

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

**Appendix 7iv: Assessment of sites arising from the Issues &
Options 2 Consultation**

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

Site Number	Site Address	Site Capacity	Page
Site 336	Land off Lone Tree Avenue, Impington	37 dwellings	2704

South Cambridgeshire Local Plan Review
Site Assessment Proforma

Proforma Created	June 2013
Proforma Last Updated	August 2013
Location	Histon & Impington
Site name / address	Land to the west of Lone Tree Avenue, Impington
Category of site:	A village extension i.e. a development adjoining the existing village development framework boundary
Description of promoter's proposal	Residential
Site area (hectares)	1.37 ha
Site Number	336
Site description & context	Small field enclosed by hedges with tree belts to northern and southern boundaries. Two storey detached houses on Lone Tree Avenue to the east, open fields to the west, the A14 lies approximately 120 metres to the south.
Current or last use of the site	Grassland
Is the site Previously Developed Land?	No
Allocated for a non-residential use in the current development plan?	No
Planning history	No relevant history
Source of site	Issues and Options Consultation 2013

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 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"> • Minerals and Waste LDF designations (Core Strategy designations only) – the southern part of the site is within the Mineral Safeguarding Area for sand and gravel.
Tier 1 conclusion:	--- Significant adverse impacts which cannot be effectively mitigated

Tier 2: Significant Local Considerations

Designations and Constraints	
Heritage considerations?	With careful design it should be possible to mitigate any impact on the historic environment.
Environmental and wildlife designations and considerations?	<ul style="list-style-type: none"> • 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>

<p>Physical considerations?</p>	<ul style="list-style-type: none"> • Air Quality issues - The southern part of the site is located within SCDC's declared air quality management area (AQMA) as a result of exceedences of the national objectives for annual mean nitrogen dioxide and daily mean PM10, SCDC designated an area along both sides of the A14 between Milton and Bar Hill as an AQMA) while the remainder is in close proximity to the declared AQMA. Development of the site may result in additional receptors being placed in an area of poor air quality with potential health impacts. May be possible to mitigate but a detailed air quality impact assessment is required prior to allocation. • Noise issues - Significant Road Transport - The site is approximately 120m North of the A14 and there is a high level of ambient / diffuse traffic noise during the day and night. The impact of existing noise on any future residential in this area is a material consideration in terms of significant adverse impact on health and well being and providing a high quality living environment. Noise likely to influence the design / layout and number / density of residential premises. <p>At least half the site nearest the A14 is likely to be NEC C (empty site) for night in the now replaced PPG24n with previous advice "Planning permission should not normally be granted. Where it is considered that permission should be given, for example because there are no alternative quieter sites available, conditions should be imposed to ensure a commensurate level of protection against noise".</p> <p>Residential could be acceptable with high level of mitigation: combination of appropriate distance separation, careful orientation / positioning / design / internal layout of buildings, noise insulation scheme and extensive noise attenuation measures to mitigate traffic noise (single aspect, limited height, sealed non-openable windows on façade facing A14, acoustically treated alternative ventilation, no open amenity spaces such as balconies / gardens). Noise berms / barriers options?</p> <p>However before this site is allocated for residential development it is recommended that these noise threats / constraints are thoroughly investigated in accordance with current government and industry standards, best practice and guidance including a PPG 24: Planning and Noise type assessment and associated noise guidance for any new housing. This site requires a full noise assessment including consideration of any noise attenuation measures such as noise barriers / berms and practical / technical feasibility / financial viability.</p> <p>On balance Env Health object to the allocation of this site for any</p>
---------------------------------	--

	<p>residential until noise and air quality impact assessments can demonstrate with a reasonable degree of certainty that it will be technically possible and viable to avoid, mitigate or reduce noise and air quality impacts to prevent new development on site from contributing to or being put at unacceptable risk from, or being adversely affected by unacceptable levels of air and noise pollution.</p> <ul style="list-style-type: none"> • Noise: Generation Off-site - Some minor to moderate additional off-site road traffic noise generation on existing residential due to development related car movements but dependent on location of site entrance. Possible to mitigate but may require s106 agreements. • Other environmental conditions (e.g. fumes, vibration, dust) – possible nuisance from flood lighting along the A14.
<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 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. It adjoins residential development to the north and 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>Development of this site would have an adverse effect on the landscape and townscape setting of Impington. It would impact on the purposes and functions of the Green Belt in an area with wide views across to Cambridge.</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. Further investigation and possible mitigation will be required to address the physical considerations, including noise and air quality issues.</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</p>

	<p>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.</p> <p>The promoter suggests access to the site would be taken off Lone Tree Avenue where there is an entrance into the site constructed to the boundary.</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</p>

	<p>secondary places at Impington VC taking account of planned development across the village college catchment area.</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.

Tier 2 Conclusion:	0 No impacts / neutral impacts or adverse impacts capable of full mitigation.
--------------------	--

Tier 3: Site Specific Factors

Capacity	
Developable area	1.23 ha.
Site capacity (Updated August 2013)	37 dwellings
Density	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?	Unknown
Is there market interest in the site?	Unknown

When would the site be available for development?	Unknown
--	---------

Achievability	
Phasing and delivery of the development	Unknown
Are there any market factors that would significantly affect deliverability?	Unknown
Are there any cost factors that would significantly affect deliverability?	Unknown
Could issues identified be overcome?	Unknown
Economic viability?	Unknown

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.