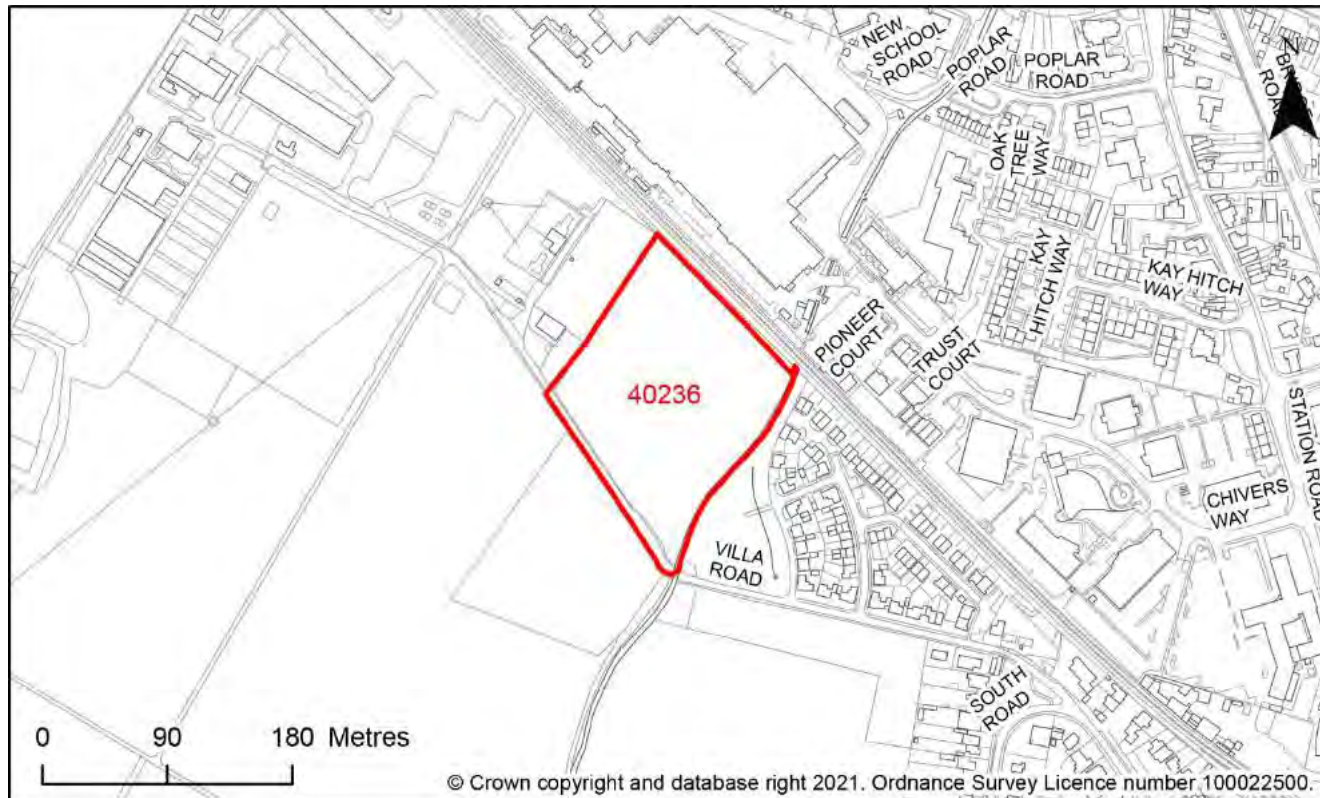


Land north-east of Villa Road, Impington, CB24 9PX

Site Reference: 40236

Map 421: Site description - Land north-east of Villa Road, Impington



Site Details

Criteria	Response
Site area (hectares)	2.20
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	Non-Residential, Office, Research and Development, Research and Development, Research and Development, Research and Development
Proposed employment floorspace (m ²)	20000
Proposed housing units	-

Site Assessment Summary

Criteria	Outcome
Suitable	Red
Available	Green
Achievable	Green

Site Assessment

Suitable (Outcome = Red)

Issue	Assessment	Comments
Adopted Development Plan Policies	Amber	Primarily outside Development Framework Inside or Partially within a Made Neighbourhood Plan Partially within the Cambridge Greenbelt (98%)
Flood Risk	Red	Flood zone: Partly in Flood Zone 2 (61%) Partly in Flood Zone 3 (54%) Surface water flooding: 82% lies in a 1 in 30 year event 93% lies in a 1 in 100 year event 98% 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 The site is an agricultural field on the western edge of Impington which has gappy hedges to the east and west but is open to the south and north with extensive level views to the southwest towards the A14. The development of the site would have limited negative

Issue	Assessment	Comments
		landscape impact. It may be possible at an appropriate height and design to include some development with a landscape buffer.
Biodiversity and Geodiversity	Amber	<p>Large infrastructure over 1000m² floorspace likely to require consultation with Natural England in relation to Histon Road SSSI. No other designated sites nearby. Boundary habitats including hedgerows, drain and mature trees may qualify as Habitats of Principal Importance/priority habitats and support protected/notable species. 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 either a neutral or positive impact, but importantly not have a detrimental impact on any designated or non-designated heritage assets.
Archaeology	Amber	Cropmarks of probable late prehistoric or Roman date are recorded to the south. Features of prehistoric date are recorded to the west.
Accessibility to Services and Facilities	Green	<p>Distance to Primary School: Greater than 450m and Less than or Equal to 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: Less than or Equal to 720m</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
		Distance to Cycle Network: Less than or Equal to 800m Good accessibility to key local services, transport, and employment opportunities Proposed development would not require delivery of accompanying key services
Site Access	Red	The proposed site does not to have a direct link to the adopted public highway. No possibility of creating a safe access.
Transport and Roads	Amber	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. 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. Any potential impact on the functioning of trunk roads and/or local roads could be reasonably mitigated.
Noise, Vibration, Odour and Light Pollution	Amber	The site is capable of being developed to provide healthy internal and external environments in regard to noise / vibration/ odour/ Light Pollution after careful site layout, design and mitigation.
Air Quality	Green	Not suggested for residential use therefore likely low traffic impact on AQMA
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: 99% Grade 2; 1% Urban

		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: HI21; HI20 Very High; Moderate High

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?	0-5 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 non-residential development is likely to be economically viable at an appropriate density.

Development Potential

Capacity and Delivery	Response
Estimated dwellings per hectare	0
Estimated dwelling units	0
Estimated employment space (m ²)	20000
Estimated start date	0-5 Years
Estimated annual build-out rate (pa)	40-75
Development completion timescales (years)	0-5 Years