**Full response:**

I’m responding to specific proposals

* 40041 – Kings Gate site, Villa Road, Impington
* 40232 – Land west of South Road, Impington
* 40236 – Land north-east of Villa Road, Impington
* 40239 – Kingsgate Land off Villa Road, Impington

on behalf of my household and of a large number of others who do not have the time or capability to figure out how to object to proposals that, if they were to be approved, would hugely and permanently damage their quality of life.

These applications should in no way be considered to present ‘exceptional circumstances’ to justify permanently destroying greenbelt land. There is no evidence that this area offers advantages over other locations which are not greenbelt land, and plenty of evidence that it will cause harm in a number of different ways. Those claiming otherwise are the developers who would financially benefit if they succeed it getting any of the proposals approved.

Main concerns common to these sites include:

All lie wholly (or at least 98% or more) on irreplaceable Green Belt land.

All would result in a huge relative increase in traffic volumes on currently quiet residential roads. Access through the South Road play area would destroy the only nearby green playing space for children in this area and eliminate the successful Playing Out community group which has closed the roads in this area of the village to allow children to play in the streets and neighbours to interact. This grassroots group is an important part of the support network for local people.

Access via Villa Road would dramatically increase traffic volumes on a narrow and quiet dead-end road where small children play and learn to ride bicycles. Additionally it would throw more motorized traffic into the path of those pedestrians and cyclists who use this as a quiet, low-traffic access point to the guided bus cycleway and bus stop.

The HELAA report recognises this through assigning Red or Amber flags for Site Access in all 4 cases.

The area in question is part of the fen edge village – providing spacious views between the villages, as is characteristic of the fenland countryside. Furthermore any building in this area would be unable to avoid reducing wind for the Impington windmill. The need to maintain area flow to this important local building was highlighted in the Histon & Impington Neighbourhood plan.

This area of the village is already prone to flooding, as local council records demonstrate. There is no believable proposal to mitigate problems with drainage and water use. Flood risks currently assessed as 1-in-100 are inaccurate, given what we know about the impact of climate change. Any proposal must demonstrate with 100% certainty that it can actually reduce current flooding risk, rather than merely claiming to not increase it. Proposals should also explain how risk mitigation methods such as drainage ditches and soakaways will be maintained over the long term so they continue to be effective.

The sites would, in every circumstance, increase traffic load on the A14 North bypass, and place intolerable pressure on the local GP surgery, NHS dentist practise, pre-school care and local schools.

The two proposals (40232 and 40239) for 450 or 700 new houses are hugely out of scale and keeping with the rest of the village and directing in conflict with the Histon & Impington Neighbourhood plan which which clearly states a maximum development size of 50 houses.