

SITE PROMOTION DOCUMENT (UPDATE DECEMBER 2021)

FOR

MARTIN GRANT HOMES LTD

REGARDING

**LAND AT AMBROSE WAY, IMPINGTON
(SOUTH CAMBRIDGESHIRE)**

HLAA REF: 40392

CALL FOR SITES FORMS REF: HMGDQRDC

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PLANNING | **DESIGN** | **ENVIRONMENT** | **ECONOMICS**

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1. INTRODUCTION

- 1.1 This report has been prepared by Pegasus Group, on behalf of Martin Grant Homes Ltd, who are promoting the land at Ambrose Way, Impington. This document has been produced in response to the Greater Cambridge Local Plan (GCLP) Preferred Options consultation and provides an update on previous submissions made in March 2019 and February 2020.
- 1.2 The preparation of the GCLP allows both Councils the opportunity to plan proactively and positively for economic and housing growth that will come forward in the next plan period. Indeed, the economic growth and associated housing growth is exceptional and is of regional and national importance.
- 1.3 The Ambrose Way, Impington site has a capacity of up to 177 dwellings and would be accessed via Ambrose Way and Mill Lane (pedestrian, cycle and emergency access only). The submitted Concept Masterplan makes provision for significant landscaping on open space that would promote social wellbeing, help integrate the development into the local landscape and help define the boundaries of the village.
- 1.4 This document demonstrates how the site is capable of achieving the fundamental objective of the NPPF, sustainable development, through the delivery of homes in one of the District's most sustainable settlements. This document should be read alongside the following documents appended to this document:

- **Concept Masterplan & Land Use Budget - EDP**
- **Flood Modelling Position Statement - PFA**
- **Initial Transport Assessment - iTransport**
- **Landscape and Visual Appraisal - EDP**
- **Ecology Briefing Paper - EDP**
- **Archaeological and Heritage Assessment – EDP**
- **Green Belt Appraisal - EDP**

2. THE SITE

2.1 The site lies to the north east of the centre of the village of Impington. The site itself measures approximately 8.72ha and is bounded by the residential curtilages of properties on Ambrose Way, Mill Lane, Paddock Close and Drake Way to the west. To the east there is a complex of agricultural buildings surrounded by fields, some of which form part of the site. There are almost continuous hedged boundaries to the north, east and south of the site interspersed with some mature trees.

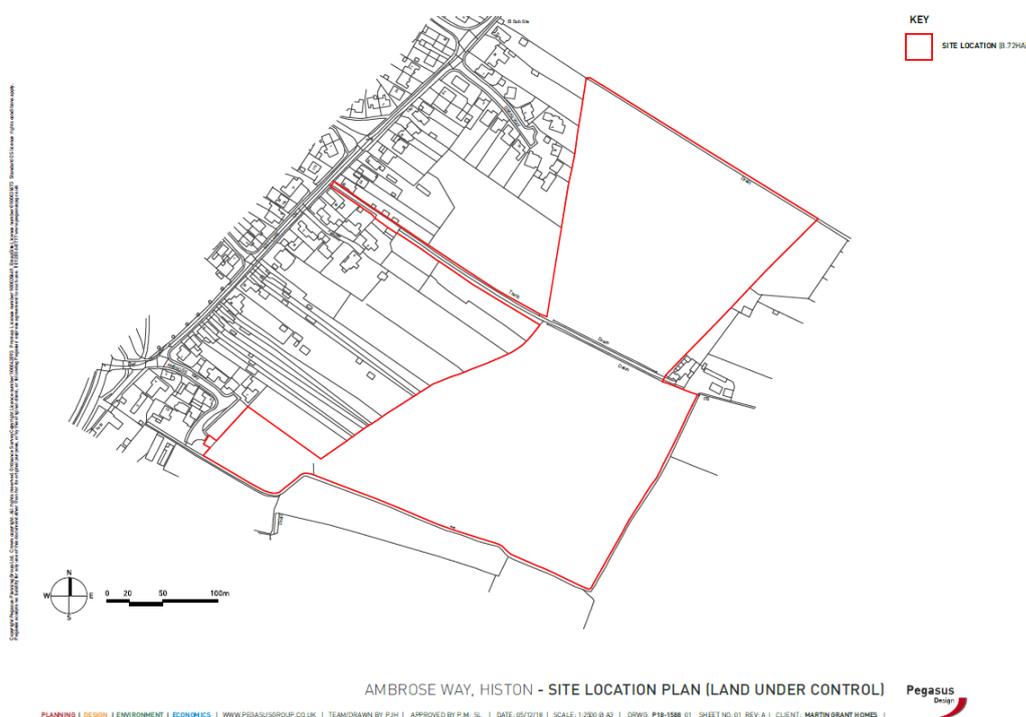


Figure 1 Site Location Plan

2.2 Whilst Mill Lane is historically linear in nature Ambrose Way, Paddock Lane and Drake Way represent modern cul-de-sac developments extending eastwards that were built in the latter half of the twentieth century. Where Mill Lane meets Impington Lane there is a central green space with the village pond, which is seen as the centre of the village. Impington Lane then extends eastwards to the south of the site with residential properties either side of the highway. To the north of Impington Lane the large residential curtilages of the dwellings are separated from the site by agricultural land.

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- 2.3 There is an existing agricultural access between 60 and 62 Mill Lane that forms part of the site proposal. Other than the westernmost part of this access, the site falls outside the Impington village framework and within the Cambridge Green Belt.
- 2.4 Other than the trees interspersed in the boundary hedges there are no trees within the agricultural fields that make up the main area of the site.

3. PLANNING POLICY CONTEXT

The Development Plan

- 3.1 The South Cambridgeshire Local Plan 2018 superseded the documents of the South Cambridgeshire Local Development Framework 2007. Policy S/8 of the Local Plan identifies Histon and Impington as a Rural Centre. Rural Centres are the largest, most sustainable villages of the District where development without any limit on individual scheme size will be permitted within development frameworks.
- 3.2 Rural Centres are the highest classification of villages in the Local Plan reflecting their relative sustainability. Directing development to the more sustainable villages is an important element of the sustainable development strategy for the district. It is expected that this strategy will continue though to the new Local Plan in accordance with the overachieving aims of the NPPF to achieve sustainable development.
- 3.3 The Adopted Proposals Map extract confirms that the site currently lies within the Cambridgeshire Green Belt, outside of the Settlement Boundary and is partially affected by a Minerals Safeguarding Area (sand and gravel).

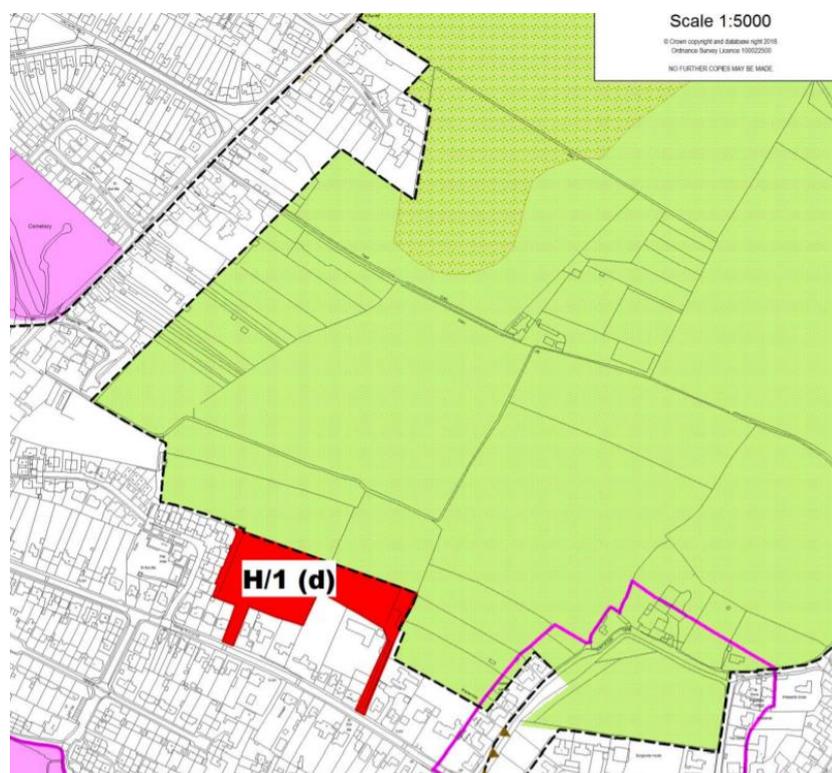


Figure 2 – Adopted Proposals Map

Neighbourhood Planning

- 3.4 On 9th September 2014 the 'Histon and Impington Neighbourhood Area' was designated. In October 2018, Histon and Impington Parish Council formally consulted on its pre-submission Neighbourhood Plan in accordance with regulation 14 of the Neighbourhood Planning (General) Regulations 2012.
- 3.5 Following its examination and referendum the Plan was adopted and became part of the development plan in May 2021.
- 3.6 The Plan carries forward the current Local Plan allocation for mix use development (including residential use) at the 'Station Site'. No further housing allocations are made by the Plan.

4. SITE SUSTAINABILITY

- 4.1 As Histon and Impington is designated as a Rural Centre in the adopted Local Plan, as such, it is one of the most sustainable villages in the district with good cycle and public transport connectivity with Cambridge.
- 4.2 Tables 1 and 2 below provides a schedule of key local services and their approximate distance from the site.

Table 1 - Local Services and Employment

Service	Facility	Distance from Site and Journey time
<i>Social Infrastructure</i>		
Pre-School	Histon Early Years Centre, New School Road, Impington, Cambridge CB24 9LL	0.80 Km 10 minute walk
Primary School	Histon and Impington Junior School, The Green, Impington, CB24 9JA	0.48 Km 5 minute walk
	Histon and Impington Infant School, New School Road, Impington, CB24 9LL	0.96 Km 11 minute walk
Secondary School	Impington Village College, New Road, Impington, CB24 9LX	1.12 Km 14 minute walk 4 minute cycle
Sixth Form College	Impington Sixth Form College, New Road, Impington, CB24 9LX	1.12 Km 14 minute walk 4 minute cycle
GP Surgery	Firs House Surgery, Firs House, Station Road, Histon, Cambridge CB24 9NP	0.96 Km 12 minute walk
Dentist	Histon Dental Surgery, 66 Station Road, Histon, CB24 9LF	0.96 Km 11 minute walk
	Histon Dental Clinic, 10a Station Road, Impington, Cambridge CB24 9LQ	0.64 Km 8 minute walk
Hospital	Addenbrooke's Hospital, Hills Road, Cambridge, CB2 0QQ	11.42 Km 23 minute car 59 minute bus
<i>Shops and Services</i>		
Convenience stores /Supermarkets	Co-op Food, Station Road, Histon, Cambridge CB24 9LQ	0.48 Km 6 minute walk
	Tesco Express, 30 High Street, Histon, Cambridge, CB24 9JD	0.64 Km 8 minute walk

	Tesco Superstore, Cambridge Road, Milton, Cambridge CB24 6AY	5.14 Km 10 minute car 37 minute bus
Banks	Barclays Bank, 15/17 High Street, Histon, Cambridge CB24 9US	0.48 Km 6 minute walk
Pharmacy	Well Impington, Station Road, Impington, Cambridge, CB24 9NP	0.96 Km 12 minute walk
Public House	The Rose and Crown, 2 Glebe Way, Impington, Cambridge, CB24 9JB	0.32 Km 3 minute walk
	The Red Lion, 27 High Street, Histon, Cambridge, CB24 9JD	0.64 Km 7 minute walk
Restaurant / Café / Takeaways	The Boot, 1 High Street, Histon, Cambridge, CB24 9LG	0.48 Km 5 minute walk
	St Andrew's Café, School Hill, Histon, Cambridge, CB24 9JE	0.64 Km 9 minute walk
	Histon Village Fryer, 6 Station Road, Histon, Cambridge, CB24 9JZ	0.48 Km 6 minute walk
<i>Recreation & Leisure</i>		
Playing Fields	Histon and Impington Recreation Ground, Impington, Cambridge, CB24 9EL	1.44 Km 18 minute walk 5 minute cycle
Allotments	Gatehouse Allotments, Histon, Cambridge, CB24 9YZ	2.09 Km 5 minute car 7 minute cycle
Sports Facilities	Histon and Impington Recreation Ground, Impington, Cambridge, CB24 9EL	1.44 Km 18 minute walk 5 minute cycle
	Impington Sports Centre, New Road, Impington, Cambridge, CB24 9LX	1.12 Km 14 minute walk 4 minute cycle
<i>Employment Uses</i>		
Industrial Estate / Commercial Premises	Vision Park, Chivers Way, Histon, Cambridge, CB24 9ZR	1.28 Km 4 minute car 17 minute bus
	High Street, Histon Cambridge	0.48 Km 6 minute walk

* Measurements taken from Ambrose Way via Google Maps

Table 2 – Public Transport Connections

Transport	Location	Travel Time from the Ambrose Way site
Bus	<p>Cambridge Guided Busway, Impington, Cambridge, CB24 9YS</p> <p>Services to and from: Royston, Cambridge, Science Park, St Ives, Huntingdon, Peterborough.</p> <p>Frequency every 5-10 minutes Monday-Friday with a reduced service every 7-15 minutes on a weekend.</p>	<p>1.6km- to bus stop 19-minute walk</p>
	<p>Bus Service – Citi 8 Histon High Street</p> <p>Services to and from: Cottenham, Histon and Cambridge.</p> <p>Frequency every 20 minutes Monday-Friday during the daytime dropping to hourly service in the evening. The service runs every 20 and 30 minutes on Saturday and Sunday respectively, with reduced services in the evening.</p>	<p>1km- to bus stop 10- minute walk</p>
Rail Links	<p>Cambridge North Station, Cowley Road, CB4 0WZ</p> <p>Services to and from: Norwich, Ely, London Kings Cross and Cambridge.</p>	<p>6.75 km 10-minutes via the Guided Busway</p>

Summary

- 4.3 Tables 1 and 2 demonstrate that residents of any development would have convenient access to an excellent range of shops and services which can be reached via sustainable modes of transport.
- 4.4 The village is also served by a direct bus link to Cambridge city centre and its public transport hubs (Cambridge Rail Station and Cambridge North Rail Station). These excellent connections offer sustainable travel options to major employment hubs and recreation/leisure destinations in Cambridge and further afield. The presence of the Guided Busway is a unique piece of infrastructure for the region and significantly enhances the sustainability of the settlements it serves.
- 4.5 Impington is a settlement capable of accommodating future development at the scale put forward through both Call for Sites submissions. The potential relocation of the primary school to the northeast edge of Impington, within convenient walking distance of the site further strengthens the site’s sustainability credentials.

5. GREEN BELT RELEASE

5.1 The adopted development plan confirms that the site is currently located in the Cambridgeshire Green Belt.

5.2 The Green Belt was defined many years ago and the opportunity can now be taken through the preparation of the GCLP to refresh those existing Green Belt boundaries. Paragraph 140 of the National Planning Policy Framework (NPPF) confirms that Green Belt boundaries should only be altered where exceptional circumstances are fully evidenced and justified, through the preparation or updating of plans.

5.3 Martin Grant Homes consider that there is a set of exceptional circumstances which clearly justifies Green Belt release as a spatial strategy. The Cambridgeshire Green Belt was defined many years ago and the opportunity can now be taken through the preparation of the GCLP to refresh those existing Green Belt boundaries. A strategy to release appropriate sites from the Green Belt, is supported by:

- The immediate need to deliver housing growth in order to support the aims and objectives of the Greater Cambridge City Deal and the Oxford-Cambridge Arc.
- The need to deliver economic growth in Greater Cambridgeshire, which is of national importance to the UK economy and international importance to the innovation and education sector
- The requirement for the planning system to deliver all three dimensions of sustainable development (Paragraph 8 of the NPPF);
- The need for Plans and decisions to take into account local circumstances in order to achieve sustainable development (Paragraph 9 of the NPPF);
- The need for the planning system to be genuinely plan led (Paragraph 15 of the NPPF); and
- The need to ensure that planning proactively drives and supports sustainable economic development to deliver the homes, employment opportunities and thriving local places that the country needs (paragraph 82 of the NPPF).

5.4 Central to the release of land from the Green Belt is how that land performs against the five purposes of the NPPF set out at paragraph 138 of the NPPF. In respect of the Land at Ambrose Way, our clients have commissioned a Green Belt Appraisal of the site. The Appraisal, produced by EDP, is appended to these representations and evidences the following conclusions in respect of the Ambrose Way sites contribution to the Green Belt purposes:

- Purpose 1: To check the unrestricted sprawl of large built-up areas. **Site Contribution is assessed as Low/Moderate.**
- Purpose 2: To prevent neighbouring towns merging into one another. **Site Contribution is assessed as Low/No contribution**
- Purpose 3: To assist in safeguarding the countryside from encroachment. **Site Contribution is assessed as Moderate.**
- Purpose 4: To preserve the setting and special character of historic towns. **Site Contribution is assessed as No Contribution.**
- Purpose 5: To assist in urban regeneration, by encouraging the recycling of derelict and other urban land. **Site Contribution is assessed as n/a.**

5.5 In light of the specific assessment against each Green Belt purpose the Green Belt Appraisal provides an overarching conclusion which confirms that the Ambrose Way site provides a **low contribution** to the NPPF Green Belt purposes.

5.6 Sustainable sites for housing growth which are found to not contribute to the five purposes of the Green Belt should be released and subsequently allocated for development. It is strongly contested that this is the case for the Land at Ambrose Way, Impington. The evidenced and justified release of this land from the Green Belt will allow development to come forward which will meet the objectives of achieving sustainable development as set out at paragraph 8 of the NPPF and assist in delivering growth of regional and national importance.

6. OTHER SITE CONSIDERATIONS

Flooding and Drainage Modelling Work

6.1 As set out in our previous Call for Sites submission, the GOV.UK flood mapping currently identifies the following in respect the Ambrose Way site:

- The southern parcel of land is currently identified as been at medium to low risk of flooding from rivers (see Figure 3).
- A considerable area of the southern parcel of land, along with a much smaller area of the northern parcel of land is currently identified as being at high-medium flood risk from surface water flooding (Figure 4).



Figure 3 – Rivers Flood Risk

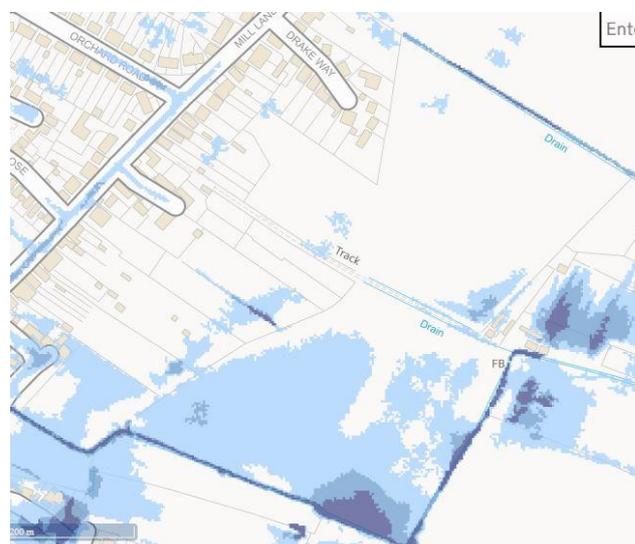


Figure 4 – Surface Water Flood Risk

6.2 Since the February 2020 Call for Sites submission, Martin Grant Homes Ltd, have commissioned further technical work to review the flood mapping constraints shown on the GOV.UK mapping. Engagement with the Environment Agency has revealed that the current GOV.UK flood mapping is indicative only and is based on broad data, with more detailed evidence, verification and studies required to confirm the extent of the flood zone in this area for land use planning purposes.

6.3 Hydraulic modelling has since been undertaken to further assess the flood risk at the site. The Environment Agency has agreed in principle to the use of this type of modelling. The work undertaken using this more detailed site-specific modelling has seen the areas of flood risk reduce in size significantly.

- 6.4 The exact reduction in flood zone areas is still to be confirmed and is subject to further soil infiltration testing and the review of the Environment Agency. However, the new extents of the flood zone, based on the current PFA modelling work, have been taken into account when preparing the submitted Concept Masterplan. No residential development is shown in the amended flood zones which have reduced significantly.
- 6.5 A formal Flood Map Challenge has been submitted to the Environment Agency. The Flood Map Challenge should be completed in advance of the next Greater Cambridge Local Plan consultation stage. Further detail regarding flood modelling and correspondence with the Environment Agency can be found in the submitted 'Position Statement Regarding Ongoing Hydraulic Modelling of Existing Onsite Flood Risk', prepared by engineers PFA Consulting.
- 6.6 The feedback from the Environment Agency regarding the broad-brush detail of the current flood mapping adds background as to how the land immediately to the south of the Ambrose Way site received planning permission. A development of 31 dwellings at Land West of Merrington Place, Impington was approved in June 2011 (Ref: S/1847/10). This development, which has since been built out, is located to the south of the promotion site and lies entirely within Flood Zone 2 and 3. This approval further indicates the potential for a flooding and drainage solution at the Ambrose Way site.
- 6.7 To inform the Council's review of the site and demonstrate its sustainability and suitability, our client will make future submissions on this matter at a later date. Our client remains confident that there is a technical solution to this matter which would allow a development of up to 177 dwellings to come forward whilst not exposing residents of the site or existing residents of the village to an increased level of flood risk.

Highways

Site Access

- 6.8 The site has a direct frontage onto Ambrose Way and Mill Lane. The 'Initial Transport Assessment' document supporting this submission reviews site access options and confirms that:
- A new vehicular and pedestrian access off Ambrose Way can be provided to serve the proposed development.

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- A pedestrian/cycle and emergency access only access can be provided utilising the existing track running east of Mill Lane.

6.9 In light of the detailed access proposals Cambridgeshire County Council: Highways have confirmed that a safe and robust access can be delivered to serve the site and all of its potential users.

Highways Impact

6.10 The 'Initial Transport Assessment' document also provides an assessment of the potential traffic impacts arising from the development of a scheme of 200 dwellings; 23 dwellings higher than the capacity shown on the Concept Masterplan. The document confirms that there is sufficient capacity at local junctions to accommodate the flows arising from any development and that any impact on the strategic road network would be negligible.

Sustainable Travel

6.11 The 'Initial Transport Assessment' document confirms that future residents of the site would have access to a range of sustainable transport modes and that a development of the scale proposed could contribute towards the delivery of wider sustainable travel initiatives in the village, to the benefit of everyone in the local community and the local environment.

Heritage and Archaeology

6.12 This submission is supported by an Archaeological and Heritage Assessment prepared by EDP which assesses potential built heritage and archaeological constraints. The appraisal confirms that there are no built designated heritage assets on site or in its immediate vicinity.

6.13 The Appraisal considered the impact of any development upon: a Moated Site (Scheduled Monument) located 640m to the west of the site, Village Cottage (Grade I listed building) located 370m to the south of the site, 2 Mill Lane (Grade II listed building) located 60m to the west of the site, 11 Church Street, Stone Corner Cottage 59 and 61 Cottenham Road (a loose collected of Grade II listed houses and cottages) located 730m to 750m to the west of the site. The Histon and Impington Conservation Area located 100m to the south west of the site and the St Andrew's Conservation Area located 160m to the south east of the site. The Heritage Assessment confirms that the designated heritage assets are not a constraint to the development of the site.

- 6.14 In respect of archaeology the site is considered to have a low potential to contain archaeological remains of greater than 'local' interest that would constrain development. As such, it is considered that no pre-determination archaeological fieldwork would be required.
- 6.15 Further details regarding Heritage and Archaeology can be found in the submitted Archaeological and Heritage Assessment document prepared by EDP.

Ecology

- 6.16 This submission is supported by an Ecology Briefing Paper which provides the result of an ecological desk study and an Extended Phase 1 Habitat survey prepared by EDP. This work assesses the potential impact on statutory designations, habitats and species and advises upon suitable measures to deliver ecological enhancements.
- 6.17 There are three statutory designations of international value within a distance of 15km, which includes Wicken Fen/Fenland located 11km to the north-east of the site; Ouse Washes located 12km to the north-west of the site; and Eversden and Wimpole Woods. Due to the distance between the sites and lack of obvious receptor-effect pathways and habitat connection, the proposed scheme is not considered to be directly or indirectly constrained by off-site designations. Whilst there are two statutory sites of national value within 5km of the Ambrose Way site, these are designated for geological reasons, and so not directly relevant to this proposed development.
- 6.18 The on-site habitats comprise predominantly of improved grassland, a network of hedgerow and ditches. The habitats present on-site which are mostly low in their intrinsic value and are likely to support protected and Priority Species, such as badgers and bats rather than any unique species. Concerning off-site habitats, there are two ponds within 250m of the site, however the ponds are separated from the site by Glebe Way (B1049), which would act as a barrier to Great Crested Newt dispersal.
- 6.19 Developing the site for housing provides an opportunity to deliver net biodiversity gains, such as planting to enhance the boundary network and appropriate design of sustainable urban drainage systems (SUDs) to increase biodiversity value. On-site mitigation can be achieved through the incorporation of bat boxes and wildflower grassland in open spaces. There is also the potential to deliver further net gains off-site by making financial contributions.

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- 6.20 A future planning application for the site would be supported by a focused suite of Phase 2 Surveys and an Ecological Assessment. It is anticipated that Reptile surveys will be required given the location of the receptor site, to the south.
- 6.21 Further details about Ecology can be found in the submitted Ecology Briefing Paper prepared by EDP.

Landscaping

- 6.22 A preliminary Landscape and Visual Appraisal (LVA) has been prepared by EDP to assess the potential impact of the proposed development on the surrounding landscape and to outline the potential opportunities for mitigation and enhancement. The appraisal has been informed by a desk-based review and a field assessment.
- 6.23 The desk-based study found that the site: is not located within, or near, a national landscape designation; lies within the Cambridge Green Belt; and there are no Public Rights of Way (PRoW) running through the site that provides access to the wider landscape. The submitted Green Belt Appraisal found that the development site makes a 'low' contribution to the NPPF's Green Belt purposes, and should be considered for release from the Green Belt as part of the preparation of the GCLP.
- 6.24 The field assessment considers that views of the proposal would be significantly screened by field boundary vegetation, the site's flat topography and the site's close relationship with the developed area of Histon and Impington. As a result, the effect of the proposal is likely to be experienced in the immediate context of the site. The site has the capacity for the incorporation of further landscaping measures such as the retention and enhancement of existing boundary vegetation, which includes the creation of a defensible northern landscape boundary (approx. 15m depth). As a result, from a landscape and visual perspective that there are no 'in principle' constraints with bringing forward proposals for residential development at this site.
- 6.25 Further details regarding landscape impact can be found in the submitted Preliminary LVA prepared by EDP.

Trees

- 6.26 There are no TPOs on or in close proximity to the site. Any vegetation at the site would be retained as far as practically possible, any removals would be replaced with new planting to ensure any development delivered a net gain in trees.

Minerals

- 6.27 The adopted proposals map reveals that the northern parcel of the site is subject to a Minerals Safeguarding Area (sand and gravel) designation.
- 6.28 By virtue of its proximity to existing residential dwellings on Mill Road the area of the site affected by this designation would likely be unsuitable for any kind of standalone extraction operation, as such, we do not believe this to be a significant constraint. Subject to consultation with the Minerals and Waste authority, if necessary, a level of extraction could be deliverable as part of the development/ build out of the site.

7. PROPOSALS

The Proposal

- 7.1 Central to achieving 'good growth' is ensuring the most sustainable and suitable sites are allocated for residential development through the emerging GCLP. It is vital that the GCLP allocates sites for residential development in sustainable locations where residents have convenient access to local shops, services and recreation opportunities; and sustainable travel links to larger centres which offer a comprehensive range of facilities and major public transport links. As evidenced in this document the Ambrose Way site is a sustainable location for growth in respect of its proximity to a comprehensive service provision, proximity to Cambridge and access to high quality public transport links which include the Cambridge Guided Busway.
- 7.2 It is acknowledged that the site is currently located in the Cambridge Green Belt, however, as set out in our representations the growth and investment coming forward in the area over the plan period represent exceptional circumstances to modify the Green Belt boundary through the preparation of the GCLP. The submitted Green Belt Appraisal of the Ambrose Way site evidences that the land does not effectively contribute to the five Green Belt purposes set out in the NPPF.
- 7.3 Given the sustainable location of the site, the suitability of the land for release from the Green Belt and the lack of any insurmountable on-site constraints it is recommended that the Ambrose Way site is allocated for residential development in the emerging GCLP.
- 7.4 The submitted Concept Masterplan provides the following:
- Up to 177 dwellings of which up to 40% would be affordable in order to comply with current policy requirements in the district;
 - Development at an indicative density of 35 dph (the indicative developable area equates to 5.07ha);
 - An indicative Layout capable of providing a range of house types and sizes to meet local needs and create an inclusive balanced community;
 - A main vehicular and pedestrian access off Ambrose Way and a secondary pedestrian, cycle and emerging access only off Mill Lane;

- A new defensible northern landscape boundary. This boundary will form a firm edge to the settlement at the point which it meets the newly re-defined Green Belt boundary;
- Indicative perimeter blocks of development which respect the amenity of neighbouring residential development to the south and the west;
- New dwellings are not located in the revised Flood Zones, based on the PFA hydraulic modelling, and significant opportunities exist for attenuation space in the most appropriate locations on site.
- Significant on-site open space, play space, walking routes and landscaping to ensure that the site provides on-site recreation space; and
- The retention of the vast majority of on-site trees and vegetation.

7.5 The development of the Ambrose Way would deliver a scheme capable of delivering on all four 'Big Themes' of the emerging GCLP.

- **Climate Change:** Any scheme would provide modern high-quality living with housing that meets Building Regulation requirements in respect of energy and water consumption. In addition, the site is located in a highly sustainable settlement, within walking distance of a range of shops, services, community infrastructure and major sustainable travel opportunities such as the Cambridge Guided Busway. The site's location and proximity to the local service provision and wider array of services in Cambridge would assist in reducing travel by the car and thus assist in reducing climate change.
- **Wellbeing & Social Inclusion:** Any scheme would provide a range of housing types and tenures to meet local needs and the needs of the wider district. This would include a provision of affordable housing which would be tenure blind in terms of design and be well integrated into the scheme to enhance social cohesion and generate community spirit. The site's location in an established sustainable settlement and in close proximity to Cambridge will also ensure residents of the scheme have good access to employment and leisure opportunities; and access to key social infrastructure such as school, GPs and hospitals.

- **Biodiversity & Green Spaces:** Any scheme would come forward with the aim of achieving a net gain in biodiversity through the retention, protection and enhancement of any on-site habitats, provision of extensive new public open space and high-quality landscaped areas. Existing vegetation at the Ambrose Way site would be retained and enhanced through new planting to enhance the potential for habitat creation. In addition, drainage attenuation basins, required as part of the surface water drainage solution, offer further potential to boost on-site biodiversity.
- **Great Places:** Our client prides itself on delivering well-designed and high-quality residential developments for all to enjoy. Place-making and creating a sense of identity is at the heart of the scheme design shown on the submitted Concept Masterplan. New dwellings would be modern, but sensitively designed to complement the character of the local area and public open space would be delivered to a high standard to stimulate on-site recreation and interaction between residents. The development would be a positive and environmentally friendly place to live, work and play.



Figure 5 – Concept Masterplan

8. DELIVERY

- 8.1 As confirmed on the updated Call for Sites Forms the site remains available for development.

- 8.2 In terms of implementation and delivery, it is estimated the site could be completed within 48 months following its formal allocation in the GCLP and the approval of all necessary planning applications.

9. CONCLUSION

- 9.1 This submission demonstrates that the Land at Ambrose Way, Impington is a sustainable, suitable and deliverable site for residential development.
- 9.2 By virtue of its comprehensive service provision, excellent public transport connections and size, Histon and Impington is designated as a Rural Centre in the adopted Local Plan settlement hierarchy. It is one of the most sustainable settlements in what is a largely rural district, as such, it is clear that the settlement should be a focus for housing growth in the GCLP.
- 9.3 In progressing the GCLP the exceptional circumstances exist whereby the Council would be fully justified in undertaking a review of the Cambridgeshire Green Belt in order to deliver much needed housing growth at the most sustainable and suitable sites in the Greater Cambridge.
- 9.4 The Land at Ambrose Way, Impington performs poorly when assessed against the purposes of Green Belt as set out in the NPPF. On this basis, the site should be released from the Green Belt as part of the GCLP.
- 9.5 The submitted Concept Masterplan and technical documents demonstrate that a sensitively designed scheme of 177 dwellings can come forward at the site. Any scheme will reinforce the boundaries of the site through significant landscaping to create a new defensible boundary to the settlement and Green Belt.
- 9.6 The Land at Ambrose Way, Impington is suitable, available and achievable and should be allocated for residential development in the GCLP. It is recommended that the Council have regard for the evidence prepared on behalf of Martin Grant Homes Ltd in the preparation of the GCLP.

Appendix 1 – Concept Masterplan & Land Use Budget

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Appendix 6 - Archaeological and Heritage Assessment

(PLEASE NOTE DUE TO FILE SIZE LIMITATIONS ON THE COUNCIL'S ONLINE PORTAL THE PACK OF APPENDICIES HAVE BEEN SUBMITTED TO THE COUNCIL SEPERATELY VIA EMAIL).

Appendix 7 - Green Belt Appraisal

(PLEASE NOTE DUE TO FILE SIZE LIMITATIONS ON THE COUNCIL'S ONLINE PORTAL THE PACK OF APPENDICIES HAVE BEEN SUBMITTED TO THE COUNCIL SEPERATELY VIA EMAIL).