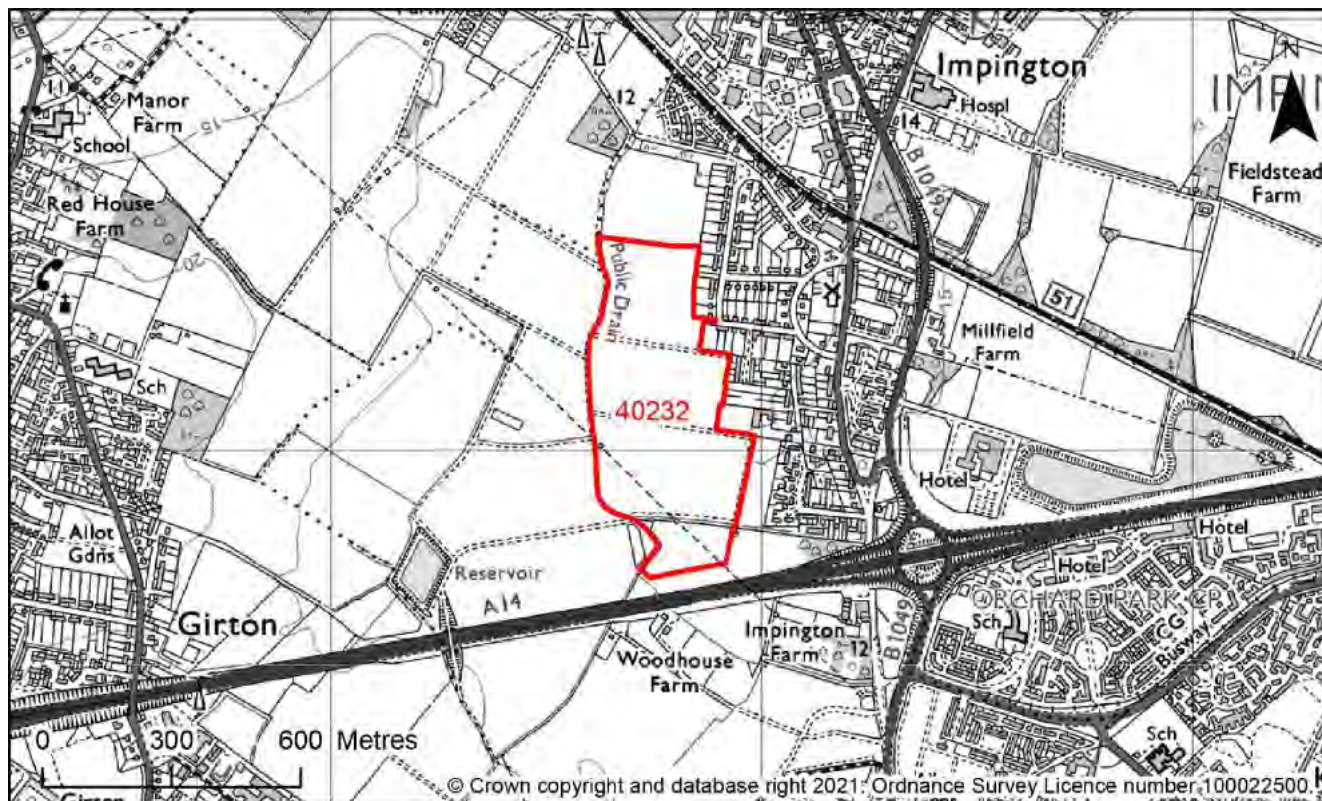


Land west of South Road, Impington, CB24 9PN

Site Reference: 40232

Map 420: Site description - Land west of South Road, Impington



Site Details

Criteria	Response
Site area (hectares)	20.62
Parish or Ward	Impington CP; Histon CP
Greenfield or previously developed land	Greenfield
Category of site	Dispersal: Villages / Transport Corridor
Category of settlement	Within or adjacent to Rural Centre
Current or last use	Agricultural land/building
Proposed development	Residential, Market and affordable housing, Key worker housing, Older persons housing, Residential care home, Custom or self build housing, Office, Research and Development, Research and Development, Research and Development, Research and Development, Public open

	space, Community facilities, Recreation and leisure
Proposed employment floorspace (m²)	-
Proposed housing units	450

Site Assessment Summary

Criteria	Outcome
Suitable	Red
Available	Green
Achievable	Green

Site Assessment

Suitable (Outcome = **Red**)

Issue	Assessment	Comments
Adopted Development Plan Policies	Amber	Outside Development Framework Inside or Partially within a Made Neighbourhood Plan Wholly within the Cambridge Greenbelt
Flood Risk	Amber	Flood zone: Partly in Flood Zone 2 (4%) Surface water flooding: 9% lies in a 1 in 30 year event 29% lies in a 1 in 100 year event 38% lies in a 1 in 1000 year event
Landscape and Townscape	Red	Landscape Character Designations and Assessment National Character Area 88 – Bedfordshire and Cambridgeshire Claylands. Although the site and its surroundings lies within NCA 88 it is not typical and shares more characteristic with NCA 46 : The Fens it being surrounded by flat open countryside. District Character Area: Fen Edge character area. The SCDC design guide identifies Impington as typical of the Fen Edge character area. Landscape Character Assessment (2021) Landscape Character Area - 2B: Cottenham Fen Edge Claylands

Issue	Assessment	Comments
		The site is isolated from the main part of the village and is outside the village framework. Any development of the site would have a negative landscape impact because of the extensive views from the north west and south.
Biodiversity and Geodiversity	Amber	<p>Development over 50 dwellings or large infrastructure over 1000m² floorspace requires consultation with Natural England in relation to Histon Road SSSI. No other designated sites nearby. Boundary habitats including hedgerows, watercourses and marginal habitats may qualify as Habitats of Principal Importance/priority habitats and support protected/notable species e.g. water vole. Otherwise, site likely to be of low ecological value (arable).</p> <p>Development of the site may have a detrimental impact on a designated site, or those with a regional or local protection but the impact could be reasonably mitigated or compensated.</p>
Open Space / Green Infrastructure	Green	Site is not on protected open space designation. Any impact of the proposed development could be reasonably mitigated or compensated.
Historic Environment	Green	Development of the site would have no impact on any designated or non-designated heritage assets.
Archaeology	Amber	Cropmarks of Iron Age and Roman settlement are located in the area.
Accessibility to Services and Facilities	Green	<p>Distance to Primary School: Greater than 1,000m</p> <p>Distance to Secondary School: Greater than 900m and Less than or Equal to 2,000m</p> <p>Distance to Healthcare Service: Greater than 720m and Less than or Equal to 2,000m</p> <p>Distance to City, District or Rural Centre: Greater than 720m and Less than or Equal to 2,000m</p> <p>Distance to Local, Neighbourhood or Minor Rural Centre: Greater than 2,000m</p> <p>Distance to Employment Opportunities: Less than or Equal to 1,800m</p> <p>Distance to Public Transport: Greater than 450m and Less than or Equal to 1,000m</p> <p>Distance to Rapid Public Transport: Less than or Equal to 1,800m</p> <p>Distance to proposed Rapid Public Transport: Less than or Equal to 1,800m</p>

Issue	Assessment	Comments
		<p>Distance to Cycle Network: Less than or Equal to 800m</p> <p>Good accessibility to key local services, transport, and employment opportunities</p> <p>Proposed development would not require delivery of accompanying key services</p>
Site Access	Red	<p>The proposed site does not to have a direct link to the adopted public highway.</p> <p>No possibility of creating a safe access.</p>
Transport and Roads	Amber	<p>The applicant will have to consider the site's impact on the villages of Histon/Impington, and B1049. Vehicular access is not known at this point, but the site is likely to be a high trip generator via the A10 and A14.</p> <p>The B1049 is a congested corridor which frequently experiences queuing. As the B1049 causes issues, the development should promote walking and cycling into Cambridge. The access into Cambridge is being improved for pedestrians and cyclists via the GCP Histon Road improvements or the busway could be used. A high sustainable mode share would be required at this development. Capacity assessments will be required at local junctions with special consideration for the B1049/Water Lane/The Green/ Impington Lane junction which requires improvement.</p> <p>Due to the edge of village location, high quality sustainable transport infrastructure must be provided to promote walking and cycling to the site.</p> <p>The Highway Authority will expect a contribution towards the GCP Histon Road improvements scheme which residents of the site will benefit from. In addition to this, the applicant will have to consider improvements included within the LCWIP, specifically connection across the A14 into the Darwin Green development.</p> <p>The A10 study has identified a multi-modal package of measures required to unlock growth in the area. A significant financial package will be sought from developers in this corridor who benefit from the infrastructure.</p> <p>Any potential impact on the functioning of trunk roads and/or local roads could be reasonably mitigated.</p>
Noise, Vibration, Odour and Light Pollution	Amber	<p>The proposed site will be affected by road traffic noise from nearby main roads but is acceptable in principle subject to appropriate detailed design considerations and mitigation.</p>

Issue	Assessment	Comments
Air Quality	Amber	Partially within SCDC AQMA and relatively large site - potential for AQMA traffic impact without mitigation
Contamination and Ground Stability	Amber	Previous agricultural land use. Potential for historic contamination, conditions required.

Further constraints

Issue		Comments
Constraints to development	-	Agricultural Land Classification: 100% Grade 2 Watercourse crosses the site
Strategic Highways Impact	Red	Within Highways England Zone 3 - A14 CNB No capacity for growth. Sites would need to ensure no net increase in vehicles trips on the Strategic Road Network.
Employment	-	
Green Belt – Assessment of Harm of Green Belt Release	-	Parcel ID: HI17; HI18; HI19 Very High; High; Low

Available (Outcome = Green)

Question	Response
Is the site controlled by a developer or landowner who has expressed an intention to develop?	The site was submitted by the landowner and/or site promoter who has confirmed that the site is available for development in the timescales indicated.
Are there known legal or ownership impediments to development?	No
Is there planning permission to develop the site?	No relevant recent planning history
When will the site be available for development?	6-10 Years

Achievable (Outcome = Green)

Question	Response
Is there a reasonable prospect that the site will be developed?	The land has been promoted by the landowner and or developer and is known to be available for development. The site has a low existing use value and residential development is likely to be economically viable at an appropriate density.

Development Potential

Capacity and Delivery	Response
Estimated dwellings per hectare	22
Estimated dwelling units	450
Estimated employment space (m ²)	-
Estimated start date	6-10 Years
Estimated annual build-out rate (pa)	50
Development completion timescales (years)	11-15 Years