

**South Cambridgeshire Strategic Housing Land Availability
Assessment (SHLAA) Report
August 2013**

Appendix 7i: Assessment of 2011 'Call for Sites' SHLAA sites

**Index of Histon & Impington Site Assessment
Proforma**

Site Number	Site Address	Site Capacity	Page
Site 006	Land off Clay Close Lane, Impington	12 dwellings	520
Site 013	Land rear of 59 & 61 Cottenham Road, Histon	46 dwellings	529
Site 046	Land at SCA Packaging Ltd, Villa Road, Impington	51 dwellings	537
Site 053	Mill Lane, Impington	32 dwellings	544
Site 112	Land r/o 49-71 Impington Lane, Impington	20 dwellings	551
Site 114	Land north of Impington Lane, Impington	5 dwellings	559
Site 133	Land at Buxhall Farm, Glebe Way, Histon	187 dwellings	568
Site 227	Land off Villa Road, Histon	21 dwellings	576

**South Cambridgeshire Local Development Framework
Strategic Housing Land Availability Assessment (SHLAA)
Site Assessment Proforma**

Proforma Created	July 2012
Proforma Last Updated	July 2013
Location	Histon & Impington
Site name / address	Land off Clay Close Lane, Impington
Category of site:	A village extension i.e. a development adjoining the existing village development framework boundary
Description of promoter's proposal	10-20 dwellings
Site area (hectares)	0.59 ha
Site Number	Site 006
Site description & context	Small 'L' shaped site, bound by Clay Close Road and Burgoynes Road, to the north east of the village. The site is pastureland enclosed with a mature hedge to frontages of Clay Close Lane and Burgoynes Road. It adjoins residential development to the south east.
Current or last use of the site	Pasture
Is the site Previously Developed Land?	No
Allocated for a non-residential use in the current development plan?	No
Planning history	<p>The site, as part of a larger site, was proposed through the LDF process for residential development (Objection Site 64). This was considered in more detail at the Site Specific Policies Examination (as part of Main Matter 7). The site has also previously been considered through the production of LP 2004.</p> <p>LDF 2009 Inspector - "Land at Clay Close Lane, Impington, is attractive and important to the character of the Conservation Area. Its openness is readily appreciated from the road, from which viewpoint it is also possible to see that the countryside penetrates south of the</p>

	<p>road to include the land. This site should not be allocated for housing development, nor should it be excluded from the Green Belt and included in the village framework.”</p> <p>LP 2004 Inspector - “I find that the open nature of the land contributes positively to the character of the Conservation Area and see no exceptional circumstances warranting the redefinition of the Green Belt at this point.”</p>
Source of site	Site suggested through call for sites

Tier 1: Strategic Considerations	
Green Belt	<p>The site is within the Green Belt.</p> <p>Green Belt Purposes</p> <ul style="list-style-type: none"> • Maintains and enhances the quality of Cambridge's setting • Prevents coalescence between settlements and with Cambridge <p>Function with regard to the special character of Cambridge and it's setting:</p> <ul style="list-style-type: none"> • The distribution, physical separation, setting, scale and character of Green Belt villages • A landscape which retains a strong rural character <p>Site falls within an area where development would have some adverse impact on GB purposes and functions. The Landscape Design Associates Green Belt Study (2002) describes it as an area from which distinct views of the city are scarce or absent. The function of this landscape is providing a backdrop to views of the city, and providing a setting for approaches to connective, supportive and distinctive areas of townscape and landscape. (page 62) Outer Rural Areas play a lesser role in contributing to the distinctiveness of Cambridge and its setting, and are less finite. They may also have the potential to accommodate change and development that does not cause adverse effects on the setting and special character. (page 66)</p> <p>The Green Belt Study provides guidelines for the Outer Green Belt to “maintain and enhance the quality of the open, rural landscape, the diversity of character, and the qualities of views, approaches and villages.” (page 84) Even a small scale development in this location would detract from the rural character and setting of the village.</p>

Is the site subject to any other considerations that have the potential to make the site unsuitable for development?	No
Tier 1 conclusion:	<p>This is a small 'L' shaped area of pasture bound by Clay Close Road and Burgoynes Road, to the north east of Impington within the Green Belt. The site falls within an area where development would have some adverse impact on Green Belt purposes and functions:</p> <ul style="list-style-type: none"> • Maintains and enhances the quality of Cambridge's setting • Prevents coalescence between settlements and with Cambridge • The distribution, physical separation, setting, scale and character of Green Belt villages • A landscape which retains a strong rural character
Does the site warrant further assessment?	Yes

Tier 2: Significant Local Considerations

Designations and Constraints	
Heritage considerations?	<ul style="list-style-type: none"> • Conservation Area – the whole site is within the Impington St Andrews Conservation Area. Major adverse effect due to loss of significant open space and site of former Manor Farm & recorded probable site of earliest medieval village, and the obscuring of the last part of village medieval road pattern. • Listed Buildings - Grade I Listed St Andrews Parish Church, Burgoynes Road lies approximately 90m to south. Major adverse effect on Church due to obscuring views from countryside and the loss of much of its remaining contemporary medieval village context. • Non-statutory archaeological site - the site is located in the historic core of the village to the north of the medieval parish church of St Andrew. County Archaeologists would require further information in advance of any planning application. <p>It would not be possible to mitigate impact on the historic environment as the site lies within the historic core of the village, within the Impington St Andrews Conservation Area and forms a very important part of the immediate setting of a Grade I Listed church.</p>

<p>Environmental and wildlife designations and considerations?</p>	<ul style="list-style-type: none"> • Important Countryside Frontage – 100m to south west of site, at the cross roads, which looks out over this site. • Biodiversity features - These landscapes support species and habitats characterised by intensive agriculture due to the high quality soil. This has restricted biodiversity in some parts. However, drains, hedges and field margins provide refuge for species such as barn owl, corn bunting and skylark. Washlands provide temporary areas of flooded grassland that are important for plants such as the marsh foxtail, tufted hair-grass and narrow-leaved water dropwort. Important numbers of wintering wildfowl maybe found on flooded fields. The network of drainage ditches in places still retain water voles with otters occasionally found into the fens where suitable fish stocks are found. Any development proposals should show how features of biodiversity value have been protected or adequately integrated into the design. <p>It would not be possible to mitigate impact on the environment as development of this site would obscure important views to open countryside, currently protected by the Important Countryside Frontage, which form an important part of the character of this area.</p>
<p>Physical considerations?</p>	<ul style="list-style-type: none"> • Land contamination – the site contains an area of filled land. A Contaminated Land Assessment will be required as a condition of any planning application. • Flooding and drainage issues - reported flooding 80m north.
<p>Townscape and landscape impact?</p>	<p>The South Cambridgeshire Village Capacity Study (1998) describes the setting for Histon and Impington as a very flat and low lying open landscape, containing irregularly shaped arable fields, subdivided by occasional hedgerows and a network of drainage ditches. The landscape character around the edges of the village contrasts with the wider open landscape. The site is in an area characterised as enclosed farmland and paddocks and is adjacent to the historic core of the village. There is also a strong linear character that should be protected.</p> <p>This part of the village is rural and open in character, characterised by agriculture, open space, including some agricultural buildings and sporadic residential development. Clay Close Lane has retained the character of a rural track despite having a tarmac surface. There are dense hedgerows along both sides of Clay Close Road and most of Burgoynes Road giving the whole area a very rural character. To the south is low-density housing set in landscaped grounds. This area does not form part of the consolidated built up area of the village, and has correctly been excluded from the village framework.</p> <p>The Draft Histon and Impington Conservation Area Appraisal (2007) states that Medieval Impington village became established around the parish Church of St Andrew and two manorial sites: Burgoynes Farm, and Impington Hall. The church stands resplendently</p>

	<p>surrounded by grass on all sides with the majority of tombs and headstones located at the rear next to the remains of the Burgoynes House orchard. On the northern side of Burgoynes Road there is no pavement, only grass verge, and it takes on a more rural appearance with hedging and trees overhanging the highway. Clay Close Lane has retained the appearance a rural track despite having a tarmac surface.</p> <p>The site clearly forms an important part of the setting of the church and Conservation Area, the historic core of the village. An Important Countryside Frontage has been designated to the south west to protect the rural character of the area that sweeps into the village in this location, therefore, its openness is important and should be retained. It is an extremely sensitive location with a distinctly rural character.</p> <p>Development of this site would have a significant adverse effect on the landscape and townscape setting of Impington as it would be detrimental to the amenity and character of this historic core of the village.</p>
<p>Can any issues be mitigated?</p>	<p>No. Significant historic environment, townscape and landscape impacts on this historically sensitive part of the village. Development would have a detrimental impact on the setting of Grade I Listed church, Conservation Area and Important Countryside Frontage, which it would not be possible to mitigate.</p>

Infrastructure	
<p>Highways access?</p>	<p>Regarding sites in the Cottenham / Girton / Histon & Impington area (estimated capacity of 2,616 dwellings on 29 sites) the Highways Agency comment that the sites in this group are smaller on the whole than some of the other groups. Although fairly closely related to Cambridge, the trip making patterns are likely to result in traffic crossing rather than joining the A14, thus the impacts on the A14 may be less severe (this will need to be assessed of course). Most of the sites are well related to local settlements. As such a fairly large proportion of these might reasonably be accommodated by the A14. Limitations on the county's network could result in localised diversionary trips on the A14 and M11 and this in turn may limit the capacity of these routes to accommodate new development. Conversely, these settlements are reasonably likely to be able to be served by public transport or non-motorised modes.</p> <p>A junction located on to Burgoynes Road would be acceptable to the Highway Authority. The proposed site is acceptable in principle subject to detailed design.</p> <p>In the Highway Authority's opinion a significant level of infrastructure will be required to encourage more sustainable transport links; such</p>

	infrastructure will extend beyond the confines of the site.
Utility services?	<ul style="list-style-type: none"> • Electricity - No significant impact on existing network. • Mains Water - The site falls within the CWC Cambridge Distribution Zone, within which there is a minimum spare capacity of 3,000 properties based on the peak day for the distribution zone, less any commitments already made to developers. There is insufficient spare capacity within Cambridge Distribution Zone to supply the number of proposed properties which could arise if all the SHLAA sites within the zone were to be developed. CWC will allocate spare capacity on a first come first served basis. Development requiring an increase in capacity of the zone will require either an upgrade to existing boosters and / or new storage reservoir, tower or booster plus associated mains. • Gas – Histon and Impington has a mains gas supply and the site is likely to be able to be accommodated with minimal disruption or system reinforcement. • Mains sewerage - There is sufficient capacity at the WWTW to accommodate this development site. The sewerage network is approaching capacity and a pre-development assessment will be required to ascertain the specific capacity of the system with regards to this site. If any mitigation is deemed necessary this will be funded by the developer.
Drainage measures?	No FRA provided.
School capacity?	<p>Histon and Impington have two Primary Schools, each with a PAN of 90 and school capacities of 270 and 360, and lies within the catchment of Impington Village College with a PAN of 210 and school capacity of 1,050. In their 2011 submission to the South Cambridgeshire and City Infrastructure Study, the County Council stated there was a surplus of 61 primary places in Histon and Impington taking account of planned development, and a deficit of 13 secondary places at Impington VC taking account of planned development across the village college catchment area.</p> <p>The development of this site for 20 dwellings could generate a small need for early years places and a maximum of 7 primary school places and 5 secondary places.</p> <p>After allowing for surplus school places, development of this site would be likely to require an increase in school planned admission numbers, which may require the expansion of existing schools and/or provision of new schools.</p>
Health facilities capacity?	There is one doctors practice in Histon which has limited physical capacity to grow.
Any other issues?	<p>The promoter provides the following supporting information:</p> <p>I have owned this land for many years. I would like to see it in use and am willing to listen to any proposals that you might have. I have</p>

	<p>grown up children and know how difficult it is to get onto the housing ladder and I am very socially minded.</p> <p>If appropriate I am willing to offer the site for low cost, eco housing to give young and low income families a chance to remain in their local area.</p> <p>Adjoining this land is another hectare of land which is owned by Chivers Farms and Mr Tim Ewbank who may also be interested in offering their land up if the opportunity was right for them.</p> <p>I do hope that you will consider this land to be brought within the village building boundary.</p>
Can issues be mitigated?	Yes, with upgrades to local infrastructure, including sustainable transport, utilities (mains water and sewerage), school capacity and health.
Does the site warrant further assessment?	No

Tier 3: Site Specific Factors

Capacity	
Developable area	None (0.40 ha if unconstrained)
Site capacity (updated July 2013)	16 dwellings
Density (updated July 2013)	30 dph

Potential Suitability	
Conclusion	The site is not potentially capable of providing residential development taking account of site factors and constraints.

Availability	
Is the land in single ownership?	Yes
Site ownership status?	Site promoted by single landowner.
Legal constraints?	No known constraints.

Is there market interest in the site?	The site has not been marketed.
When would the site be available for development?	The site is available immediately.

Achievability	
Phasing and delivery of the development	The promoter indicates that the first dwellings could be completed on site 2011-16
Are there any market factors that would significantly affect deliverability?	None known.
Are there any cost factors that would significantly affect deliverability?	None known.
Could issues identified be overcome?	
Economic viability?	<p>Viability Category 1 Most viable sites</p> <p>This viability assessment is provided independent of any policy or other assessment as to whether the site should be allocated for development. The references to planning policy only relate to those existing policies governing how a site would be developed, not whether it should be allocated in the new Local Plan.</p> <p>Having undertaken an assessment of this site the local planning authority do not have any major concerns as to why the landowner would be unable to deliver a development that complies with current planning policy in respect of density, mix and the provision of onsite facilities whilst still delivering the necessary level of affordable housing, planning obligations and potential community infrastructure levy payments.</p> <p>In summary this site is not considered to have any barriers, in terms of development viability alone, to restrict it coming forward within the next 5 years (new settlements and other very large developments may take longer than 5 years to come forward).</p>

Site Assessment Conclusion
Site with no development potential.

Status of Site in Proposed Submission Local Plan 2013
Not allocated for development; Outside Development Framework; Green Belt.

**South Cambridgeshire Local Development Framework
Strategic Housing Land Availability Assessment (SHLAA)
Site Assessment Proforma**

Proforma Created	July 2012
Proforma Last Updated	July 2013
Location	Histon & Impington
Site name / address	Land rear of 59 & 61 Cottenham Road, Histon
Category of site:	A village extension i.e. a development adjoining the existing village development framework boundary
Description of promoter's proposal	30-40 dwellings
Site area (hectares)	1.72 ha
Site Number	Site 013
Site description & context	The site is situated north of Cottenham Road on the north western edge of Histon. The site lies to the south and west of Cottenham Road Farm and north of two cottages, not within the village framework. As a result, only a small part of the site in the south western corner is adjacent to the village framework. It is agricultural land and the only access is from the access road serving Cottenham Road Farm to the rear.
Current or last use of the site	Agricultural
Is the site Previously Developed Land?	No
Allocated for a non-residential use in the current development plan?	No
Planning history	There have been unsuccessful attempts to get the adjoining land at 59 & 61 Cottenham Road removed from the Green Belt and included within the village framework, through the LDF and LP 2004. LP 2004 Inspector - "these traditional thatched semi-detached cottages stand on wide plots with other low-density houses and undeveloped land to the east. In my view the cottages lie at the point where the built-up area gives way to a generally rural landscape on

	the north side of this part of Cottenham Road. It is often possible to contend that lines have been arbitrarily or incorrectly drawn in this kind of situation but I do not consider the adopted Green Belt boundary clearly anomalous and find no exceptional reason to define it differently.”
Source of site	Site suggested through call for sites

Tier 1: Strategic Considerations	
Green Belt	<p>The site is within the Green Belt.</p> <p>Green Belt Purposes</p> <ul style="list-style-type: none"> • Maintains and enhances the quality of Cambridge's setting • Prevents coalescence between settlements and with Cambridge <p>Function with regard to the special character of Cambridge and it's setting:</p> <ul style="list-style-type: none"> • The distribution, physical separation, setting, scale and character of Green Belt villages • A landscape which retains a strong rural character <p>Site falls within an area where development would have some adverse impact on GB purposes and functions. The Landscape Design Associates Green Belt Study (2002) describes it as an area from which distinct views of the city are scarce or absent. The function of this landscape is providing a backdrop to views of the city, and providing a setting for approaches to connective, supportive and distinctive areas of townscape and landscape. (page 62) Outer Rural Areas play a lesser role in contributing to the distinctiveness of Cambridge and its setting, and are less finite. They may also have the potential to accommodate change and development that does not cause adverse effects on the setting and special character. (page 66)</p>
Is the site subject to any other considerations that have the potential to make the site unsuitable for development?	<ul style="list-style-type: none"> • Minerals and Waste LDF designations (Core Strategy designations only) – virtually the whole site is within the Mineral Safeguarding Area for sand and gravel.
Tier 1 conclusion:	<p>This is an agricultural site situated north of Cottenham Road on the north western edge of Histon within the Green Belt. The site falls within an area where development would have some adverse impact on Green Belt purposes and functions:</p> <ul style="list-style-type: none"> • Maintains and enhances the quality of Cambridge's setting • Prevents coalescence between settlements and with Cambridge

	<ul style="list-style-type: none"> • The distribution, physical separation, setting, scale and character of Green Belt villages • A landscape which retains a strong rural character <p>The site has only a tenuous link to the village framework, and development and virtually all the site is within the Mineral Safeguarding Area for sand and gravel.</p>
Does the site warrant further assessment?	Yes

Tier 2: Significant Local Considerations

Designations and Constraints	
Heritage considerations?	<ul style="list-style-type: none"> • Listed Buildings - 59 & 61 Cottenham Road, Histon are Grade II Listed buildings. Major adverse effect on 59 & 61 Cottenham Road due to loss of low key rural context, views and separation from the rest of the built-up village, including loss of rural backdrop and of significant rural hedged frontage and trees in street view of Listed Buildings for access. • Non-statutory archaeological site - The site is located on the north side of the historic village core and archaeological works in the vicinity have identified evidence for post medieval activity. County Archaeologists would require further information in advance of any planning application for this site before it is able to advise on the suitability of the site for development. <p>It would not be possible to mitigate impact on the historic environment as the site is immediately adjacent to, and forms an important part of the setting of, two Grade II Listed Buildings.</p>
Environmental and wildlife designations and considerations?	<ul style="list-style-type: none"> • Public Rights of Way – Gun’s Lane bridleway lies approximately 200m to the west. • Biodiversity features - Greatest impact likely to arise from loss of large grassland habitat negatively impacting upon the foraging habitat of species including bats and badgers. • Agricultural land of high grade (i.e. Agricultural Land Classification Grade 1, 2, 3a) – Grade 2. <p>With careful design it should be possible to mitigate any impact on the natural environment.</p>
Physical considerations?	<ul style="list-style-type: none"> • Noise issues - The north east of the site is bounded by Unwins Industrial Estate with medium to large sized industrial type units / uses including light industrial and warehouse type uses. These are unlikely to be considered compatible uses. Noise from activities and vehicle movements are material considerations with significant negative impact potential in terms of health and

	<p>well being and a poor quality living environment and possible noise nuisance. It is unlikely that mitigation measures on the proposed development site alone can provide an acceptable ambient noise environment.</p>
<p>Townscape and landscape impact?</p>	<p>The South Cambridgeshire Village Capacity Study (1998) describes the setting for Histon and Impington as a very flat and low lying open landscape, containing irregularly shaped arable fields, subdivided by occasional hedgerows and a network of drainage ditches. The landscape character around the edges of the village contrasts with the wider open landscape. Enclosed farmland and paddocks dominate many of the northern boundaries, with mature hedgerows and scattered farm buildings, which form a transition between the village and open fields to the north.</p> <p>The northern side of the Cottenham Road frontage is characterised by the two cottages, which are low density and with a shallow frontage and set in wide plots, and other undeveloped land to the east. The site lies to the north of two thatched cottages, within the Green Belt, and with only a tenuous link to the village framework in the south west corner. The Local Plan 2004 Inspector considered “In my view the cottages lie at the point where the built-up area gives way to a generally rural landscape on the north side of this part of Cottenham Road.”</p> <p>Development of this site would be backland, much deeper than the adjoining linear edge to this part of the village. It would result in the loss of separation of the outlying farmstead from the built-up village.</p> <p>Development of this site would have a significant adverse effect on the landscape and townscape setting of Histon. Whilst the site is screened from adjoining residential properties, and the farm and its access track, it is open to views across to the north west, where the landscape becomes more exposed. The landscape is clearly rural in character, and development in this location would be harmful to the character of the area and the setting of the two listed cottages.</p>
<p>Can any issues be mitigated?</p>	<p>No. Development of this site would have a significant adverse impact on the setting of two Grade II Listed buildings, which it would not be possible to mitigate, and impact on the wider landscape and townscape setting of Histon. There are noise issues from the adjacent farm complex, which it is unlikely can be adequately addressed by on-site measures alone.</p>

Infrastructure	
<p>Highways access?</p>	<p>Regarding sites in the Cottenham / Girton / Histon & Impington area (estimated capacity of 2,616 dwellings on 29 sites) the Highways Agency comment that the sites in this group are smaller on the whole than some of the other groups. Although fairly closely related to Cambridge, the trip making patterns are likely to result in traffic</p>

	<p>crossing rather than joining the A14, thus the impacts on the A14 may be less severe (this will need to be assessed of course). Most of the sites are well related to local settlements. As such a fairly large proportion of these might reasonably be accommodated by the A14. Limitations on the county's network could result in localised diversionary trips on the A14 and M11 and this in turn may limit the capacity of these routes to accommodate new development. Conversely, these settlements are reasonably likely to be able to be served by public transport or non-motorised modes.</p> <p>The access link to the public highway is unsuitable to serve the number of units that are being proposed.</p>
Utility services?	<ul style="list-style-type: none"> • Electricity - No significant impact on existing network. • Mains Water - The site falls within the CWC Cambridge Distribution Zone, within which there is a minimum spare capacity of 3,000 properties based on the peak day for the distribution zone, less any commitments already made to developers. There is insufficient spare capacity within Cambridge Distribution Zone to supply the number of proposed properties which could arise if all the SHLAA sites within the zone were to be developed. CWC will allocate spare capacity on a first come first served basis. Development requiring an increase in capacity of the zone will require either an upgrade to existing boosters and / or new storage reservoir, tower or booster plus associated mains. • Gas – Histon and Impington has a mains gas supply and the site is likely to be able to be accommodated with minimal disruption or system reinforcement. • Mains sewerage - There is sufficient capacity at the WWTW to accommodate this development site. The sewerage network is approaching capacity and a pre-development assessment will be required to ascertain the specific capacity of the system with regards to this site. If any mitigation is deemed necessary this will be funded by the developer.
Drainage measures?	No FRA provided.
School capacity?	<p>Histon and Impington have two Primary Schools, each with a PAN of 90 and school capacities of 270 and 360, and lies within the catchment of Impington Village College with a PAN of 210 and school capacity of 1,050. In their 2011 submission to the South Cambridgeshire and City Infrastructure Study, the County Council stated there was a surplus of 61 primary places in Histon and Impington taking account of planned development, and a deficit of 13 secondary places at Impington VC taking account of planned development across the village college catchment area.</p> <p>The development of this site for 40 dwellings could generate a small need for early years places and a maximum of 14 primary school places and 10 secondary places.</p>

	After allowing for surplus school places, development of this site would be likely to require an increase in school planned admission numbers, which may require the expansion of existing schools and/or provision of new schools.
Health facilities capacity?	There is one doctors practice in Histon which has limited physical capacity to grow.
Any other issues?	
Can issues be mitigated?	No. Highway access to the site is unsuitable. Site would require upgrades to local infrastructure, including utilities (mains water and sewerage), school capacity and health.
Does the site warrant further assessment?	No

Tier 3: Site Specific Factors

Capacity	
Developable area	None (1.55 ha if unconstrained)
Site capacity (updated July 2013)	46 dwellings
Density (updated July 2013)	30 dph

Potential Suitability	
Conclusion	The site is not potentially capable of providing residential development taking account of site factors and constraints.

Availability	
Is the land in single ownership?	No
Site ownership status?	Site promoted by two joint landowners.
Legal constraints?	No known constraints.
Is there market interest in the site?	The site has not been marketed but there interest in the site from a developer.

When would the site be available for development?	The promoter indicates that the site is available immediately.
Achievability	
Phasing and delivery of the development	The promoter indicates that the first dwellings could be completed on site 2011-16
Are there any market factors that would significantly affect deliverability?	None known.
Are there any cost factors that would significantly affect deliverability?	None known.
Could issues identified be overcome?	
Economic viability?	<p>Viability Category 1 Most viable sites</p> <p>This viability assessment is provided independent of any policy or other assessment as to whether the site should be allocated for development. The references to planning policy only relate to those existing policies governing how a site would be developed, not whether it should be allocated in the new Local Plan.</p> <p>Having undertaken an assessment of this site the local planning authority do not have any major concerns as to why the landowner would be unable to deliver a development that complies with current planning policy in respect of density, mix and the provision of onsite facilities whilst still delivering the necessary level of affordable housing, planning obligations and potential community infrastructure levy payments.</p> <p>In summary this site is not considered to have any barriers, in terms of development viability alone, to restrict it coming forward within the next 5 years (new settlements and other very large developments may take longer than 5 years to come forward).</p>

Site Assessment Conclusion
Site with no development potential.

Status of Site in Proposed Submission Local Plan 2013
Not allocated for development; Outside Development Framework; Green Belt.

**South Cambridgeshire Local Development Framework
Strategic Housing Land Availability Assessment (SHLAA)
Site Assessment Proforma**

Proforma Created	July 2012
Proforma Last Updated	July 2013
Location	Histon & Impington
Site name / address	Land at SCA Packaging Ltd, Villa Road, Impington
Category of site:	A development within the existing village development framework boundary
Description of promoter's proposal	60-65 dwellings
Site area (hectares)	2.25 ha
Site Number	Site 046
Site description & context	<p>The triangular site is located within the village framework to the south of the Guided Busway, north of Villa Road, on the south western edge of Impington. The site is currently occupied by former industrial buildings and hard standing, although the use has ceased.</p> <p>Further employment generating uses are located to the north, residential development to the south west and open countryside to the west and south west, which is in agricultural use. The southern and western edges of the site are bound with hedges and trees, which helps to define the extent of the site where it meets the open countryside.</p> <p>Land immediately to the south and west of the site is informal scrub, beyond which the landscape is open agricultural, with long distance views across towards Cambridge and Girton.</p>
Current or last use of the site	Industrial – The site is no longer in use as a depot but has not been cleared.
Is the site Previously Developed Land?	Yes
Allocated for a non-residential use in the current development plan?	No

Planning history	A planning application for residential development (S/2456/11) was withdrawn in March 2012.
Source of site	Site suggested through call for sites

Tier 1: Strategic Considerations	
Green Belt	The site is not within the Green Belt.
Is the site subject to any other considerations that have the potential to make the site unsuitable for development?	<ul style="list-style-type: none"> Flood Zone – Approximately a quarter of the site, in the south western corner, is within Flood Zones 2 and 3.
Tier 1 conclusion:	This is a triangular, former industrial site located within the village framework, on the south western edge of Impington. Approximately ¼ of the site is within Flood Zones 2 and 3, which would reduce the developable area, although there is sufficient land remaining for development.
Does the site warrant further assessment?	Yes

Tier 2: Significant Local Considerations

Designations and Constraints	
Heritage considerations?	<ul style="list-style-type: none"> Non-statutory archaeological site - Cropmarks to the south west suggest settlement of Roman date. There is also evidence for prehistoric activity in the vicinity. County Archaeologists would require archaeological works to be secured by condition of planning permission. <p>With careful design it should be possible to mitigate any impact on the historic environment.</p>

<p>Environmental and wildlife designations and considerations?</p>	<ul style="list-style-type: none"> • Public Rights of Way – a bridleway runs alongside the Guided Busway to the north of the site. • Biodiversity features - No significant biodiversity impact is thought to arise as a result of development at this site. <p>With careful design it should be possible to mitigate any impact on the natural environment.</p>
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<p>Physical considerations?</p>	<ul style="list-style-type: none"> • Land contamination - Current industrial / commercial use requires assessment with application, any further work can be conditioned. • Noise issues - The site is to the east of the A14 and prevailing winds from the south west. Traffic noise will need assessment in accordance with PPG 24 and associated guidance and the impact of existing diffuse traffic noise on any future residential in this area is a material consideration in terms of health and well being and providing a high quality living environment. However residential use is likely to be acceptable with careful noise mitigation. Noise likely to influence the design / layout and number / density of residential premises. No objection in principle as an adequate level of protection against noise can be secured by condition. • Topography issues - The site falls gently from east to west.
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<p>Townscape and landscape impact?</p>	<p>The South Cambridgeshire Village Capacity Study (1998) describes the setting for Histon and Impington as a very flat and low lying open landscape, containing irregularly shaped arable fields, subdivided by occasional hedgerows and a network of drainage ditches. The A14 and the proximity of the northern edge of Cambridge provides a semi-urban landscape to the south.</p> <p>The landscape character around the edges of the village contrasts with the wider open landscape. The site is in an area characterised as flat arable fields with intermittent hedgerows and few trees. There are long views across from the north west towards the site with its landmark buildings, including the factory chimneys, and towards Cambridge. To the north west of the site the Guided Busway and mature hedgerows and trees create a strong village edge between open fields and employment area.</p> <p>Although this former industrial site is no longer in use, the substantial industrial buildings and areas of hardstanding remain. The majority of the large industrial buildings are single or double storey in height, screened to some extent from the wider countryside by a formal hedgerow alongside the road frontage. The land abuts the Green Belt to the south and west, where the landscape is open with long views to be had across towards Cambridge and Girton.</p> <p>Development of this site could have a positive impact on the landscape and townscape setting of Impington. The redevelopment</p>
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	would remove the substantial industrial buildings and areas of hardstanding that remain and present an opportunity to improve the site and its setting, particularly in an area where there are views across the Green Belt to Cambridge and Girton.
Can any issues be mitigated?	Yes, development of this site could have a positive impact on the landscape and townscape setting of Impington through the removal of substantial industrial buildings. However, further investigation and possible mitigation will be required to address the physical considerations, including potential for land contamination and noise.

Infrastructure	
Highways access?	<p>Regarding sites in the Cottenham / Girton / Histon & Impington area (estimated capacity of 2,616 dwellings on 29 sites) the Highways Agency comment that the sites in this group are smaller on the whole than some of the other groups. Although fairly closely related to Cambridge, the trip making patterns are likely to result in traffic crossing rather than joining the A14, thus the impacts on the A14 may be less severe (this will need to be assessed of course). Most of the sites are well related to local settlements. As such a fairly large proportion of these might reasonably be accommodated by the A14. Limitations on the county's network could result in localised diversionary trips on the A14 and M11 and this in turn may limit the capacity of these routes to accommodate new development. Conversely, these settlements are reasonably likely to be able to be served by public transport or non-motorised modes.</p> <p>The proposed site does not appear to have a direct link to the adopted public highway. The Highway Authority are in communication with the landowner at present to provide a connection to the public highway.</p>
Utility services?	<ul style="list-style-type: none"> • Electricity - No significant impact on existing network. • Mains Water - The site falls within the CWC Cambridge Distribution Zone, within which there is a minimum spare capacity of 3,000 properties based on the peak day for the distribution zone, less any commitments already made to developers. There is insufficient spare capacity within Cambridge Distribution Zone to supply the number of proposed properties which could arise if all the SHLAA sites within the zone were to be developed. CWC will allocate spare capacity on a first come first served basis. Development requiring an increase in capacity of the zone will require either an upgrade to existing boosters and / or new storage reservoir, tower or booster plus associated mains. • Gas – Histon and Impington has a mains gas supply and the site is likely to be able to be accommodated with minimal disruption or system reinforcement. • Mains sewerage - There is sufficient capacity at the waste water treatment works to accommodate this development site. The

	sewerage network is approaching capacity and a pre-development assessment will be required to ascertain the specific capacity of the system with regards to this site. If any mitigation is deemed necessary this will be funded by the developer.
Drainage measures?	No FRA provided.
School capacity?	<p>Histon and Impington have two Primary Schools, each with a PAN of 90 and school capacities of 270 and 360, and lies within the catchment of Impington Village College with a PAN of 210 and school capacity of 1,050. In their 2011 submission to the South Cambridgeshire and City Infrastructure Study, the County Council stated there was a surplus of 61 primary places in Histon and Impington taking account of planned development, and a deficit of 13 secondary places at Impington VC taking account of planned development across the village college catchment area.</p> <p>The development of this site for 65 dwellings could generate a small need for early years places and a maximum of 23 primary school places and 16 secondary places.</p> <p>After allowing for surplus school places, development of this site would be likely to require an increase in school planned admission numbers, which may require the expansion of existing schools and/or provision of new schools.</p>
Health facilities capacity?	There is one doctors practice in Histon which has limited physical capacity to grow.
Any other issues?	<p>The proposer provides the following supporting information:</p> <p>The development will re-use a site that is inappropriate for employment use, thereby making efficient use of this sustainable site, which is currently vacant. Vehicular access to the site is from Bridge Road (B1049) via Villa Road through the adjacent residential neighbourhood and residential re-development will remove the movement of commercial traffic through the adjacent residential estate. The site is adjacent to the Cambridge Guided Busway, which opens on 7th August 2011 and will therefore benefit from sustainable transport links thereby further reducing vehicular movements.</p>
Can issues be mitigated?	<p>Yes, with upgrades to local infrastructure, including utilities (mains water and sewerage), school capacity and health.</p> <p>However, it is unclear whether appropriate access can be secured to the site as it is not linked to the adopted public highway.</p>
Does the site warrant further assessment?	Yes

Tier 3: Site Specific Factors

Capacity	
Developable area	1.69 ha.
Site capacity (updated July 2013)	51 dwellings
Density (updated July 2013)	30 dph

Potential Suitability	
Conclusion	The site is potentially capable of providing residential development taking account of site factors and constraints.

Availability	
Is the land in single ownership?	Yes
Site ownership status?	Site promoted by single landowner
Legal constraints?	No known constraints.
Is there market interest in the site?	Marketing of the site began in October 2010 and the site is in the process of being acquired by a developer.
When would the site be available for development?	<ul style="list-style-type: none"> • The site is not available immediately. • The promoter indicates that the site could become available 2011-16

Achievability	
Phasing and delivery of the development	Promoter indicates that the first dwellings could be completed on site 2011-16
Are there any market factors that would significantly affect deliverability?	Residential development is subject to there being no demand for the site for its existing commercial use.

Are there any cost factors that would significantly affect deliverability?	None known.
Could issues identified be overcome?	12 months satisfactory marketing.
Economic viability?	<p>Viability Category 1 Most viable sites</p> <p>This viability assessment is provided independent of any policy or other assessment as to whether the site should be allocated for development. The references to planning policy only relate to those existing policies governing how a site would be developed, not whether it should be allocated in the new Local Plan.</p> <p>Having undertaken an assessment of this site the local planning authority do not have any major concerns as to why the landowner would be unable to deliver a development that complies with current planning policy in respect of density, mix and the provision of onsite facilities whilst still delivering the necessary level of affordable housing, planning obligations and potential community infrastructure levy payments.</p> <p>In summary this site is not considered to have any barriers, in terms of development viability alone, to restrict it coming forward within the next 5 years (new settlements and other very large developments may take longer than 5 years to come forward).</p>

Site Assessment Conclusion
Site with development potential. This does not include a judgement on whether the site is suitable for residential development in planning policy terms, which will be for the separate plan making process.

Status of Site in Proposed Submission Local Plan 2013
Not allocated for development; Inside Development Framework.
NOTE: Site has planning permission for residential development.

**South Cambridgeshire Local Development Framework
Strategic Housing Land Availability Assessment (SHLAA)
Site Assessment Proforma**

Proforma Created	July 2012
Proforma Last Updated	July 2013
Location	Histon & Impington
Site name / address	Mill Lane, Impington
Category of site:	A village extension i.e. a development adjoining the existing village development framework boundary
Description of promoter's proposal	30+ dwellings
Site area (hectares)	1.35 ha
Site Number	Site 053
Site description & context	The site comprises gardens to the rear of residential properties with long plots, part within the village framework and part outside, located to the east of Mill Lane on the eastern edge of Impington.
Current or last use of the site	Residential gardens
Is the site Previously Developed Land?	No
Allocated for a non-residential use in the current development plan?	No
Planning history	<p>The LP 2004 Inspector considered land east of Ambrose Way: "...in my view the site is an integral part of the rural landscape to the east of Histon & Impington and there are no exceptional circumstances justifying its release from the Green Belt. "</p> <p>A single dwelling to the rear of 42 Mill Lane (S/1768/91/O) was refused as it constitutes backland and an isolated form of development, out of character with the surrounding area, adversely affecting the amenity of adjoining properties. The proposed access, close to 40 Mill Lane, will result in a loss of amenity through increased noise and disturbance. The proposed site lies adjacent to the Green Belt and the inner boundary of the village framework. Any dwelling in this location will increase the urbanisation of this rural area and be to</p>

	the visual detriment of the adjacent Green Belt.
Source of site	Site suggested through call for sites

Tier 1: Strategic Considerations	
Green Belt	<p>The site is partly within the Green Belt (and partly within the village framework).</p> <p>Green Belt Purposes</p> <ul style="list-style-type: none"> • Maintains and enhances the quality of Cambridge's setting • Prevents coalescence between settlements and with Cambridge <p>Function with regard to the special character of Cambridge and it's setting:</p> <ul style="list-style-type: none"> • The distribution, physical separation, setting, scale and character of Green Belt villages • A landscape which retains a strong rural character <p>Site falls within an area where development would have some adverse impact on GB purposes and functions. The Landscape Design Associates Green Belt Study (2002) describes it as an area from which distinct views of the city are scarce or absent. The function of this landscape is providing a backdrop to views of the city, and providing a setting for approaches to connective, supportive and distinctive areas of townscape and landscape. (page 62) Outer Rural Areas play a lesser role in contributing to the distinctiveness of Cambridge and its setting, and are less finite. They may also have the potential to accommodate change and development that does not cause adverse effects on the setting and special character. (page 66)</p>
Is the site subject to any other considerations that have the potential to make the site unsuitable for development?	<ul style="list-style-type: none"> • Flood Zone – the southern-most part of the site is within Flood Zones 2 and 3.
Tier 1 conclusion:	<p>This is a residential site to the east of Mill Lane on the eastern side of Impington which is situated partly within the village framework and partly within the Green Belt.</p> <p>The site falls within an area where development would have some adverse impact on Green Belt purposes and functions:</p> <ul style="list-style-type: none"> • Maintains and enhances the quality of Cambridge's setting • Prevents coalescence between settlements and with Cambridge

	<ul style="list-style-type: none"> • The distribution, physical separation, setting, scale and character of Green Belt villages • A landscape which retains a strong rural character <p>The southern-most part of the site is also within Flood Zones 2 and 3, which will reduce the developable area, although there is sufficient land remaining for development.</p>
Does the site warrant further assessment?	Yes

Tier 2: Significant Local Considerations

Designations and Constraints	
Heritage considerations?	<ul style="list-style-type: none"> • Conservation Area – Histon and Impington Conservation Area lies approximately 16m to the south west. Development would obscure views across countryside to the east. • Listed Buildings – Grade II Listed 2 Mill Lane and 2 & 4 Glebe Way lie to the south west. Impact on setting limited due to other development and trees. Loss of a significant C19 building (heritage asset) and distinctive long orchard plots within a group of contemporary C19 terraces, probably part of the significant late C19 extension of the village for Chivers Jam production. • Non-statutory archaeological site - Archaeological investigations to the south have identified evidence for Roman settlement. County Archaeologists would require further information in advance of any planning application for this site before it is able to advise on the suitability of the site for development. <p>The site forms an important part of the setting of the Conservation Area, Grade II Listed Buildings and C19 heritage assets. However, with careful design it may be possible to mitigate any impact on the historic environment with a smaller scale of development.</p>
Environmental and wildlife designations and considerations?	<ul style="list-style-type: none"> • Protected Village Amenity Area – diagonally opposite the site to the south west • Biodiversity features - The greatest impact is likely to result from the local of a mix of habitats including scrub, hedgerows and grassland. This may impact upon a range species especially birds, bats and badgers. <p>With careful design it should be possible to mitigate any impact on the natural environment.</p>
Physical considerations?	<ul style="list-style-type: none"> • Noise issue – some minor to moderate additional road traffic noise generation on existing residential due to development related car movements but dependent on location of site entrance.

<p>Townscape and landscape impact?</p>	<p>The South Cambridgeshire Village Capacity Study (1998) describes the setting for Histon and Impington as a very flat and low lying open landscape, containing irregularly shaped arable fields, subdivided by occasional hedgerows and a network of drainage ditches.</p> <p>The landscape character around the edges of the village contrasts with the wider open landscape. The site is in an area characterised as fragmented linear and close development, surrounded by enclosed farmland and paddocks, which create a transition between village edge and open fields.</p> <p>This site comprises residential gardens and orchard plots to the rear of properties with long plots on Mill Lane, Impington. Part of the land is within the village framework and part is outside, within the Green Belt. There is a clear division between the built-up part of the village and the surrounding countryside. Land outside the village framework is more pastoral and rural in character and of historic importance; a group of contemporary C19 terraces, probably part of the significant late C19 extension of the village for Chivers Jam production.</p> <p>Development of this site would have a significant adverse effect on the landscape and townscape setting of Impington. The character of this part of the village is linear, with long rear gardens. Development of this site would create a large area of residential development in depth, in a cul-de-sac, which would alter the character of this largely ribbon settlement. It is in a prominent location and would detract from the setting of a number of heritage assets and the open and rural appearance and character of area.</p>
<p>Can any issues be mitigated?</p>	<p>In part – there are significant adverse historic environment, townscape and landscape impacts. With careful design some limited development may be possible.</p>

<p style="text-align: center;">Infrastructure</p>	
<p>Highways access?</p>	<p>Regarding sites in the Cottenham / Girton / Histon & Impington area (estimated capacity of 2,616 dwellings on 29 sites) the Highways Agency comment that the sites in this group are smaller on the whole than some of the other groups. Although fairly closely related to Cambridge, the trip making patterns are likely to result in traffic crossing rather than joining the A14, thus the impacts on the A14 may be less severe (this will need to be assessed of course). Most of the sites are well related to local settlements. As such a fairly large proportion of these might reasonably be accommodated by the A14. Limitations on the county's network could result in localised diversionary trips on the A14 and M11 and this in turn may limit the capacity of these routes to accommodate new development. Conversely, these settlements are reasonably likely to be able to be served by public transport or non-motorised modes.</p>

	The Highway Authority has concerns in relationship to the provision of suitable inter vehicle visibility splays for this site.
Utility services?	<ul style="list-style-type: none"> • Electricity - No significant impact on existing network. • Mains Water - The site falls within the CWC Cambridge Distribution Zone, within which there is a minimum spare capacity of 3,000 properties based on the peak day for the distribution zone, less any commitments already made to developers. There is insufficient spare capacity within Cambridge Distribution Zone to supply the number of proposed properties which could arise if all the SHLAA sites within the zone were to be developed. CWC will allocate spare capacity on a first come first served basis. Development requiring an increase in capacity of the zone will require either an upgrade to existing boosters and / or new storage reservoir, tower or booster plus associated mains. • Gas – Histon and Impington has a mains gas supply and the site is likely to be able to be accommodated with minimal disruption or system reinforcement. • Mains sewerage - There is sufficient capacity at the waste water treatment works to accommodate this development site. The sewerage network is approaching capacity and a pre-development assessment will be required to ascertain the specific capacity of the system with regards to this site. If any mitigation is deemed necessary this will be funded by the developer.
Drainage measures?	No FRA provided.
School capacity?	<p>Histon and Impington have two Primary Schools, each with a PAN of 90 and school capacities of 270 and 360, and lies within the catchment of Impington Village College with a PAN of 210 and school capacity of 1,050. In their 2011 submission to the South Cambridgeshire and City Infrastructure Study, the County Council stated there was a surplus of 61 primary places in Histon and Impington taking account of planned development, and a deficit of 13 secondary places at Impington VC taking account of planned development across the village college catchment area.</p> <p>The development of this site for 30 dwellings could generate a small need for early years places and a maximum of 11 primary school places and 8 secondary places.</p> <p>After allowing for surplus school places, development of this site would be likely to require an increase in school planned admission numbers, which may require the expansion of existing schools and/or provision of new schools.</p>
Health facilities capacity?	There is one doctors practice in Histon which has limited physical capacity to grow.
Any other issues?	The promoter provides the following supporting information:

	It will provide housing in an area that desperately needs it. In addition, the current land is completely derelict and unproductive and the owners are keen to sell.
Can issues be mitigated?	No. It is not possible to provide safe highway access to the site. Upgrades required to local infrastructure, including utilities (mains water and sewerage), school capacity and health.
Does the site warrant further assessment?	No

Tier 3: Site Specific Factors

Capacity	
Developable area	None (1.08 ha if unconstrained)
Site capacity (updated July 2013)	32 dwellings
Density (updated July 2013)	30 dph

Potential Suitability	
Conclusion	The site is not potentially capable of providing residential development taking account of site factors and constraints.

Availability	
Is the land in single ownership?	No
Site ownership status?	The land is in multiple ownerships
Legal constraints?	There is a legal right of access across part of the site, to the rear and east of 42 Mill Lane.
Is there market interest in the site?	The site has not been marketed but there is interest in the site from developers.
When would the site be available for development?	The promoter indicates that the site is available immediately.

Achievability	
Phasing and delivery of the development	The promoter indicates that the first dwellings could be completed on site 2011-16
Are there any market factors that would significantly affect deliverability?	None known.
Are there any cost factors that would significantly affect deliverability?	None known.
Could issues identified be overcome?	
Economic viability?	<p>Viability Category 1 Most viable sites</p> <p>This viability assessment is provided independent of any policy or other assessment as to whether the site should be allocated for development. The references to planning policy only relate to those existing policies governing how a site would be developed, not whether it should be allocated in the new Local Plan.</p> <p>Having undertaken an assessment of this site the local planning authority do not have any major concerns as to why the landowner would be unable to deliver a development that complies with current planning policy in respect of density, mix and the provision of onsite facilities whilst still delivering the necessary level of affordable housing, planning obligations and potential community infrastructure levy payments.</p> <p>In summary this site is not considered to have any barriers, in terms of development viability alone, to restrict it coming forward within the next 5 years (new settlements and other very large developments may take longer than 5 years to come forward).</p>

Site Assessment Conclusion
Site with no development potential.

Status of Site in Proposed Submission Local Plan 2013
Not allocated for development; Outside Development Framework; Green Belt.

**South Cambridgeshire Local Development Framework
Strategic Housing Land Availability Assessment (SHLAA)
Site Assessment Proforma**

Proforma Created	July 2012
Proforma Last Updated	August 2013
Location	Histon & Impington
Site name / address	Land r/o 49-71 Impington Lane, Impington
Category of site:	A village extension i.e. a development adjoining the existing village development framework boundary
Description of promoter's proposal	30-46 dwellings together with public open space.
Site area (hectares)	1.82 ha
Site Number	Site 112
Site description & context	<p>The site is situated north of Impington Lane on the northern edge of Impington. A small part of the site, between two residential properties, is within the village framework whilst the remainder of the site is within the Green Belt. The site is former horticultural land to the rear of linear residential properties, surrounded on the outer edges by hedgerow.</p> <p>Note: The site adjoins site 114 to the east.</p>
Current or last use of the site	Redundant horticultural land
Is the site Previously Developed Land?	No
Allocated for a non-residential use in the current development plan?	No. Land to the west of the site is allocated for housing development (SP/6 Impington Lane, Impington) and open space (SP/14 (3g) Land East of Mill Lane, Impington).
Planning history	The site was considered through the LDF (Objection Site 62) and LP 2004. LP 2004 Inspector found no exceptional circumstances to amend the Green Belt boundary on land north and east of the complex of buildings at Unwins seed nursery:
Source of site	Site suggested through call for sites

Tier 1: Strategic Considerations	
Green Belt	<p>The site is within the Green Belt.</p> <p>Green Belt Purposes</p> <ul style="list-style-type: none"> • Maintains and enhances the quality of Cambridge's setting • Prevents coalescence between settlements and with Cambridge <p>Function with regard to the special character of Cambridge and its setting:</p> <ul style="list-style-type: none"> • The distribution, physical separation, setting, scale and character of Green Belt villages • A landscape which retains a strong rural character <p>Site falls within an area where development would have some adverse impact on GB purposes and functions. The Landscape Design Associates Green Belt Study (2002) describes it as an area from which distinct views of the city are scarce or absent. The function of this landscape is providing a backdrop to views of the city, and providing a setting for approaches to connective, supportive and distinctive areas of townscape and landscape. (page 62) Outer Rural Areas play a lesser role in contributing to the distinctiveness of Cambridge and its setting, and are less finite. They may also have the potential to accommodate change and development that does not cause adverse effects on the setting and special character. (page 66)</p>
Is the site subject to any other considerations that have the potential to make the site unsuitable for development?	<ul style="list-style-type: none"> • Flood Zone – small part of the site in the north western corner within Flood Zones 2 and 3.
Tier 1 conclusion:	<p>This is a former horticultural site to the north of Impington Lane on the northern side of Impington which is situated partly within the village framework and mostly within the Green Belt. The site falls within an area where development would have some adverse impact on Green Belt purposes and functions:</p> <ul style="list-style-type: none"> • Maintains and enhances the quality of Cambridge's setting • Prevents coalescence between settlements and with Cambridge • The distribution, physical separation, setting, scale and character of Green Belt villages • A landscape which retains a strong rural character <p>The western-most part of the site is also within Flood Zones 2 and 3, which will reduce the developable area, although there is sufficient land remaining for development.</p>

Does the site warrant further assessment?	Yes
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Tier 2: Significant Local Considerations

Designations and Constraints	
Heritage considerations?	<ul style="list-style-type: none"> • Conservation Area – Histon and Impington Conservation Area lies approximately 172m to the west and Impington St Andrews Conservation Area 210m to the east. Adverse effect due to obscuring relationships and views to and from related Conservation Areas and long views of Conservation Areas across countryside from east. • Listed Buildings – Grade II Listed 2 Mill Lane and 2 & 4 Glebe Way lie to the south west. Impact on setting limited due to other development and trees. • Non-statutory archaeological site - Archaeological investigations to the west have identified evidence for Roman settlement. County Archaeologists would require archaeological works to be secured by condition of planning permission. <p>The site forms an important part of the setting of the Conservation Areas and Grade II Listed Buildings. However, with careful design it may be possible to mitigate any impact on the historic environment with a smaller scale of development.</p>
Environmental and wildlife designations and considerations?	<ul style="list-style-type: none"> • Biodiversity features - The greatest impact may arise as a result of the loss of grassland and hedgerow habitats. This may impact upon foraging areas for birds and bats. • Agricultural land of high grade (i.e. Agricultural Land Classification Grade 1, 2, 3a) – Grade 2. <p>With careful design it should be possible to mitigate any impact on the natural environment.</p>
Physical considerations?	<ul style="list-style-type: none"> • Land contamination - Part of former nursery. A contaminated Land Assessment will be required as a condition of any planning application. • Noise issues - Some minor to moderate additional road traffic noise generation on existing residential due to development related car movements but dependent on location of site entrance. • Flooding and drainage issues - reported flooding 100m north.
Townscape and landscape impact?	<p>The South Cambridgeshire Village Capacity Study (1998) describes the setting for Histon and Impington as a very flat and low lying open landscape, containing irregularly shaped arable fields, subdivided by occasional hedgerows and a network of drainage ditches.</p>

	<p>The landscape character around the edges of the village contrasts with the wider open landscape. The site is in an area characterised as enclosed farmland and paddocks. Hedges and trees create a soft irregular edge and transition between the village and open fields beyond.</p> <p>This site comprises former horticultural land to the rear of properties on Impington Lane, Impington. There is a clear division between the built-up part of the village and the surrounding countryside, to which this site clearly better relates, with its rural character.</p> <p>Development of this site would have an adverse effect on the landscape and townscape setting of Impington. The character of this part of the village is largely linear. Development of this site would create a large area of residential development in a cul-de-sac, behind an existing cul-de-sac created through the redevelopment of former employment site. This would alter the character of this largely ribbon settlement. It would detract from open and rural appearance and character of area.</p>
<p>Can any issues be mitigated?</p>	<p>In part – there are significant adverse historic environment, townscape and landscape impacts. Some limited development may be possible. Further investigation and possible mitigation will be required to address the physical considerations, including possible land contamination and flooding.</p>

<p style="text-align: center;">Infrastructure</p>	
<p>Highways access?</p>	<p>Regarding sites in the Cottenham / Girton / Histon & Impington area (estimated capacity of 2,616 dwellings on 29 sites) the Highways Agency comment that the sites in this group are smaller on the whole than some of the other groups. Although fairly closely related to Cambridge, the trip making patterns are likely to result in traffic crossing rather than joining the A14, thus the impacts on the A14 may be less severe (this will need to be assessed of course). Most of the sites are well related to local settlements. As such a fairly large proportion of these might reasonably be accommodated by the A14. Limitations on the county's network could result in localised diversionary trips on the A14 and M11 and this in turn may limit the capacity of these routes to accommodate new development. Conversely, these settlements are reasonably likely to be able to be served by public transport or non-motorised modes.</p> <p>A junction located on to Impington Lane would be acceptable to the Highway Authority. The proposed site is acceptable in principle subject to detailed design.</p> <p>In the Highway Authority's opinion a significant level of infrastructure will be required to encourage more sustainable transport links; such infrastructure will extend beyond the confines of the site.</p>

<p>Utility services?</p>	<ul style="list-style-type: none"> • Electricity - No significant impact on existing network. • Mains Water - The site falls within the CWC Cambridge Distribution Zone, within which there is a minimum spare capacity of 3,000 properties based on the peak day for the distribution zone, less any commitments already made to developers. There is insufficient spare capacity within Cambridge Distribution Zone to supply the number of proposed properties which could arise if all the SHLAA sites within the zone were to be developed. CWC will allocate spare capacity on a first come first served basis. Development requiring an increase in capacity of the zone will require either an upgrade to existing boosters and / or new storage reservoir, tower or booster plus associated mains. • Gas – Histon and Impington has a mains gas supply and the site is likely to be able to be accommodated with minimal disruption or system reinforcement. • Mains sewerage - There is sufficient capacity at the waste water treatment works to accommodate this development site. The sewerage network is approaching capacity and a pre-development assessment will be required to ascertain the specific capacity of the system with regards to this site. If any mitigation is deemed necessary this will be funded by the developer.
<p>Drainage measures?</p>	<p>Surface water run-off could be dealt with by a combination of infiltration and positive outfalls to the local ditch network.</p>
<p>School capacity? (Updated August 2013)</p>	<p>Histon and Impington have two Primary Schools, each with a PAN of 90 and school capacities of 270 and 360, and lies within the catchment of Impington Village College with a PAN of 210 and school capacity of 1,050. In their 2011 submission to the South Cambridgeshire and City Infrastructure Study, the County Council stated there was a surplus of 61 primary places in Histon and Impington taking account of planned development, and a deficit of 13 secondary places at Impington VC taking account of planned development across the village college catchment area.</p> <p>The development of this site for 46 dwellings could generate a small need for early years places and a maximum of 16 primary school places and 12 secondary places.</p> <p>After allowing for surplus school places, development of this site would be likely to require an increase in school planned admission numbers, which may require the expansion of existing schools and/or provision of new schools.</p> <p>Updated comments from County Council Education Officers in May 2013: There is currently limited capacity within the village's Infant and Junior Schools. In recent years the school has faced in-catchment pressure for places. The pupil forecasts moving forward over future years</p>

	<p>suggests that there will be limited surplus capacity. There are limited opportunities to provide additional capacity at the existing schools, especially the Infant School where the site is constrained. The approach to mitigating the impact of development will need to be considered as part of a wider review of provision in the village.</p> <p>Although in the short-term there is some capacity at Impington VC, pupil forecasts indicate that towards the end of the decade, as a result of demographic changes and development across the schools catchment areas there will be a shortage of accommodation in the school. The Council will need to work closely with the school and EFA to explore the most appropriate means of securing appropriate accommodation to mitigate the impact of development across the school's catchment area. It is not possible to identify the appropriate solutions until the full scope of development is understood, although CIL contributions will be needed to fund any capital schemes.</p>
Health facilities capacity?	There is one doctors practice in Histon which has limited physical capacity to grow.
Any other issues?	<p>The promoter provides the following supporting information:</p> <p>Site located within Rural Centre representing one of the most sustainable settlements in the district.</p> <p>35 dwellings recently developed on land immediately to west of this site.</p> <p>Site within walking distance of Impington Village College and Village centre.</p> <p>In accordance with paragraph 54 of PPS3 the site is considered deliverable now in that it is:</p> <ul style="list-style-type: none"> - available, - suitable, - achievable.
Can issues be mitigated?	Yes, with upgrades to local infrastructure, including sustainable transport, utilities (mains water and sewerage), school capacity and health.
Does the site warrant further assessment?	Yes

Tier 3: Site Specific Factors

Capacity

Developable area	0.77 ha. (Note: Adverse historic environment, townscape and landscape impacts and flood risk were identified with the larger site, but a reduced site of 0.77 ha. gross (0.62 ha. net) is capable of development. This was reflected in site option 14 of the Issues and Options 2012).
Site capacity (updated July 2013)	20 dwellings
Density (updated July 2013)	30 dph

Potential Suitability

Conclusion (Updated August 2013)	The site is potentially capable of providing residential development taking account of site factors and constraints.
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Availability

Is the land in single ownership?	Yes
Site ownership status?	Site promoted by a single landowner.
Legal constraints?	No known constraints.
Is there market interest in the site?	The site has not been marketed and there is no interest in the site from a developer.
When would the site be available for development?	The site is not available immediately.

Achievability

Phasing and delivery of the development	The promoter indicates that the first dwellings could be completed on site 2011-16
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Are there any market factors that would significantly affect deliverability?	None known
Are there any cost factors that would significantly affect deliverability?	None known
Could issues identified be overcome?	
Economic viability?	<p>Viability Category 1 Most viable sites</p> <p>This viability assessment is provided independent of any policy or other assessment as to whether the site should be allocated for development. The references to planning policy only relate to those existing policies governing how a site would be developed, not whether it should be allocated in the new Local Plan.</p> <p>Having undertaken an assessment of this site the local planning authority do not have any major concerns as to why the landowner would be unable to deliver a development that complies with current planning policy in respect of density, mix and the provision of onsite facilities whilst still delivering the necessary level of affordable housing, planning obligations and potential community infrastructure levy payments.</p> <p>In summary this site is not considered to have any barriers, in terms of development viability alone, to restrict it coming forward within the next 5 years (new settlements and other very large developments may take longer than 5 years to come forward).</p>

Site Assessment Conclusion
Site with limited development potential. This does not include a judgement on whether the site is suitable for residential development in planning policy terms, which will be for the separate plan making process.

Status of Site in Proposed Submission Local Plan 2013
Allocated for residential development (part of Policy H1/d along with site proforma 114); Inside Development Framework.

**South Cambridgeshire Local Development Framework
Strategic Housing Land Availability Assessment (SHLAA)
Site Assessment Proforma**

Proforma Created	July 2012
Proforma Last Updated	August 2013
Location	Histon & Impington
Site name / address	Land north of Impington Lane, Impington
Category of site:	A village extension i.e. a development adjoining the existing village development framework boundary
Description of promoter's proposal	32 dwellings with public open space
Site area (hectares)	1.77 ha
Site Number	Site 114
Site description & context	<p>The site is situated north of Impington Lane on the northern edge of Impington. The site is to the rear of a single dwelling to the rear of linear residential development on Impington Lane. It is shrub land and improved grassland, with an agricultural building in the south eastern part of the site, and completely enclosed by hedgerow.</p> <p>Note: The site adjoins site 112 to the west.</p>
Current or last use of the site	Shrub Land and improved grassland
Is the site Previously Developed Land?	No
Allocated for a non-residential use in the current development plan?	No
Planning history	<p>A previous attempt to gain planning permission for residential development on 3.37 acres (C/0372/64/) was refused as the greater part of the site is outside the development area and the proposed access is inadequate and below the minimum standard required. Other applications for 1 dwelling (S/0698/75/O and C/1107/73/O) were also unsuccessful, with insufficient reasons advanced for a need for the dwelling to justify departure from Green Belt policy.</p>

Source of site	Site suggested through call for sites
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Tier 1: Strategic Considerations	
Green Belt	<p>The site is within the Green Belt.</p> <p>Green Belt Purposes</p> <ul style="list-style-type: none"> • Maintains and enhances the quality of Cambridge’s setting • Prevents coalescence between settlements and with Cambridge <p>Function with regard to the special character of Cambridge and it’s setting:</p> <ul style="list-style-type: none"> • The distribution, physical separation, setting, scale and character of Green Belt villages • A landscape which retains a strong rural character <p>Site falls within an area where development would have some adverse impact on GB purposes and functions. The Landscape Design Associates Green Belt Study (2002) describes it as an area from which distinct views of the city are scarce or absent. The function of this landscape is providing a backdrop to views of the city, and providing a setting for approaches to connective, supportive and distinctive areas of townscape and landscape. (page 62) Outer Rural Areas play a lesser role in contributing to the distinctiveness of Cambridge and its setting, and are less finite. They may also have the potential to accommodate change and development that does not cause adverse effects on the setting and special character. (page 66)</p>
Is the site subject to any other considerations that have the potential to make the site unsuitable for development?	<ul style="list-style-type: none"> • Flood Zone – small part of the site in the north western corner within Flood Zones 2 and 3.
Tier 1 conclusion:	<p>This is an area of shrub land and improved grassland to the north of Impington Lane on the northern side of Impington which is situated mostly within the Green Belt The site falls within an area where development would have some adverse impact on Green Belt purposes and functions:</p> <ul style="list-style-type: none"> • Maintains and enhances the quality of Cambridge’s setting • Prevents coalescence between settlements and with Cambridge • The distribution, physical separation, setting, scale and character of Green Belt villages • A landscape which retains a strong rural character

	The western-most part of the site is also within flood zones 2 and 3, which will reduce the developable area, although there is sufficient land remaining for development.
Does the site warrant further assessment?	Yes

Tier 2: Significant Local Considerations

Designations and Constraints	
Heritage considerations?	<ul style="list-style-type: none"> • Conservation Area – Histon and Impington Conservation Area lies approximately 163m to the west and Impington St Andrews Conservation Area 150m to the east. Adverse effect due to obscuring relationships and views to and from related Conservation Areas and long views of Conservation Areas across countryside from east. • Listed Buildings – Grade II Listed 2 Mill Lane and 2 & 4 Glebe Way lie to the south west. Impact on setting limited due to other development and trees. • Non-statutory archaeological site - Archaeological investigations to the west have identified evidence for Roman settlement. County Archaeologists would require archaeological works to be secured by condition of planning permission. <p>The site forms an important part of the setting of the Conservation Areas and Grade II Listed Buildings. However, with careful design it may be possible to mitigate any impact on the historic environment with a smaller scale of development.</p>
Environmental and wildlife designations and considerations?	<ul style="list-style-type: none"> • Biodiversity features - The greatest impact may arise as a result of the loss of grassland and hedgerow habitats. This may impact upon foraging areas for birds and bats. • Agricultural land of high grade (i.e. Agricultural Land Classification Grade 1, 2, 3a) – Grade 2. <p>With careful design it should be possible to mitigate any impact on the natural environment.</p>
Physical considerations?	<ul style="list-style-type: none"> • Land contamination - Possible agricultural building on site. A contaminated Land Assessment will be required as a condition of any planning application. • Noise issues - Some minor to moderate additional road traffic noise generation on existing residential due to development related car movements but dependent on location of site entrance. • Flooding and drainage issues - 100m north of reported flooding Topography issues (e.g. site levels)

<p>Townscape and landscape impact?</p>	<p>The South Cambridgeshire Village Capacity Study (1998) describes the setting for Histon and Impington as a very flat and low lying open landscape, containing irregularly shaped arable fields, subdivided by occasional hedgerows and a network of drainage ditches.</p> <p>The landscape character around the edges of the village contrasts with the wider open landscape. The site is in an area characterised as enclosed farmland and paddocks. Hedges and trees create a soft irregular edge and transition between the village and open fields beyond.</p> <p>There is a clear division between the built-up part of the village and the surrounding countryside, to which this site clearly better relates, with its rural character.</p> <p>Development of this site would have an adverse effect on the landscape and townscape setting of Impington. The character of this part of the village is largely linear. Development of this site would create a large area of residential development in a cul-de-sac, which would alter the character of this largely ribbon settlement. It would detract from open and rural appearance and character of area.</p>
<p>Can any issues be mitigated?</p>	<p>In part – there are significant adverse historic environment, townscape and landscape impacts. Some limited development may be possible.</p> <p>Further investigation and possible mitigation will be required to address the physical considerations, including possible land contamination and flooding.</p>

<p style="text-align: center;">Infrastructure</p>	
<p>Highways access?</p>	<p>Regarding sites in the Cottenham / Girton / Histon & Impington area (estimated capacity of 2,616 dwellings on 29 sites) the Highways Agency comment that the sites in this group are smaller on the whole than some of the other groups. Although fairly closely related to Cambridge, the trip making patterns are likely to result in traffic crossing rather than joining the A14, thus the impacts on the A14 may be less severe (this will need to be assessed of course). Most of the sites are well related to local settlements. As such a fairly large proportion of these might reasonably be accommodated by the A14. Limitations on the county's network could result in localised diversionary trips on the A14 and M11 and this in turn may limit the capacity of these routes to accommodate new development. Conversely, these settlements are reasonably likely to be able to be served by public transport or non-motorised modes.</p> <p>The access link to the public highway is unsuitable to serve the number of units that are being proposed.</p>

	The Highway Authority believes that this site could be fed from site number 112.
Utility services?	<ul style="list-style-type: none"> • Electricity - No significant impact on existing network. • Mains Water - The site falls within the CWC Cambridge Distribution Zone, within which there is a minimum spare capacity of 3,000 properties based on the peak day for the distribution zone, less any commitments already made to developers. There is insufficient spare capacity within Cambridge Distribution Zone to supply the number of proposed properties which could arise if all the SHLAA sites within the zone were to be developed. CWC will allocate spare capacity on a first come first served basis. Development requiring an increase in capacity of the zone will require either an upgrade to existing boosters and / or new storage reservoir, tower or booster plus associated mains. • Gas – Histon and Impington has a mains gas supply and the site is likely to be able to be accommodated with minimal disruption or system reinforcement. • Mains sewerage - There is sufficient capacity at the waste water treatment works to accommodate this development site. The sewerage network is approaching capacity and a pre-development assessment will be required to ascertain the specific capacity of the system with regards to this site. If any mitigation is deemed necessary this will be funded by the developer.
Drainage measures?	No FRA provided.
School capacity? (Updated August 2013)	<p>Histon and Impington have two Primary Schools, each with a PAN of 90 and school capacities of 270 and 360, and lies within the catchment of Impington Village College with a PAN of 210 and school capacity of 1,050. In their 2011 submission to the South Cambridgeshire and City Infrastructure Study, the County Council stated there was a surplus of 61 primary places in Histon and Impington taking account of planned development, and a deficit of 13 secondary places at Impington VC taking account of planned development across the village college catchment area.</p> <p>The development of this site for 32 dwellings could generate a small need for early years places and a maximum of 11 primary school places and 8 secondary places.</p> <p>After allowing for surplus school places, development of this site would be likely to require an increase in school planned admission numbers, which may require the expansion of existing schools and/or provision of new schools.</p> <p>Updated comments from County Council Education Officers in May 2013: There is currently limited capacity within the village's Infant and Junior</p>

	<p>Schools. In recent years the school has faced in-catchment pressure for places. The pupil forecasts moving forward over future years suggests that there will be limited surplus capacity. There are limited opportunities to provide additional capacity at the existing schools, especially the Infant School where the site is constrained. The approach to mitigating the impact of development will need to be considered as part of a wider review of provision in the village.</p> <p>Although in the short-term there is some capacity at Impington VC, pupil forecasts indicate that towards the end of the decade, as a result of demographic changes and development across the schools catchment areas there will be a shortage of accommodation in the school. The Council will need to work closely with the school and EFA to explore the most appropriate means of securing appropriate accommodation to mitigate the impact of development across the school's catchment area. It is not possible to identify the appropriate solutions until the full scope of development is understood, although CIL contributions will be needed to fund any capital schemes.</p>
Health facilities capacity?	There is one doctors practice in Histon which has limited physical capacity to grow.
Any other issues?	<p>The promoter provides the following supporting information:</p> <ol style="list-style-type: none"> 1. Development will not lead to unrestricted sprawl or coalescence with other settlements because the site is well related to the built-up area and residential areas to the south and west. 2. Locating new development away from a prominent location and on a relatively flat site will preserve the setting and special character of Histon and Impington. 3. Development on land to the north of Impington Lane is preferable than Green Belt land on other edges of Histon and Impington where neighbouring settlements are in close proximity and there is significant risk of coalescence. 4. The site is also better positioned in relation to the services and community facilities within the Rural Centre. 5. Providing landscaped areas will create landscape and habitat links across the development embedding the scheme into the local landscape and provide opportunities for creative and structured play. 6. Building at lower densities than neighbouring residential areas also represents an opportunity to create a softer edge to the settlement. 7. The existing vehicular access between nos. 83 and 87 Impington Lane has good visibility in both directions therefore new housing on the site would be accommodated without harming the local highway network.

Can issues be mitigated?	In Part – the site can only achieve safe highway access with access provided via adjoining site 112. Will require upgrades to local infrastructure, including sustainable transport, utilities (mains water and sewerage), school capacity and health.
Does the site warrant further assessment?	Yes – if delivered with site 112 (to provide access).

Tier 3: Site Specific Factors

Capacity	
Developable area	0.44 ha. (Adverse historic environment, townscape and landscape impacts and flood risk, were identified with the larger site, but a reduced site of 0.44 ha. gross (0.23 ha net) is capable of development whilst avoiding these impacts, as indicated in site option 15 of Issues and Options 2012)
Site capacity (updated July 2013)	5 dwellings
Density (updated July 2013)	30 dph

Potential Suitability	
Conclusion	The site is potentially capable of providing residential development taking account of site factors and constraints.

Availability	
Is the land in single ownership?	No
Site ownership status?	The land is in multiple ownerships.
Legal constraints?	No known constraints.
Is there market interest in the site?	The site has not been marketed but there interest in the site from a developer.

When would the site be available for development?	The promoter indicates the site is available immediately.
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Achievability	
Phasing and delivery of the development	The promoter indicates that the first dwellings could be completed on site 2011-16
Are there any market factors that would significantly affect deliverability?	None known.
Are there any cost factors that would significantly affect deliverability?	None known.
Could issues identified be overcome?	
Economic viability?	<p>Viability Category 1 Most viable sites</p> <p>This viability assessment is provided independent of any policy or other assessment as to whether the site should be allocated for development. The references to planning policy only relate to those existing policies governing how a site would be developed, not whether it should be allocated in the new Local Plan.</p> <p>Having undertaken an assessment of this site the local planning authority do not have any major concerns as to why the landowner would be unable to deliver a development that complies with current planning policy in respect of density, mix and the provision of onsite facilities whilst still delivering the necessary level of affordable housing, planning obligations and potential community infrastructure levy payments.</p> <p>In summary this site is not considered to have any barriers, in terms of development viability alone, to restrict it coming forward within the next 5 years (new settlements and other very large developments may take longer than 5 years to come forward).</p>

Site Assessment Conclusion
Site with limited development potential. This does not include a judgement on whether the site is suitable for residential development in planning policy terms, which will be for the separate plan making process.

Status of Site in Proposed Submission Local Plan 2013
Allocated for development (part of policy H1/d along with site proforma 112); Inside Development Framework.

**South Cambridgeshire Local Development Framework
Strategic Housing Land Availability Assessment (SHLAA)
Site Assessment Proforma**

Proforma Created	July 2012
Proforma Last Updated	August 2013
Location	Histon & Impington
Site name / address	Land at Buxhall Farm, Glebe Way, Histon
Category of site:	A village extension i.e. a development adjoining the existing village development framework boundary
Description of promoter's proposal	Residential-led mixed use development of approximately 400 dwellings with a range of non-residential uses including employment, retail, commercial uses and community uses that compliment the scale of residential development proposed whilst also serving the existing local community, e.g. a new primary school and a new community facility
Site area (hectares)	12.44 ha.
Site Number	Site 133
Site description & context	The site is located to the east of Glebe Way, on the north eastern edge of Histon. The land is within the Green Belt and comprises open agricultural land. The site is screened from the village by hedgerow to the south and east, but exposed to long distance views to the north and east.
Current or last use of the site	Agricultural
Is the site Previously Developed Land?	No
Allocated for a non-residential use in the current development plan?	No
Planning history	None
Source of site	Site suggested through call for sites

Tier 1: Strategic Considerations	
Green Belt	<p>The site is within the Green Belt.</p> <p>Green Belt Purposes</p> <ul style="list-style-type: none"> • Maintains and enhances the quality of Cambridge's setting • Prevents coalescence between settlements and with Cambridge <p>Function with regard to the special character of Cambridge and its setting:</p> <ul style="list-style-type: none"> • The distribution, physical separation, setting, scale and character of Green Belt villages • A landscape which retains a strong rural character <p>Site falls within an area where development would have some adverse impact on GB purposes and functions. The Landscape Design Associates Green Belt Study (2002) describes it as an area from which distinct views of the city are scarce or absent. The function of this landscape is providing a backdrop to views of the city, and providing a setting for approaches to connective, supportive and distinctive areas of townscape and landscape. (page 62) Outer Rural Areas play a lesser role in contributing to the distinctiveness of Cambridge and its setting, and are less finite. They may also have the potential to accommodate change and development that does not cause adverse effects on the setting and special character. (page 66)</p>
Is the site subject to any other considerations that have the potential to make the site unsuitable for development?	<ul style="list-style-type: none"> • Minerals and Waste LDF designations (Core Strategy designations only) – virtually the whole site is within the Mineral Safeguarding Area for sand and gravel.
Tier 1 conclusion:	<p>This agricultural site is located to the east of Glebe Way, on the north eastern edge of Histon within the Green Belt. The site falls within an area where development would have some adverse impact on Green Belt purposes and functions:</p> <ul style="list-style-type: none"> • Maintains and enhances the quality of Cambridge's setting • Prevents coalescence between settlements and with Cambridge • The distribution, physical separation, setting, scale and character of Green Belt villages • A landscape which retains a strong rural character <p>Virtually the whole site is within the mineral safeguarding area for sand and gravel.</p>
Does the site warrant further assessment?	Yes

Tier 2: Significant Local Considerations

Designations and Constraints	
Heritage considerations?	<ul style="list-style-type: none"> Non-statutory archaeological site - Cropmarks in the area suggest trackways and enclosures of probable late prehistoric or Roman date. County Archaeologists would require further information in advance of any planning application. <p>With careful design it should be possible to mitigate any impact on the historic environment.</p>
Environmental and wildlife designations and considerations?	<ul style="list-style-type: none"> Public Rights of Way – a bridleway runs along the north western boundary of the site. Biodiversity features - Greatest impact likely to arise from general loss of farmland habitat. Species / species groups which were considered to be at potential risk of harm or disturbance from development of the proposed site were ground nesting birds (such as Skylark <i>Alauda arvensis</i> which were observed foraging on site), other nesting birds in surrounding hedgerows, foraging / commuting bats and widespread reptiles. Agricultural land of high grade (i.e. Agricultural Land Classification Grade 1, 2, 3a) – Grade 2. <p>With careful design it should be possible to mitigate any impact on the natural environment.</p>
Physical considerations?	<ul style="list-style-type: none"> Air quality issues - This proposal is located close to the Councils' Air Quality Management Area and is of a significant size. Extensive and detailed air quality assessments will be required to assess the cumulative impacts of this and other proposed developments within the locality on air quality along with provision of a Low Emissions Strategy. This information will be required prior to further comment. Noise issues - Some minor to moderate additional road traffic noise generation on existing residential due to development related car movements but dependent on location of site entrance. Flooding and drainage issues - 200m south and 200m north of reported flooding.
Townscape and landscape impact?	<p>The South Cambridgeshire Village Capacity Study (1998) describes the setting for Histon and Impington as a very flat and low lying open landscape, containing irregularly shaped arable fields, subdivided by occasional hedgerows and a network of drainage ditches. The landscape character around the edges of the village contrasts with the wider open landscape.</p> <p>The landscape north of the village becomes increasingly Fenland in character, with large flat open fields. The site is in an area characterised as flat open farmland with large fields and extensive</p>

	<p>views from the village eastwards. A continuous line of housing backs onto open farmland creating a harsh edge, softened only by some boundary hedging. There are harsh but well defined edges formed by roads and long back gardens.</p> <p>Development of this site would have an adverse effect on the landscape and townscape setting of Histon. There is a clear edge to the built up part of the village in this location, to the rear of a line of residential properties along Garden Walk and Youngman Avenue. North of the site the village becomes more sporadic and takes on a rural character, comprising linear development in long plots. The site is very open to long views to the north and east. Development in this location would have a detrimental impact on the rural character.</p>
Can any issues be mitigated?	<p>Yes, with careful design and landscaping it should be possible to mitigate any impacts on the historic and natural environment. However, further investigation and possible mitigation will be required to address the physical considerations, including flooding and impact on air quality.</p>

Infrastructure	
Highways access?	<p>Regarding sites in the Cottenham / Girton / Histon & Impington area (estimated capacity of 2,616 dwellings on 29 sites) the Highways Agency comment that the sites in this group are smaller on the whole than some of the other groups. Although fairly closely related to Cambridge, the trip making patterns are likely to result in traffic crossing rather than joining the A14, thus the impacts on the A14 may be less severe (this will need to be assessed of course). Most of the sites are well related to local settlements. As such a fairly large proportion of these might reasonably be accommodated by the A14. Limitations on the county's network could result in localised diversionary trips on the A14 and M11 and this in turn may limit the capacity of these routes to accommodate new development. Conversely, these settlements are reasonably likely to be able to be served by public transport or non-motorised modes.</p> <p>A junction located on to Glebe Way would be acceptable to the Highway Authority. The proposed site is acceptable in principle subject to detailed design.</p> <p>In the Highway Authority's opinion a significant level of infrastructure will be required to encourage more sustainable transport links; such infrastructure will extend beyond the confines of the site.</p>
Utility services?	<ul style="list-style-type: none"> • Electricity - No significant impact on existing network. • Mains Water - The site falls within the CWC Cambridge Distribution Zone, within which there is a minimum spare capacity of 3,000 properties based on the peak day for the distribution zone, less any commitments already made to developers. There is insufficient spare capacity within

	<p>Cambridge Distribution Zone to supply the number of proposed properties which could arise if all the SHLAA sites within the zone were to be developed. CWC will allocate spare capacity on a first come first served basis. Development requiring an increase in capacity of the zone will require either an upgrade to existing boosters and / or new storage reservoir, tower or booster plus associated mains.</p> <ul style="list-style-type: none"> • Gas – Histon and Impington has a mains gas supply and the site may require greater system reinforcement. • Mains sewerage - There is sufficient capacity at the waste water treatment works to accommodate this development site. The sewerage network is approaching capacity and a pre-development assessment will be required to ascertain the specific capacity of the system with regards to this site. If any mitigation is deemed necessary this will be funded by the developer.
Drainage measures?	No FRA provided.
School capacity? (updated August 2013)	<p>Histon and Impington have two Primary Schools, each with a PAN of 90 and school capacities of 270 and 360, and lies within the catchment of Impington Village College with a PAN of 210 and school capacity of 1,050. In their 2011 submission to the South Cambridgeshire and City Infrastructure Study, the County Council stated there was a surplus of 61 primary places in Histon and Impington taking account of planned development, and a deficit of 13 secondary places at Impington VC taking account of planned development across the village college catchment area.</p> <p>The development of this site for 400 dwellings could generate a small need for early years places and a maximum of 140 primary school places and 100 secondary places.</p> <p>After allowing for surplus school places, development of this site would be likely to require an increase in school planned admission numbers, which may require the expansion of existing schools and/or provision of new schools.</p> <p>Updated comments from County Council Education Officers in May 2013: There is currently limited capacity within the village’s Infant and Junior Schools. In recent years the school has faced in-catchment pressure for places. The pupil forecasts moving forward over future years suggests that there will be limited surplus capacity. There are limited opportunities to provide additional capacity at the existing schools, especially the Infant School where the site is constrained. The approach to mitigating the impact of development will need to be considered as part of a wider review of provision in the village. As part of this consideration may need to be given to either providing a new school, or exploring re-provision existing schools on a new site.</p>

	<p>It has been suggested that the Buxhall Farm site may allow the re-provision of one or both of the current schools. However, the nature of Histon and Impington, as a long village means that this is not necessarily the case. The Buxhall Farm site is likely to be more than 2 miles (the statutory walking distance for primary aged pupils) from some parts of the village. This would mean that the Council would have to provide free transport to any pupils, which is not considered to be acceptable. However, this site may offer a means of providing some capacity as part of any wider review process.</p> <p>There are only limited options for providing additional education provision in the village, specifically only one of the current school sites provides any opportunity for expansion. Therefore, responding to a larger development site, such as that proposed at Buxhall Farm would require exploration of possibilities for providing a different pattern of education provision. This would need to be discussed in detailed with the schools and Parish Council, and would need to consider the full implications of potential development in and around the village.</p> <p>Although in the short-term there is some capacity at Impington VC, pupil forecasts indicate that towards the end of the decade, as a result of demographic changes and development across the schools catchment areas there will be a shortage of accommodation in the school. The Council will need to work closely with the school and EFA to explore the most appropriate means of securing appropriate accommodation to mitigate the impact of development across the school's catchment area. It is not possible to identify the appropriate solutions until the full scope of development is understood, although CIL contributions will be needed to fund any capital schemes.</p>
Health facilities capacity?	There is one doctors practice in Histon which has limited physical capacity to grow.
Any other issues?	<p>The proposer provides the following supporting information:</p> <p>Our client is very keen to work in partnership with the local community and stakeholders in formulating development options for this site as part of a Neighbourhood Plan or Vision Plan for Histon.</p>
Can issues be mitigated?	Yes, with upgrades to local infrastructure, including sustainable transport, utilities (mains water, gas and sewerage), school capacity and health.
Does the site warrant further assessment?	Yes

Tier 3: Site Specific Factors

Capacity	
Developable area	6.22 ha.
Site capacity (updated July 2013)	187 dwellings
Density (updated July 2013)	30 dph

Potential Suitability	
Conclusion	The site is potentially capable of providing residential development taking account of site factors and constraints.

Availability	
Is the land in single ownership?	Yes
Site ownership status?	Site promoted by single landowner.
Legal constraints?	No known constraints.
Is there market interest in the site?	The site has been marketed and is there interest in the site from a developer.
When would the site be available for development?	The promoter indicates the site is available immediately.

Achievability	
Phasing and delivery of the development	The promoter indicates the first dwellings could be completed on site 2011-16.
Are there any market factors that would significantly affect deliverability?	None known.

Are there any cost factors that would significantly affect deliverability?	None known.
Could issues identified be overcome?	
Economic viability?	<p>Viability Category 1 Most viable sites</p> <p>This viability assessment is provided independent of any policy or other assessment as to whether the site should be allocated for development. The references to planning policy only relate to those existing policies governing how a site would be developed, not whether it should be allocated in the new Local Plan.</p> <p>Having undertaken an assessment of this site the local planning authority do not have any major concerns as to why the landowner would be unable to deliver a development that complies with current planning policy in respect of density, mix and the provision of onsite facilities whilst still delivering the necessary level of affordable housing, planning obligations and potential community infrastructure levy payments.</p> <p>In summary this site is not considered to have any barriers, in terms of development viability alone, to restrict it coming forward within the next 5 years (new settlements and other very large developments may take longer than 5 years to come forward).</p>

Site Assessment Conclusion
Site with limited development potential. This does not include a judgement on whether the site is suitable for residential development in planning policy terms, which will be for the separate plan making process.

Status of Site in Proposed Submission Local Plan 2013
Not allocated for development; Outside Development Framework; Green Belt.

**South Cambridgeshire Local Development Framework
Strategic Housing Land Availability Assessment (SHLAA)
Site Assessment Proforma**

Proforma Created	July 2012
Proforma Last Updated	July 2013
Location	Histon & Impington
Site name / address	Land off Villa Road, Histon
Category of site:	A village extension i.e. a development adjoining the existing village development framework boundary
Description of promoter's proposal	40 dwellings
Site area (hectares)	6.64 ha
Site Number	Site 227
Site description & context	The site is located to the south of Villa Road, on the south western edge of Impington. The land is within the Green Belt and comprises open agricultural land. The site exposed to long distance views to the south and west.
Current or last use of the site	Agricultural
Is the site Previously Developed Land?	No
Allocated for a non-residential use in the current development plan?	No
Planning history	None
Source of site	Site suggested through call for sites

Tier 1: Strategic Considerations	
Green Belt	<p>The site is within the Green Belt.</p> <p>Green Belt Purposes</p> <ul style="list-style-type: none"> • Maintains and enhances the quality of Cambridge's setting • Prevents coalescence between settlements and with Cambridge <p>Function with regard to the special character of Cambridge and its setting:</p> <ul style="list-style-type: none"> • The distribution, physical separation, setting, scale and character of Green Belt villages • A landscape which retains a strong rural character <p>Site falls within an area where development would have a significant adverse impact on GB purposes and functions. The Landscape Design Associates Green Belt Study (2002) identifies the rural landscape separating the inner necklace villages, and separating those villages from Cambridge, as critical in preserving the separate identities of these villages and therefore the immediate landscape setting of the city. (page 59) The site is within an area of land considered to be most critical in separating settlements within the immediate setting of Cambridge, and which should be afforded the greatest protection. (page 75)</p>
Is the site subject to any other considerations that have the potential to make the site unsuitable for development?	<ul style="list-style-type: none"> • Flood Zone – a large proportion of the site is within Flood Zones 2 and 3. • Minerals and Waste LDF designations (Core Strategy designations only) – the whole site is within the Mineral Safeguarding Area for sand and gravel.
Tier 1 conclusion:	<p>This large site is located adjacent to the village to the south of Villa Road, on the south western edge of Impington, within the Green Belt. The site falls within an area where development would have a significant adverse impact on Green Belt purposes and functions:</p> <ul style="list-style-type: none"> • Maintains and enhances the quality of Cambridge's setting • Prevents coalescence between settlements and with Cambridge • The distribution, physical separation, setting, scale and character of Green Belt villages • A landscape which retains a strong rural character <p>Approximately 4/5th of the site is within Flood Zones 2 and 3, which will reduce the developable area to a small area unsuitable for development. The whole site is within the Mineral Safeguarding Area for sand and gravel.</p>
Does the site warrant further assessment?	No

Tier 2: Significant Local Considerations

Designations and Constraints	
Heritage considerations?	<ul style="list-style-type: none"> Non-statutory archaeological site - Cropmarks to the south west suggest settlement of Roman date. There is also evidence for prehistoric activity in the vicinity. County Archaeologists would require archaeological works to be secured by condition of planning permission. <p>With careful design it should be possible to mitigate any impact on the historic environment.</p>
Environmental and wildlife designations and considerations?	<ul style="list-style-type: none"> Tree Preservation Orders – there is a protected walnut tree close to the eastern boundary of the site. Public Rights of Way – a bridleway runs alongside the Guided Busway approximately 100m to the north of the site Biodiversity features - Greatest impact likely to arise from general loss of farmland habitat. Species / species groups which were considered to be at potential risk of harm or disturbance from development of the proposed site were ground nesting birds (such as Skylark <i>Alauda arvensis</i> which were observed foraging on site), other nesting birds in surrounding hedgerows, foraging / commuting bats and widespread reptiles. Agricultural land of high grade (i.e. Agricultural Land Classification Grade 1, 2, 3a) – Grade 2 <p>With careful design it should be possible to mitigate any impact on the natural environment.</p>
Physical considerations?	<ul style="list-style-type: none"> Land contamination – the site contains an area of filled land. A Contaminated Land Assessment will be required as a condition of any planning application. Noise issues - The site is to the east of the A14 and prevailing winds are from the south west. Traffic noise will need assessment in accordance with PPG 24 and associated guidance and the impact of existing diffuse traffic noise on any future residential in this area is a material consideration in terms of health and well being and providing a high quality living environment. However residential use is likely to be acceptable with careful noise mitigation. Noise likely to influence the design / layout and number / density of residential premises. No objection in principle as an adequate level of protection against noise can be secured by condition.
Townscape and landscape impact?	<p>The South Cambridgeshire Village Capacity Study (1998) describes the setting for Histon and Impington as a very flat and low lying open landscape, containing irregularly shaped arable fields, subdivided by occasional hedgerows and a network of drainage ditches. The A14 and the proximity of the northern edge of Cambridge provides a semi-urban landscape to the south.</p>

	<p>The landscape character around the edges of the village contrasts with the wider open landscape. The site is in an area characterised as flat arable fields with intermittent hedgerows and few trees and there are long views across from the north west towards the edge of the site and Cambridge. Linear estate development and intermittent hedging to the east forms fairly exposed edge to farmland.</p> <p>This site lies adjacent to the village framework on the south western edge of Impington. To the north is a former industrial site with large warehouse buildings and it adjoins residential development to the east. The land is within the Green Belt where the landscape is open with long views to be had across towards Cambridge and Girton.</p> <p>The edge of the village to the east has a soft boundary, with trees and scrub providing a buffer area between the built-up area and the wider countryside. The scrubland also continues around the northern boundary of the site along the Villa Road frontage.</p> <p>Development of this site would have an adverse effect on the landscape and townscape setting of Histon. It would create a substantial addition to the west of the village impacting on the purposes and functions of the Green Belt in an area with wide views across to Cambridge and Girton. Part of the site is within Flood Zone 3, but it may be possible to integrate a smaller site to the east.</p>
<p>Can any issues be mitigated?</p>	<p>In part – there are adverse townscape and landscape impacts as the site is in a prominent, Green Belt location. However, it may be possible to mitigate the impact of a more limited development on the eastern part of the site. Further investigation and possible mitigation will be required to address the physical considerations, including possible land contamination and noise.</p>

<p style="text-align: center;">Infrastructure</p>	
<p>Highways access?</p>	<p>Regarding sites in the Cottenham / Girton / Histon & Impington area (estimated capacity of 2,616 dwellings on 29 sites) the Highways Agency comment that the sites in this group are smaller on the whole than some of the other groups. Although fairly closely related to Cambridge, the trip making patterns are likely to result in traffic crossing rather than joining the A14, thus the impacts on the A14 may be less severe (this will need to be assessed of course). Most of the sites are well related to local settlements. As such a fairly large proportion of these might reasonably be accommodated by the A14. Limitations on the county's network could result in localised diversionary trips on the A14 and M11 and this in turn may limit the capacity of these routes to accommodate new development. Conversely, these settlements are reasonably likely to be able to be served by public transport or non-motorised modes.</p>

	The proposed site does not appear to have a direct link to the adopted public highway. (Note - the Highway Authority are in communication with the landowner of the SCA Packaging Ltd site at present to provide a connection to the public highway.)
Utility services?	<ul style="list-style-type: none"> • Electricity - No significant impact on existing network. • Mains Water - The site falls within the CWC Cambridge Distribution Zone, within which there is a minimum spare capacity of 3,000 properties based on the peak day for the distribution zone, less any commitments already made to developers. There is insufficient spare capacity within Cambridge Distribution Zone to supply the number of proposed properties which could arise if all the SHLAA sites within the zone were to be developed. CWC will allocate spare capacity on a first come first served basis. Development requiring an increase in capacity of the zone will require either an upgrade to existing boosters and / or new storage reservoir, tower or booster plus associated mains. • Gas – Histon and Impington has a mains gas supply and the site is likely to be able to be accommodated with minimal disruption or system reinforcement. • Mains sewerage - There is sufficient capacity at the waste water treatment works to accommodate this development site. The sewerage network is approaching capacity and a pre-development assessment will be required to ascertain the specific capacity of the system with regards to this site. If any mitigation is deemed necessary this will be funded by the developer.
Drainage measures?	The developer only proposes to develop a small part of the site. No FRA provided.
School capacity?	<p>Histon and Impington have two Primary Schools, each with a PAN of 90 and school capacities of 270 and 360, and lies within the catchment of Impington Village College with a PAN of 210 and school capacity of 1,050. In their 2011 submission to the South Cambridgeshire and City Infrastructure Study, the County Council stated there was a surplus of 61 primary places in Histon and Impington taking account of planned development, and a deficit of 13 secondary places at Impington VC taking account of planned development across the village college catchment area.</p> <p>The development of this site for 40 dwellings could generate a small need for early years places and a maximum of 14 primary school places and 10 secondary places.</p> <p>After allowing for surplus school places, development of this site would be likely to require an increase in school planned admission numbers, which may require the expansion of existing schools and/or provision of new schools.</p>
Health facilities capacity?	There is one doctors practice in Histon which has limited physical capacity to grow.

Any other issues?	
Can issues be mitigated?	Yes, with upgrades to local infrastructure, including utilities (mains water and sewerage), school capacity and health. However, it is unclear whether appropriate access can be secured to the site as it is not linked to the adopted public highway.
Does the site warrant further assessment?	Yes

Tier 3: Site Specific Factors

Capacity	
Developable area	None (0.7 ha. if unconstrained)
Site capacity (updated July 2013)	21 dwellings
Density (updated July 2013)	30 dph

Potential Suitability	
Conclusion	The site is not potentially capable of providing residential development taking account of site factors and constraints.

Availability	
Is the land in single ownership?	Yes
Site ownership status?	Site promoted by single landowner.
Legal constraints?	No known constraints.
Is there market interest in the site?	The site has been marketed and there is interest from a developer.
When would the site be available for development?	The promoter indicates that the site is available immediately.

Achievability	
Phasing and delivery of the development	The promoter indicates that the first dwellings could be completed on site 2011-16
Are there any market factors that would significantly affect deliverability?	None known.
Are there any cost factors that would significantly affect deliverability?	None known.
Could issues identified be overcome?	
Economic viability?	<p>Viability Category 1 Most viable sites</p> <p>This viability assessment is provided independent of any policy or other assessment as to whether the site should be allocated for development. The references to planning policy only relate to those existing policies governing how a site would be developed, not whether it should be allocated in the new Local Plan.</p> <p>Having undertaken an assessment of this site the local planning authority do not have any major concerns as to why the landowner would be unable to deliver a development that complies with current planning policy in respect of density, mix and the provision of onsite facilities whilst still delivering the necessary level of affordable housing, planning obligations and potential community infrastructure levy payments.</p> <p>In summary this site is not considered to have any barriers, in terms of development viability alone, to restrict it coming forward within the next 5 years (new settlements and other very large developments may take longer than 5 years to come forward).</p>

Site Assessment Conclusion
Site with no development potential.

Status of Site in Proposed Submission Local Plan 2013
Not allocated for development; Outside Development Framework; Green Belt.