

South Cambridgeshire Local Plan SC5A.4 Site Reference H/1:d-Land North of
Impington Lane, Histon & Impington

i. What proportion of the site is within flood zone 1?

Approximately 70% of the site is within flood zone 1. This has been calculated by mapping the total area and then the flood zone areas for comparison to the total area. The remaining 30% is in flood zones 2 and 3 with the majority in flood zone 3. The concern is that building on the remaining 70% would increase flood risk elsewhere.

Histon and Impington have been identified as number 21 out of 279 villages in an assessment of Surface Water wet spots in Cambridgeshire based on flood risk to properties only with no historic weighting. (Appendix 1). Surface Water flooding is a significant issue in Histon and Impington. The Parish Council has been working with Cambridgeshire County Council to look at options for managing risk. A copy of The Surface Water Management Plan dated 24/09/2014 has already been provided to Ms Graham. It shows that areas around the Award Drain, which cuts across the Northern part of the proposed area for development, are particularly susceptible to flooding.

ii Would the location and configuration of the site enable the creation of an acceptable access arrangement in the context of highway safety?

Bidwells carried out a Transport Assessment on behalf of the landowners in 2012. The resulting report contained inaccuracies that could lead to decision-making that is not evidence-based.

In that report, an assumption was made that "Impington Lane is subject to a 20mph speed limit past the site." This is incorrect. Impington Lane is subject to a 30mph speed limit and traffic data supplied to Ms Graham by HAIVAG in 2014 showed a significant number of vehicles travel faster than 30mph. A visibility splay of 2.4m x 70m will be required which we believe cannot be achieved. The drawing in Bidwell's Transport Assessment, commissioned on behalf of the landowners, was based on an old map before residential houses were built on the Unwin's site.

There have been 3 further accidents very near to the proposed junction since the Transport Assessment report was written in 2012 and recorded on the Cambridgeshire County Council Road Safety website.

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One was a serious accident on 29th November 2012 opposite the proposed junction and another a slight accident on 6th March 2013.

The third is not recorded on the accident website but occurred in 2013 when a car hit the rear of a Tesco delivery van causing considerable damage to the car but fortunately no serious injury to either driver.

It is a narrow road, a main route through to the secondary school and cars are always parked near the proposed junction as some residents do not have off-road parking. This means that cars approaching the proposed junction are frequently on the wrong side of the road.

HAIVAG are engaging a company to carry out a survey of the junction and will report on this at the hearing.

iii Could the impacts on the existing physical, social and educational infrastructure in Histon & Impington as a consequence of the development of the site be adequately mitigated?

Attempts are on-going to resolve the issues associated with a lack of space to expand at the doctor's surgery and patient lists expanding as the community expands. As far as we are aware a resolution has not as yet been found although some people within the community are working to identify possible solutions. People recently attending

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Histon and Impington focus groups regarding developing the Neighbourhood Plan raised it as a serious issue facing the community.

The County Council are currently reviewing primary school provision in the area as the deficit of places is rising year on year. The table below is taken from the Histon and Impington Primary Educational Provision Consultation Document produced in May 2016 by Cambridgeshire County Council. All years across primary provision currently have a PAN of 90. The Council describes that there has been an “unexpectedly high demand for Reception places from within the schools’ catchment area”.

Table 1: Forecast number of 4 year olds in Histon and Impington catchment area (Cambridge Research Team, Primary Forecasts, January 2015)

| September intake year | 2013 | 2014 | 2015 | 2016 | 2017 | 2018 |
|--|-------------|-------------|-------------|-------------|-------------|-------------|
| Number of children in catchment | 71 | 91 | 110 | 99 | 105 | 117 |

The County Council proposed 4 options for a permanent solution in the consultation survey that was live for 4 weeks in May 2016. The resulting report states that “There is no clear single option preferred by the 86 respondents”. Some of the possible permanent solutions such as building a new primary school will take many years to come to fruition, particularly as no site within the village has as yet been identified.

iv Would the future occupiers of the site be adversely affected by traffic noise emanating from the A14?

It is unlikely that the future occupiers will be adversely affected by A14 traffic noise. It is not usually an issue in this part of Impington where the site is located and particularly as the site is bound on 2 sites by close density housing. However, it is relevant to ask if they will be affected by the noise emanating from Impington Lane as is a main route for vehicles travelling to the Milton recycling centre, is a bus route and a short cut to the A14. Due to the location and type of speed bumps, considerable noise and vibration is created throughout the day and night.

Sue Lee
HAIVAG
1st September 2016

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Appendix 1

Appendix 3 – Surface Water wet spots in Cambridgeshire - Multi Criteria Analysis (MCA)

MCA results for Cambridgeshire based on flood risk to properties only with no historic weighting.

| Wetspot | District | Total Score | County Rank |
|-----------------------|----------------------|-------------|-------------|
| Cherry Hinton | Cambridge City | 29944.55 | 1 |
| King's Hedges Arbury | Cambridge City | 11237.45 | 2 |
| March | Fenland | 1954.93 | 3 |
| St Ives | Huntingdonshire | 1646.48 | 4 |
| North Chesterton | Cambridge City | 1622.94 | 5 |
| St Neots | Huntingdonshire | 1415.96 | 6 |
| Sawtry | Huntingdonshire | 1213.03 | 7 |
| Coldham's Common | Cambridge City | 1128.51 | 8 |
| Huntingdon | Huntingdonshire | 920.47 | 9 |
| Cherry Hinton Village | Cambridge City | 752.44 | 10 |
| Ely | East Cambridgeshire | 751.21 | 11 |
| City Centre | Cambridge City | 750.06 | 12 |
| Offord Cluny | Huntingdonshire | 721.98 | 13 |
| Buckden | Huntingdonshire | 507.59 | 14 |
| Papworth Everard | South Cambridgeshire | 472.80 | 15 |
| Linton | South Cambridgeshire | 456.22 | 16 |
| Bar Hill | South Cambridgeshire | 406.59 | 17 |
| Ramsey | Huntingdonshire | 405.64 | 18 |
| Stilton | Huntingdonshire | 391.44 | 19 |
| Castle School | Cambridge City | 374.8 | 20 |
| Histon/Impington | South Cambridgeshire | 294.73 | 21 |
| Bin Brook | Cambridge City | 288.81 | 22 |
| Dullingham | East Cambridgeshire | 274.82 | 23 |
| Sawston | South Cambridgeshire | 249.63 | 24 |
| Alconbury Weston | Huntingdonshire | 238.57 | 25 |
| Kimbolton | Huntingdonshire | 231.34 | 26 |
| Elsworth | South Cambridgeshire | 226.26 | 27 |
| Oakington | South Cambridgeshire | 206.58 | 28 |
| Fen Drayton | South Cambridgeshire | 200.22 | 29 |
| Glatton | Huntingdonshire | 172.02 | 30 |
| Littleport | East Cambridgeshire | 156.90 | 31 |
| Chatteris | Fenland | 154.13 | 32 |
| Great Paxton | Huntingdonshire | 153.32 | 33 |
| Alconbury | Huntingdonshire | 141.48 | 34 |
| Isleham | East Cambridgeshire | 125.06 | 35 |
| Haslingfield | South Cambridgeshire | 122.40 | 36 |
| Bourn | South Cambridgeshire | 122.10 | 37 |
| Broughton | Huntingdonshire | 120.69 | 38 |