Green Belt beyond.

4.9 This Green Belt Assessment also finds that development of the site, incorporating the key considerations as set out in the LVA, would be compatible with the protection of the factors that define the “*special character of Cambridge and its setting*”. It also finds that development would be compatible with the three purposes of the Cambridge Green Belt, namely to: preserve the unique character of Cambridge as a compact, dynamic city with a thriving historic centre; maintain and enhance the quality of its setting; and prevent communities in the environs of Cambridge from merging into one another and with the city.

4.10 These findings are due, primarily, to:

- The visual and physical separation of the site from the city so that there is no physical or perceived increase in proximity between Histon and Impington and the city;
- The site is located within an indent in the northern edge of the settlement so does not extend beyond the existing settlement extents or, consequentially, reduce the distance between settlements;
- The visually contained nature of the site means that there is no perception of settlements merging into one another;
- The visual containment of the site limits changes to visual amenity and landscape character across the site context;
- The preliminary LVA identifies that the site is not located within, and does not contain a designated site;
- Local influences create a settlement edge character across the site and near context; and
- The site does not contain any features that are rare in this landscape.

4.11 It is considered that the site could reasonably be removed from the Green Belt and developed in accordance with the principles set out in the LVA without harm to the integrity of the Green Belt overall and with potential benefits in terms of creation of an attractive, integrated settlement edge and a defensible Green Belt boundary.

Appendix EDP 1

EDP Green Belt Assessment Methodology and Criteria

Review Criteria

- A1.1 As noted in the NPPF, paragraph 134, the Green Belt serves five purposes. For each NPPF purpose, criteria have been developed that allow for a comprehensive analysis to be undertaken, in landscape and visual terms, of the contribution the site makes to the function of the Green Belt in this location. The criteria for each purpose are described in more detail and tabulated below.

Purpose 1: To Check the Unrestricted Sprawl of Large Built-up Areas

- A1.2 This is a test that considers whether the site is able to prohibit sprawl. Commonly sprawl is ribbon development but may also be piecemeal development in isolated areas or along settlement edges. A site may already have been compromised by some form of development, in which case it is relevant to consider the extent to which that development has eroded the sense of openness, this being whether or not there is a sense that the site within the Green Belt is still open and absent of development.
- A1.3 Sprawl may also be discouraged by defensible boundaries to existing settlements that are either natural (e.g. topography, woodland or water course) or man-made features (e.g. as a main road, main railway line, or settlement edge). These may be within the site or share a boundary with it. Sites that do not contain defensible boundaries may contribute towards greater openness.

Purpose 2: To Prevent Neighbouring Towns Merging into One Another

- A1.4 The consideration is whether or not the settlement growth could lead to merging with another town. The wording of the NPPF refers to 'towns', but often the Green Belt affects settlements of a considerably smaller geographical scale, in which it is more relevant to consider the potential for merging of neighbouring settlement edges to distinct settlement areas that might be defined as towns.
- A1.5 In essence, the purpose seeks to avoid coalescence of built form. This can be perceived in terms of geographic scale in either plan view or 'on the ground' by intervening natural or man-made features.
- A1.6 The interpretation of 'merging', in terms of geographic distances, differs according to the study area. Whilst a review of distinct towns might need to account for distances over several kilometres, when considering gaps between smaller settlements, the range can be much smaller with distances reducing to as little as 100m in some cases. It is of note that susceptibility to 'merging' depends on distance between two settlements, and each situation needs to be reviewed in relation to the local landscape and visual context.

Purpose 3: To Assist in Safeguarding the Countryside from Encroachment

- A1.7 In terms of Green Belt, the 'countryside' is the landscape outside of the current development limits, and which is generally defined by key characteristics such as hedgerow networks, varying field patterns, presence/absence of woodland, downland character, topographical features or open space and access to it, etc. Countryside is likely to be undeveloped land that is typically rural and often managed for agriculture or forestry, or simply kept as an open natural or semi-natural landscape. It may, however, contain man-made features such as historic landmarks, properties, mineral extraction or larger areas of settlement.
- A1.8 This assessment is informed by the identification of key landscape characteristics of the site and its surroundings, derived from a review of the published landscape character assessment and consideration against aerial mapping of the site, its surroundings and a site-based baseline review undertaken to inform the design of the concept masterplan. Consideration is also given to the extent of recreational access provided to the Green Belt through the site.
- A1.9 Sites that are highly representative of the key landscape characteristics, and exhibit them in good condition, make a stronger contribution towards safeguarding the countryside than land that is less representative of the landscape character area or contains features that are in poorer condition. This allows a relative and qualitative consideration to be applied to landscapes.
- A1.10 The matter of 'encroachment' is also a judgement that considers whether or not development (such as built form along the edge or within it, pylons and high voltage overhead cables, sub-stations, quarrying and urbanising features such as street lighting, road signs, road infrastructure, etc.) is found in the site or influences it, and also the degree to which it has preserved the key characteristics or divorced them from the wider countryside. A site that has limited or no urbanising influences has a stronger role in safeguarding countryside.
- A1.11 Finally, encroachment can also be prohibited by the presence or absence of particular natural or man-made features that separate existing settlement edges from the wider countryside. Typically, encroachment is prevented from progressing by large man-made features such as dual carriageways, or motorways; natural features might include woodland, large water bodies, such as lakes and rivers or deep, steeply sloped valleys. Such features may border a site or be contained wholly or partially within it.
- A1.12 However, natural features in particular, including woodland, rivers or ridgelines, may suffer a loss of their integrity as prominent features within the landscape if development is progressed upon, or near, them. These features should therefore be safeguarded where possible or integrated sensitively into design proposals.

Purpose 4: To Preserve the Setting and Special Character of Historic Towns

- A1.13 The setting and special character of a historic town is usually depicted by the presence of one or more conservation areas to denote a historic association with the built form. Consideration is also given to potential views towards historic landmarks such as churches, listed buildings or scheduled monuments.
- A1.14 This does not, however, constitute an appraisal of the historic setting of a designated or non-designated historic asset, the nature of which would be determined by a suitably experienced historic consultant and falls outside of the remit of this Green Belt assessment.

Purpose 5: To Assist in Urban Regeneration, by Encouraging the Recycling of Derelict and Other Urban Land

- A1.15 This purpose falls outside the scope of this report and has not been tested.

Review Scoring

- A1.16 EDP has developed a methodology for Green Belt reviews, which is based on landscape and visual assessment methodology with regard to the purposes of the Green Belt and our experience of Green Belt reviews.
- A1.17 The site is scored against the criteria for each purpose as shown in **Table EDP A1.1**, with criteria weighted as **no, low, moderate** or **strong** contribution towards meeting the purposes of the Green Belt. Occasionally, scores are spread if part of the site makes differing contributions. This ensures that, whilst the NPPF does not require all five purposes, or tests to be met simultaneously, the extent to which a site contributes to the criterion of a specific purpose will better inform the decision for it to be removed from or retained within the Green Belt.

Table EDP A1.1: The Site's Scores Against the Criteria for Each Purpose of the NPPF

NPPF Paragraph 134 Green Belt Purpose	Criteria	Application of Criteria to Site and Criteria Score
<p>Purpose 1: To check the unrestricted sprawl of large built-up areas</p>	<ul style="list-style-type: none"> Creates a clear, recognisable distinction between urban fringe and open countryside. 	<p>Does the site form a contiguous open buffer between the existing settlement edge and the wider countryside?</p> <p>a. Yes, the site is free of development and associated influences and strongly contributes to the openness of the Green Belt (score: strong);</p> <p>b. There is an absence of development within the site, but it is overlooked by adjacent/nearby development (score: moderate); and</p> <p>c. No, the site contains development and/or does not clearly define a distinction between the settlement edge and the open countryside (score: limited/none).</p>
	<ul style="list-style-type: none"> Defensible boundaries have a role in limiting unrestricted sprawl as they create the boundaries to Green Belt parcels. These may be within the site or form part of its boundary. Such boundaries can be permanent, such as roads, steep topography and woodland, or could require additional reinforcement, such as hedgerows, tree belts and streams. Fences do not form defensible boundaries. Incomplete or low boundaries may result in part/all of a site making a greater contribution to the openness of the Green Belt. 	<p>Does the site have a defensible boundary, which can prevent sprawl?</p> <p>a. The site does not have a defensible boundary and therefore openness is greater (score: strong);</p> <p>b. The site has a defensible boundary/boundaries, which would need additional reinforcement (score: moderate); and</p> <p>c. The site has a defensible boundary/boundaries, which do not require additional reinforcement (score: limited/none).</p>

NPPF Paragraph 134 Green Belt Purpose	Criteria	Application of Criteria to Site and Criteria Score
<p>Purpose 2: To prevent neighbouring towns merging into one another</p>	<ul style="list-style-type: none"> • Settlements maintain a sinuous edge. • The extent to which the site forms a logical fit with the settlement or is perceived as an extension that could erode openness. 	<p>Is the site well associated with the existing settlement edge?</p> <p>a. The site is isolated from the settlement boundary and appears divorced from it (score: strong);</p> <p>b. The site abuts one settlement boundary but is not divorced from it (score: moderate); and</p> <p>c. The site abuts two or more settlement boundaries and therefore forms part of an indent (score: limited/none).</p>
	<ul style="list-style-type: none"> • Prevent loss or noticeable reduction in distance between towns/settlement edges; this may also be affected by agricultural land use or topography: a larger distance or more prominent topographical change would be better capable of accommodating change than a narrow gap. • The gaps may contain different elements, be it natural (e.g. topography, woodland, agricultural land or large open spaces) or man-made features, which prevent merging. 	<p>Given the distance between the whole of the site and next nearest settlement edge, what is the effect of the perceived and actual intervisibility or potential for coalescence?</p> <p>a. Immediate and clear intervisibility with next nearest settlement edge (score: strong);</p> <p>b. Partial visual association with next nearest settlement edges (score: moderate); and</p> <p>c. Limited or no visual association with next nearest settlement edges (score: limited/none).</p>

NPPF Paragraph 134 Green Belt Purpose	Criteria	Application of Criteria to Site and Criteria Score
<p>Purpose 3: To assist in safeguarding the countryside from encroachment</p>	<ul style="list-style-type: none"> The countryside comprises 'key characteristics' which define the landscape and the way it is perceived, both visually and physically. 	<p>To what extent does the site represent the key characteristics of the countryside?</p> <p>a. The site is strongly representative of the key characteristics and clearly connects with off-site key characteristics. (score: strong);</p> <p>b. The site comprises some representative key characteristics but there are few connections with off-site characteristics (score: moderate); and</p> <p>c. The site comprises little or no key characteristics and there is limited or no connection with off-site characteristics (score: limited/none).</p>
	<ul style="list-style-type: none"> Encroachment: features such as speed signage and street lighting affect the extent to which the countryside changes from rural to urban. 	<p>To what extent is the site urbanised, either by on-site or off-site features?</p> <p>a. There are no urbanising features within the site or directly influencing it (score: strong);</p> <p>b. There are several urbanising features affecting the site (score: moderate); and</p> <p>c. There are many urbanising features affecting the site, which reduces its representativeness of the countryside (score: limited/none).</p>

NPPF Paragraph 134 Green Belt Purpose	Criteria	Application of Criteria to Site and Criteria Score
<p>Purpose 4: To preserve the setting and special character of historic towns</p>	<ul style="list-style-type: none"> In the absence of professional judgement on setting and special character on a site-by-site basis by heritage consultants, the criteria consider the proximity of the site to a conservation area (CA) which relates to the historic character of a settlement and whether or not its openness is a consideration; Where professional judgement is obtained from a heritage consultant, additional considerations are made. 	<p>What is the spatial and visual relationship between the site and the historic core of the nearest towns?</p> <p>a. The site is partially or wholly within the historic character area of the town/CA (weighting: strong);</p> <p>b. The site shares a boundary with or has intervisibility with the historical character area/CA (weighting: moderate); and</p> <p>c. The site does not share a boundary with the town/CA and/or there is no intervisibility with its historic core/CA (weighting: limited/none).</p>
<p>Purpose 5: To assist in urban regeneration, by encouraging the recycling of derelict and other urban land.</p>	<ul style="list-style-type: none"> By association with the Green Belt designation, would assist in urban regeneration by directing development away from it. 	<p>a. The site is in the Green Belt (weighting: strong); and</p> <p>b. The site is not in the Green Belt (weighting: moderate).</p>

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Appendix EDP 2 Detailed Green Belt Assessment

Table EDP A2.1: Green Belt Test Results against the Site

NPPF Green Belt Test	Application of Criteria	Assessment	Criteria Contribution
<p>Purpose 1: To check the unrestricted sprawl of large built-up areas</p>	<p>What contribution does the site make to providing a contiguous open area between the settlement edge and the wider Green Belt?</p>	<p>The site is fully within the Green Belt and contains no built development.</p> <p>The site falls within an indent in the northern settlement edge of the merged settlements of Histon and Impington. The site abuts the settlement to the east of Mill Lane and is surrounded by the settlement, which is set back beyond small fields and settlement edge land-uses to the south and east. To the north, the site abuts the intensively managed agricultural landscape.</p> <p>There is an absence of development within the site, but its undeveloped nature is compromised to some extent by adjacent and nearby settlement edge apparent across the site.</p> <p>In summary, there is an absence of development within the site, but it is overlooked by adjacent/nearby development and falls within an indent in the settlement.</p>	<p>Low</p>

NPPF Green Belt Test	Application of Criteria	Assessment	Criteria Contribution
	<p>What contribution do the site boundaries make to maintaining openness with the wider Green Belt?</p>	<p>The western boundary abuts residential curtilages of properties to the east of Mill Lane and small horse paddocks. It is marked by a variety of elements ranging from disjointed pockets of mature groups of trees with dense understorey to more open boundaries defined by low scrub and fence lines.</p> <p>The site is enclosed to the south by mature groups of trees with dense understorey and to the east by predominantly unmanaged hedgerows with intermittent mature trees. This vegetation visually encloses the site to the south and east.</p> <p>The northern boundary, while visually open, is physically defined by a large ditch with small pockets of scrub and few immature trees.</p> <p>These elements provide clear defensible boundaries that can be easily enhanced and reinforced through additional planting.</p>	<p>Moderate</p>
<p>Purpose 2: To prevent neighbouring towns merging into one another</p>	<p>To what extent is the site associated with the existing settlement edge(s)?</p>	<p>The site is physically and visually well associated with the existing settlement being directly adjacent to, at grade with, and visible from housing east of Mill Lane including along Ambrose Way, Mill Lane, Paddock Close and Drake Way.</p> <p>Being located within an indent in the settlement edge, the site also has some visual association with the settlement to the south and less so, due to increased distance and intervening vegetation, to the east.</p>	<p>Low</p>

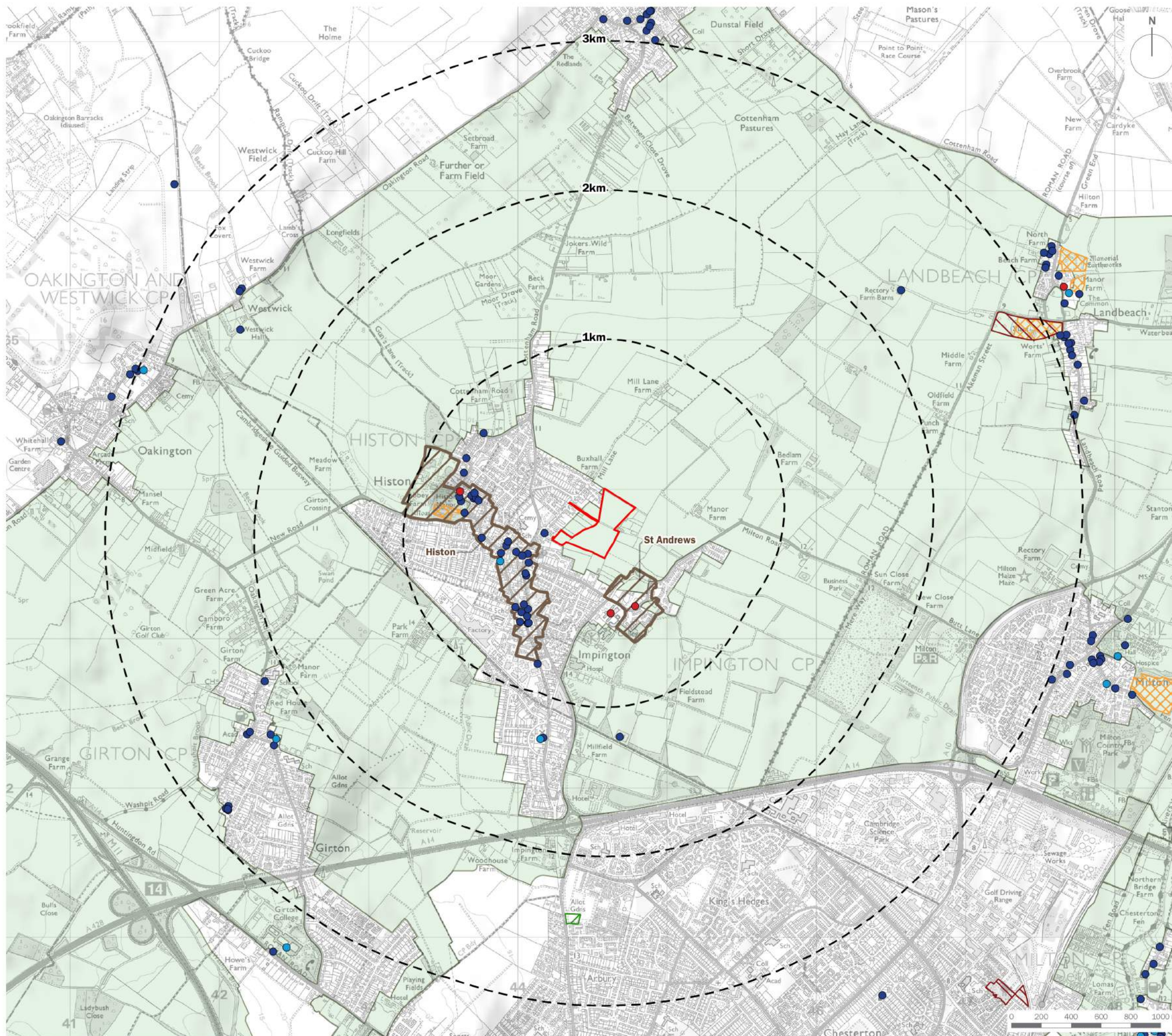
NPPF Green Belt Test	Application of Criteria	Assessment	Criteria Contribution
	<p>Given the distance between the whole of the site and next nearest settlement edge, what is the effect of the perceived and actual intervisibility on potential for coalescence?</p>	<p>Histon and Impington are two parishes that abut each other, and in planning terms, are referred as one entity throughout district and local planning policy and guidance.</p> <p>The site falls within an indent in the northern edge of the settlement and does not extend the settlement edge further north than the existing settlement edge. The nearest settlement to the north is Cottenham, at 3km distant, with which there is no intervisibility with the site.</p> <p>For these reasons it is assessed that there will be no reduction in the physical or perceived distance between Histon and Impington and other settlements with the Green Belt.</p>	<p>None</p>
<p>Purpose 3: To assist in safeguarding the countryside from encroachment</p>	<p>To what extent does the site represent the key characteristics of the countryside?</p>	<p>The LVA finds that, in some respects, the site and its wider context are consistent with published landscape descriptions. An exception is that site assessment found that, in contrast to the published assessment, field boundary vegetation foreshortens views across the agricultural landscape to the north of the site.</p> <p>In addition, published descriptions of the landscape beyond the settlement limits are broad scale and do not take into account the local influences, notably visible presence of housing beyond the western and southern boundaries introducing urbanising features/elements, which create a settlement edge character across the site and near context, which reduces quickly across the landscape to the north.</p>	<p>Moderate</p>
	<p>To what extent is the site urbanised, either by on-site or off-site features?</p>	<p>The site reflects some of the characteristics identified by the published character assessments, however, it relates physically and visually with Histon, on the west, due to its proximity and intervisibility with adjacent properties. These urbanising influences reduces its representativeness of the wider countryside to the north.</p>	<p>Moderate</p>

NPPF Green Belt Test	Application of Criteria	Assessment	Criteria Contribution
Purpose 4: To preserve the setting and special character of historic towns	Does the site represent the special characteristics of the setting to the historic town?	Both Histon and Impington have historic centres protected by conservation areas. However, the site does not share a boundary with a conservation area or heritage-related designation.	None
	Is there intervisibility between the site and historic landmarks?	There is no visual connection between the site and the historic centres of Histon and Impington.	None
Purpose 5: To assist in urban regeneration, by encouraging the recycling of derelict and other urban land		Not tested	NA

Plan

Plan EDP GB1 Landscape Planning Context
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- 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 GB1: Landscape Planning Context

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