

Your ref: 40282
Our ref:
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Date: 04/03/2025

Greater Cambridge Shared Planning Service
South Cambridgeshire Hall
Cambourne Business Park
Cambourne
CB23 6EA

Dear Sir/ Madam

CALL FOR SITES SUBMISSION - LAND ADJACENT TO ST GEORGES WAY AND WOODCOCK CLOSE, IMPINGTON, CB24 9AF

On behalf of our client, Chivers Farm Limited, we have submitted the site at Land adjacent to St Georges Way and Woodcock Close, Impington to the Greater Cambridge Call for Sites.

This site has been submitted under previous Call for Sites in November 2021 and updated in July 2022. The site reference number is 40282.

Histon and Impington Neighbourhood Plan

The Histon & Impington Neighbourhood Plan has now been fully adopted and forms part of the development plan for South Cambridgeshire. The Neighbourhood Plan supports smaller developments of sites of 50 dwellings or less. The Site aligns with this position with development of 50 dwellings proposed.

Flood Risk

The Environment Agency published new national flood risk information in January 2025. Based on this new information, the Site remains within Flood Zone 1.

Access

The Site is in a sustainable location adjacent to the existing development framework. The site presents an opportunity to provide and improve permeability and connectivity links within the village of Histon and Impington for existing and new residents.

An updated site location plan has been submitted as part of this Call for Sites showing the proposed vehicular access into the Site from the adopted highway.

Green Belt

The majority of the Site lies within the Cambridgeshire green belt and is predominantly undeveloped land. The site is well contained by dense boundary vegetation to the east providing screening between existing and proposed properties and the wider green belt.

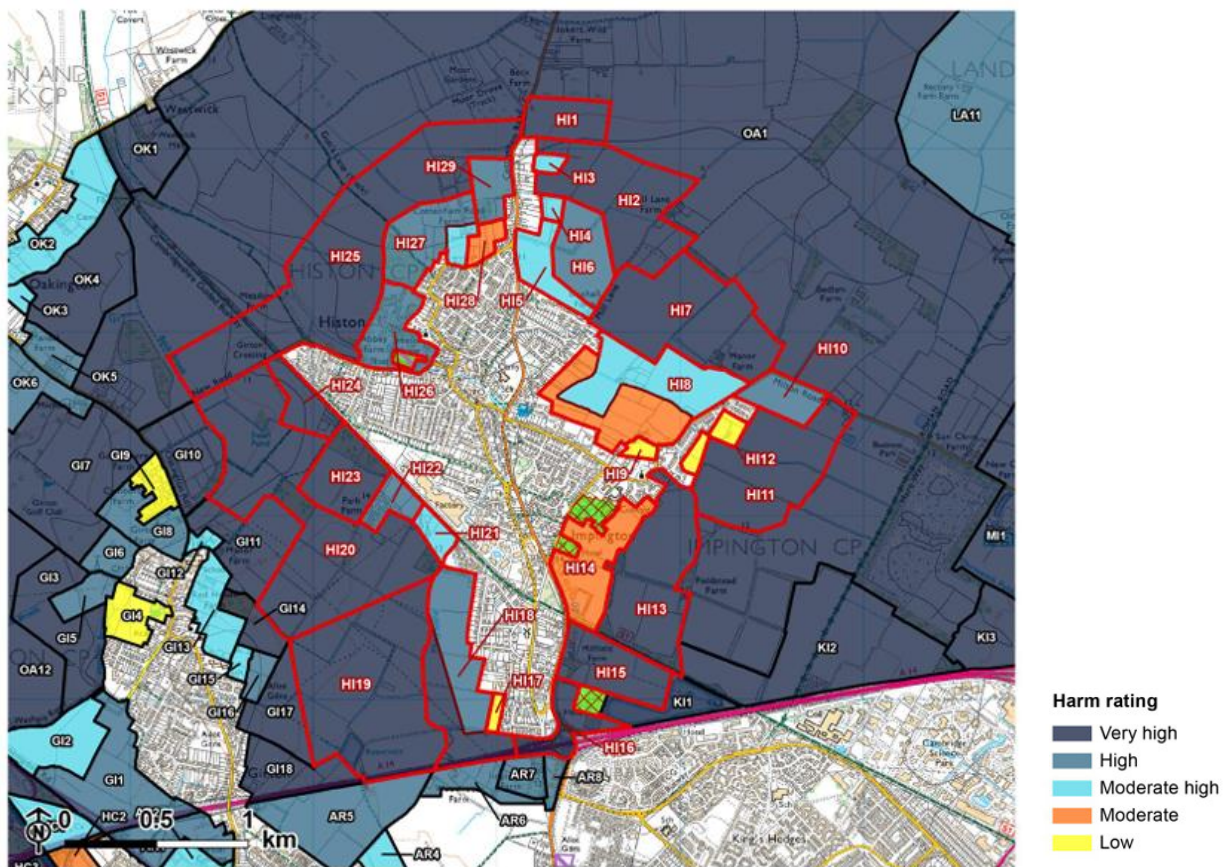


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The updated National Planning Policy Framework (NPPF) of December 2024 introduced changes to Green Belt policy.

Greater Cambridge's Green Belt Assessment (2021) identifies variations in openness and the extent to which land contributes to the purposes of the Green Belt and uses this information to determine the potential harm to those purposes of releasing green belt land. The Assessment rates sites against the expected harm to the Green Belt, should it be released for development, using a 5-point scale (low, moderate, moderate-high, high and very high harm).

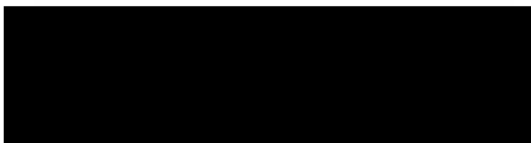
This site was assessed under parcel HI12 and was found to have a relatively limited contribution to preserving Cambridge's character and to maintaining and enhancing the quality of Cambridge's setting. It was concluded that the additional impact on the green belt from the release of the parcel would be negligible and the harm resulting from its release would be low.



Settlement	Parcel Ref	Release Scenario	Area (ha)	P1 Contribution	P2 Contribution	P3 Contribution	Harm
Histon and Impington	HI8	Release of land within the smaller hedged fields on the inset settlement edge (map area 2) as an expansion of Impington	17.94	Moderate	Moderate	Relatively limited	Moderate
Histon and Impington	HI9	Release of land as an expansion of Impington	1.66	Relatively limited	Moderate	Limited/No contribution	Low
Histon and Impington	HI10	Release of land as an expansion of Impington	8.32	Relatively significant	Relatively limited	Moderate	High
Histon and Impington	HI11	Release of land as an expansion of Impington	37.23	Relatively significant	Moderate	Relatively significant	Very High
Histon and Impington	HI12	Release of land as an expansion of Impington	4.23	Relatively limited	Relatively limited	Limited/No contribution	Low

Given the above, the Site is well suited to be removed from the green belt for development.

Kind regards



Sophia Nitschke
Senior Planner